

## A G E N D A



## Recommendation for Council Action (CCO)

Austin City Council		Item ID:	71719	Agenda Number	12.
Meeting Date:	June 22, 2017				
Department:	Capital Contracting Office				
Subject					
Authorize award and execution of a construction contract with SANTA CLARA CONSTRUCTION, LTD, for the Blocks 2 & 4 Odor Abatement project in the amount of \$634,220 plus a \$95,133 contingency, for a total contract amount not to exceed \$729,353. (District 9)					
Amount and Source of Funding					
Funding in the amount of \$600,000 is available in the Fiscal Year 2016-2017 Operating Budget of the Economic Development Department. Funding in the amount of \$129,353 is available in the Fiscal Year 2016-2017 Capital Budget of Austin Water.					
Fiscal Note					
A fiscal note is attached.					
Purchasing Language:	Lowest responsive bid of five bids received through a competitive Invitation for Bid solicitation.				
Prior Council Action:	N/A				
For More Information:	Inquiries should be directed to the City Manager’s Agenda Office, at 512-974-2991 or AgendaOffice@ austintexas.gov.  NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Garrett Cox, 512-974-9423.				
Boards and Commission Action:	June 14, 2017 - Recommended by the Water and Wastewater Commission on a vote of 10-0 with Commissioner Castleberry absent.				
Related Items:					
MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 85.15% MBE and 1.54% WBE participation.				

### Additional Backup Information

The City-owned Blocks 2 and 4 located at 200 and 400 West Cesar Chavez Street were developed through a public-private partnership with Computer Sciences Corporation in 2001 to support development of the 2nd Street Retail District. In 2008 and 2012, Computer Sciences Corporation transferred their interests in the 2nd Street District to Silicon Labs. The Economic Development Department oversaw development of the 2nd Street District as well as its management. In 2004, the City also engaged AMLI Austin Retail, L.P. to manage the ground floor retail on these blocks in addition to the blocks with apartments that they own and manage in the 2nd Street District. As part of the partnership, the City installed wastewater lines and grease interceptors serving Blocks 2 and 4 in the right of way and assumed ownership and maintenance responsibilities for them. Corrective actions to address a wastewater overflow in 2008 and ongoing wastewater odors on Block 4, near III Forks, have not solved the odor issue. Further investigation by the Economic Development Department in coordination with Austin Water found that the grease interceptor serving the III Forks restaurant is undersized and the wastewater lines serving Blocks 2 and 4 have sags and are not up to current standards for wastewater lines in the right of way.

This project will improve the grease interceptor capacity and upgrade the wastewater lines serving Blocks 2 and 4 along Lavaca, Guadalupe, San Antonio, and Cesar Chavez Streets to prevent future wastewater overflow, alleviate odor, and bring the wastewater lines up to current standards. The improvements will include 784 linear feet of 8-inch wastewater line, 29 linear feet of 6-inch wastewater line, a new grease trap and associated venting, 12 wastewater manholes, and restoration of all disturbed surfaces including 543 square yards of hot mix asphaltic concrete pavement, 117 linear feet of curb and gutter, 4,214 square feet of concrete paver sidewalk, and two sidewalk curb ramps.

The Public Works Department, in partnership with the Economic Development Department, began a public outreach process in 2015 to inform stakeholders, primarily 2nd Street District property owners and impacted tenants, of the upgrades needed to address these health and safety issues. Regular meetings and communication have occurred during design phase and will continue through construction to address stakeholder issues. Staff is committed to minimizing the construction impact to mobility and local businesses.

Due to the potential for unknown subsurface conditions, utility conflicts, and heavy traffic at this location, a 15% contingency in funding has been included to allow for the expeditious processing of any change orders. The project is in a high traffic area in the heart of downtown on both sides of City Hall. While efforts have been taken to document known utilities, the chance of uncovering unknown utilities are high when working in the downtown area because many utilities pre-date good record keeping. Due to unforeseen circumstances, change orders need to be processed expeditiously as any project delays would lead to negative impacts to the traveling public, businesses, and residents in and near the project area. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

Correcting the odor issues and possible future wastewater overflows are high priorities for the City in order to protect the City's investment in and continued success of the 2nd Street District therefore delaying this work would impact correcting the persistent odor in Blocks 2 and 4.

The contract allows 180 calendar days for completion of this project. This project is located within zip code 78701 (District 9). The project will be managed by the Public Works Department.

Santa Clara Construction, Ltd. is located in Austin, Texas.

Information on this solicitation is available through the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#).