

AGENDA



Wednesday, June 18, 2008

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 13

Subject: Authorize execution of a construction contract with AAR, INC., Liberty Hill, Texas for the Health and Human Services Department Demolition of Buildings Project located at 7201 Levander Loop in an amount not to exceed \$414,600.

Amount and Source of Funding: Funding is available in the Fiscal Year 2007-2008 Capital Budget of the Health and Human Services Department.

Fiscal Note: A fiscal note is attached.

For More Information: Robert Egan 974-7220, Robin Field 974-7064

Purchasing Language: Lowest compliant bid of five bids received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority-Owned and Women-Owned Business Enterprise Procurement Program) by meeting the goals with 17.47% MBE and 4.33% WBE.

The City of Austin purchased the Health and Human Services Department (HHSD) campus property from the State of Texas in 2002 with the intention to use part of it for administrative headquarters for HHSD. This campus occupies 44.45 acres at the intersection of US 183 and Airport Boulevard. It has 14 buildings which were used by the old Texas School for the Deaf-East Campus. Construction on those buildings started in 1959 and continued in the 1960s. Since the purchase of this property, City of Austin has renovated four buildings for use by the HHSD. Nine buildings have been vacant and functionally obsolete without usable utilities. These buildings have asbestos containing materials and do not meet the current building code requirements.

This project consists of demolition of a total of nine buildings and associated utilities: seven buildings are included in the Base Bid and two buildings are included as alternates 1 and 2. It is recommended that both alternates be accepted. All buildings are vacant and prone to vandalism except one building which is used by Emancipet. Demolition is recommended as a safety and security matter. Additionally it will clear the area covered by buildings and utilities for future building projects per the Master Plan prepared in 2004. All large trees will be protected during demolition. Construction Waste Management specifications are a part of the project, reducing the amount of waste going into the City's landfill. It is recommended that the third alternate of salvaging the brick be accepted. Salvaged brick will be used for future projects at this site.

The contract allows 120 calendar days for completion of this project.