



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

**AGENDA ITEM NO.: 19
AGENDA DATE: Thu 08/05/2004
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SUBJECT: Authorize execution of a construction contract with ACTION CONSTRUCTION, San Antonio, TX, for the Connelly-Yerwood Renovation Re-Bid in an amount not to exceed \$376,950.

AMOUNT & SOURCE OF FUNDING: Funding is available in the Neighborhood Housing and Community Development Department (NHCD) Special Revenue Fund Section 108 loan proceeds.

FISCAL NOTE: A fiscal note is not required.

REQUESTING Public Works

DIRECTOR'S

DEPARTMENT: *for Neighborhood Housing and
Community Development;*

AUTHORIZATION: *Sondra Creighton*

FOR MORE INFORMATION CONTACT: Norman Mattson, 974-7025; Sandra Harkins, 974-3128; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: Ordinance to execute Loan Documents with HUD, December 16, 1999; Settlement Agreement with Anderson Community Development Corporation, June 1, 2002.

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Lowest bid of two received.

MBE / WBE: 14.24% MBE and 5.63% WBE subcontractor participation.

On June 1, 2002 the City of Austin entered into a Settlement Agreement with the Anderson Community Development Corporation, which states that the building located at 1115 East 12th Street (Connelly – Yerwood House) would be renovated by the City of Austin.

The City will lease the building back to the Anderson Community Development Corporation to carry out their non-profit and other community activities. The facility is located at 1115 East 12th Street and will provide approximately 1,450 square feet of floor space that will include a meeting room, three offices, break room, and a new handicapped-accessible bathroom. New on-site parking and associated dedicated alley for five automobiles and underground electrical utilities will be provided. An additional benefit of the project is the restoration of this historic home to the Anderson Hill neighborhood.

The contract allows 180 calendar days for completion of this project.

Bid documents were distributed to four general contractors. Bids were opened on June 24th, 2004. Action Construction, Inc. submitted the lowest of 2 bids received:

Action Construction, Inc, San Antonio, TX	\$376,950
Jordan – Whitfield, Inc., Austin, TX	\$446,000

The contractor's choice of work methodology provides for 17 areas of subcontracting opportunities: HVAC; plumbing; masonry; fencing; tile work; blinds; erosion control; roofing & painting; landscaping; toilet accessories; bike racks; insulation; doors, windows, lumber, siding; abatement, lead paint



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remediation, demolition; excavation & trenching; site plumbing; hardwood flooring.

Participation goals stated in the solicitation were 12.43 % MBE and 3.97 % WBE. Total participation estimated on base bid amount of \$376,950.00.

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$161,690.00</u>	<u>42.89%</u>
Action Construction, Inc, San Antonio, Texas	\$161,690.00	42.89%

<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$53,640.00</u>	<u>14.24%</u>
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<u>MH Subtotal</u>	<u>\$53,640.00</u>	<u>14.24%</u>
LMH Plumbing, Austin, TX (plumbing)	\$14,980.00	3.97%
(MB)ET Masonry, Austin, TX (masonry)	\$1,520.00	0.41%
Longhorn Blinds, Austin, TX (blinds)	\$2,990.00	0.80%
American Roofing, Austin, TX (roofing & painting)	\$8,150.00	2.17%
Maldonado Nursery, New Braunfels, TX (landscaping)	\$14,000.00	3.71%
(FA)Metalink, Austin, TX, (fencing)	\$12,000.00	3.18%

<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$21,252.00</u>	<u>5.63%</u>
RM Mechanical, Manor, TX (HVAC)	\$18,888.00	5.01%
JGR Tile & Stone, Austin, TX (tilework)	\$994.00	0.26%
Fuquay, Inc., Austin, TX (erosion controls)	\$1,370.00	0.36%

<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$140,368.00</u>	<u>37.24%</u>
Texas Express Co., Austin, TX (toilet accessories)	\$298.00	0.08%
The Willis Co., San Antonio, TX (specialties)	\$2,278.00	0.60%
Advanced Insulation, Dripping Springs, TX (insulation)	\$2257.00	0.60%
Stock Building Supply, Austin, TX (doors, windows, lumber, siding)	\$45,000.00	11.94%
Sisk-Robb Inc., Leander, TX (hazardous materials abatement)	\$20,720.00	5.50%
Stone Demolition, Helotes, TX (excavation, demolition, trenching)	\$48,815.00	12.95%
JM Utility Co., Austin, TX (site utilities)	\$15,000.00	3.98%
Signature Hardwood & Floor, Austin, TX (flooring)	\$6,000.00	1.59%

The Contractor submitted a MBE/WBE Compliance Plan that achieved participation goals set for this (solicitation or project) and was approved by the Department of Small & Minority Business Resources. Second low bidder information is provided.

SECOND BIDDER – Jordan-Whitfield, Inc., Austin, TX \$448,000.00
33.95% Non M/WBE prime participation; 8.86% MBE; 7.24% WBE; 49.95% Non M/WBE subcontractor participation.



CONTINUED ON MAP 584

CONTINUED ON MAP 515

CONTINUED ON MAP 586

SCALE IN FEET

0 100 200 300 400

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SCALE IN FEET

0 1000 2000 3000