



Recommendation for Action

File #: 20-2437, **Agenda Item #:** 16.

7/29/2020

Posting Language

Authorize negotiation and execution of a construction manager at risk agreement with SpawGlass Contractors, Inc., for preconstruction and construction services for the Faulk Library/Austin History Center Archival Repository Expansion project in an amount not to exceed \$12,600,000.

[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 19.80% MBE and 6.60% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Austin Public Library

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital Budget of the Austin Public Library Department.

Purchasing Language:

Best Value to the City of Austin of two offers received and evaluated.

Prior Council Action:

February 20, 2020 - City Council authorized negotiation and execution of a professional services agreement with Lord Aeck Sargent to provide architectural design services.

August 22, 2019 - City Council authorized use of Construction-Manager-at-Risk alternative delivery procurement 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, Beverly Mendez, 512-974-3596, or the Project Manager, Paul Sanchez, 512-974-7469.

Additional Backup Information:

Due to the growth demands of the City's increasing population, there is a need to combine the John H. Faulk Library (JHF) and Austin History Center, located at 800 and 810 Guadalupe St. in Austin, Texas 78701, into an Austin History Archival Repository Center by adding much needed archival storage space, security for collections, and upgrading environmental controls. The campus will be reinforced as a single destination that will facilitate seamless interchanges between the Faulk Building, the Austin History Center, adjacent Wooldridge Square and many nearby historical sites.

The Capital Contracting Office received two submittals for this solicitation. Four primes attended the nonmandatory pre-proposal meeting.

The Construction Manager-at-Risk method is a project delivery method where the City will contract with an architect/engineer to perform design services and separately contract with a Construction Manager to perform preconstruction and construction phase services. The role of the Construction Manager goes beyond performing general contractor services. The Construction Manager is under contract early in the design process to perform key preconstruction phase services such as collaborating with the City and the design team on scope and constructability and to optimize the design and control costs and budgets, and to provide quality assurance-quality control. After design, and before construction begins, the City will negotiate and execute a Guaranteed Maximum Price for the remainder of the work, including actual construction.

As set forth in Government Code 2269, the City of Austin will select a Construction Manager-at-Risk firm that will provide the “best value” to the City for preconstruction and construction services for the Project. The City staffed evaluation panel scored the submittal based on published evaluation criteria, to ensure the Contractor possessed the required experience and qualifications.

Prior to entering into the Construction Phase, the City will establish Minority-owned Business Enterprise and Women-owned Business Enterprise goals for construction and the Construction Manager will submit a Compliance Plan meeting the construction goals or documentation detailing their good faith effort(s) to meet the established goals. Additional subcontracting opportunities will also arise during the Construction Phase of this project; however, the specific scopes and magnitude of the construction work cannot be determined until design has been sufficiently completed.

The contract allows 360 calendar days for completion of this project. The project is located within zip code 78701 (District 9). The project will be managed by the Austin Public Library Department.

A complete solicitation package is available on the City’s Financial Services website. Link: [Solicitation Documents <https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=132097>](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=132097)

SpawGlass Contractors, Inc. is located in Austin, Texas.

Strategic Outcome(s):

Government that Works for All; Culture and Lifelong Learning