



Recommendation for Action

**File #:** 19-1480, **Agenda Item #:** 7.

4/25/2019

**Posting Language**

Authorize award and execution of a construction contract with Majestic Services, Inc. (WBE) for the 5th St. Garage Tenant Finish Out project in the amount of \$528,000 plus a \$52,800 contingency, for a total contract amount not to exceed \$580,800.

[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 achievements of Good Faith Efforts with 28.15% MBE and 32.25% WBE participation.]

**Lead Department**

Capital Contracting Office

**Managing Department(s)**

Public Works Department

**Fiscal Note**

Funding is available in the Fiscal Year 2018-2019 Capital Budget of the Austin Convention Center Department.

**Purchasing Language:**

Lowest responsive bid of three bids received through a competitive Invitation for Bid solicitation.

**For More Information:**

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or [AgendaOffice@austintexas.gov](mailto: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, Sergio Altamirano 512-974-1747.

**Additional Backup Information:**

The proposed project location is vacant tenant space in the Austin Convention Center Department (ACCD) parking garage located along 5th Street between Sabine Street and Red River Street. With office space currently at capacity, the ACCD intends to use this space to house up to 25 administrative staff members.

The 3,600 square feet tenant space is currently unfinished and requires complete construction services. Work will include a large open office area, private offices, reception area, meeting room, breakroom, and two single-user restrooms.

As this space is part of the facilities at ACCD, there will be no expenditures related to a lease, and any future expenses will be for general building maintenance only.

This item includes one allowance. The allowance of \$2,000 will be used to fire proof existing openings. An allowance is an amount that is specified and included in the construction contract or specifications for a certain

item of work when details are not yet determined at the time of bidding.

It is not anticipated that any work will occur outside of the tenant space, with the exemption of utilities connections within the parking garage, therefore the traveling public will not be affected. The project will not interfere with the parking garage operation.

ACCD anticipates moving staff by the end of calendar year 2019. A delay in approving this contract will prevent ACCD from relieving current at capacity office space.

Due to the potential for unforeseen conditions when working in an existing facility, 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.

The contract allows 220 calendar days for completion of this project. This project is located within zip code 78701 (District 9).

Majestic Services, Inc. (FB) is located in Austin, 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=128911>](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=128911).