



Recommendation for Action

File #: 21-1633, **Agenda Item #:** 12.

4/22/2021

Posting Language

Authorize award and execution of a construction contract with QA Construction Services, Inc. for the University Hills Branch Library Parking Lot Expansion project in the amount of \$398,750.00 plus a \$39,875.00 contingency, for a total contract amount not to exceed \$438,625.00.

[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 31.57% MBE and 7.89% 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 University Hills Branch Library in East Austin originally constructed in 1985 is in need of additional parking as the original parking lot is no longer meeting the needs of the growing community. Vehicular and pedestrian conflict at the entrance to the site will also be addressed through a reconfiguration of the driveway and adjacent sidewalks.

The additional parking along with improved sidewalks and new parking lot entrances and exits, will aid in meeting community needs and increase public safety. The entrance to the library parking lot is located on a curve of Loyola Lane, and patrons are often forced to park remotely when the existing parking lot is full, which requires crossing Loyola Ln. 26 new parking spaces will be added by the project, in addition to improved parking entrances and exits, sidewalks, landscaping, lighting, water quality features and an Art in Public Places (AIPP) installation (a sculpture).

The public's use of the library should be minimally impacted by this project. The rear portion of the existing

parking lot will have some access restriction when a new drive connecting it to the new parking lot is constructed. Traffic control will be necessary when work begins on the existing entry drive and new exit drive onto Loyola Lane. Lane closures will not be necessary but flagging operations will be necessary to reduce vehicle speeds and stop traffic intermittently.

If Council does not approve this action, safety improvements and community needs will remain unmet and will delay construction of a project identified and funded by the 2012 Bond Referendum.

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 78723 (District 1).

QA Construction Services, Inc. is located in Austin, Texas.

Strategic Outcome(s):

Government that Works for All, Culture and Lifelong Learning