

**Posting Language**

Recommend approval to execute a contract for construction services for the Waller Creek Center Parking Garage Renewal with RS Ellis, Inc./Southwest Corporation, in the amount of \$1,356,528 plus a \$135,652 contingency for a total contract amount not to exceed \$1,492,180. (District 9)

**MBE/WBE**

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 1.17% MBE and .72 WBE participation.

**Lead Department**

Financial Services Department

**Client Department**

Austin Water Assistant Director of Business Services, Anna Bryan-Borja

**Fiscal Note**

Funding is available in the Capital Budget of Austin Water.

**Purchasing Language:**

The Financial Services Department issued an Invitation for Bids (IFB) 6100 CLMC1037 for these services. The solicitation was issued on April 29, 2024 and closed on May 23, 2024. Of the four offers received, the recommended contractor submitted the lowest responsive offer. A complete solicitation package, including a tabulation of the bids received, is available for viewing, is available for viewing on the City's Financial Services, website, Austin Finance Online. Link: [Solicitation Document](#).

**Council Committee, Boards and Commission Action:**

July 17, 2024 - To be reviewed by the Water & Wastewater Commission.

**Additional Backup Information:**

The Waller Creek Center Parking Garage stairwells are the primary stairs that are used daily by staff to access Waller Creek Center. They also are the primary emergency exit stairs utilized to exit the garage onto 9th Street during emergencies. These stairs were constructed in the 1980's and are original to Waller Creek Center. The stairs are heavily corroded, damaged, and in need of replacement. Portions of the stairs have been deemed unsafe for normal use and operations and are currently closed.

Southwest Corporation has been selected to remove the existing stairs, install replacement stairs, and install handrails in two stairwell locations of the Waller Creek Parking Garage. To prevent future damage and advanced corrosion, Southwest Corporation will also be enclosing the stairwells on the top floor of the parking garage.

The Waller Creek Center Parking Garage is the main parking location for staff that support the critical infrastructure of the utility. Replacement of the garage stairwells is necessary to provide safe egress for utility staff.



**Item 5  
# 24-4891**

**Water & Wastewater Commission: July 17, 2024  
Council: July 18, 2024**

The contract allows 150 calendar days for completion of this project.

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

**M/WBE Summary**

Public notice was given for this solicitation, CLMC1037 for the Waller Creek Parking Garage Renewal project, through the City’s Financial Services website, Austin Finance Online. Three bids were received and opened on May 23, 2024. Of the three bids received none of the firms submitting were certified MBE/WBE. R.S. Ellis, Inc. / Southwest Corporation submitted the lowest responsive bid:

R.S. Ellis, Inc. / Southwest Corporation, Austin, TX	\$1,356,527.83
Elk Electric, Austin, TX	\$1,370,601.00
Ichor Group, Hutto, TX	Non Responsive

The contractor’s choice of work methodology provides for nine areas of contracting opportunities which are listed below. Project specific goals stated in the solicitation were 2.79 % MBE; 1.05% WBE. Total participation estimated on base bid amount:

	<b>Base Bid: \$ 1,356,527.83</b>	
PRIME	NON M/WBE TOTAL	\$ 432,357.83 31.87%
	R.S. Ellis, Inc./Southwest Corporation, Austin, TX	
MBE TOTALS - SUBCONTRACTORS		\$ 15,809.00 1.17%
	<i>Hispanic Subtotal</i>	\$ 15,809.00 1.17%
	(MH) C&M Interiors, LLC, Pflugerville, TX (acoustical ceiling & walls installation)	\$ 15,809.00 1.17%
WBE TOTALS - SUBCONTRACTORS		\$ 9,808.00 0.72%
	(FB) All Points Inspection Services, Inc. (photography)	\$ 8,200.00 0.60%
	(FW) Liquid Waste, Buda, TX (portable toilets)	\$ 1,608.00 0.12%
NON MBE/WBE TOTALS - SUBCONTRACTORS		\$ 898,553.00 66.24%
	All Things Welding and Fabrication, Pflugerville, TX (structural & reinforcement steel)	\$ 670,525.00 49.43%
	Austin Glass & Mirror, Austin, TX (glass & glazing)	\$ 146,470.00 10.80%
	Austin Roofing & Siding, Burnet, TX (roofing)	\$ 42,531.00 3.14%
	Penhall Co., Austin, TX (testing & sounding)	\$ 2,600.00 0.19%
	Streamline Commercial Painting, Inc., Austin, TX ( painting)	\$ 5,595.00 0.41%
	Truteam Builder Services), Austin, TX (insulation sealants)	\$ 30,832.00 2.27%

The Contractor submitted an MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Small and Minority Business Resources Department. Second and third low bidder information is provided.

SECOND BIDDER – Elk Electric, Inc. \$1,370,601.00  
 43.69% NON M/WB prime participation; 3.06% African American; 53.23% Non M/WBE subcontractor participation.

THIRD BIDDER – Ichor Group, Hutto, Tx NON RESPONSIVE

# Waller Creek Center Parking Garage Renewal Project Map

**CIP ID: 757.126**

625 EAST TENTH STREET  
AUSTIN, TEXAS 78701-2631

