



City of Austin

Recommendation for Action

File #: 25-0570, **Agenda Item #:** 35.

4/24/2025

Posting Language

Ratify a contract for building management services for the Building Services Department with BDN Management Inc. d/b/a BDN Management in the amount of \$347,946 and authorize continuation of this contract for an initial term of six months with up to one 1-year extension option in an amount not to exceed \$1,043,838, for a total contract amount not to exceed \$1,391,784. Funding: \$695,928 is available in the Operating Budget of the Building Services Department.

Lead Department

Financial Services Department.

Client Department(s)

Building Services Department.

Fiscal Note

Funding in the amount of \$695,928 is available in the Fiscal Year 2024-2025 Operating Budget of the Building Services Department.

Funding for the remaining contract term is contingent upon available funding in future budgets.

Purchasing Language:

Ratification.

MBE/WBE:

This contract is exempt from the City Code Chapter 2-9B (Minority-Owned and Women-Owned Business Enterprise Procurement Program); therefore, no subcontracting goals were established.

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.

Additional Backup Information:

The contract has provided ongoing management services for the Public Safety Campus. City Council approved the acquisition of the Public Safety Campus located at 1501 and 1601 South Mopac Expressway on October 24, 2024, and the Real Estate Division of the Financial Services Department completed the final acquisition of the facility in November 2024. The acquisition includes a 13.83-acre land tract, two four-story Class A office buildings of approximately 390,000 gross square feet, and two 5-story parking garages.

G&I VII Barton Skyway LP, the prior owner of the property, had previously executed the contract with BDN Management, Incorporated for the property management services and the City assumed this contract with the acquisition.

If the City is unable to ratify a contract, property management services, and continuity of service with the

facility's tenants would be negatively impacted. The Building Services Department does not currently have sufficient staffing to provide property management services at this facility.