

A G E N D A



RCA - CLMD	Austin City Council	Item ID:	4903
Meeting Date:	April 7, 2011		
Department:	Contract and Land Management		
Subject			
<p>Authorize negotiation and execution of Work Component Amendment No. A-1 to the Construction Manager at Risk Agreement with DPR Construction, Inc., Austin, TX, for a Partial Guaranteed Maximum Price of \$2,093,490 for both Work Component No. 01 - Demolition and Work Component No. 02 - Site Facilitization for the construction of the Austin Energy System Control Center, plus a contingency in the amount of \$46,000, for a total not-to-exceed authorization amount of \$2,139,490.</p>			
Amount and Source of Funding			
<p>Funding is available in the Fiscal Year 2010-2011 Capital Budget of Austin Energy.</p>			
Fiscal Note			
<p>A fiscal note is attached.</p>			
Purchasing Language:			
Prior Council Action:	March 5, 2009 – Approved Construction Manager at Risk (CM@ R) Agreement with DPR Construction, Inc. June 21, 2007 - Approved use of CM@ R Alternative Project Delivery Method.		
For More Information:	Laura Lee Franks 322-6854; Lynda Williams 974-3066; April Shaw 974-7141		
Boards and Commission Action:	Recommended by the Electric Utility Commission.		
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 11.86% MBE and 12.82% WBE subcontractor participation for Bid Package No. 1 and meeting the goals with 28.82% MBE and 15.87% WBE subcontractor participation for Bid Package No. 2.		
Related Items:			
Additional Backup Information			

PROJECT BACKGROUND AND STATUS: In October 2005, the City Manager was directed by City Council to relocate the existing Energy Control Center (ECC) from its West Avenue location so that the property could be incorporated into the Seaholm and downtown redevelopment efforts. In July 2007 Austin Energy (AE) purchased an existing building and surrounding 12 acres from Tokyo Electron located at 2500 Montopolis Drive with the objective of using this property for the ECC relocation project. This new facility, the System Control Center (SCC), will house current ECC employees as well as several other compatible workgroups within Austin Energy.

DPR Construction, Inc., the Construction Manager At-Risk (CM@ R) for the remodel and development of this new SCC is actively engaged in preconstruction phase services including constructability reviews, value engineering, cost estimating, and bidding construction work packages. This request for Council authorization is for the first of four anticipated Amendments for the construction of the new System Control Center. This Amendment A-1 is comprised of the first two work packages – No. 1 - Demolition and No. 2 - Site Facilitization.

AMENDMENT OVERVIEW: DPR Construction, Inc. has solicited and received bids for two construction work components: Work Component No. 01 – Demolition and Work Component No. 02 – Site Facilitization. The work components consisted of multiple trades and scopes of work to be performed at or inside the existing System Control Center. The solicitation packages were issued by DPR Construction, Inc. on August 31, 2010 and initial bids were opened on September 30, 2010. The solicitations were advertised in the Austin American Statesman, Austin Bid Brief, DPR's file transfer protocol site (a website containing plans, specifications, and bidding information for perspective bidders), and in various plan rooms including but not limited to: the Associated Builders and Contractors, the Associated General Contractors, and the City of Austin's SMBR Construction and Technology Center, Asian Contractor Trade Association, the U.S. Hispanic Contractors Association de Austin, and the Metropolitan United Black Contractors. Two pre-bid meetings were held, one on September 7, 2010 and the other on September 9, 2010, for which 56 individuals attended on the two days. DPR hosted an additional pre-bid meeting on February 8, 2011, and additional bids were opened on February 15, 2011. For this re-bid process, one additional bid was received for the Site Facilitization package and for the Demolition package two revised bids were received and two new bids were received.

Staff will return to Council for approval of each of the remaining Work Component Amendments for the construction of the new System Control Center. Staff anticipates bringing the next Amendments for the Long Lead Electrical Equipment Work Component and the Structural/Civil/Landscaping Work Component to Council in mid May 2011. It is anticipated that the final Amendment consisting of the Main Work Component will be presented to Council in late June 2011.

This RCA is for authorization to negotiate and execute a Work Authorization Amendment A-1 for Work Component No. 01, and Work Component No. 02, plus authorization for \$46,000 project contingency funding for any unforeseen circumstances and to allow for expeditious processing of change orders, if required.

RECOMMENDATION: Authorize negotiation and execution of Work Component Amendment No. A-1 to the Construction Manager at Risk Agreement with DPR Construction, Inc., Austin, TX, for a Partial Guaranteed Maximum Price of \$2,093,490 for both Work Component No. 01 - Demolition and Work Component No. 02 - Site Facilitization for the construction of the Austin Energy System Control Center, plus a contingency in the amount of \$46,000, for a total not-to-exceed authorization amount of \$2,139,490.

WORK COMPONENT AMENDMENT A-1 - COST BREAKDOWN:

Work Component	Title	Amount	Note
No. 01	Demolition	\$665,008	
	Construction Contingency	\$46,551	
	COST OF THE WORK	\$711,559	
No. 02	Site Facilitization (General Conditions Items Bid)	\$409,654	
	General Conditions for Safety Personnel and Security Guard Services	\$320,363	Note 1
	Miscellaneous General Conditions Items	\$198,023	Note 2
	Bonds, Insurance	\$30,548	Note 3
	Allocated General Conditions for Demolition	\$311,527	Note 4

GENERAL CONDITIONS	\$1,270,115	Note 5
TOTAL COST OF THE WORK & GENERAL CONDITIONS	\$1,981,674	
CM's Fee (2.9%)	\$19,285	Note 6
Allowances (including 2.9% fee)	\$85,000	Note 7
Subguard Insurance	\$7,531	Note 8
PARTIAL GMP - AMENDMENT NO. A-1	\$2,093,490	

Note 1: Negotiated general conditions sum for safety supervisor and security guard services

Note 2: Negotiated general conditions sum for temporary storage, demobilization, etc. being bid

Note 3: Bonds and Insurance for both Work Component No. 1 and No. 2

Note 4: Allocation of GCs for Work Component No. 1 Demolition

Note 5: General Conditions Total for both Work Components No. 1 and No. 2

Note 6: Fee on Component No. 1 Demolition

Note 7: Allowances for Work Component No. 1 Demolition

Note 8: Subguard Insurance for Work Component No. 1 Demolition