



## Recommendation for Action

**File #:** 19-3436, **Agenda Item #:** 4.

11/14/2019

### **Posting Language**

Authorize negotiation and execution of a job order assignment with Jamail & Smith Construction, LP, one of the City's facilities improvement job order contractors, for the Castleman Bull House Exterior Restoration project for a total amount not to exceed \$1,000,000.

[Note: This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 13.69% MBE and 7.40% WBE participation.]

### **Lead Department**

Capital Contracting Office

### **Managing Department(s)**

Public Works Department

### **Fiscal Note**

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Convention Center Department.

### **Purchasing Language:**

Original contract was awarded through a Competitive Sealed Proposal solicitation process.

### **Prior Council Action:**

June 20, 2019 - Approved a Job Order Assignment with Hensel Phelps Construction Co. for the Castleman Bull House Exterior Restoration project.

August 30, 2007 - Authorized the use of Job Order Contracting Project Delivery Method.

### **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, or the Project Manager, Alison Von Stein, 512-974-7217.

### **Additional Backup Information:**

The Castleman Bull House is a two-story, load-bearing masonry historic house located at 201 Red River Street across from the service yard of the Austin Convention Center. The house was originally constructed in 1873 at 308 E. 7th Street. Four generations of the Castleman-Bull-Moore family lived in the house before St. David's Episcopal Church acquired the building in 1963. The church leased the house to the Caritas Foundation, which used the house until moving to a new facility. In December 2000, St. David's Episcopal Church donated the house to the City of Austin; and it was moved seven blocks to its current location. The building has not been inhabited since the move and is currently in disrepair. The Austin Convention Center Department plans to

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restore the exterior and make site improvements by Spring 2020 in order for the porch and grounds to serve as a venue for scheduled events in 2020.

The construction scope includes cleaning, repointing and painting the brick, repairing, restoring and replacing where necessary windows and doors, restoring the porch, and installing landscaping, exterior lighting and fencing. This project will help prevent further deterioration of the building.

Job Order Contracting is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities and where job order assignments are awarded substantially on the basis of pre-described and pre-priced tasks. Work may consist of maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

Pursuant to State Statute, the City is required to obtain approval from Council for any individual job order assignment that exceeds \$500,000. This request is for Council's authorization to negotiate and execute one Job Order Assignment from the Job Order Contract program for an amount not-to-exceed \$1,000,000, inclusive of contingency.

On June 20, 2019 Council approved a Job Order Contract assignment with Hensel Phelps Construction Co. for the Castleman Bull House Exterior Restoration project. A set of complete design plans and specifications were provided to Hensel Phelps Construction Co. on August 6, 2019. On September 27, 2019, Hensel Phelps Construction Co. declined this assignment due to concerns with meeting the construction schedule. A delay in awarding this assignment would impact the use of the building for events.

This project is located within zip code 78701 (District 9).

Jamail & Smith Construction, LP is located in Austin, TX.