



Recommendation for Action

File #: 19-3570, **Agenda Item #:** 10.

12/5/2019

Posting Language

Authorize negotiation and execution of a Job Order Assignment with Jamail & Smith Construction, LP, one of the City's Facilities Improvement Job Order Contractors, for the Zilker Café Rehabilitation, in the amount of \$710,171 plus a \$71,017 contingency, for a total amount not to exceed \$781,188.

[Note: This contract was awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 13.69% MBE and 7.40% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Parks and Recreation Department

Fiscal Note

Funding is available in the Capital Budget of the Parks and Recreation Department.

Purchasing Language:

Original contract was awarded through a Competitive Sealed Proposal solicitation process.

Prior Council Action:

June 15, 2017 - Authorized 2017 Job Order Contract for City of Austin Facilities Improvement.

March 2, 2017 - Authorized use of Job Order Contracting Project Delivery Method.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749 or the Project Manager, George Maldonado, 512-974-9525.

Additional Backup Information:

The Zilker Café has played a significant role as an ancillary recreational amenity for the comfort and enjoyment of visitors to Zilker Park since 1960. The provision of food and beverage services promotes extended use of the many recreational opportunities at the park including swimming, hiking, picnicking and canoeing. The concession also has historic ties to the community, holding a cherished place in the memory of generations of park visitors. The value of the concession transcends that of a purveyor of food and beverage to include a role as an ambassador to the approximately one million visitors annually to Barton Springs. The concession was closed in 2016 due to deteriorated structural conditions, outdated utility infrastructure and a lack of accessibility.

In the spring of 2017, the Parks and Recreation Department (PARD) evaluated the rehabilitation and adaptation of the Zilker Café, and the process for issuing a new Request for Proposals to solicit a food vendor. Given the funding, permitting, and operational constraints along with the historic significance of the building, PARD decided to move forward with the rehabilitation of the historic structure that will include roof replacement, lead and asbestos abatement, and the necessary infrastructure improvements for code compliance.

Job Order Contracting is a highly responsive contracting method that allows for services where the work is for indefinite time and indefinite quantities and where job order assignments are awarded substantially on the basis of pre-described and pre-priced tasks. Work may consist of maintenance, repair, alteration, renovation, remediation, or minor construction of City facilities.

Pursuant to state statute, the City is required to obtain approval from Council for any individual Job Order Assignment that exceeds \$500,000. This request is for Council's authorization to negotiate and execute one Job Order Contract assignment from the Job Order Contract program for an amount not-to-exceed \$781,188, which includes a 10% contingency 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. Any additional delay in the completion of the project will further curtail the comfort and enjoyment of Zilker Park visitors in the upcoming year 2020.

This project is located within zip code 78746 (District 8).

Jamail & Smith Construction, LP, is located in Austin, Texas.