

A G E N D A



Recommendation for Council Action (CCO)

Austin City Council		Item ID:	72901	Agenda Number	10.
Meeting Date:	August 3, 2017				
Department:	Capital Contracting Office				
Subject					
Authorize additional contingency funding for the construction contract with GADBERRY CONSTRUCTION COMPANY, INC. (MBE-MN) for the Oakwood Cemetery Chapel Rehabilitation project in the amount of \$161,587.50 for a total contract amount not to exceed \$1,346,562.50. (District 1)					
Amount and Source of Funding					
Funding is available in the Fiscal Year 2016-2017 Capital Budget of the Parks and Recreation Department.					
Fiscal Note					
A fiscal note is not required.					
Purchasing Language:	Original contract was awarded through a competitive Invitation for Bid solicitation process.				
Prior Council Action:	September 1, 2016 – Council approved a construction contract with Gadberry Construction Company, Inc. for the Oakwood Cemetery Chapel Rehabilitation.				
For More Information:	Inquiries should be directed to the City Manager’s Agenda Office, at 512-974-2991 or AgendaOffice@ austintexas.gov. NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or Aiden Cohen, 512-974-1929.				
Boards and Commission Action:	N/A				
Related Items:					
MBE / WBE:	This contract was 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. Current participation to-date is 63.24% MBE and 2.30% WBE.				

Additional Backup Information

The Oakwood Cemetery Chapel is a 103-year old building that was designed in the Gothic Revival style by prominent Texas architect Charles Page. The chapel is located within Oakwood Cemetery which is the oldest city-owned cemetery in Austin dating to the mid-1850s. Oakwood cemetery became a Texas Historic Landmark in 1972 and was added to the U.S. National Register of Historic Places in 1985 and it holds both a Historic Texas Cemetery Designation through the Texas Historical Commission and City Historic Landmark Designation. Since Oakwood Chapel sits within the cemetery, any alteration requires approval from the Historic Landmark Commission and the Texas Historical Commission. Because of foundation settlement and deferred maintenance, the structure is in need of a full rehabilitation.

The passage of the 2012 bond allowed the Parks and Recreation Department to identify this project as a high priority for the cemetery funding allocation in accordance with the Historic Cemeteries Master Plan. Once restored, the building will be programmed for adaptive reuse by the Parks and Recreation Department as recommended in the Council approved Historic Cemeteries Master Plan.

Construction on this project began in late October, 2016 and all ground-disturbing activity was being monitored by an archeologist per the requirements of the Antiquities Permit with the Texas Historical Commission.

In late November 2016, archeologists discovered small bone fragments and several gravestones below the worksite's soil. Construction was immediately halted. The Parks and Recreation Department staff informed City leadership of the discovery and District 1 Council Member Ora Houston. The Parks and Recreation Department then completed an archeological inventory, which indicated the presence of previously unknown graves. The Parks and Recreation Department engaged the community to collect feedback about respectful treatment of the identified burial remains underneath the Chapel. Per input from community, professionals and regulatory agencies the Parks and Recreation Department is moving forward with exhumation and reinternment of safely recoverable burials that may otherwise be unavoidably impacted by the building rehabilitation. Construction has been halted during this time, and the project team is currently developing changes to the building design to limit impacts to other known burials around the project site.

Due to the construction delay, assistance with the archeological process, and additional costs associated with redesign work, an additional 15% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

This change order is been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Capital Contracting Office. The Change Control Committee is comprised of management-level subject matter experts.

The construction contract allows 240 calendar days for completion of this project. This project is located within zip code 78702 (District 1). The project is managed by the Parks and Recreation Department.

Gadberry Construction Company, Inc. is located in Austin, TX.