

**AGENDA**



**Recommendation for Council Action (Purchasing)**

<b>Austin City Council</b>	<b>Item ID:</b>	28741	<b>Agenda Number</b>	51.
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<b>Meeting Date:</b>	June 26, 2014
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<b>Department:</b>	Purchasing
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**Subject**

Authorize award and execute a contract through Texas Local Government Purchasing Cooperative (Buyboard) with RAMTECH BUILDING SYSTEMS to purchase an approximately 8,064 square foot building to be located at the Dalton Lane location for the purposes of housing multiple Watershed Protection Department, Field Operations Division work units (approximately 60 field personnel) for an amount not to exceed \$872,621.

**Amount and Source of Funding**

Funding is available in the 2013-2014 Capital Budget of the Watershed Protection Department.

**Fiscal Note**

A fiscal note is attached.

<b>Purchasing Language:</b>	Cooperative Purchase
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<b>Prior Council Action:</b>	
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<b>For More Information:</b>	Jonathan Dalchau, Senior Buyer, 512-974-2938
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<b>Boards and Commission Action:</b>	
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<b>Related Items:</b>	
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<b>MBE / WBE:</b>	This contract will be awarded in compliance with City Code Chapter 2-9D (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract.
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**Additional Backup Information**

The proposed acquisition is for an 8,064 square foot building to be located on the 46-acre tract located on Dalton Lane. The tract is located in the Austin 2 Mile ETJ and in an industrial area within the Desired Development Zone.

The Watershed Protection Department (WPD) finds it necessary to purchase a modular building system in order to expedite the relocation of multiple Field Operations Division (FOD) work units from facilities that do not meet the critical operational and occupational needs. FOD is currently faced with the lack of dedicated field office space and an existing month to month lease agreement at a substandard facility as well as limited space at another field office location.

The purchase proposal was approved by the Strategic Facilities Governance Team (SFGT) after a thorough review and discussion of the department's request, long-term needs and feasibility within the existing Facilities Roadmap. The SFGT has identified the 46-acre tract on Dalton Lane as a strategic service yard for use by the City of Austin, and has been in use as such since its acquisition. A land planner has developed a plan for the long-term use of the site that will house the City's Public Works and Watershed Protection Departments. The purchase of this modular building is in alignment with the City's Strategic Facilities Roadmap and the proposed site plan.

Ramtech will prepare and provide plans, specifications and other submittal items pertinent to the Modular building for review and approval by the City of Austin and the State of Texas. Ramtech will procure materials necessary for the construction, delivery and installation of the building modules. The building modules will be installed on a concrete slab foundation, designed and constructed by Ramtech, with block piers above. The building will be appropriately anchored and the siding shall extend to the concrete slab. The City of Austin is responsible for applying for and obtaining local building permits, including local plan review and approval (to be accomplished prior to manufacture of building modules), building inspections and certificate of occupancy. The City of Austin will be responsible for all work required by local building code or as a result of local plan review and permitting. The City of Austin will be responsible for all utility construction, extension and connection to the modular building.

The Watershed Department and Ramtech Building Systems worked to provide multiple sustainable features to this modular building. The following features incorporated into the building; a Heat Island Effect (Roof), Water Use Reduction strategies; multiple Energy Performance designs, Recycled Content (All steel components in the building are from recycled material), Daylight and Views (skylights with acrylic domes), Low Emitting Materials for Adhesives, Sealants, Paints and Coatings as well as flooring, and Building Reuse. Rather than ending up in a landfill after its initial use has been exhausted, modular constructed buildings can be disassembled and relocated to another portion of the City to address a totally new mission if needed.