



Recommendation for Action

File #: 21-1413, **Agenda Item #:** 8.

3/25/2021

Posting Language

Authorize award and execution of a construction contract with Balfour Beatty Construction, LLC for the Cepeda Branch Library Renovation project in the amount of \$505,505.00 plus a \$50,550.50 contingency, for a total contract amount not to exceed \$556,055.50.

[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 achievement of Good Faith Efforts with 30.15% MBE and 0.48% 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:

Following the Low Bidders refusal to execute a contract, the next lowest responsive bid of eight bids received through a competitive Invitation for Bid solicitation.

Prior Council Action:

December 10, 2020 - Council approved a construction contract with KDK Group, LLC for the Cepeda Library Branch Renovation project. The current Council Action is requested after KDK Group, LLC declined to execute a contract. This request is to award to the next lowest responsive bidder.

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 Cepeda Branch Library (Cepeda Library) has been heavily used by the community since its construction was completed in 1998. The Cepeda Library is located at the intersection of East Seventh Street and Pleasant Valley Road - an important and highly active corridor marked by increasing density. This important community library is within easy walking distance to the Parque Zaragoza Recreation Center as well as Brooke and Allan elementary schools. The facility's worn and deteriorated finishes, furniture and equipment must now be replaced to restore its usefulness and attractiveness for customers.

The project consists of interior and exterior improvements to include selective demolition of existing carpet and base for reclamation, gypsum drywall assemblies, concrete masonry, mechanical assemblies, suspended ceilings and electrical work. New construction includes cement plaster (stucco) and exterior portland cement plaster, new floor finishes and base, new gypsum drywall assemblies, surface preparation and painting, new furnishings, new lighting work, and acoustical ceilings. The exterior work will include landscape and drainage improvements and sustainability has been established as a goal of the project.

No public impact is anticipated for this project as the library is currently closed due to COVID-19 restrictions.

There is some urgency for this project to occur while the Cepeda Library is closed to public access due to COVID-19 restrictions, because the renovations can occur without inconveniencing the public. If other branch libraries, currently closed for the same reason, are opened with full or limited access, then this Cepeda Library will need to remain closed until the project is completed and can be reopened to the public.

This item is not time sensitive, however a delay would mean a delay in needed repairs and updates that could affect the quality of experience the visitors to this library receive.

Due to the potential for unknown conditions, 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. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

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

Balfour Beatty Construction Group, LLC is located in Austin, Texas.

Strategic Outcome(s):

Culture and Lifelong Learning; Government That Works for All