



## Recommendation for Action

**File #: 22-2630, Agenda Item #: 26.**

9/1/2022

### **Posting Language**

Authorize award and execution of a construction contract with Muniz Concrete & Contracting, Inc., for the Justin Lane Demolition and Site Preparation project in the amount of \$1,658,248 plus a \$165,825 contingency, for a total contract amount not to exceed \$1,824,073.

[Note: This contract will be awarded in compliance with City Code Chapter 2-9A (Minority Owned and Women Owned Business Enterprise Procurement Program) by meeting the goals with 24.66% MBE and 1.80% WBE participation].

### **Lead Department**

Financial Services Department.

### **Managing Department**

Austin Energy.

### **Fiscal Note**

Funding is available in the Fiscal Year 2021-2022 Operating Budget of Austin Energy.

### **Purchasing Language:**

Lowest responsive bid of three bids received through a competitive Invitation for Bids solicitation.

### **For More Information:**

Respondents to this solicitation, and their representatives, shall direct enquiries to Rolando Fernandez, 512-974-7749, Garrett Cox, 512-974-9423, or the Project Manager, Bhasker Reddi, P.E., 512-972-9546.

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

August 8, 2022 - Recommended by the Electric Utility Commission on a 7-0-1 vote, with Commissioner Chapman abstaining, Commissioners Bowen and Funkhouser absent, and one vacancy.

### **Additional Backup Information:**

The Justin Lane site (5.602 acres) has been earmarked for relocation, subsequent demolition of the existing old, dilapidated structures and eventual development. The offices have been relocated along with the warehouse inventory.

The project consists of the demolition of the entire site with 10 buildings including foundation, and includes installation and maintenance of erosion control measures, demolition of pavement and all electrical conduits and panels, power poles and overhead wiring, demolition of underground structures and site preparation which includes decompaction of subgrade, addition of fill and top soil, site drainage, rough grading using excavated native fill material and imported fill, seeding, fertilizing, watering for dust control and vegetation.

Due to potential for unknown subsurface 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.

There will be no impact to the public as this property is not open to public access.

This property is earmarked for redevelopment. Council has already selected a private developer and the Economic Development Department is currently negotiating with the developer on the requirements. If Council fails to take action, the City will lose the economic, social and community benefits the resulting development will provide, including a significant number of affordable housing units, new parkland, and commercial development.

The contract allows 150 calendar days for completion of this project. This project is located within zip code 78757 (District 7).

Muniz Concrete & Contracting, Inc., is located in Austin, Texas.

**Strategic Outcome(s):**

Economic Development, Government that Works for All.