



Recommendation for Action

File #: 20-1190, **Agenda Item #:** 8.

2/20/2020

Posting Language

Authorize negotiation and execution of a professional services agreement with Terracon Consultants, Inc., or one of the other qualified responders for Request for Qualifications Solicitation No. CLMP287, to provide roof replacement and system upgrade services for Branch Library Roof Replacement and System Upgrades project, in an amount not to exceed \$535,357.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 15.80% MBE and 15.80% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Austin Public Library

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Public Library.

Purchasing Language:

Staff recommendation is the most qualified firm out of two firms evaluated through the City's qualification-based selection process.

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, Beverly Mendez, 512-974-3596, or the Project Manager, Marrilee Archer, 512-974-7494.

Additional Backup Information:

With 24 facilities in its system inventory, the Austin Public Library is continually upgrading various equipment. Repairs considered in this effort consist of some of the most pressing needs as determined by the 2018 Bond Committee.

The selected firm will provide civil, mechanical and energy management engineering services for six library branch projects (Ruiz, Carver, University Hills, Howson, Spicewood Spring, and Yarborough Branch) with similar scopes of work for roofing system rehabilitation to extend the life-cycle and/or heating, ventilation, air condition (HVAC) system, and controls upgrades. Warranty requirements for roofing systems will require 20 years for leakage, and weather, and 10 years for HVAC systems. The HVAC systems will be upgraded to contribute to overall building energy goals, have low life cycle costs, and be capable of providing excellent

indoor environmental quality while maintaining maintenance requirements.

Scope of Work requires all phases of engineering is included in the scope of work:

- preliminary phase,
- design phase,
- bid, award, execution and proposal phase,
- construction phase, and
- post construction and warranty phase engineering services.

Major Scopes of Work in the solicitation are:

- Civil Engineering
- Mechanical Engineering
- Roof Consultation
- Waterproofing Systems and Repair
- Energy Management Engineering

While this work is being performed the library branches may need to be closed to the public. The libraries could be closed between six and eleven months. The Library Department will not perform all work simultaneously but stagger it to minimize branch closures. If this item is not approved branch libraries with HVAC systems, may fail during the summer because the A/C system are not able to keep up with the cooling load. In addition, aging roofs may leak and cause internal damage.

This authorization provides for funding of the above listed services. This request allows for the development of an agreement with the qualified responder that Council selects. If the City is unsuccessful in negotiating a satisfactory agreement with the selected responder, negotiations will cease with that provider. Staff will return to Council so that Council may select another qualified responder and authorize contract negotiations with that provider.

The six branch libraries (Ruiz, Carver, University Hills, Howson, Spicewood Spring, and Yarborough Branch) are located within the Council Districts:

- Carver and University Hills, District 1;
- Ruiz, District 3;
- Spicewood Spring, District 6;
- Yarborough, District 7 and,
- Howson, District 10.

TOP RANKED FIRM: Terracon Consultants, Inc. is located in Austin, TX

SECOND RANKED FIRM: Baer Engineering and Environmental Consulting, Inc. is located in Austin, TX

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=133930.