



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

**AGENDA ITEM NO.: 22  
AGENDA DATE: Thu 03/24/2005  
PAGE: 1 of 3**

**SUBJECT:** Authorize execution of a construction contract with SOUTHWEST CORPORATION, Austin, TX, for Health and Human Services Department (HHSD) Phase II - Building C Renovations for the Office of Vital Records in an amount not to exceed \$138,819.

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

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

**REQUESTING** Public Works **DIRECTOR'S**  
**DEPARTMENT:** for Health and Human Services; **AUTHORIZATION:** Sondra Creighton

**FOR MORE INFORMATION CONTACT:** Kalpana Sutaria, 974-7225; Shannon Jones, 972-5416; Laura Bohl, 974-7064

**PRIOR COUNCIL ACTION:** N/A

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

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

**MBE / WBE:** 12.72% MBE and 12.67% WBE subcontractor participation to date.

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The Office of Vital Records of the Health and Human Services Department (HHSD) is currently located in Cesar Chavez building at 1111 East Cesar Chavez. As part of an agreement made with the Hospital District of Travis County, all HHSD offices will be moved out of this building as soon as possible. The Office of Vital Records is a major component in this building.

HHSD will move the Office of Vital Records (OVR) into one of the buildings at a City of Austin owned campus, at 601 Airport Boulevard. Building C will be renovated to accommodate the functions of the OVR. The occupants of Building C have been relocated in order to complete construction in the building. This project consists of a new waiting lobby, a public restroom, conference rooms, archival storage, and offices for the staff of the OVR. Construction will be expedited.

The contract allows 60 calendar days for completion of this project.

Bid documents were distributed to 6 general contractors. Bids were opened on March 10, 2005. Southwest Corporation submitted the lower of 2 bids received:

Southwest Corporation, Austin, TX	\$138,819.00
Barecky Construction, Wimberley, TX	Non-Responsive

The contractor's choice of work methodology provides for 12 areas of subcontracting opportunities: mechanical, drywall and ceilings, glazing, masonry, final cleaning, plumbing, electrical, fire protection, flooring, painting, roofing, and millwork.



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Participation subgoals stated in the solicitation were 10.95% MBE, 7.14% WBE. Total participation estimated on the base bid amount of \$138,819.00:

<b><u>NON M/WBE TOTAL – PRIME</u></b>	<b><u>\$56,002.00</u></b>	<b><u>40.34%</u></b>
Southwest Corporation, Austin, TX	\$56,002.00	40.34%
<b><u>MBE TOTAL – SUBCONTRACTORS</u></b>	<b><u>\$17,648.00</u></b>	<b><u>12.72%</u></b>
<b><u>MH Subtotal</u></b>	<b><u>\$16,763.00</u></b>	<b><u>12.08%</u></b>
C+M Interiors, Austin, TX (Drywall)	\$16,763.00	12.08%
<b><u>MH Subtotal</u></b>	<b><u>\$350.00</u></b>	<b><u>0.25%</u></b>
Longoria Masonry, Austin, TX (Masonry)	\$350.00	0.25%
<b><u>MH Subtotal</u></b>	<b><u>\$535.00</u></b>	<b><u>0.39%</u></b>
Texas Glass, Austin, TX (Glass)	\$535.00	0.39%
<b><u>WBE TOTAL – SUBCONTRACTORS</u></b>	<b><u>\$17,587.00</u></b>	<b><u>12.67%</u></b>
	\$17,587.00	12.67%
<b><u>FR Subtotal</u></b>	<b><u>\$1,076.00</u></b>	<b><u>0.78%</u></b>
Windows and More, Austin, TX (Final Cleaning)	\$1,076.00	0.78%
<b><u>FR Subtotal</u></b>	<b><u>\$16,511.00</u></b>	<b><u>11.89%</u></b>
RM Mechanical, Austin, TX (Mechanical)	\$16,511.00	11.89%
<b><u>NON M/WBE TOTAL – SUBCONTRACTORS</u></b>	<b><u>\$47,582.00</u></b>	<b><u>34.27%</u></b>
	\$47,582.00	34.27%
<b><u>Subtotal</u></b>	<b><u>\$21,500.00</u></b>	<b><u>15.49%</u></b>
C/H Electrical Service, Austin, TX (Electrical)	\$21,500.00	15.49%
<b><u>Subtotal</u></b>	<b><u>\$2,550.00</u></b>	<b><u>1.84%</u></b>
Western States Fire Protection, Austin, TX (Fire Prot.)	\$2,550.00	1.84%
<b><u>Subtotal</u></b>	<b><u>\$1,500.00</u></b>	<b><u>1.08%</u></b>
Rockford Business Interiors, Austin, TX (Flooring)	\$1,500.00	1.08%
<b><u>Subtotal</u></b>	<b><u>\$11,959.00</u></b>	<b><u>8.60%</u></b>



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Walker Painting & decorating, Austin, TX (Painting)	\$11,959.00	8.60%
<u>Subtotal</u>	<u>\$298.00</u>	<u>0.22%</u>
D. R. Kidd Co., Inc., Austin, TX (Flashing)	\$298.00	0.22%
<u>Subtotal</u>	<u>\$2,275.00</u>	<u>1.64%</u>
Moore Contracting, Austin, TX (Millwork)	\$2,275.00	1.64%
<u>Subtotal</u>	<u>\$7,500.00</u>	<u>5.40%</u>
Guzman Plumbing, Austin, TX (Plumbing)	\$7,500.00	5.40%

The Contractor submitted an MBE/WBE Compliance Plan that achieved the MBE/WBE goals, and was approved by the Department of Small & Minority Business Resources. Second low bidder information is provided.

**SECOND BIDDER - Barecky Construction, Wimberley, TX - Non-Responsive**

**CIP  
Fiscal Note**

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

3/24/2005  
Ordinance  
Health and Human Services

Authorize execution of a construction contract with SOUTHWEST CORPORATION, 11804 N. Lamar, Austin, TX for Health & Human Services Department (HHSD) Phase II - Building C Renovations for the Office of Vital Records in an amount not to exceed \$138,819

**HHSD**

Project Name: HHSD Phase II - Building C  
Project Authorization: 2004-05 Capital Budget  
Funding Source: Medicaid Administrative Claiming Funds  
Number: 8670-917-0988

Total Current Appropriation	\$898,245
Unencumbered Balance	\$526,260
Amount of This Action	<u>\$138,819</u>
Estimated Available	\$387,441

Budget Office:



Date:

3/14/05

# Location Map

