



City of Austin

Recommendation for Action

File #: 25-1233, **Agenda Item #:** 40.

7/24/2025

Posting Language

Authorize a contract for construction services for the Waller Creek Center 10th Floor & Atrium Renovations Project for Capital Delivery Services with STR Constructors, LLC, in the amount of \$6,173,595, plus a \$617,360 contingency, for a total contract amount not to exceed \$6,790,955. Funding: \$6,790,955 is available in the Capital Budget of Austin Water.

Lead Department

Financial Services Department.

Managing Department

Capital Delivery Services.

Amount and Source of Funding

Funding is available in the Capital Budget of Austin Water.

Purchasing Language:

The Financial Services Department issued an Invitation for Bids solicitation IFB 6100 CLMC1081 for these services. The solicitation was issued on January 27, 2025, and closed on March 6, 2025. Of the five bids received, the recommended contractor submitted 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=141665.

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 35.37% MBE and 0.42% WBE participation.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - 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.

Council Committee, Boards and Commission Action:

July 16, 2025 - To be reviewed by the Water and Wastewater Commission.

Additional Backup Information:

The Waller Creek Center was originally built in 1984 and hasn't been renovated since its original construction. The outdated infrastructure that has been abandoned in place has made it difficult to properly upgrade the facility. This renovation project is the first phase in a series of renovations to the Austin Water headquarters

building.

This project will renovate the current, unsecured lobby and the waiting area to meet Austin Water security standards and efficient operational needs. The 10th floor, previously used as a server room, will be renovated to remove old server infrastructure and return the 10th floor to office space to be occupied by Austin Water Business Services staff. This project will obtain a Leadership in Energy and Environmental Design Silver rating Certification by the U.S. Green Building Council by meeting specific criteria for environmental performance, occupant health, and resource efficiency.

Due to the potential for unforeseen circumstances, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders to cover any unforeseen construction cost associated with the project. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

The project will have minimal impact to the public during renovations. Individuals needing access to the building will be redirected to the building's rear entrance while the lobby is under construction. The remaining work will take place in an area that is not open to the public.

Delay of this contract would prolong the needed updates needed to Waller Creek Center.

The contract allows 425 calendar days for completion of this project.

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