
Agenda Item 8554

February 2, 2009

SUBJECT: Approval of Contract for Construction of ACC Fire Academy.

RECOMMENDATION

That the Board of Trustees approve C.L. Carson, Co., Inc., as the low bidder for Relocating and Remodeling Portable Buildings, Constructing a Parking Lot and Other Facilities for the ACC Fire Academy.

RELATED BOARD POLICY OR PLANNING PRIORITY

This item is consistent with Board Policy E-2, Provision of College Facilities, and G-2, Purchasing.

RATIONALE

On August 4, 2008, the ACC Board of Trustees approved the Lease and Facilities Use Agreement Between the City of Austin and Austin Community College. This agreement allows the District to use space on the site of the City of Austin Fire Academy at 4800 Shaw Lane, Austin, Texas.

The terms of the agreement require the District to make certain improvements on the property, including relocating portable buildings to the site and constructing two parking lots. It will also be necessary to remodel the portable buildings to suit their intended purposes, which include providing instruction space, offices and equipment storage for the Fire Academy. In addition, ACC will construct a utility building, a storage shelter for the Fire Academy's fire truck and other firefighting equipment, improve the existing detention facilities, and construct other site improvements.

The Board approved a "Design/Bid/Build" Selection of Delivery Method, and delegated to the President the authority to enter into a contract for this work on December 1, 2008. The project must be completed by July 17, 2009, to allow the Fire Academy to move in and start classes on August 17th.

The low bid reflected below is \$49,600 higher than estimated two years ago when discussion with the City first began.

BUDGETARY CONSIDERATION

Funding of \$549,600 is provided by 2003 G.O. Bond funds.

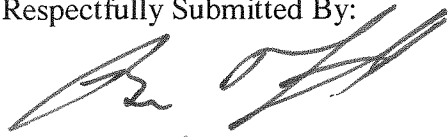
RESOURCE PERSONNEL

Ben Ferrell, Executive Vice President, Finance and Administration
Bill Mullane, Executive Director, Facilities and Construction

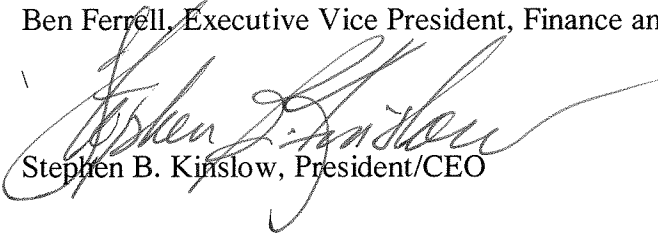
ATTACHMENTS

- A) Summary of Bid Process

Respectfully Submitted By:



Ben Ferrell, Executive Vice President, Finance and Administration



Stephen B. Kinslow, President/CEO

BID SOLICITATION SUMMARY CONTRACT FOR CONSTRUCTION – RELOCATION OF ACC FIRE ACADEMY

On December 1, 2009 the Board of Trustees approved the Design/Bid/Build Delivery Method for the relocation and construction of the ACC Fire Academy. Construction documents were issued for bids by general contractors on December 16 2008, with bids received at 2:00 PM on January 22, 2009.

The documents require that two temporary buildings owned by ACC be relocated to the new site and remodeled, and a new Utility building constructed. Also included are fencing, stairs, ramps and a parking lot. The construction completion date is no later than June 26, 2009 for the Utility building, and all construction completed by July 17, 2009. Bidders were required to include a base bid price and acknowledge all changes.

Advertising:

Invitation for Bids No. 910-09013RW (IFB) was advertised in the *Austin American-Statesman*. The IFB was also posted in the Development Assistance Services (DAS) City of Austin Department of Small & Minority Business Resources. The IFB document was also posted on ACC's website.

A *Notice of Issuance for Invitation for Bids* was faxed to the Greater Austin Chamber of Commerce and to the following regional minority-business interest chambers of commerce:

- Texas Asian Chamber of Commerce;
- Capital City African American Chamber of Commerce;
- Texas Association of African-American Chambers of Commerce;
- Greater Austin Hispanic Chamber of Commerce;
- Texas Association of Mexican-American Chambers of Commerce;
- African-American Chamber of Commerce of San Antonio;
- Texas Association of Mexican American Chambers of Commerce;
- City of Austin Construction & Technology Center;
- Hispanic Contractors Association de Austin;
- Associated Builders and Contractors;
- Austin Black Contractors Association;
- Community Mentor Protégé;
- National Association of Women in Construction;
- Asian Construction Trade Association;
- Associated General Contractors of America, Building Branch.

In addition, the IFB announcement was sent to vendors listed under the appropriate NIGP Code on the State of Texas Centralized Master Bidders List (CMBL), 174 vendors were notified of the IFB, including 85 Historically Underutilized Businesses (HUB's).

Bid Changes:

ACC held a pre-bid meeting at the Fire Academy location December 16, 2008, 21 individuals attended

the meeting. Changes to the manual and drawings were included in addenda posted on the ACC website. The bid due date was extended from Jan 15, 2009 to Jan 22, 2009 due to manual and specification changes.

Bids Received:

ACC received 10 responses of which one was a HUB. References were checked, list of those debarred reviewed, and validity of insurance was verified for the apparent lowest bidder.

Staff recommend accepting the bid from the low bidder, **CL Carson, Inc.** for an amount of \$549,600. Staff further recommend that the award of this contract be approved at the first reading as such action is necessary to allow construction to begin as soon as possible.

Vendor	Base Bid
C.L. Carson, Inc	\$549,600
Industrial Laminates Corporation (ILCOR)	\$563,478
M B Home Construction Services, Inc	\$570,000
The Struthoff Company, Inc	\$577,769
The Barr Company, AIA	\$578,000
W.S. Walker Company, Inc (HUB)	\$594,900
S&G Contracting, Inc	\$600,000
Southwest Corporation	\$692,836
Braun & Butler Construction, Inc	\$724,000
G Creek Construction, Inc	\$724,971