



## Recommendation for Action

**File #:** 23-2274, **Agenda Item #:** 45.

7/20/2023

### **Posting Language**

Authorize execution of a contract for the George Washington Carver Museum - Theater and Accessibility Improvements project with R.S. Ellis, Inc. d/b/a Southwest Corporation, for a total contract amount not to exceed \$3,335,632.

[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 achievements of Good Faith Efforts with 0.61% MBE and 0.35% 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:**

The Financial Services Department issued an Invitation for Bids (IFB) 6100 CLMC979 for these goods and services. The solicitation was issued on March 20, 2023, and closed on April 20, 2023. The recommended contractor submitted the only responsive offer. A complete solicitation package, including a tabulation of the bid received, is available for viewing on the City's Financial Services website, Austin Finance Online. Link: [Solicitation Documents](https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=138493)  
<[https://financeonline.austintexas.gov/afo/account\\_services/solicitation/solicitation\\_details.cfm?sid=138493](https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=138493)>.

### **For More Information:**

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: [FSDCentralProcurementRCAs@austintexas.gov](mailto:FSDCentralProcurementRCAs@austintexas.gov)  
<<mailto:FSDCentralProcurementRCAs@austintexas.gov>> or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

### **Additional Backup Information:**

The George Washington Carver Museum and Cultural Center is dedicated to the collection, preservation, research and exhibition of African American historical and cultural material. The museum offers gallery and online exhibits, theatre productions, educational programming, and a genealogy center. The museum and cultural center is now a 36,000 square-foot facility that includes four galleries, a conference room, classroom, darkroom, dance studio, 134-seat theatre, and archival space. The galleries feature a core exhibit on Juneteenth, a permanent exhibit on Austin African American families, an Artists' Gallery, and a children's exhibit on African American scientists and inventors.

In 2018, City of Austin voters passed Proposition B, a bond including Cultural Center Improvements which

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allowed for capital reinvestment in the Carver Museum. The approved 2018 bond will be used to fund the theater and accessibility improvements prior to implementing the next design phases identified in the Council approved 2021 Facility Expansion Plan.

The George Washington Carver theater has numerous technical and design challenges that have been brought to the attention of the Parks and Recreation Department. These challenges include: various accessibility issues throughout the facility and theater due to modifications, construction errors, and code revisions over time; outdated and missing house and theater lighting that is energy inefficient, dangerous to operate, and difficult to maintain; an outdated audio and visual system for current theatre performance needs, a stage rigging and fly cabling system that is difficult and unsafe to operate by theater rental users; non-compatible storage solutions throughout the backstage of the theater and dance room; outdated and worn equipment and flooring in the dance room and theater stage; outdated heating ventilation and air conditioning (HVAC) controls and an often failing water heating system that provides building heating throughout the entire facility; outdated plumbing fixtures and accessories; and dim lighting in the administrative, conference, and classroom areas.

Due to the potential for unforeseen conditions within an existing building during renovation, an additional \$303,239 contingency amount beyond the \$3,032,393 contract amount 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.

The project proposes closing the theater portion of the facility throughout the duration of construction to ensure safety for both the public and the construction team. The restroom updates, HVAC replacements, and administrative lighting improvements will be scheduled to minimize disturbance to the facility operation. Whole building closures are not anticipated for more than a one-week period. Staff and the public will be notified at least 48 hours in advance of any planned closures.

This contract will include award of alternate bid items to replace light fixtures, non-ADA toilet fixtures and flush valves, and the stage sub-floor material. 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.

Only one bid was received. Contractors who attended the pre-bid meeting but chose not to bid stated that existing workload was a factor.

This contract is time sensitive and is a critical component of improving the building systems to ensure continued operations of the facility. Delay or deferral of this contract will require additional time and cost for City operations and maintenance staff to provide continuous repairs for failing systems and could also impact the reliability of service to the community.

The contract allows 190 calendar days for completion of this project. This project is located within zip code 78702 (District 1).