



**Construction Contract  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 23  
AGENDA DATE: Thu 01/13/2005  
PAGE: 1 of 2**

**SUBJECT:** Authorize execution of a construction contract with WURZEL BUILDERS, LTD, Austin, TX, for South Austin Neighborhood Center Repairs and Renovation in an amount not to exceed \$308,550.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2004-2005 Approved Capital Budget of the Health and Human Services Department.

**FISCAL NOTE:** A fiscal note is required.

**REQUESTING** Public Works

**DEPARTMENT:**for Health and Human Services;

**DIRECTOR'S**

**AUTHORIZATION:** Sondra Creighton

**FOR MORE INFORMATION CONTACT:** Norman Mattson, 974-7025; Laura Bohl, 974-7064

**PRIOR COUNCIL ACTION:** N/A

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** Lowest bid of six received.

**MBE / WBE:** 0.18% MBE and 20.78% WBE subcontractor participation.

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The City of Austin Health and Human Services Department was identified by the Health and Services Administration (HRSA) as a recipient of \$491,782 in Federal support for a "Health Care and Other Facilities" construction/renovation project. This funding was provided by the Fiscal Year 2003 Department of Health and Human Services Appropriation Act (Public Law 10807).

The South Austin Neighborhood Center is located at 2508 Durwood Street, adjacent to Gillis Park. The scope of this project is twofold: renovations of selected areas inside the existing Center and exterior structural repairs to the building's retaining wall located adjacent to Bouldin Creek. The interior work will improve service to the Center's clientele by providing additional enclosed office space, ADA improvements to restroom facilities, enlargement of medical records storage area, and dedicated restrooms for staff. Some cosmetic improvements to the existing finishes will also be undertaken. The exterior work will mostly address structural repairs required to the facility's retaining wall, which is being undermined by creek erosion. Improvements and restoration of the creek bank in proximity to the building to stabilize the bank are also included.

The contract allows 180 calendar days for completion of this project.

Bid documents were distributed to 11 general contractors. Bids were opened on November 10, 2004. Wurzel Builders, Ltd. submitted the lowest of 6 bids received:

Wurzel Builders, Ltd., Austin, TX	\$280,000.00
Jay-Reese Contractors Inc., Austin, TX	\$310,000.00
Jordan-Whitfield Inc., Austin, TX	\$314,000.00
Barecky Construction Co., Wimberley, TX	\$316,837.00



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Guerrero-McDonald & Assoc., Austin, TX (WBE/FH) \$338,487.00  
Mac, Inc., Austin, TX \$461,000.00

The contractor's choice of work methodology provides for 10 areas of subcontracting opportunities: site work, blinds, millwork, glazing, tile, carpet, painting, doors, plumbing, and electrical.

Project participation goals stated in the solicitation were 14.38% MBE and 8.68% WBE. Total participation estimated on base bid amount of \$280,000.00:

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$161,755.00</u>	<u>57.77%</u>
Wurzel Builders, Ltd, Austin, TX	\$161,755.00	57.77%

<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$500.00</u>	<u>0.18%</u>
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<u>MH Subtotal</u>	<u>\$500.00</u>	<u>0.18%</u>
Longhorn Blinds, Austin, TX (blinds)	\$500.00	0.18%

<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$58,172.00</u>	<u>20.78%</u>
KC Construction Co., Austin, TX (excavation services)	\$58,172.00	20.78%

<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$59,573.00</u>	<u>21.27%</u>
Moore Contracting, Austin, TX (millwork)	\$17,440.00	6.23%
Anchor Ventana, Round Rock, TX (glazing)	\$2,125.00	0.76%
GQ Tile Division, Austin, TX (ceramic tile)	\$5,835.00	2.08%
Webco Distributing Co., Austin, TX (carpet)	\$5,282.00	1.89%
Covenant Painting, Austin, TX (painting)	\$14,700.00	5.25%
Hull Supply Co., Austin, TX (doors)	\$3,219.00	1.15%
Airco Mechanical, Austin, TX (plumbing)	\$3,812.00	1.36%
J.S. Electric, Inc., Austin, TX (electrical)	\$7,160.00	2.55%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small & Minority Business Resources. Second and third low bidder information is provided, but were not reviewed.

SECOND BIDDER – Jay-Reese Contractors Inc., Austin, TX - \$310,000.00  
78.12% Non M/WBE prime participation; 4.84% MBE; 2.05% WBE; 14.99% Non M/WBE subcontractor participation.

THRID BIDDER – Jordan-Whitfield Inc., Austin, TX - \$314,000.00  
34.51% Non M/WBE prime participation; 0.16% MBE; 2.03% WBE; 63.3% Non M/WBE subcontractor participation.

Project: South Austin Neighborhood Center Repairs and Renovations

Recommended Low Bidder: Wurzel Builders, Ltd.

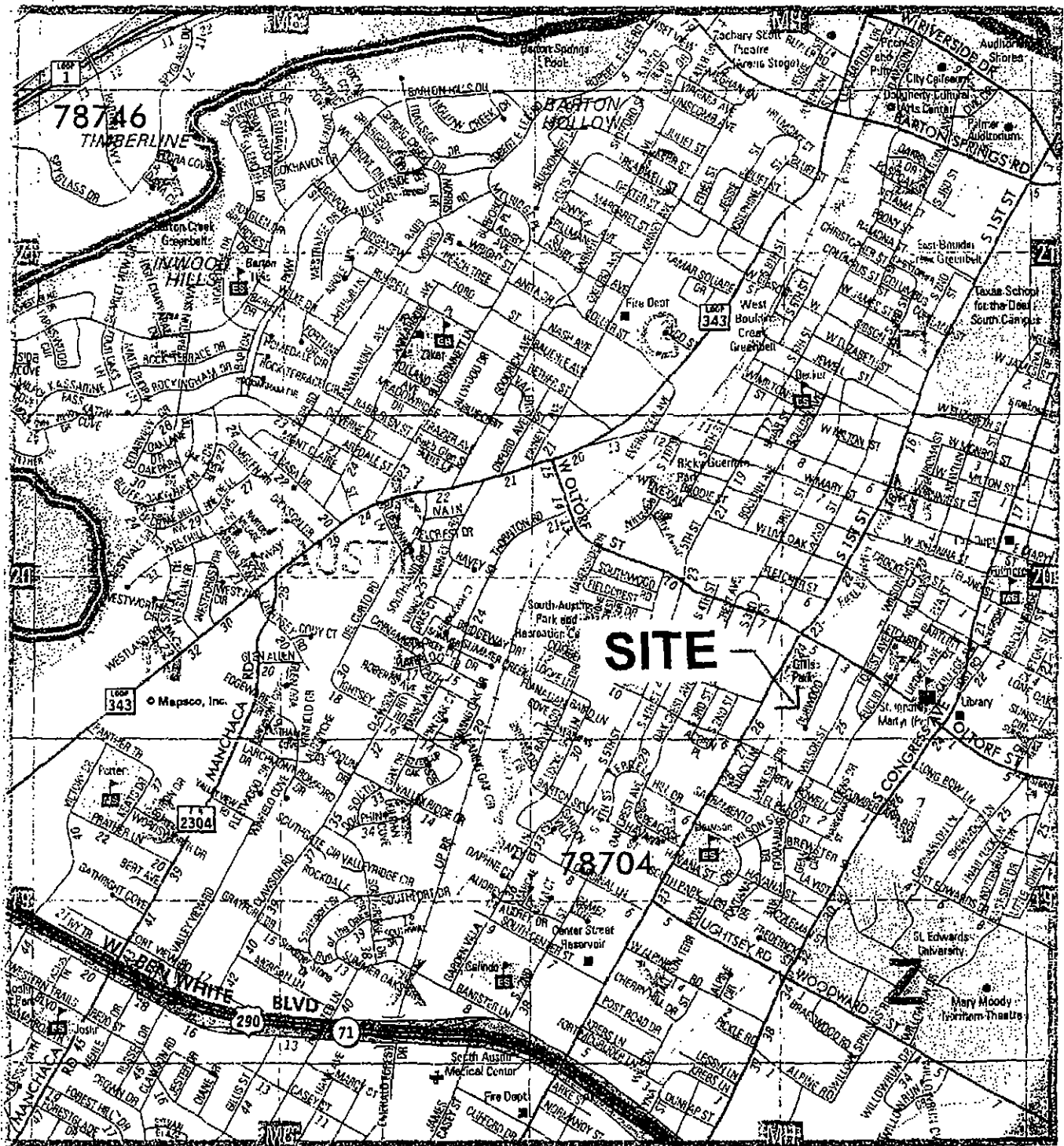
Low Bid Amount: \$280,000.00

Project Goals: MBE = 14.38%; WBE = 8.68%

Achieved Goals: MBE = 0.18%; WBE = 20.78%

Commodity Codes	Certified	Non-Certified	Cert. AA	Sol. AA	Resp. AA	Cert. Hsp	Sol. Hsp	Resp. Hsp	Cert. NA	Sol. NA	Resp. NA	Cert. As	Sol. As	Resp. As	Cert. WBE	Sol. WBE	Resp. WBE
0100554 PANELS, ACOUSTICAL		\$3,219.00	0			0			0						1	1	
01005318 INSULATION, FIBERGLASS BLANKETS			0			0			0						1	1	
03133 DUCT, FABRICATED, METAL		\$3,812.00	0			2	2		0						0		
15027 DOORS, FRAMES, AND JAMBS, WOOD		\$17,440.00	0			0			0						2	2	
33055 FENCING, TEMPORARY			0			1	1	1	0						2	2	1
36010 CARPETS AND RUGS		\$11,117.00	2	2		2	2		0						2	2	
57068 STEEL, FABRICATED			0			3	3		0						2	2	
90976 SITE WORK			4	4		8	8		0						1	1	
91240 DEMOLITION SERVICES	\$58,172.00	\$2,125.00	4	4		9	9		0						2	2	1
91244 EXCAVATION SERVICES			5	5		18	18		0						4	4	2
91347 CONSTRUCTION, SIDEWALK & DRIVEWAY			6	6		17	17		1	1					2	2	
91427 CARPENTRY			1	1		12	12		0						2	2	
91438 ELECTRICAL		\$7,160.00	2	2		9	9		0						5	5	
91447 GLASS AND GLAZING			0			2	2	1	0						1	1	
91461 PAINTING		\$14,700.00	3	3		20	20	2	0						3	3	
9146898 PLUMBING, NON-RESIDENTIAL			0			2	2		0						1	1	
9688241 FOUNDATION, CONCRETE			2	2		2	2		0						2	2	2
98838 HYDROMULCHING SERVICES			3	3		2	2		0						7	7	
98852 LANDSCAPING			9	9		7	7	1	0						8	8	1
87050 Window Blinds *	\$500.00																
<b>Totals</b>	<b>\$ 58,672.00</b>	<b>\$ 59,573.00</b>															

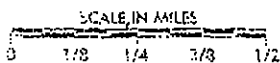
<b>Total Vendors</b>	<b>41</b>	<b>41</b>	<b>0</b>	<b>116</b>	<b>116</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>47</b>	<b>47</b>	<b>7</b>
<b>Unique Vendors</b>	<b>23</b>			<b>76</b>			<b>1</b>				<b>4</b>			<b>32</b>		



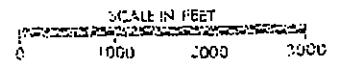
CONTINUED ON MAP 613

CONTINUED ON MAP 644

CONTINUED ON MAP 615



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**CIP  
Fiscal Note**

**DATE OF COUNCIL CONSIDERATION:**  
**WHERE ON AGENDA:**  
**DEPARTMENT:**

Ordinance  
Health and Human Services

Authorize execution of a construction contract with WURZEL BUILDERS, LTD, Austin, TX for South Austin Neighborhood Center Repairs and Renovation in an amount not to exceed \$308,550.

**FINANCIAL INFORMATION:**

Project Name: South Austin Multipurpose Center Repairs & Renovations  
Project Authorization: 2003-04 Capital Budget  
Funding Source: U.S. Department of Health & Human Services (HRSA)  
Fund/Agency/Orgn: 8570-917-0979

Total Current Appropriation	\$491,782
Unencumbered Balance	\$411,157
Amount of This Action	\$308,550
Estimated Available	<u>\$102,607</u>

Budget Office:



Date:

