

## A G E N D A



## Recommendation for Council Action (CCO)

Austin City Council

Item ID:

61177

Agenda Number

4.

Meeting Date:

September 1, 2016

Department:

Capital Contracting Office

## Subject

Authorize award and execution of a construction contract with GADBERRY CONSTRUCTION COMPANY, INC. for the Historic Rehabilitation of the Oakwood Cemetery Chapel in the amount of \$1,077,250 plus a contingency of \$107,725 for a total contract amount not to exceed \$1,184,975. (District 1)

## Amount and Source of Funding

Funding is available in the Fiscal Year 2015-2016 Capital Budget of the Parks and Recreation Department.

## Fiscal Note

A fiscal note is attached.

Purchasing Language:

Lowest responsive bid of four bids received through a competitive Invitation for Bid solicitation.

Prior Council Action:

N/A

For More Information:

Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141; Marty Stump, 512-974-9460; Kevin Johnson, 512-974-9506.

Boards and Commission Action:

N/A

Related Items:

MBE / WBE:

This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 4.15% MBE and 11.76% WBE participation.

## Additional Backup Information

The Oakwood Cemetery Chapel is a 102-year old building that was designed in the Gothic Revival style by prominent Texas architect Charles Page. The chapel is located within Oakwood Cemetery which is the oldest city-owned cemetery in Austin dating to the mid-1850s. Oakwood cemetery became a Texas Historic Landmark in 1972 and was added to the U.S. National Register of Historic Places in 1985 and it holds both a Historic Texas Cemetery Designation through the Texas Historical Commission and City Historic Landmark Designation. Since Oakwood Chapel sits within the cemetery, any alteration requires approval from the Historic Landmark Commission and the Texas Historical Commission.

The structure of this historic chapel is in need of a full rehabilitation as a result of deferred maintenance. The passage of the 2012 bond package has allowed the Parks and Recreation Department staff to identify this project as a high priority for the cemetery funding allocation in accordance with the Historic Cemeteries Master Plan. Once restored, the building will be programmed for adaptive reuse by the Parks and Recreation Department as recommended in the Council approved Historic Cemeteries Master Plan

This project will fully restore the Cemetery Chapel to a historically appropriate and usable condition. Features of the work include accessibility improvements, structural stabilization of the foundation, grading and drainage improvements, reconstruction of historic wooden windows, masonry repair and repointing, cedar shake roof replacement, interior plaster replacement, and other specialized building trades.

The Historic Landmark Commission reviewed the proposed project and issued a Certificate of Appropriateness supporting the building and site design which will preserve the historic architectural character and assure that the work will be performed in accordance with the Secretary of Interior Standards for Rehabilitation. Additionally, the Texas Historical Commission reviewed and approved the plans for construction through the issuance of an Antiquities permit. The Commission's review is a requirement of construction due to the designation of the site as a Historic Texas Cemetery. Local architecture firm Hatch + Ulland Owen has completed the design documents for the project, which detail the work in accordance with the Secretary of the Interior Standards for Historic Rehabilitation.

Due to the potential for unforeseen conditions, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

Currently, the Parks and Recreation Department does not have a regular presence at the cemetery. Failure to execute this contract in a timely manner would further delay the ability for the department to have a presence at this eastside location, which could contribute to further degradation of the building.

Public outreach for this project occurred in conjunction with the Cemetery Master Plan effort from summer 2013 through spring of 2014.

The contract allows 240 calendar days for completion of this project. This project is located within zip code 78702 (District 1). The project will be managed by the Parks and Recreation Department.

Gadberry Construction Company, Inc is located in Austin, TX

Information on this solicitation, including bid tabulation, is on file with the City's Capital Contracting Office and is available on the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#).