

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: May 10, 2018

Item Number: 009

Capital Contracting Office

Authorize award and execution of a construction contract with ASD Consultants, Inc. (MBE), for the Dove Springs Recreation Center Expansion - Rebid project in the amount of \$1,757,777 plus a \$175,777.70 contingency, for a total contract amount not to exceed \$1,933,554.70. [Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 74.29% MBE and 4.55% WBE participation.]

District(s) Affected: District 2

Lead Department	Capital Contracting Office <u>Managing Department(s)</u> Parks and Recreation Department
Fiscal Note	Funding is available in the Fiscal Year 2017-2018 Capital Budget of the Parks and Recreation Department.
Purchasing Language	Lowest responsive bid of four bids received through a competitive Invitation for Bid solicitation.
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, Aiden Cohen, 512-974-1929, or the Project Manager, David Smythe-Macaulay, 512-974-7152.

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Additional Backup Information:

The expansion of the Dove Springs Recreation Center is a priority item that was first identified in the Southeast Combined Neighborhood Plan, and was later approved by voters in the 2012 Bond election. Community outreach for this project occurred over a series of meetings in 2014 and 2015, which identified needs for projects at both the district park and recreation center. The goals for the project are to provide a new commercial kitchen, multi-purpose area, study area for teens, and to improve functionality of staff spaces. Design phase for this project was completed in the summer of 2017.

This project will include the interior renovation of select spaces and a new building within the Dove Springs Recreation Center site. A new, free-standing building will be added to the existing recreation center site, to provide a fitness classroom space, and associated support spaces. Building renovations will include, the expansion of the existing kitchen which includes new kitchen equipment and cabinets. The renovation of the existing television room for use as a study area. The renovation of existing staff offices to provide more efficient functionality. The renovation of the existing meeting and multipurpose rooms and a new covered porch area is included. Associated changes to the existing landscape, site utilities and parking lot are also included. This project will also include upgrades to achieve Leadership in Energy and Environmental Design Silver certification.

This contract will include the award of alternate bid items for new finished flooring to the renovated multi-purpose room and new fixed glass windows to provide visibility into the park. An alternate bid is a specified item of the construction work that is priced separately for additional items of work that may be awarded as part of the contract if the bids come within the specified budget.

This item includes two allowances. The allowance of \$3,500 will be used to address the removal of an existing Art In Public Places mural and an allowance of \$2,500 will be used to address non-destructive testing in areas where penetrations for new elements are required. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work whose details are not yet determined at the time of bidding.

The community engagement for this project consisted of input in the design process over a series of meetings in 2014 and 2015. The public has been kept up to date with progress meetings in October 2015, August 2016, and most recently in June 2017.

Due to the potential for encountering undiscovered utility and structural conflicts, a 10%

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.

Approval to execute the contract will allow this much-needed project to proceed into construction. This project was competitively bid two times, the first in summer 2017 with only one compliant bid received. A delay in approving this project will continue to affect the ability to move forward into construction at a competitive cost and delay these important improvements to the Dove Springs Recreation Center.

The contract allows 365 calendar days for completion of this project. This project is located within zip code 78744 (District 2). The project will be managed by the Parks and Recreation Department.

ASD Consultant, Inc. is located in Austin, Texas.

Information on this solicitation is available through the City's Austin Finance Online website.

Link: Solicitation Documents

<https://www.ci.austin.tx.us/financeonline/vendor_connection/solicitation/solicitation_details.cfm?sid=122988>.