

AGENDA



Thursday, February 11, 2010

Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION

Item No. 5

Subject: Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX, for the Austin Convention Center 3rd & 4th Level Connector in the amount of \$795,347, plus a \$39,767 contingency, for a total contract amount not to exceed \$835,114.

Amount and Source of Funding: Funding is available in the Fiscal Year 2009-2010 Capital Budget of the Austin Convention Center Department.

Fiscal Note: A fiscal note is attached.

For More Information: Alison von Stein 974-7217; Robin Field 974-7140; April Thedford 974-7141

Purchasing Language: Lowest bid of five (5) bids received.

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 29.10% MBE and 3.67% WBE subcontractor participation.

The Austin Convention Center (ACC) was opened in 1992. In 2002 an expansion on the north side was completed. There is no direct connection between the 4th level of the expansion and the 3rd level of the original Convention Center building. Conventioneers attending meeting sessions in both of these areas must traverse a circuitous path between them. The proposed project will provide a direct connection between these two levels, making the Convention Center more desirable for large conventions which utilize the entire building, as well as smaller conventions that utilize both of these levels. This lack of direct connection is the number one survey complaint the ACC Department receives from attendees of larger shows. This should affect the types of conventions that the Convention Center is able to contract with and increase revenue as a result. In addition, the project provides a new large meeting room which should also affect revenue flow favorably.

The project consists of new structural components, finishes, lighting, electrical, mechanical and other miscellaneous work to complete the connector and a new meeting room. The contract award includes one bid alternate which is a full-color photo mural on the folding wall partition, in the amount of \$16,629. The photo mural will enhance what would otherwise be a large blank wall.

Due to the potential for unknown, hidden conditions when working in an existing building, 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 substantial completion of this project.