



Recommendation for Action

File #: 23-3132, **Agenda Item #:** 7.

11/9/2023

Posting Language

Authorize negotiation and execution of a contract for construction services for the Zilker Metro Park Barton Springs Bathhouse Rehabilitation project, with SpawGlass Contractors, Inc. in the amount of \$16,909,817 plus a \$1,690,981 contingency, for a total contract amount not to exceed \$18,600,798.

[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 0.21% MBE and 1.99% WBE participation]. Related to Item #22.

Lead Department

Financial Services Department.

Managing Department

Capital Delivery Services.

Fiscal Note

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

Purchasing Language:

The Financial Services Department issued a Competitive Sealed Proposal (CSP) 6100 CLMB341 for these services. The solicitation was issued on June 26, 2023, and closed on August 31, 2023. Of the two offers received, the recommended contractor submitted the best evaluated responsive offer. A complete solicitation package, including a log of offers 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=138277)
<https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=138277>.

Prior Council Action:

February 23, 2023 - Council authorized use of Competitive Seal Proposal Method, item 18, approved on consent.

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. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Additional Backup Information:

The Barton Springs Bathhouse Rehabilitation project is a major component identified in the 2009 Council-approved Barton Springs Pool Master Plan and further outlined in the Zilker Park Bathhouse Zone Feasibility Study completed in 2016. Major elements of work will include accessibility and life safety improvements, replacement of the plumbing and heating, ventilation, and air conditioning systems, and structural repair and restoration of critical parts of the entry rotunda and the changing rooms. Improvements to the aquatic staff

facilities and the Sheffield Education Center are also a part of this project.

Site-specific amendments to the Save our Springs (SOS) Ordinance are necessary to implement emergency response and accessibility requirements and to update water and wastewater service by providing improved fire flow and replacing aged wastewater service lines. The SOS amendments were recommended by the Planning and Environmental Commissions prior to being approved by Council on September 21, 2023.

Anticipated community benefits include a safer public facility, an improved Texas Accessibility Standards accessible public facility meeting current codes, increased pedestrian mobility, and enhanced park use.

Community engagement began with a design kick-off meeting on April 3, 2018, along with a community survey that had over 1,000 participants who contributed ideas. A project values and programming workshop was held on August 14, 2018, and a meeting and open house for stakeholders on October 18, 2018. A preliminary concepts and values survey was performed in October 2018 and a community update meeting on October 30, 2019. In addition, the Barton Springs Conservancy has been engaged throughout the process.

Funding for this rehabilitation project is provided through 2012 and 2018 General Obligation Bond funds, the Historic Preservation Fund, and contributions from the Barton Springs Conservancy. Additional exhibit contributions are provided by the City's Watershed Protection Department and Austin Water.

Due to the potential for unforeseen conditions on an extensive renovation of a historic building and environmentally sensitive site, a 10% contingency has been included to allow for the expeditious processing of any change orders to cover any unforeseen construction costs associated with the project.

The contract allows 425 calendar days for completion of this project. This project is located within zip code 78746, District 8.