



## Recommendation for Action

**File #:** 20-2258, **Agenda Item #:** 11.

6/11/2020

### **Posting Language**

Authorize negotiation and execution of an amendment to the design build agreement with Southwest Corporation, for continued design and construction services for the Austin Fire Department Locker Room Phase 6 project in the amount of \$13,400,000, for a total contract amount not to exceed \$26,100,000.

[This amendment will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 31.26% MBE and 2.64% WBE.]

### **Lead Department**

Capital Contracting Office

### **Managing Department**

Public Works Department

### **Fiscal Note**

Funding is available in the Fiscal Year 2019-2020 Capital Budget of the Austin Fire Department.

### **Purchasing Language:**

Original contract was awarded through a qualifications-based selection process.

### **Prior Council Action:**

August 30, 2018 - Council approved a Design Build agreement with Southwest Corporation for the Austin Fire Department Locker Room Phase 6 project.

October 19, 2017 - City Council authorized use of Design Build delivery method.

### **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) <<mailto:AgendaOffice@austintexas.gov>>

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager William Massingill, 512-974-7263.

### **Council Committee, Boards and Commission Action:**

N/A

### **Additional Backup Information:**

Phase 6 of this project is in the final phase of the program to provide gender equitable and accessible facilities and other LEED Silver level improvements such as HVAC and communications upgrades for firefighters throughout the City. This final phase of station improvements is considered the most challenging of all previous phases due to several factors which include; stations located within the neighborhood community, building and

---

site restrictions due to historic preservation and limited lot size and age of the stations. The previous Council authorization provided funding for design and construction of six stations at the following locations:

- Fire Station No. 2, 506 West Martin Luther King Jr. Boulevard, Austin, TX (District 9)
- Fire Station No. 9, 4301 Speedway, Austin, TX (District 9)
- Fire Station No. 10, 3009 Windsor Road, Austin, TX (District 10)
- Fire Station No. 11, 1605 Kinney Avenue, Austin, TX (District 5)
- Fire Station No. 12, 2109 Hancock Drive, Austin, TX (District 7)
- Fire Station No. 16, 7000 Reese Lane, Austin, TX (District 7)

During scope development with AFD stakeholders it was determined that the project budget could accommodate gender equitable improvements and renovations at Fire Station No. 32 (District 8), 2804 Montebello Road and Mock Station at AFD Training Academy, 4800 Shaw Lane.

Station No. 32 is experiencing structural foundation and wall damage due to extreme soil expansion and contraction. Due to these problems access to the women's restrooms and lockers have been restricted and the fire-rated structural wall between the apparatus bays and firefighters sleeping quarters are showing diagonally vertical cracks. The Mock Station at the AFD Training Academy, has insufficient female restrooms, showers and lockers and firefighters are currently using an Austin Public Health Department portable restroom and shower trailer.

While construction at the stations occur (including Design-Builder and architectural design services for building and site permitting requirements; building leveling and anchoring; constructing accessible building entrances, water, sewer and electrical connections) mobilization and demobilization of modular buildings will be needed for use as temporary fire stations during construction.

This request provides funding for the redesign of Station 9 to comply with Historic Landmark Commission's design requirements; Station No. 2 foundation replacement at apparatus bay, 2<sup>nd</sup> floor structural framing reconstruction, replace overhead electrical service to underground electric service, modify the sewer and storm drain to comply with City requirements; and roof replacement at Station No. 16. Other related work includes cost for material selections that reduce operating and maintenance cost and extends life expectancy.

This amendment has been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Capital Contracting Office. The Change Control Committee is comprised of management-level subject matter experts.

Southwest Corporation is located in Austin, Texas.

**Strategic Outcome(s):**

Safety.