

AGENDA



Thursday, July 24, 2008

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 22**

Subject: Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, Texas for Reicher Ranch Renovations for Offices Rebid in an amount not to exceed \$617,677.

Amount and Source of Funding: Funding in the amount of \$617,677 is available in the Fiscal Year 2007-2008 Capital Budget of the Austin Water Utility.

Fiscal Note: A fiscal note is attached.

For More Information: Alison von Stein 974-7217, Robin Field 974-7064

Purchasing Language: One bid 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 6.96% MBE and 11.61% WBE subcontractor participation.

Boards and Commission Action: Recommended by the Water and Wastewater Commission.

The Reicher Ranch facility was purchased by the City of Austin as part of the Balcones Canyonlands Preserve (BCP) in 1996. The original purchase included several buildings and facilities commonly known as the Reicher Ranch Compound. A small gatehouse became office space for the BCP in 2000. A Morgan building was added in 2000 to allow for files, storage and equipment as well as more space for staff. Following the creation of the Wildland Conservation Division in 2002, into which the BCP and Water Quality Protection Land (WQPL) programs were merged, the WQPL staff moved to Reicher Ranch. Since that time, the division has grown to 20 full-time positions with seasonal needs for temporary staff, yet the compound has not been expanded to house the additional staff. This project will allow the division's staff to move into a permanent facility that will provide sufficient work space for current and future staff.

This project provides renovation of three existing buildings at Reicher Ranch for office use by the Wildland Conservation Division. The renovations include removal and abatement of an existing transite (asbestos) shingle roof, removal and replacement of some doors, windows and interior finishes, replacement of existing mechanical, electrical and plumbing systems, construction of new interior partitions and construction of a small addition to one of the buildings. In addition to the building improvements, the project provides limited site improvements to enhance accessibility, including sidewalk and parking improvements, and the installation of a new septic system.

The total bid amount includes three alternates: replacement of existing heating, ventilation and air conditioning (HVAC) ductwork and registers in two of the buildings, furnishing and installation of a passive solar water preheat system in conjunction with the water heater in one of the buildings, and two-speed compressors. It is recommended that these three alternates be accepted.

Sustainability features which support the Austin Climate Protection Plan include adaptive re-use of existing buildings, limited addition of impervious cover, additional insulation where possible, replacement

of windows and new caulking at those that are not replaced, energy efficient HVAC systems, replacement of the roof of one building, and the alternates mentioned above.

The contract allows 160 calendar days for substantial completion of this project.