



Recommendation for Action

File #: 19-1481, **Agenda Item #:** 8.

4/25/2019

Posting Language

Authorize award and execution of a construction contract with HSU Equity, Inc., (WBE) for the Rosewood Neighborhood Park - Pool Bathhouse Rebid project in the amount of \$733,400 plus a \$73,340 contingency, for a total contract amount not to exceed \$806,740.

[Note: 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 23.62% MBE and 76.38% 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 Parks and Recreation Department.

Purchasing Language:

Lowest responsive bid of four 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.

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, Jose Ibarra, 512-974-7195.

Additional Backup Information:

The Rosewood Park and Pool dates to the late 1800's. Currently the below-ground restroom/bathhouse is accessed by a steep staircase and the nearest accessible parking spaces do not have an Americans with Disabilities Act (ADA) compliant route. In 2014, a Preliminary Engineering Study was initiated to determine the best approach in bringing the bathhouse and site into compliance with current accessibility ADA standards. In late 2016, a Design Consultant was contracted to provide construction documents and move the project through the permitting process.

In November of 2018, the construction drawings and documents were completed, permitted and approved for bidding. The project was first bid through an expedited schedule and only two bids were received. The lower bid was deemed non-compliant to bidding requirements and the second bid exceeded the project budget. It was decided to reject all bids and rebid the project and extend the construction time.

The purpose of the project is to provide a bathhouse and parking area that meet current accessibility codes.

The scope of the project includes a new bathhouse with restrooms, accessible parking spaces, accessible ramps and sidewalks, landscaping and benches.

This contract will include the award of an alternate bid item for the bathhouse cupola to match an existing building. An alternate bid is a specified item of the construction work that is priced separately and may be awarded as part of the contract if the bids come within the specified budget.

The Parks & Recreation Department has been providing updates to the community via a project website, and will continue to do so monthly throughout the duration of the construction phase.

Work on the bathhouse will be done while the pool is open during the 2019 swim season, however, delay in executing this contract could delay the reopening of the bathhouse and pool accessibility updates for the 2020 swim season.

Due to the potential for unforeseen subsurface 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 242 calendar days for completion of this project. This project is located within zip code 78702 (District 1).

HSU Equity, Inc. (FA) 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=129152>](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=129152).