



Recommendation for Action

File #: 23-2579, **Agenda Item #:** 50.

9/14/2023

Posting Language

Authorize additional authorization of a job order assignment for the Rosewood Zaragoza Neighborhood Center HVAC System Repairs project with Jamail & Smith Construction, LP, to increase the amount by \$690,000 for a revised total contract amount not to exceed \$1,650,000.

[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 0.00% MBE/WBE participation].

Lead Department

Financial Services Department.

Managing Department

Capital Delivery Services.

Fiscal Note

Funding is available in the Capital Budget of Austin Public Health.

Purchasing Language:

Additional Contingency.

Prior Council Action:

October 1, 2020 - Council authorized initial contract, item 4, on a 11-0 vote.

November 15, 2022 - Council authorized Job Order Assignment, item 12, on a 9-0 vote with Mayor Adler and Council Member Kelly absent.

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>> or 512-974-2500.

Additional Backup Information:

The Rosewood Zaragoza Neighborhood Center was one of several Austin Public Health (APH) facilities identified in a 2020 study by Stanley Engineering as needing critical repairs to its heating, ventilation, and air conditioning (HVAC) system. The system is many years past its useful life and must be replaced to keep the Center open for public service.

The condition of the HVAC system at Rosewood Zaragoza Neighborhood Center is such that it may fail without warning in the near future. APH Staff would be displaced, and a vital neighborhood asset will be shut down, possibly for an extended time due to supply chain delays. Awarding the replacement contract as soon as possible will allow the contractor to order equipment and materials in advance and minimize the disruption of

services at the Center.

Pursuant to state statute, the City is required to obtain approval from Council for any individual job order assignment that exceeds \$500,000. This request is for the Council's authorization to negotiate and execute one Job Order Assignment from the Job Order Contract program for an amount not to exceed \$1,650,000, inclusive of contingency.

The previous request for funding was based on estimates developed during the design phase. Recent months have seen unprecedented increases in construction costs in Austin in general, and for HVAC labor and equipment in particular.

Job Order Contracting is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities and where job order assignments are awarded substantially based on pre-described and pre-priced tasks. Work may consist of facility maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

This project is located within zip code 78702 (District 1).