



Finance Department

Justice Complex Update

December 10th 2013

Presented By:

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Previous Actions

- June 2012 Presentation to Budget and Fiscal Affairs committee made by EAC Munden and Director Dowe summarizing the high levels of deferred maintenance at police and municipal court facilities
- June 20, 2012 Council action to expand scope of services with financial advisors, First Southwest, to include advisory services for a Justice Complex
- June 14, 2013 Request for Qualifications issued
- Aug. 21, 2013 memo to Council Members providing the 7 respondents to the RFQ



Current Status

- An evaluation committee is nearing completion of a thorough review of the 7 responses to the RFQ
- The City's financial advisors, First Southwest, and a subcontractor, CBRE, have begun drafting an RFP and a Value for Money analysis



Next Steps

- Engage outside legal counsel to assist with the drafting of the RFP and Project Agreements
- Issue an RFP and engage a construction manager to assist the City with execution of the Justice Complex RFP and subsequent project agreements
- Establish City guidelines for procuring a Public Private Partnership (P3)
- Issue Justice Complex RFP to shortlist



Requiring Council Action

- Over the next couple of months the following items will come before City Council
 - Engagement of outside legal counsel (\$300,000 for initial phase)
 - Increase financial advisory contract with First Southwest by \$120,000 for an additional increase in scope of services to include drafting P3 performance specifications for the RFP
 - Adopt guidelines for procuring a P3



Timeline

Tentative Timeline	Action
January 3, 2013	City issues RFP for construction manager
January 15, 2013	Council actions to engage outside Legal counsel and increase financial advisory contract
February 2014	Council action to adopt guidelines for procuring P3
March 2014	Council action to engage a construction manager
March 2014	City issues RFP for Justice Complex including a term sheet for the Interim Comprehensive Project Agreement
Approx. 6 weeks after City issues Justice Complex RFP and at least 6 weeks prior to submission of proposals	City issues an addendum to the Justice Complex RFP to include a full draft of the Interim Comprehensive Project Agreement
Summer 2014	City conducts evaluations of RFP submittals
Summer/Fall 2014	Complete evaluations of RFP submittals. Council action to enter into Interim Comprehensive Project Agreement.



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Questions?