



Recommendation for Action

File #: 20-3494, **Agenda Item #:** 5.

12/3/2020

Posting Language

Authorize award and execution of a construction contract with Balfour Beatty Construction Group Inc., for the Zaragoza Warehouse Fire Sprinkler Upgrade project in the amount of \$700,000.00 plus a \$70,000.00 contingency, for a total contract amount not to exceed \$770,000.

[Note: 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 35.32% MBE and 0.00% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department

Public Works Department

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital Budget of the Austin Public Library.

Purchasing Language:

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

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>>.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Garrett Cox, 512-974-9423, or the Project Manager, Andrew Clements, 512-974-7152.

Additional Backup Information:

The existing fire sprinkler system at the Zaragoza Warehouse is approximately 40 years old and has exceeded its useful life and does not meet current life safety code. A new fire suppression sprinkler system installation is required to meet current building code, safety standards, insurance carrier recommendations, and provide adequate fire protection for Austin Public Library staff and warehouse.

The work consists of an upgrade of the existing fire sprinkler system at the Zaragoza Warehouse, a primary storage location for Austin Public Library that also has Library staff offices on the second-floor mezzanine. The work will include demolition of a traditional wet system with some dry-pipe elements. The new construction will include special application fire sprinklers for commodity storage/general warehousing, low-pressure dry/pre-action valves, electric fire pumps, and flexible drops to accommodate changes in occupied areas. New wall insulation will be installed, as well as new electric heating elements, to protect the new fire sprinkler system piping from freezing. The existing fire alarm system will receive some modifications as well.

This item is time sensitive due to the functional obsolescence of the existing sprinkler system, additionally, the

project had to be rebid due to the first solicitation receiving only one response which was in excess of the project budget. The rebid resulted in responses from four bidders and a low responsive bid that meets the project budget for construction.

The work will occur entirely within the non-public area of the property and will have no impact to the public.

Due to the potential for unknown conditions when working with an aging existing facility exposed to the natural elements, 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.

The contract allows 180 calendar days for completion of this project. This project is located within zip code 78702 (District 3).

Balfour Beatty is an international firm, with Balfour Beatty Construction Group Inc. having an Austin, Texas office.

Strategic Outcome(s):

Safety; Government that Works for All