



**Construction Contract
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 77
AGENDA DATE: Thu 06/23/2005
PAGE: 1 of 4**

SUBJECT: Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX, for Health and Human Services Department (HHSD) Phase II - Building 614 Renovations for the Administrative offices of the HHSD in the amount of \$1,003,392 plus a \$50,000 contingency, for a total contract amount not to exceed \$1,053,392.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$1,053,392 is available in the Fiscal Year 2004-2005 Amended Capital Budget of the Health and Human Services Department.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works **DIRECTOR'S**
DEPARTMENT:for Health and Human Services; **AUTHORIZATION:** Sondra Creighton

FOR MORE INFORMATION CONTACT: Kalpana Sutaria, 974-7225; Melanie Miller, 972-5045; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Lowest bid of five bids received.

MBE / WBE: 9.01% MBE and 18.93% WBE subcontractor participation.

The administrative offices of the Health and Human Services Department (HHSD) were moved out from the HHSD Campus, Building C in February of 2005 to a temporary location at the Mueller Airport. This move was a result of an agreement made with the Hospital District of Travis County to transfer the Cesar Chavez building to the District. Building C Renovations are in progress to move the Office of Vital Records from the Cesar Chavez Building. Renovations at Building 614 will allow the administrative offices of HHSD to move to a permanent location at the Campus along with the mail services from the Cesar Chavez Building.

This project includes a complete renovation of Building 614, which was a dormitory building built in 1970. The major renovations include interior remodeling, new mechanical, new electrical, new plumbing, new roof, handicapped accessible parking and other required modifications to meet the current code requirements. Due to the potential for unknown subsurface and existing building conditions at this site, a 5% contingency in funding has been included to allow for the expeditious processing of any future change orders. The contract allows 150 calendar days for completion of this project.

Bid documents were distributed to 5 general contractors. Bids were opened on May 26, 2005. The low bidder, Southwest Corporation, submitted the lowest of 5 bids received:

Southwest Corporation, Austin, TX	\$1,003,392.00
Barecky Construction, Wimberley, TX	Non-responsive
The Barr Company, Austin, TX	\$1,101,900.00



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**AGENDA ITEM NO.: 77
AGENDA DATE: Thu 06/23/2005
PAGE: 2 of 4**

Fuzzzone Construction, Cedar Park, TX	\$1,144,757.00
Journeyman Construction, Austin, TX	\$1,154,000.00

The contractor's choice of work methodology provides for 19 areas of subcontracting opportunities: mechanical, electrical, plumbing, drywall & ceilings, storefront and windows, masonry, final cleaning, fire protection, ceramic tile, carpet and vinyl composition tile, toilet partitions, painting, roofing, millwork, signage, concrete, site work, demolition, and utilities.

Participation subgoals stated in the solicitation were 1.65% African American, 8.97% Hispanic, Asian American 1.1%, 4.98% WBE. Total participation estimated on base bid amount of \$1,003,392.00:

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$212,251.00</u>	<u>21.16%</u>
Southwest Corporation, Austin, TX	\$212,251.00	21.16%

<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$90,384.00</u>	<u>9.01%</u>
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<u>MH Subtotal</u>	<u>\$50,014.00</u>	<u>4.98%</u>
C+M Interiors, Austin, TX (Drywall & Ceilings)	\$50,014.00	4.98%

<u>MH Subtotal</u>	<u>\$5,300.00</u>	<u>0.53%</u>
Longoria Masonry, Austin, TX (Masonry)	\$5,300.00	0.53%

<u>MH Subtotal</u>	<u>\$19,950.00</u>	<u>1.99%</u>
Austex Concrete, Austin, TX (Concrete & Sitework)	\$19,950.00	1.99%

<u>MH Subtotal</u>	<u>\$15,120.00</u>	<u>1.51%</u>
Triple R Coating, Austin, TX (Painting)	\$15,120.00	1.51%

<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$189,967.00</u>	<u>18.93%</u>
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<u>FR Subtotal</u>	<u>\$2,790.00</u>	<u>0.28%</u>
Windows and More, Austin, TX (Final Cleaning)	\$2,790.00	0.28%

<u>FR Subtotal</u>	<u>\$187,177.00</u>	<u>18.65%</u>
RM Mechanical, Austin, TX (Mechanical)	\$187,177.00	18.65%

<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$510,790.00</u>	<u>50.90%</u>
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<u>Subtotal</u>	<u>\$167,850.00</u>	<u>16.73%</u>
DSB Electric, Austin, TX (Electrical)	\$167,850.00	16.73%

<u>Subtotal</u>	<u>\$41,126.00</u>	<u>4.10%</u>
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**AGENDA ITEM NO.: 77
AGENDA DATE: Thu 06/23/2005
PAGE: 3 of 4**

Western States Fire Protection, Austin, TX (Fire Prot.)	\$41,126.00	4.10%
<u>Subtotal</u>	<u>\$25,150.00</u>	<u>2.51%</u>
Rockford Business Interiors, Austin, TX (Carpet, tile)	\$25,150.00	2.51%
<u>Subtotal</u>	<u>\$16,538.00</u>	<u>1.65%</u>
J.M. Utilities, Cedar park TX (site utilities)	\$16,538.00	1.65%
<u>Subtotal</u>	<u>\$136,500.00</u>	<u>13.60%</u>
Roof Crafters, Leander, TX (Roofing)	\$136,500.00	13.60%
<u>Subtotal</u>	<u>\$42,650.00</u>	<u>4.25%</u>
Guzman Plumbing, Austin, TX (Plumbing)	\$42,650.00	4.25%
<u>Subtotal</u>	<u>\$13,500.00</u>	<u>1.35%</u>
SRI, Inc., Leander, TX (Demolition)	\$13,500.00	1.35%
<u>Subtotal</u>	<u>\$3,250.00</u>	<u>0.32%</u>
Hill Country Fence, Spicewood, TX (Fencing)	\$3,250.00	0.32%
<u>Subtotal</u>	<u>\$10,875.00</u>	<u>1.08%</u>
Archwood Cabinetry & Millwork, Austin, TX (Millwork)	\$10,875.00	1.08%
<u>Subtotal</u>	<u>\$40,960.00</u>	<u>4.08%</u>
Anchor Ventana, Round Rock, TX (Storefront, windows)	\$40,960.00	4.08%
<u>Subtotal</u>	<u>\$6,560.00</u>	<u>0.65%</u>
Austin Stone & Tile, Austin, TX (Ceramic Tile)	\$6,560.00	0.65%
<u>Subtotal</u>	<u>\$1,284.00</u>	<u>0.13%</u>
T.H. Willis Co., San Antonio, TX (Fire Ext. Cabinets)	\$1,284.00	0.13%
<u>Subtotal</u>	<u>\$1,295.00</u>	<u>0.13%</u>
ISI Central Valley, Austin, TX (Signs)	\$1,295.00	0.13%
<u>Subtotal</u>	<u>\$3,252.00</u>	<u>0.32%</u>
Hull Supply, Austin, TX (Toilet Partitions)	\$3,252.00	0.32%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small & Minority Business Resources. Second and third low bidder information is provided.

SECOND BIDDER - Barecky Construction, Wimberley, TX - Non-Responsive

RCA Serial#: 9099 Date: 06/23/05 Original: Yes
Disposition:

Published:
Adjusted version published:



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**AGENDA ITEM NO.: 77
AGENDA DATE: Thu 06/23/2005
PAGE: 4 of 4**

**THRID BIDDER – The Barr Company (WBE), Austin, TX - \$1,101,900.00
0.00% Non M/WBE prime participation; 2.65% MB; 0.00% MH; 0.31% NA; 14.79% WBE; 58.60% Non
M/WBE subcontractor participation.**

Project: HHSD Phase II, Building 614 Renovations
Recommended Low Bidder: Southwest Corporation

Low Bid Amount: \$1,003,392

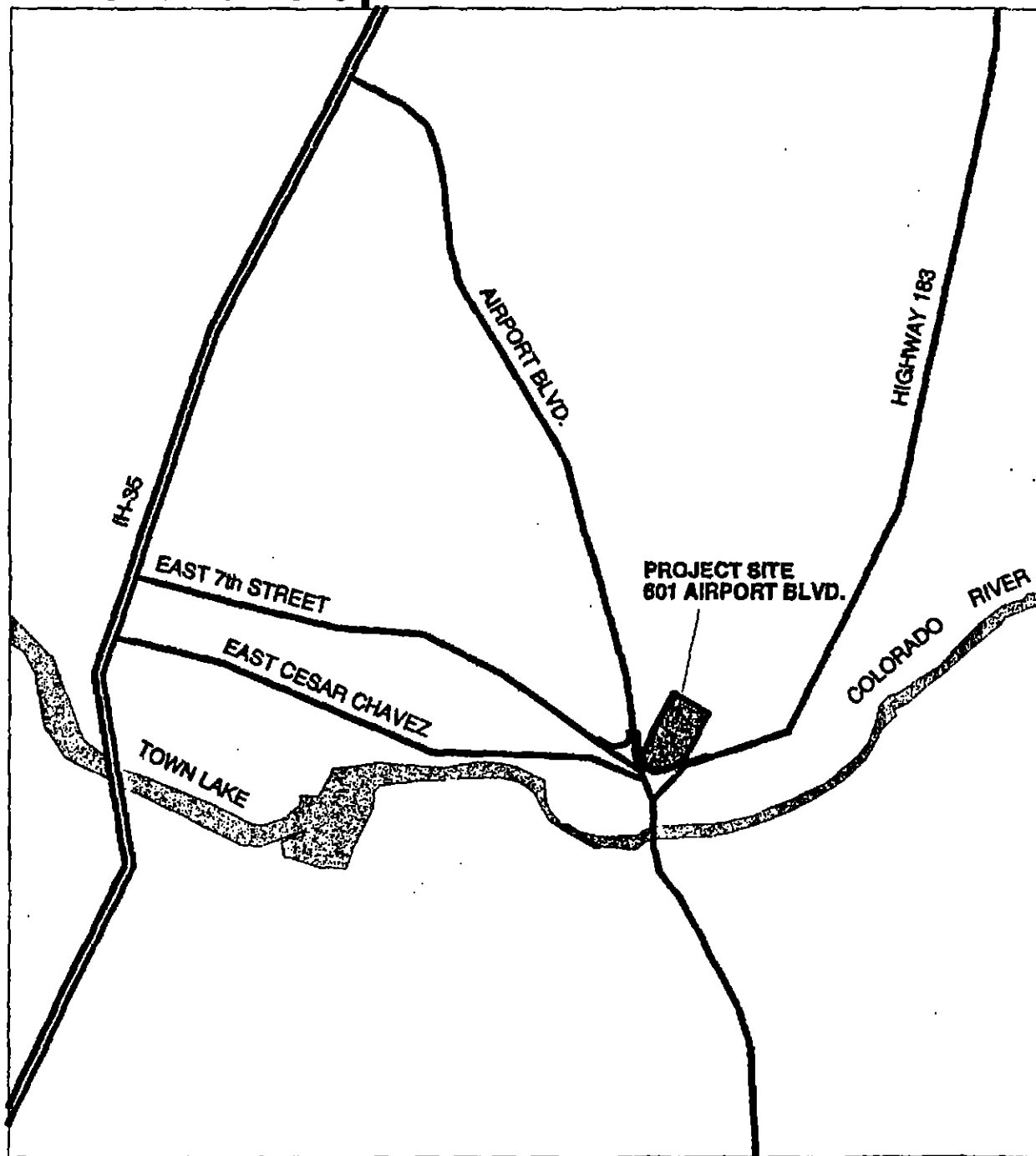
Project Goals: AA = 1.65%; Hlsp = 8.97%; Asl = 1.10%; WBE = 4.98%

Achieved Goals: AA = 0.0%; Hlsp = 8.98%; Asl = 0.0%; WBE = 18.92%

Subcontracted \$ Amount		African American			Hispanic			Asian American			WBE		
Certified	Non-Certified	Certified	Solicited	Responded	Certified	Solicited	Responded	Certified	Solicited	Responded	Certified	Solicited	Responded
3133	DUCT, METAL	0	0	0	4	4	0	0	0	0	0	0	0
13584	TILE, FLOOR & WALL	\$5,560	1	1	0	0	0	0	0	0	2	2	0
15025	DOORS, FRAMES STEEL		0	0	0	0	0	0	0	0	1	1	0
15027	DOORS, FRAMES, & WOOD		0	0	0	0	0	0	0	0	2	2	0
15049	MILLWORK	\$10,675	0	0	0	0	0	0	0	0	1	1	0
28528	CONDUIT, STEEL		0	0	0	1	1	0	0	0	1	1	0
28554	LIGHTING FIXTURES		0	0	0	1	1	0	0	0	1	1	0
34008	CABINETS AND COVERS	\$1,264	0	0	0	0	0	0	0	0	2	2	0
36085	TILE, VINYL		2	2	0	3	3	0	0	0	2	2	0
54062	PLYWOOD		0	0	0	0	0	0	0	0	1	1	0
65895	TUBING, STEEL		0	0	0	2	2	0	0	0	1	1	0
8018315	SIGNS, ALUMINUM	\$1,295	0	0	0	0	0	0	0	0	7	7	0
87090	WINDOW SHADES	1564	0	0	0	1	1	0	0	0	2	2	0
91009	CARPET SERVICES	\$2,790	\$25,150	11	11	0	7	7	1	1	1	0	2
91240	DEMOLITION SERVICES		\$13,500	5	5	0	10	10	0	1	1	0	3
9134769	SIDEWALK W/RAMPS			5	5	0	20	20	0	2	2	0	3
91430	CONCRETE	\$19,950		10	10	1	24	24	1	2	2	0	6
91438	ELECTRICAL		\$167,850	2	2	0	12	12	0	0	0	0	5
91447	GLASS AND GLAZING	\$50,014		0	0	0	3	3	2	0	0	0	1
91450	HVAC	\$187,177		0	0	0	5	5	0	1	1	0	1
91455	MASONRY	\$5,300		4	4	0	12	12	1	2	2	0	3
91461	PAINTING	\$15,120		3	3	0	21	21	1	1	1	0	2
91468	PLUMBING			0	0	0	5	5	0	1	1	0	0
91473	ROOFING		\$136,500	2	2	0	6	6	0	0	0	0	0
\$280,361		\$364,598											
Total Vendors			45	45	1	137	137	6	11	11	0	49	49
Total Unique Vendors (Non-Duplicated numbers)			27	27	1	88	88	6	7	7	0	35	35

*The General Contractor subtracted fencing, utility, fire protection, toilet accessories & store front services.
The scopes of work were not on the availability list.

Location Map



**CIP
Fiscal Note**

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

6/23/2005
Ordinance
Health and Human Services

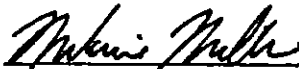
Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX, for Health and Human Services Department (HHSD) Phase II - Building 614 Renovations for the Administrative offices of the HHSD in the amount of \$1,003,392 plus a \$50,000 contingency, for a total contract amount not to exceed \$1,053,392.

HHSD

Project Name: HHSD Campus Phase II Renovations
Project Authorization: 2004-05 Capital Budget
Funding Source: Medicaid Administrative Claiming Funds
General Fund
CIP Interest
Number: 8570-917-0983

Total Current Appropriation	\$1,806,117
Unencumbered Balance	\$1,325,543
Amount of This Action	<u>\$1,053,392</u>
Estimated Available	\$272,151

Health & Human Services:



Date:

6/18/05