

AGENDA



Recommendation for Council Action (CLMD)

Austin City Council	Item ID:	67866	Agenda Number	6.
---------------------	----------	-------	---------------	----

Meeting Date:	February 16, 2017
---------------	-------------------

Department:	Capital Contracting Office
-------------	----------------------------

Subject

Authorize negotiation and execution of a competitive sealed proposal agreement with GADBERRY CONSTRUCTION COMPANY, INC., for the construction improvements of a multi-purpose meeting space and associated tasting kitchen in the Convention Center in an amount not to exceed \$2,475,000. (District 1)

Amount and Source of Funding

Funding is available in the Fiscal Year 2016-2017 Capital Budget of the Austin Convention Center Department.

Fiscal Note

A fiscal note is attached.

Purchasing Language:	Best Value to the City of Austin of one Proposal received.
Prior Council Action:	March 31, 2016 – Council approved the use of the competitive sealed proposal methodology for the InVision Studios.
For More Information:	Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141; Lucy Bonee, 512-974-7967; Alison Von Stein, 512-974-7217;; Lynda Williams, 512-974-3066.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	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 12.17% MBE and 8.02% WBE participation.

Additional Backup Information

The portion of the Austin Convention Center facility that the improvements will be located in was built in the early 1990s. Currently, the Austin Convention Center uses meeting rooms adjacent to its north kitchen to conduct food tastings for potential event clients. The north kitchen is used for all food production for events and leaves inadequate space for food tastings, is outdated, and not currently functional. The purpose of the InVision Studios project is to create a functional space to help secure additional business the Convention Center is currently missing out on due to the insufficient and improper facilities.

The project consists of the creation of a high-quality, multi-purpose event and studio area with a high-end commercial kitchen at its center. The renovated space will include a reception area, think tank and design studio, and a culinary studio and tasting kitchen to be named InVision Studios.

This item has two allowances. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work whose details are not yet determined at the time of bidding. In this contract, an allowance of \$130,000 will be used to address security cameras and equipment for the conference areas, such as interactive white boards, a video teleconferencing system, wireless components for AV presentations, and loudspeakers, and an allowance of \$40,000 will be used to purchase furnishings for the tasting kitchen and conference area, and a movable wall partition.

Authorization of 15% contingency is being requested to account for changes that may arise due to hidden conditions that are uncovered when the renovation work takes place. The design team was not able to determine conditions underneath the existing warewash equipment, kitchen appliances, and counters. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

The Competitive Sealed Proposal method of contracting has allowed the City to evaluate and score proposers on such comparable relevant experience so the services will be provided by a duly qualified and experienced contractor offering best value to the City. A city-staffed panel reviewed, evaluated, and ranked the proposal based on published evaluation criteria.

Council's authorization of this request allows for negotiation and execution of a contract with the contractor that offers the best value to the City on the basis of published selection criteria. Should the City be unsuccessful in negotiating a satisfactory agreement with the contractor, said contractor will be notified in writing that negotiations will cease. Staff will then assess the contracting options available to pursue the work.

This item is not time sensitive, however a delay would impact the negotiation and execution of a contract, and thus timely completion of the renovations, which would have a potential impact on Austin Convention Center bookings.

The contract allows 240 calendar days for substantial completion of this project. This project is located within zip code 78701(District 1). The project will be managed by the Public Works Department.