



Recommendation for Action

File #: 22-3480, **Agenda Item #:** 10.

12/8/2022

Posting Language:

Authorize negotiation and execution of an amendment to the Construction Manager-at-Risk Agreement with Spawglass Contractors, Inc., for construction services for the Faulk Library/Austin History Center Archival Repository Expansion project in the amount of \$2,500,000 for a total contract amount not to exceed \$15,100,000.

[Note: This amendment 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 3.89% MBE and 1.12% WBE participation]. Related to Item #9.

Lead Department:

Financial Services Department.

Managing Department:

Public Works Department.

Fiscal Note:

Funding is available in the Capital Budget of the Austin Public Library Department.

Purchasing Language:

Original contract was awarded through a Request for Proposals (RFP) solicitation process.

Prior Council Action:

August 22, 2019 - Council authorized use of Construction Manager-at-Risk alternative delivery procurement method.

July 29, 2020 - Council authorized negotiation and execution of a Construction Manager-at-Risk agreement with Spawglass Contractors Inc. to provide preconstruction and construction phase services.

For More Information:

Direct inquiries to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager, Audra Biediger, 512-974-2473.

Additional Backup Information:

The Austin History Center building is a City of Austin Historic Landmark as well as a Registered Texas Historic Landmark. It is also listed on the National Register of Historic Places. Its historic collections, research services, public exhibits and programs attract approximately 45,000 visitors annually, with 25% of those visitors from out of town. Due to the growth demands of the City's increasing population, there is a need to combine the John H. Faulk Library and Austin History Center, located at 800 and 810 Guadalupe St. in Austin, Texas 78701, into an Austin History Archival Repository Center.

The Faulk Library and Austin History Center are grouped together to meet the growth demands of the City's

burgeoning population 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.

This amendment provides for heating, ventilation, and air conditioning equipment that is past its service life and added fire protection and safety equipment.

This amendment has been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Financial Services Department-Capital Contracting. The Change Control Committee is comprised of management-level subject matter experts.

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

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

Strategic Outcome(s):

Safety, Government that Works for All, Culture and Lifelong Learning.