

# AUSTIN CITY COUNCIL

## AGENDA



Thursday, September 28, 2006

Back Print

### Public Works RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 32

**Subject:** Authorize execution of a construction contract with BARECKY CONSTRUCTION COMPANY, Wimberley, TX, for the Gustavo "Gus" L. Garcia Recreation Center in an amount of \$6,252,496 plus a \$312,624 contingency, for a total contract amount not to exceed \$6,565,120.

**Amount and Source of Funding:** Funding in the amount of \$6,565,120 is available in the Fiscal Year 2005-2006 Approved Capital Budget of the Parks and Recreation Department.

**Fiscal Note:** A fiscal note is attached.

#### Additional Backup Material

(click to open)

- ☐ EVALUATION MATRIX
- ☐ MAP
- ☐ M/WBE SUB. GOALS REVISED
- ☐ Fiscal Note\_Gus\_Garcia Barecky

**For More Information:** Rossy Farina-Strauss, 974-7207; Laura Bohl, 974-7064.

**Purchasing Language:** Best of two proposals received.

**MBE/WBE:** 13.17% MBE and 14.61% WBE subcontractor participation.(Related to item # 24)

**Prior Council Action:** 06-19-00 Park and Building Naming Ordinance; 08-10-01 Consultant Selection; 08-26-04 Competitive Sealed Proposal Process Approval.

The Gustavo "Gus" L. Garcia Recreation Center will provide a recreation center to the neighborhood in Northeast Austin. With the award of the contract, construction should start in October 2006 and be completed by October 2007.

The contract amount includes Alternate No. 1 - the inclusion of a maple wood floor system in the gymnasium, Alternate No. 2 - the inclusion of Bermuda grass hydromulch and a temporary irrigation system. The construction of this new building located in the Gustavo "Gus" L. Garcia Neighborhood Park will provide the following spaces: classrooms, computer room, offices, storage areas, restrooms, locker room, shower areas and a gymnasium. The contract allows 325 calendar days for completion of the project.

Due to the potential for unknown subsurface conditions, utility conflicts when working in the right-of-way, and the number of construction trades involved a 5% contingency in funding has been included to allow for the expeditious processing of any future change orders.

As approved by Council on August 26, 2004, the project was solicited as a Competitive Sealed Proposal. Proposal documents were distributed to five general contractors and proposals were received on June 22, 2006. As part of the Competitive Seal Proposal procurement method, evaluation criteria were given to the contractors as part of the construction documents. The construction company was selected based on these criteria, with cost being one of the consideration items.

Barecky Construction Company was selected as providing the best proposal of the two proposals received.

The ranking based on the base bid is as follows: Barecky Construction Company, Wimberley, TX \$6,252,496.00 Constructors and Associates, Austin, TX \$6,693,470.00

**Composite**

**Project: Gus Garcia Recreation Center**

[illegible]



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

**AGENDA DATE:** 8/24/06

**PAGE:** 1 of 2

The contractor's choice of work methodology provides for 37 areas of subcontracting opportunities as listed below. Project specific sub goals stated in the solicitation were 3.55% African American; 7.92% Hispanic; 0.70% Asian American, 0.37% Native American, 6.54% WBE. Total participation estimated on base bid amount of \$6,252,496.00.

<b>NON M/WBE TOTAL – PRIME</b>	<b>\$1,258,838.00</b>	<b>20.13%</b>
Barecky Construction Company, Wimberley, TX	\$1,258,838.00	20.13%
<b>MBE TOTAL – SUBCONTRACTORS</b>	<b>\$823,500.00</b>	<b>13.17%</b>
<b>African American Subtotal</b>	<b>\$314,765.00</b>	<b>5.03%</b>
Unism Development Co., Austin, TX (utilities)	\$314,765.00	5.03%
<b>Hispanic Subtotal</b>	<b>\$508,735.00</b>	<b>8.14%</b>
P G Sosa Plumbing and Heating, Austin, TX (plumbing)	\$211,300.00	3.38%
Advance Landscape Designs Austin, TX (landscaping and irrigation)	\$275,065.00	4.40%
Macias and Associates, Inc. Austin, TX (surveyor of record)	\$22,370.00	0.36%
<b>Asian American Subtotal</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>Native American Subtotal</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>WBE TOTAL – SUBCONTRACTORS</b>	<b>\$913,390.00</b>	<b>14.61%</b>
Capitol Concrete Contractors, Liberty Hill, TX (concrete)	\$331,973.00	5.31%
RM Mechanical, Inc., Austin, TX (mechanical)	\$504,000.00	8.06%
South Texas Specialties, San Antonio, TX (floors mats and architectural joint systems)	\$8,787.00	0.14%
All Points Inspection Service, Austin, TX (construction photography)	\$3,521.00	0.06%
AFS Environmental Inc., Austin, TX (erosion control)	\$6,266.00	0.10%
DEA Specialties Co. LTD, San Antonio, TX (lockers and benches)	\$13,875.00	0.22%
JGR Tile and Stone, Austin, TX (ceramic tile)	\$29,190.00	0.47%
Honeycutt Fire Systems, L.P., Austin, TX (fire alarm)	\$15,778.00	0.25%
<b>NON M/WBE TOTAL – SUBCONTRACTORS</b>	<b>\$3,256,768.00</b>	<b>52.09%</b>
Irwin Telescopic Seating, Altamont, IL (telescopic seating)	\$15,900.00	0.25%
Warenoff's, Inc., Pflugerville, TX (interior architectural woodwork)	\$64,000.00	1.02%
Select Builders, Cedar Creek, TX (drywall, acoustical and ventwood ceiling)	\$513,736.00	8.22%
Total Roofing Services, Inc., Austin, TX (roofing)	\$118,868.00	1.90%
Bomanite of Austin, LTD, Austin, TX (concrete staining)	\$12,950.00	0.21%
CG Constructors, Inc, Austin, TX (painting)	\$57,597.00	0.92%
American Mainline Products, Inc., San Antonio, TX (canopy)	\$89,202.00	1.43%



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

**AGENDA DATE: 8/24/06**

**PAGE: 2 of 2**

Champion Site Preparation, Inc., Georgetown, TX (site work and asphalt paving)	\$354,365.00	5.67%
Brazos Masonry, Inc., Waco, TX (masonry)	\$298,355.00	4.77%
Construction Metal Products, Inc, Kyle, TX (structural steel, metal roof deck, misc. metals)	\$674,500.00	10.79%
AALCO Manufacturing Co., St. Louis, MO (athletic equipment)	\$47,985.00	0.77%
Dynamic Sports Construction, Inc., Leander, TX (flooring and athletic synthetic flooring)	\$49,675.00	0.79%
Architectural Division 8, San Antonio, TX (doors, frames and hardware)	\$20,698.00	0.33%
Ace – Hydroshield Waterproofing, Austin, TX (waterproofing)	\$19,525.00	0.31%
CAF Specialties, Austin, TX (louvers)	\$8,562.00	0.14%
Building Image Group, Inc., Austin, TX (signage)	\$10,795.00	0.17%
B Wise Environmental Consulting, Inc., Round Rock, TX (storm water pollution prevention)	\$6,050.00	0.10%
Ed Flume Building Specialties, LTD, San Antonio, TX (metal wall panels and toilet compartments/accessories)	\$165,285.00	2.64%
Rob Pelletier Construction, Inc., Humble, TX (Operable panel partitions)	\$8,208.00	0.13%
Twin City Glass, Austin, TX (Aluminum storefronts, windows/glass, curtain wall)	\$155,819.00	2.49%
Orury South, Inc., San Antonio, TX (cementitious deck)	\$82,000.00	1.31%
Overhead Door Co. of Austin, Austin, TX (overhead coiling doors)	\$4,775.00	0.08%
Construction Rent-A-Fence Inc., Taylor, TX (construction fence)	\$2,400.00	0.04%
T.H. Willis Company, Inc., San Antonio, TX (site furnishings, ladders, marker boards, tack boards, fire extinguishers, cabinets, safe)	\$11,361.00	0.18%
Kanetzky Electric, Inc., Austin, TX (electrical)	\$464,157.00	7.42%

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

SECOND BIDDER - Constructors and Associates, Austin, TX - \$6,693,470.00

17.85% Non M/WBE prime participation; 5.59% African American; 20.56% Hispanic; 0.00% Asian American; 0.00% Native American; 9.42% WBE; 46.58% Non M/WBE subcontractor participation.

## **CIP BUDGET FISCAL NOTE**

**DATE OF COUNCIL CONSIDERATION:**  
**WHERE ON AGENDA:**  
**DEPARTMENT:**

8/31/2006  
Resolution  
Parks & Recreation

**DESCRIPTION:** Authorize execution of a construction contract with BARECKY CONSTRUCTION COMPANY, Wimberly, TX, for the Gustavo "Gus" L. Garcia Recreation Center in an amount of \$6,252,496 plus a \$312,624 contingency, for a total contract amount not to exceed \$6,565,120

### **FINANCIAL INFORMATION**

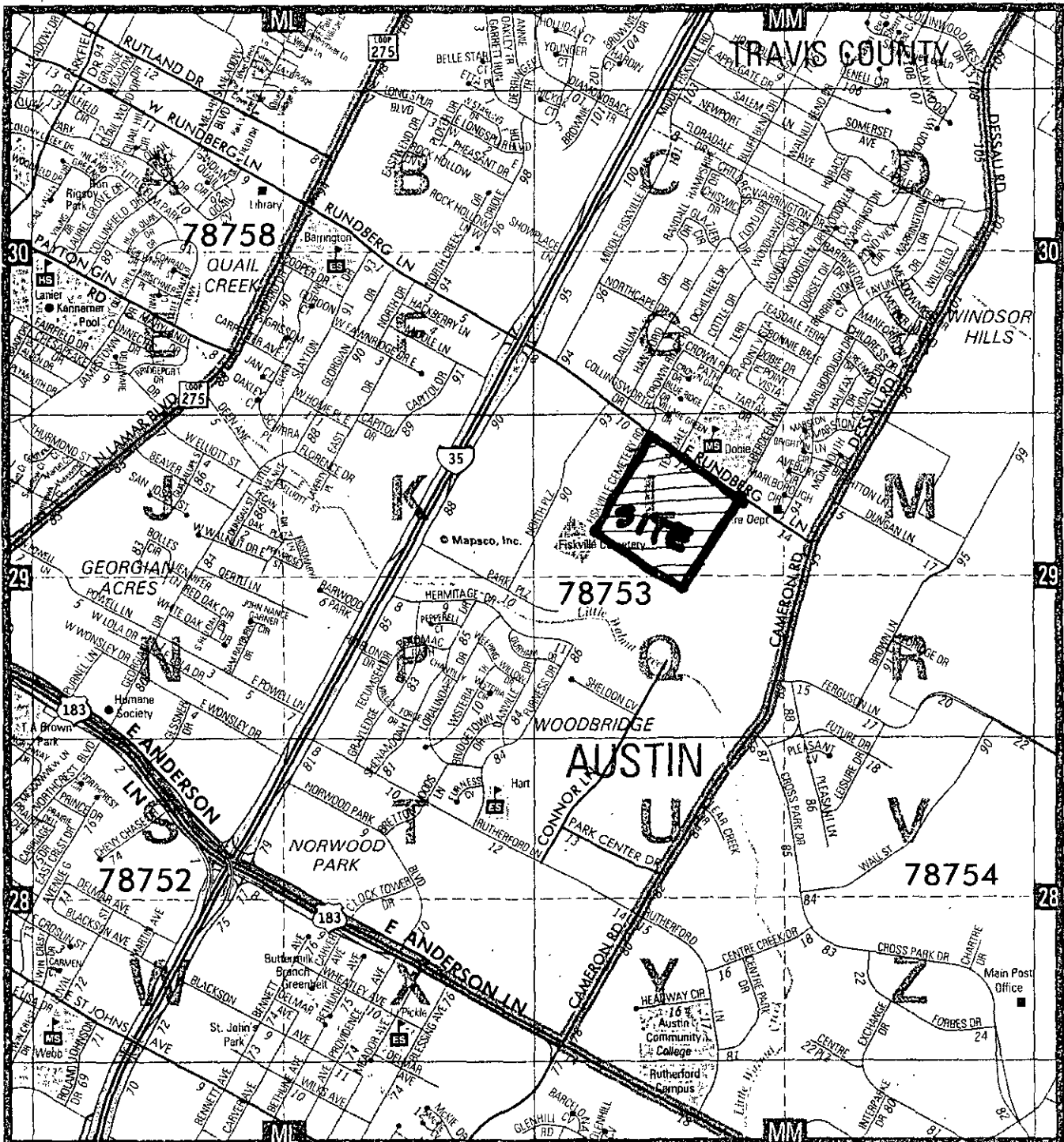
<b>Project Name:</b>	Gus Garcia Recreation Center
<b>Project Authorization:</b>	2005-2006 Amended Capital Budget
<b>Funding Source:</b>	1998 GO Bonds/P2 CIP Interest
<b>Fund/Agency/Orgn:</b>	8921-867-0092 8740-867-New

Current Appropriation	\$8,350,000.00
Unencumbered Balance	\$7,416,862.00
Amount of this Action	<u>(\$6,252,496.00)</u>
Remaining Balance	<u><u>\$1,164,366.00</u></u>

# PROJECT LOCATION INDEX GUSTAVO "GUS" L. GARCIA RECREATION CENTER

MAP  
526

CONTINUED ON MAP 496



CONTINUED ON MAP 525

CONTINUED ON MAP 556

CONTINUED ON MAP 527

SCALE IN MILES

0 1/8 1/4 3/8 1/2

COPYRIGHT 1993, 2001 by MAPSCO, INC. - ALL RIGHTS RESERVED

SCALE IN FEET

0 1000 2000 3000

BOOK PAGE 1164