



## Recommendation for Action

**File #:** 20-3001, **Agenda Item #:** 3.

10/1/2020

### **Posting Language**

Authorize award and execution of a construction contract with Balfour Beatty Construction, LLC for the St. Elmo Cheatham Building Renovations project in the amount of \$1,247,733, plus a \$124,773.30 contingency, for a total contract amount not to exceed \$1,372,506.30.

[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 achievement of Good Faith Efforts with 10.34% MBE and 6.72% WBE participation.]

### **Lead Department**

Capital Contracting Office

### **Managing Department**

Public Works Department

### **Fiscal Note**

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

### **Purchasing Language:**

Only bid 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) <<mailto:AgendaOffice@austintexas.gov>>

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Garrett Cox, 512-974-9423, or the Project Manager, Andrew Clements, 512-974-7152.

### **Additional Backup Information:**

The Public Works Department Street and Bridge Division field crews are currently occupying two deteriorated, temporary office trailers located behind the Timothy D. Cheatham Building, on the St. Elmo Service Center campus. The facility renovation of the Timothy D. Cheatham Building will allow the Street and Bridge Division to meet the needs of the growing community of Austin through funding from the approved 2012 General Obligation Bond - Proposition 12 Transportation and Mobility. The site remains an optimal location for Street and Bridge Division operations, and this renovation and enhancement of interior spaces will allow for both work crew expansion and better space utilization.

The project scope includes creating additional offices, renovating restrooms to meet ADA standards, adding new shower and locker facilities, enclosing an existing rear exterior patio to create field crew meeting spaces, and adding a new HVAC system. Other work includes a new secured administration/reception area at the building entry lobby. Existing offices and work rooms will receive new interior finishes. This project will be built to meet Leadership in Energy and Environmental Design Silver v4 for commercial interiors.

Eleven firms attended the mandatory pre-bid, but only one firm submitted a bid. The 10 remaining firms were then asked why they chose not to submit bids. Of these 10 firms, only four responded. Reasons provided included a heavy workload, a conflict with another bid due the same day, not enough subcontractor participation to submit a bid, and thought that a smaller firm would submit bids.

The work will occur entirely within a non-public area of the property (the St. Elmo Service Center campus), therefore construction activities will not affect traffic or the public. There are no lane closures associated with this project.

There is some urgency for this project as critical infrastructure services such as street and bridge construction and repairs would be impacted if the City Council's approval is not granted.

Due to the potential for unknown conditions when working with an aging existing facility exposed to the natural elements, and because the building will be occupied during construction, 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 270 calendar days for completion of this project. This project is located within zip code 78744 (District 2).

Balfour Beatty Construction, LLC is located in Austin, Texas.

**Strategic Outcome(s):**

Government that Works for All.