

AGENDA



Thursday, November 18, 2010

Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION

Item No. 8

Subject: Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX for the Dedrick-Hamilton House Structural Stabilization, Partial Demolition & Lead and Asbestos Abatement Project in an amount not to exceed \$161,547.

Amount and Source of Funding: Funding is available in Fiscal Year 2010-2011 Operating Budget of the Neighborhood Housing and Community Development Department. Per Housing and Urban Development (HUD) requirements, this action is subject to applicable environmental review prior to the release of funds.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Alison von Stein, 974-7217; Susan Garnett, 974-7064; Sarah Terry, 974-7141

Purchasing Language: Lowest bid of 2 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 5.55% MBE and 3.72% WBE subcontractor participation.

The African American Cultural and Heritage Facility project was approved by voters as part of the 2006 Bond Election. As recommended by the African American Quality of Life Initiative, the historic Dedrick-Hamilton House, located at 912 E. 11th Street, will be rehabilitated for this project. It will house a visitors' center and serve as an anchor facility for the African American Cultural Heritage District. In addition to the Dedrick-Hamilton House, this project will provide new construction which will house offices, a conference room and performance space for two local non-profits; ProArts Collective and the Capital City African American Chamber of Commerce.

This is a multi-phased project with the activities under this contract being the first phase. This phase of the project will address the following scope of work: stabilization, abatement, and partial demolition. Currently the Dedrick-Hamilton House is in poor structural condition and must be stabilized to prevent further deterioration and to allow abatement of lead and asbestos-containing materials. Demolition of an addition to the historic building has been approved by the Texas Historical Commission and the City of Austin's Historic Landmark Commission.

This contract is being funded through the American Recovery and Reinvestment Act of 2009; therefore Southwest Corporation is required to create and/or retain six full time equivalent (FTE) employees.

The condition of the building does not allow full access in order to do a complete survey for lead and asbestos and structural members. The contract amount includes an allowance of \$30,000 for hidden or unknown conditions related to asbestos and lead abatement and structural stabilization.

The contract allows 60 calendar days for completion of this first part of the project. The project is located within zip code 78702.

Phase Two of the project will consist of the construction of the African American Cultural and Heritage Facility. Bid documents are scheduled to be issued for competitive sealed proposals in December 2010, with completion of the facility planned for July 2012.