



Posting Language

Recommend approval to authorize a contract for construction services for the Waller Creek Center 10th Floor & Atrium Renovations for Austin Water with STR Constructors, LLC, in the amount of \$6,173,595 plus a \$617,360 contingency for a total contract amount not to exceed \$6,790,955. Funding: \$6,790,955 is available in the Capital Budget of Austin Water.

Lead Department

Financial Services Department.

Managing Department

Capital Delivery Services.

Amount and Source of Funding

Funding is available in the Capital Budget of Austin Water.

Purchasing Language:

The Financial Services Department issued an Invitation for Bids solicitation IFB 6100 CLMC1081 for these services. The solicitation was issued on January 27, 2025, and closed on March 6, 2025. Of the five 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 on the City's website. This information can currently be found at

https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=141665

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 35.37% MBE and 0.42% WBE participation.

Council Committee, Boards and Commission Action:

July 16, 2025 – To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The Waller Creek Center was originally built in 1984 and has had no renovations since its original construction. The building has outdated infrastructure that has been abandoned in place, causing difficulty upgrading the facility to modern standards. This project represents the first phase of renovations, beginning with the lobby and the 10th floor.

The lobby is unsecured, and the waiting area does not meet Austin Water security standards or operational efficiency needs. The 10th floor was previously used as a server room by the Communications and Technology Management department, the server equipment has been removed, and this project will remove old server infrastructure and return the 10th floor to office space which will be occupied by Austin Water Business Services staff.

This project is expected to obtain a Leadership in Energy and Environmental Design (LEED) Silver rating. LEED Certification is a green building certification program administered by the U.S. Green Building Council that signifies that a building or project has met specific criteria for environmental performance, occupant health, and resource efficiency.



Item 5
Water & Wastewater Commission: July 16, 2025
Council: July 24, 2025

The project will have minimal impact on the public's use of the property. Public access to the building will be redirected to the building's rear entrance while the lobby is under construction. Work on the 10th floor will not affect public access, as that area is not open to the public.

Delay of this contract would prolong the needed updates needed to Waller Creek Center.

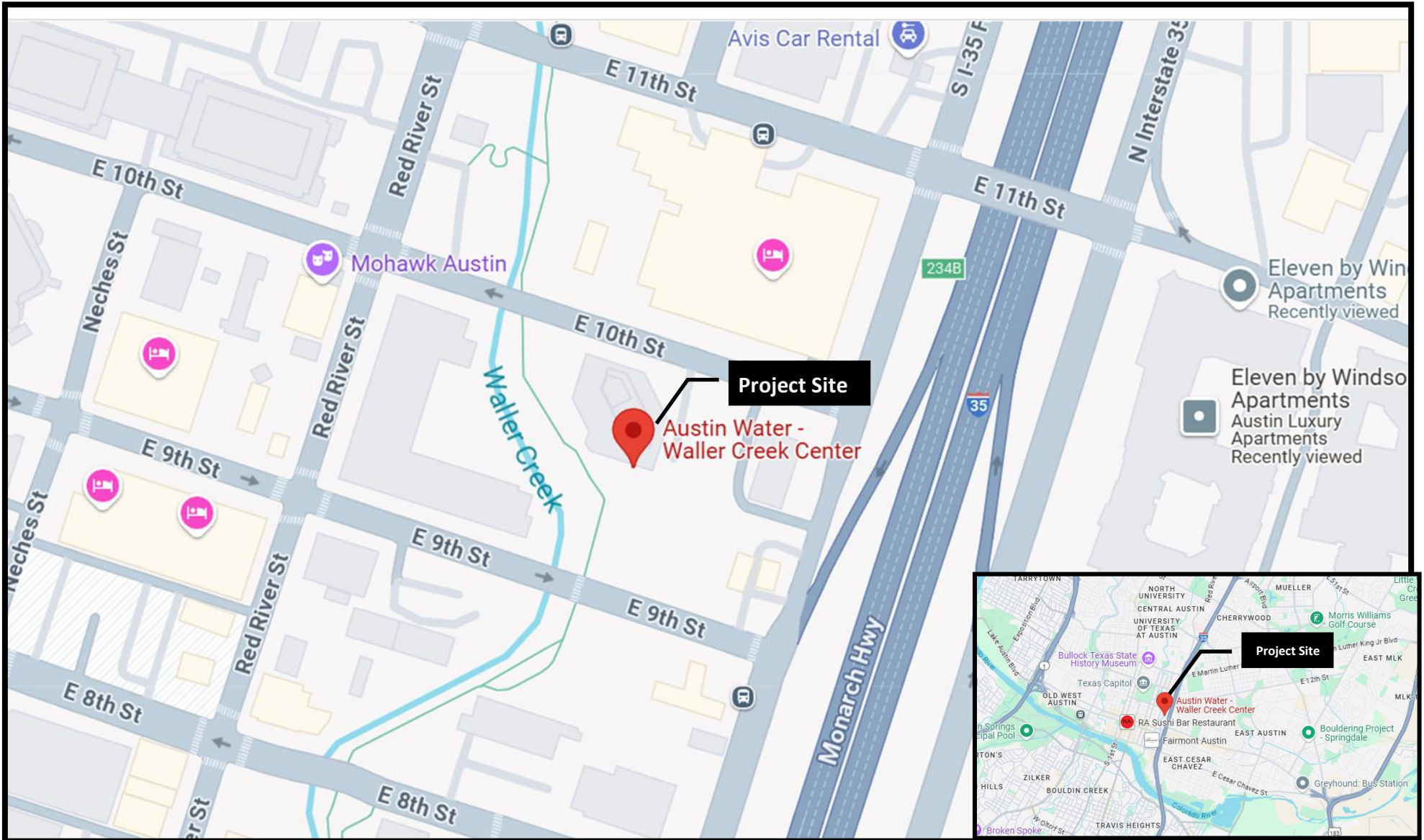
The contract allows 425 calendar days for completion of this project.

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



W Waller Creek Center 10th Floor & Atrium Renovation Project Map

CIP ID 3257.01



M/WBE Summary

Public notice was given for this solicitation, CLMC1081 for the Waller Creek Center 10th Floor & Atrium Renovation project, through the City’s Financial Services website. Five bids were received and opened on March 6, 2025. Of the five bids received none of the firms submitting were certified MBE/WBE. STR Constructors, LLC, submitted the lowest responsive bid:

STR Constructors, LLC, Liberty Hill, TX (MBE/MB)	\$6,173,595.00
Spawglass Contractors Inc., Austin, TX	\$8,038,000.00
RS Ellis Inc. d/b/a Southwest Corporation, Austin, TX	Non-Responsive
Trimbuilt Construction, Inc., Austin, TX	Non-Responsive
CMC Development & Construction Corporation LLC, Austin, TX	Non-Responsive

The contractor’s choice of work methodology provides for twenty-three areas of contracting opportunities which are listed below. Participation goals stated in the solicitation were 1.57% African American; 2.09% Hispanic; .74% Native/Asian American; 1.08% WBE. Total participation estimated on base bid amount:

		Base Bid:	\$ 6,173,595.00	
PRIME	MBE TOTAL		\$ 2,182,503.00	35.37%
	(MB) STR Constructors, LLC, Liberty Hill, TX			
WBE TOTALS - SUBCONTRACTORS			\$ 26,200.00	0.42%
	(FB) All Points, Austin, TX (Photography, Construction)		\$ 26,200.00	0.42%
NON MBE/WBE TOTALS - SUBCONTRACTORS			\$ 3,964,892.00	64.21%
	Gulf Coast Pavers, Houston, TX (Concrete)		\$ 67,270.00	1.09%
	Allie Glazing Managment, Buda, TX (Glass & Glazing)		\$ 150,000.00	2.43%
	TSI Commercial Floor Coverings, Irving, TX (Flooring)		\$ 184,454.00	2.99%
	Absolute Paint, LLC., Buda, TX (Painting)		\$ 119,032.00	1.93%
	Hull Supply Inc., Austin, TX (Doors & Frames)		\$ 93,346.00	1.51%
	Daba Door LLC., Ganado, TX (Doors & Frames)		\$ 7,250.00	0.12%
	Service Shade Shop, San Antonio, TX (Curtains & Draperies)		\$ 57,625.00	0.93%
	Avant Garde, Clarksville, IN (Turnstiles)		\$ 84,670.00	1.37%
	AAR Incorporated, Liberty Hill, TX (Demolition)		\$ 73,887.00	1.20%
	Capitol Sprinkler & Fire Systems, Leander, TX (Fire Protection)		\$ 28,345.00	0.46%
	Hays Electric Services, Humble, TX (Electrical)		\$ 876,168.00	14.19%
	Georgetown Woodworks, Georgetown, TX (Millwork)		\$ 346,445.00	5.61%
	Texas Rock Solid, Austin, TX (Plaster & Waterproofing)		\$ 17,392.00	0.28%
	LMH Plumbing, Georgetown, TX (Plumbing)		\$ 115,000.00	1.86%
	Sheet Metal Professionals, Bellmead, TX (Sheet Metal)		\$ 84,140.00	1.36%
	Tarrytown Roofing, Austin, TX (Roofing)		\$ 48,457.00	0.78%
	Air Craft Inc, Round Rock, TX (HVAC)		\$ 660,781.00	10.70%
	FL Crane & Sons Inc., Hutto, TX (DryWall)		\$ 857,642.00	13.90%
	SDI - Specialties Direct, Inc., Schertz, TX (Toilet Partitions & Door)		\$ 9,963.00	0.16%
	Carrillo Steel, Fort Worth, TX (Steel)		\$ 83,025.00	1.34%

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, low-bidder information is provided.

SECOND BIDDER – Spawglass Contractors Inc., Austin, TX \$8,038,000.00
 62.55% NON M/WBE prime participation; 0% African American; 0% Hispanic; 0% Native/Asian American; 0% WBE;
 37.45% Non M/WBE subcontractor participation.