



Recommendation for Action

File #: 22-3059, **Agenda Item #:** 12.

10/13/2022

Posting Language

Authorize award and execution of a construction contract with Rodriguez Barr Inc. d/b/a The Barr Company, AIA, for the Highland and Brownie Neighborhood Parks project in the amount of \$3,671,457 plus a \$367,146 contingency, for a total contract amount not to exceed \$4,038,603.

[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 5.55% MBE and 4.07% WBE participation].

Lead Department

Financial Services Department.

Managing Department

Parks and Recreation Department.

Fiscal Note

Funding is available in the Capital Budget of the Parks and Recreation Department.

Purchasing Language:

Lowest responsive bid of three bids received through a competitive Invitation for Bids solicitation.

Prior Council Action:

September 8, 2014 - the motion to amend the Parks and Recreation Department budget to include \$12,525 (general fund) for ongoing maintenance of City-owned land at 401 West St. Johns Avenue was approved on a 6-0 vote, and the motion to include \$87,475 for additional expenses related to the park readiness, master plan, and ongoing maintenance of the City-owned land at 401 W. St. Johns Avenue was approved on a 6-1 vote.

For More Information:

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, Patrick Beyer, 512-974-9476.

Additional Backup Information:

In 2014, the maintenance of the City of Austin parcel now known as Highland Neighborhood Park was transferred from the Watershed Protection Department to the Parks and Recreation Department (PARD), along with additional funding to develop a Neighborhood Park Concept Plan. PARD held several community engagement meetings and in 2019 PARD installed a new playground as the first phase of implementation. At Brownie Neighborhood Park, PARD acquired an additional five acres of land in 2014 and began a multi-year community engagement process to develop a concept plan for the park. In 2020, PARD installed an irrigated multipurpose field as the first new amenity shown in the concept plan.

The two neighborhood park projects were bid together because of the similar scopes of work and proximity. This phase of implementation at Highland Neighborhood Park will include two ball fields, a new site irrigation

system, a loop walking trail, seating opportunities, a new drinking fountain, parking lot improvements, utilities for a future restroom/community building and 25 additional trees. This phase of implementation at Brownie Neighborhood Park will include a picnic pavilion, irrigation system expansion, a loop walking trail, solar security lighting, benches, picnic tables, a new playground, a new drinking fountain, and a vehicular turnaround with ADA parking spaces, and 30 additional trees. The design will reflect sensitivity to the nearby creek and provide green infrastructure opportunities.

The project is funded by the 2018 General Obligation Bond (65%), Park Land Dedication fees (23%), the Austin Parks Foundation (7%), the Urban Forestry Funding Portal through the Development Services Department (3%), and Parkland Mitigation (2%).

This contract will include award of an alternate bid item to add a basketball court for Brownie Neighborhood Park. 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.

This item includes one allowance. The allowance of \$10,000 will be used to address removal of invasives and poison ivy. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work whose details are not yet determined at the time of bidding.

Due to the potential for contract changes, 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. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

Highland Neighborhood Park will be closed while the park is under construction. The majority of Brownie Neighborhood Park will be closed while the park is under construction. A delay in accepting the bid will cause the existing amenities to deteriorate further at Highland Neighborhood Park and the continued underutilization of Brownie Neighborhood Park.

The Department will maintain a list of residents likely to be impacted by this project and will send project updates via email to this list as well as social media, such as Nextdoor. Additional signage will be located at the park site. Park closures will be listed on austintexas.gov and shared on social media.

The contract allows 300 calendar days for completion of this project. This project is located within zip code 78753 and 78752 (District 4).

Rodriguez Barr Inc. d/b/a The Barr Company, AIA is located in Austin, Texas.

Strategic Outcome(s):

Safety, Health and Environment, Culture and Lifelong Learning.