



# City of Austin

## Recommendation for Action

**File #:** 24-6089, **Agenda Item #:** 45.

11/21/2024

### **Posting Language**

Authorize execution of a contract for construction services for the Building Services Department for the Town Lake Center Major Renovations and Remodeling project with Muckleroy & Falls, in the amount of \$15,384,620 plus a \$1,533,462 contingency, for a total contract amount not to exceed \$16,918,082. Funding: Funding is available in the Capital Budget of the Building Services Department.

### **Lead Department**

Financial Services Department.

### **Managing Department**

Building Services Department.

### **Amount and Source of Funding**

Funding is available in the Capital Budget of the Building Services Department.

### **Purchasing Language:**

The Financial Services Department issued an Invitation for Bids (IFB) 6100 CLMC1062 Town Lake Center Major Renovations and Remodeling for these services. The solicitation was issued on July 29th, 2024, and closed on October 3rd, 2024. Of the six 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=140908](https://financeonline.austintexas.gov/afo/account_services/solicitation/solicitation_details.cfm?sid=140908).

### **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 2.47% MBE and 0.00%WBE participation.

### **For More Information:**

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: [FSDCentralProcurementRCAs@austintexas.gov](mailto: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 Town Lake Center (TLC), located at 721 Barton Springs Road, was transferred from Austin Energy to the City of Austin for general municipal purposes in the Fall of 2022. In support of prior Council direction, the Strategic Facilities Governance Team has prioritized relocating department staff currently officed in leased spaces into City-owned facilities.

TLC represents an opportunity to deploy 130,000 square feet of 21st century, equitable, and sustainable space.

The building requires a comprehensive renovation to meet current office and administrative space standards as well as support multiple departments and flexible workspaces to foster a teleworking environment.

Renovation of this space will allow for move in of City staff from various locations across the City. The renovation also includes significant repair, replacement, and/or upgrade for electrical, HVAC, finishes, and parking, among other work.

This item includes one allowance. The allowance of \$50,000 will be used to address signage. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work when details are not determined at the time of bidding.

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.

There will be no impact on the traveling public as the work will occur on City property that is not open to the public.

Delays in relocating City staff out of leased spaces will occur if this RCA is not approved.

The contract allows 224 calendar days for completion of this project.

This project is located within zip code 78704 (District 9).