

## AGENDA



## Recommendation for Council Action

## AUSTIN CITY COUNCIL

Regular Meeting: June 28, 2018

Item Number: 006

## Capital Contracting Office

Authorize award and execution of a construction contract with Harley Blackbum Holdings LLC dba HB Construction, for the Renovation of Will Hampton Branch Library at Oak Hill-REBID in the amount of \$821,545 plus an \$82,154.50 contingency, for a total contract amount not to exceed \$903,699.50.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievement of Good Faith Efforts with 25.47% MBE and 12.69% WBE participation.]

District(s) Affected: District 8

<b>Lead Department</b>	Capital Contracting Office  <b><u>Managing Department(s)</u></b> Austin Public Library
<b>Fiscal Note</b>	Funding is available in the Fiscal Year 2017-2018 Capital Budget of the Austin Public Library.
<b>Purchasing Language</b>	Lowest responsive bid of seven bids received through a competitive Invitation for Bid solicitation.
<b>For More Information</b>	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, Aiden Cohen, 512-974-1929, or the Project Manager, Paul Sanchez, 512-974-7469.

--	--

---

### **Additional Backup Information:**

The renovation of the Will Hampton Library at Oak Hill is a priority item that was identified in the 2012 Bond Program for Library, Museum, and Cultural Arts Facilities. The work identified in the renovation contract includes: replacement of the existing membrane roof and a skylight structure, an update to the electrical and plumbing systems, and replacement of the entire heating, ventilation, and air conditioning system. The project will also include interior upgrades such as new furnishings and fixtures as well as interior modifications to ensure compliance with the American with Disabilities Act. The project will also achieve a Leadership in Energy and Environmental Design Silver certification.

The community outreach for this project occurred over a series of meetings in 2015 and 2016. The Austin community helped to identify priority needs for this renovation project which helped drive the design phase that was completed in the Fall of 2017.

This contract will include the award of an alternate bid item of \$55,600 for the installation of a new skylight system. An alternate bid is a specified item of the construction work that is priced separately for additional items of work that may be awarded as part of the contract if the bids come within the specified budget.

This item also includes two allowances. An allowance of \$12,000 will be used to address condensation pipe layout from the library facility to the existing ditch that drains to an existing wet pond. An allowance of \$15,000 will be used to address millwork for shelf end panels for the book shelves. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work whose details are not yet determined at the time of bidding.

A delay in the approval of this item could affect the delivery of important library services to users of the Will Hampton Library Branch at Oak Hill.

Due to the potential for corrections or modifications, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

This project was competitively bid in the fall of 2017. However, only one compliant bid was received with non-competitive pricing. Therefore, the project was rebid in the spring of 2018 which resulted in seven bids received and more competitive pricing.

The contract allows 180 calendar days for completion of this project. This project is located within zip code 78749 (District 8).

HB Construction is located in Spicewood, Texas.

Information on this solicitation is available through the City's Austin Finance Online website.

Link: Solicitation Documents

<[https://www.austintexas.gov/financeonline/account\\_services/solicitation/solicitation\\_details.cfm?sid=123969](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=123969)>.