




Austin/Travis County Health and Human Services Department



TO: Mayor and City Council

FROM: Shannon Jones III, Director 

DATE: September 16, 2016

SUBJECT: CSP Agreement with IE2 CONSTRUCTION, LTD for the Expansion and Renovation of the Austin Shelter for Women and Children

The purpose of this memo is to provide background information relative to a City Council Agenda Item scheduled for the September 22nd City Council agenda. Council will be asked to authorize negotiation and execution of a competitive sealed proposal agreement with IE2 CONSTRUCTION, LTD, for the expansion and renovation of the Austin Shelter for Women and Children (ASWC) facility.

Project Background

Following voter approval of Proposition 17 of the 2012 Bond Program, the Health and Human Services Department (HHSD) received \$3.8 million for the renovation and expansion of the existing Austin Shelter for Women and Children. The project will utilize these immediately available bond funds to address urgently-needed repairs and safety/ accessibility upgrades, and to increase the shelter's bed capacity.

Since 2001, the City of Austin has contracted with the Salvation Army for the operation of the Austin Shelter for Women and Children, a comprehensive emergency shelter that serves homeless adult women including those with dependent children under the age of 17 years old. The shelter is located on Travis County property leased to the City of Austin until 2064. It is an excellent site to provide services to this particular segment of the homeless population.

The goal of the ASWC is to aid homeless women and their children in transitioning out of homelessness and into attaining and maintaining self-sufficiency. The shelter operates 24 hours a day, 365 days a year. Comprehensive services are provided in a caring, supportive and encouraging environment. The ASWC focuses on obtaining safe and stable housing for its clients, and to help provide means with which to earn income needed to support personal stability. A high priority is placed on children's services, including licensed child care, child/family therapy, specialized school-age children's groups, after-school tutoring and transportation to local schools. The current ASWC's program is operated by the Salvation Army through a social services contract with HHSD.

Project Vision

The proposed expansion strives to offer three main benefits for the Austin Shelter for Women and Children clients:

- A safe place of respite for women and children.
- A place of assistance for attaining and maintaining self-sufficiency.
- A natural setting that fosters awareness, healing and growth.

Project Progress

Preliminary

In summer of 2013, McKinney York Architects led a design team in evaluating the existing Women and Children's Shelter. This report identified critical life/safety issues, site drainage and egress, and engaged internal partners to solicit suggestions on the proposed design. HHSD and the Public Works Department (PWD) met with the Salvation Army, the Ending Community Homelessness Coalition (ECHO) and the Travis County Health Department. An open house meeting was conducted to present a draft design proposal to the public.

An initial design concept was presented in fall of 2013 to the Health and Human Services Department and HHS Committee. The City of Austin and Travis County executed a new Interlocal Agreement that extended the Shelter lease to 2064.

Design

The Public Works Department gave the project architects notice to proceed with design based on the preliminary concepts in May of 2014. The initial assessment identified the following priorities:

- A separate childcare facility with the potential for future expansion, to allow for infant care and a centrally located daycare.
- Relocation of the existing driveway that allows for emergency vehicle access.
- The need for a City of Austin site development permit.

Design Completion

The new design includes the following:

1. A new shelter wing with the increased bed capacity and flexible room arrangements with additional 32 – 34 beds (depending on family organization).
2. Relocation of the childcare facilities to a separate new building on the site.
3. Relocation of the common rooms from the basement to the first floor.
4. Kitchen code upgrades.
5. Addition of a gender specific bathroom for families with older boys, including the ADA-compliant upgrade.
6. Dining room expansion.
7. Roof replacement.
8. Fire suppression installation.
9. Plumbing upgrade.
10. Site irrigation and drainage system construction.
11. Access road upgrade.
12. ADA compliance requirements.
13. New drive and parking.
14. An Art in Public Places (AIPP) installation is nearing final design. Austin area artist Virginia Fleck was recommended as the finalist for the project on February 4, 2015 and Austin Arts Commission approved the recommendation on March 16, 2015. Austin City Council voted unanimously to authorize negotiation and execution of a design and commission agreement with the artists on May 21, 2015 for an amount not to exceed \$68,000 inclusive of design, fabrication, insurance and installation.

During the final stages of site permit review, Travis County sold the front 7.55 acres to the Salvation Army. The Salvation Army conducted a Capital Campaign and plans to build complementary transitional housing for women and children.

Solicitation Process

Final design documents were submitted to the City on March 28, 2016. Based on the complexity of the project, staff determined the use of the Competitive Sealed Proposal alternative delivery method would allow for the selection of a contractor with the needed expertise and technical experience. The Competitive Sealed Proposal procurement/contract methodology is a best value solicitation process that allows weighted evaluations of the bidders' qualifications, price, and schedule and provides an ability to negotiate prior to final contracting. The Competitive Sealed proposals were opened on May 18, 2016. A panel of City employee subject matter experts recommended a general contractor as part of the Competitive Sealed Proposal.

The daycare, site improvements and drive realignment were expected cost increases. The Austin construction market contributed upward pressures on the bids. The result was an increased budget amount of \$6.5M, with a recommended construction bid of \$4.9M. Funding needed to close the gap from the original 2012 Bond funding will be provided by Certificates of Obligation that are included in the FY2016-17 Annual Operating Budget. Additional funding for this project will be available through a \$250,000 grant awarded by the Texas Department of Housing and Community Affairs.

Remaining Project Schedule

The expected start of construction is mid-November 2016 with completion estimated in February 2018.

Should you have any questions, please contact me at 512-972-5010.

cc: Marc A. Ott, City Manager
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