



Recommendation for Action

File #: 21-1904, Agenda Item #: 7.

6/3/2021

Posting Language

Authorize negotiation and execution of a competitive sealed proposal agreement with Balfour Beatty Construction Group, Inc. for construction services for the Town Lake Metro Park - Seaholm Intake Facility Phase 1 Rehabilitation project in an amount not to exceed \$3,200,000.

[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 9.28% MBE and 0.21% WBE participation.].

Lead Department

Capital Contracting Office

Managing Department

Parks and Recreation Department

Fiscal Note

Funding is available in the Fiscal Year 2020-2021 Capital Budget of the Parks and Recreation Department.

Purchasing Language:

Best Value to the City of Austin of one proposal evaluated.

Prior Council Action:

July 29, 2020 - City Council authorized use of the competitive sealed proposal method of contracting as the type of Alternative Delivery Method.

August 23, 2018 - Approve phased recommendations for the improvement of the Seaholm Waterfront, a 3-acre park site, which includes the Seaholm Intake Building.

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; Beverly Mendez, 512-974-3596; or the Project Manager, Christina Bies, 512-974-9490.

Council Committee, Boards and Commission Action:

June 22, 2020 - The Historic Landmark Commission approved a Certificate of Appropriateness for the design on a vote of 8-0-0 with Commissioners Terri Myers and Mathew Jacob absent.

Additional Backup Information:

The Seaholm Intake facility is an iconic Art Deco design and once was the pump house for the Seaholm Power

Plant. The Seaholm Power Plant, a City-owned and retired power generation facility, was designed by Burns & McDonnell Engineering Co., and built of cast concrete in two phases in 1950 and 1955 by Odom Construction. The Seaholm Power Plant has a strong civic presence in the cityscape of downtown Austin and showcases a unique period of American Art Deco municipal architecture and Public Works engineering. Due to its location on the Lady Bird Lake Hike and Bike Trail, the project will have significant pedestrian traffic through the site.

The Seaholm Intake Building Project consists of a series of historically appropriate interventions to rehabilitate this iconic structure, which is a contributing structure to the Seaholm Power Plant National Historic Register District. The scope of work consists of several specialized construction scopes, including underwater welding, which will be required to seal the building's water intake pipes from Lady Bird Lake, historic window restoration, repair of the historic roof coping and the careful structural infill of large openings in the building interior. Protection of the interior shell of the building during these rehabilitation scopes is vital to the success of the project. Due to scope of work complexity, the competitive sealed proposal methodology will provide the best value to the City.

Consistent with the council-approved Seaholm Waterfront Master Plan, the purpose of this Phase 1 project is to make the Intake Building safe and inhabitable for small programs and events by restoring character defining features and updating the building for code-compliant occupancy. This project is funded by both General Obligation Bond and Hotel Occupancy Tax funds.

The project was advertised 43 days with five prime contractors and one subcontractor attending the pre-proposal meeting. Feedback received from contractors as to why they did not submit a proposal included being occupied with other projects and project complexity required a substantial effort of their estimating teams in order to submit a proposal.

The contract allows 274 calendar days for completion of this project. A delay in authorization to negotiate a contract with the selected contractor will result in a delay of performing these improvements in accordance with the project schedule.

This project is located within zip code 78701 (District 9).

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

Strategic Outcome(s):

Culture and Lifelong Learning; Health and Environment; Mobility.