



City of Austin

Recommendation for Action

File #: 26-1229, **Agenda Item #:** 8.

3/26/2026

Posting Language

Authorize a contract for construction services for the Second Street Garage Exterior Improvements Project with RS Ellis d/b/a Southwest Corporation, in the amount of \$2,703,016, plus a \$270,302 contingency, for a total contract amount not to exceed \$2,973,318. Funding: \$2,973,318 is available in the Capital Budget of the Austin Convention Center and is not associated with or funded by the Convention Center Expansion Project.

Lead Department

Austin Financial Services.

Client Department(s)

Austin Capital Delivery Services.

Fiscal Note

Funding is available in the Capital Budget of the Austin Convention Center department and is not associated with or funded by the Convention Center Expansion Project.

Procurement Language:

Austin Financial Services issued an Invitation for Bids solicitation IFB 6100 CLMC1117 for these services. The solicitation was issued on July 21, 2025, and closed on August 21, 2025. Of the three bids received, the bid submitted by the recommended contractor was the lowest responsive bid. A complete solicitation package, including a tabulation of the bids received, is available for viewing on the City's website. This information can currently be found at https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=142252.

MBE/WBE:

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 12.18% MBE and 0.46% WBE participation.

For More Information:

Direct questions regarding this Recommendation for Council Action to Austin Financial Services - Central Procurement at FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500. Respondents to the solicitation and their Agents should direct all questions to the Authorized Contact Person identified in the solicitation.

Additional Backup Information:

The Second Street Parking Garage was built in 1987 by a private sector contractor and later acquired by the City. It opened as a public City parking garage in 2005, and since that time, aside from structural repairs completed in March 2022, no significant work on this facility has been done.

The purpose of this project is to enhance the garage's exterior appearance and improve customer wayfinding by upgrading exterior finishes and installing new signage both inside and outside the facility to avoid

deterioration of the garage.

Due to the potential for encountering unknown conditions, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders 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 parking garage will be fully operational during construction. Some minor lane rerouting may be required. This will be determined during pre-construction meetings.

If the contract is not approved, the garage will continue to have inadequate signage and limited visibility from the street and elevator lobbies, impacting wayfinding and user experience.

The contract allows 165 calendar days for completion of this project.

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