



Recommendation for Action

File #: 20-1006, **Agenda Item #:** 50.

1/23/2020

Posting Language

Authorize negotiation and execution of a cooperative contract with Ramtech Building Systems, Inc., to provide a prefabricated modular building, in an amount not to exceed \$980,000.

(Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9 D Minority Owned and Women Owned Business Enterprise Procurement Program. For the goods required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established).

Lead Department

Purchasing Office.

Client Department(s)

Watershed Protection Department.

Fiscal Note

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Watershed Protection Department.

Purchasing Language:

Multiple cooperative purchase programs were reviewed for these goods. The Purchasing Office has determined this contractor best meets the needs of the department to provide the goods required at the best value for the City.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov <<mailto:AgendaOffice@austintexas.gov>> or to Paul Trimble, at 512-974-1714 or paul.trimble@austintexas.gov <<mailto:paul.trimble@austintexas.gov>>.

Additional Backup Information:

The contract is for a prefabricated modular building to be installed at the existing City of Austin Harold Court campus. The modular building will house approximately 30 Watershed Protection Department (WPD) staff members that currently office in temporary or leased spaces. The modular building has a maximum capacity of 53. WPD does not have immediate plans for utilizing the maximum capacity, but does have near-term personnel increases factored into the building design. Should the maximum capacity be reached, the design flexibility of the building allows for multiple solutions for which additional modular units could be joined to the original structure.

The Watershed Protection Department (WPD) has utilized multiple older trailers in addition to an existing permanent building to house employees that inspect both public and private storm water assets. These employees have been required to move out of multiple temporary locations due to each facilities deficiencies

and inadequate conditions. This purchase will allow for a permanent, sustainably constructed structure for occupants over the next 30 years. The identified location for the new modular building is adjacent to the existing WPD permanent building, providing ease of connection to existing utility infrastructure, while also providing key permanent adjacencies to other WPD support personnel and programs.

This contract and authorization amount is for the purchase and delivery of the building, the site preparations for this building will be completed through an existing Job Order Contract (JOC). WPD Field Operations Division (FOD) personnel submitted the proposal to the City's Facilities Governance Team and have worked with representatives of the Capital Contracting Office to identify the Job Order Contract (JOC) program as most appropriate for the site preparation, utility connections, mechanical, electrical, plumbing, and final site work for the building, given the limited nature of the site construction work and the delivery needs of the project. Use of the JOC will enable the expeditious completion of the site redevelopment, utility installation, and extension and connection activities, allowing for immediate occupancy by WPD Field Operations personnel.

Completion and occupancy of the new Harold Court field office will allow for an immediate improvement in sustainability and cost effectiveness of FOD service as field personnel providing similar service will be housed at the same permanent location, and WPD will no longer have to budget for leases at inadequate facilities that do not provide a stable work environment. WPD will also be able to have an improved Continuity Of Operations Plan that will more appropriately meet the emergency and operational needs of the department.

The Texas Local Government Purchasing cooperative, administered by the Texas Association of School Boards (BuyBoard) establishes competitively bid contracts that can be utilized by the State and other government agencies through a cooperative agreement. Cooperative agreements save taxpayer dollars by leveraging the State's volume-buying power to drive down costs on hundreds of contracts through a streamlined cooperative purchasing program.