



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	2022-1116	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Agenda Item	<b>Status:</b>		Approved	
<b>File created:</b>	11/9/2022	<b>In control:</b>		Engineering Dept	
<b>On agenda:</b>	12/13/2022	<b>Final action:</b>		12/13/2022	
<b>Title:</b>	Discuss and consider action to approve a construction contract with HCS Inc. in the amount of \$683,756 associated with the Bohls House Renovation project, and authorize the City Manager to execute the same.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. MWM DesignGroup Letter of Recommendation, 2. Standard CIP Construction Agreement_Bohls Renovation Project, 3. Draft Presentation_2022-1116				

Date	Ver.	Action By	Action	Result
12/13/2022	1	City Council	Approved	Pass

Discuss and consider action to approve a construction contract with HCS Inc. in the amount of \$683,756 associated with the Bohls House Renovation project, and authorize the City Manager to execute the same.

This agenda item is a request for City Council approval for awarding a construction contract related to the Bohls House Renovation project (Project). This item supports the Services pillar of the Strategic Plan with improved facilities to provide quality of life.

The design effort for the Project improvements were initiated in August 2022, with the design intent to repurpose the Bohls house for utilization as offices and meeting rooms for Parks and Recreations staff.

### Background:

The Bohls House is a two-story farmhouse built in the early 1920's. It is just over two thousand six hundred (2,600) square feet in size . The Bohls House was once the residence of the Bohls family and was previously located at the site of a development along SH-130. The house was relocated to Heritage Park in 2013, and improved foundation and utilities constructed to serve the facility. The facility is located adjacent to the Heritage House and follows the theme of preserving history and the City's farming heritage.

MWM Design Group was selected in late 2014 to develop designs and cost estimates for the project. The completion of this project is important as it will facilitate the relocation of Parks & Recreation staff to Heritage Park and provide a centralized location for staff to support the department functions.

Advertisement for the Project began on September 28, 2022. The City received four bids which were opened and read allowed on November 9, 2022, at 2:00 p.m. The contractor, HCS Inc. is the recommended lowest responsible bidder. The consultant completed bid evaluation and reference

check and recommendation of award. HCS Inc, is the contractor currently working on the Green Red Barn renovation project and City staff concurs with the recommendation to award.

A Notice to Proceed is anticipated in January 2023, and project completion is expected to be completed in 8 months.

### **Prior City Council Action**

August 12, 2014 - City Council approve the selection of MWM Design Group for the Parks Architecture Project including improvements to the Pfluger Park Restroom, Gilleland Creek Pool House & Bohls House and authorizing the City Manager to enter into negotiations regarding a scope of work and fee proposal.

July 26, 2016 - City Council approved a professional services agreement with MWM Design Group in the amount of \$207,862.00 for professional design services associated with the 2016 Reserve Funds Project for design, construction documents and construction phase services for the Pflugerville Parks Architecture Project (Bohls House, Gilleland Pool Buildings, Pfluger Restroom and Rec Center Renovations).

December 12, 2017 - A Bohls House Renovation construction contract was presented to City Council and subsequently denied. The bid exceeded the consultant's estimates and the available funding.

### **Deadline for City Council Action**

Action is requested on December 13, 2022.

**Funding Expected:** Revenue ☐ Expenditure ☒ N/A ☐

**Budgeted Item:** Yes ☒ No ☐ N/A ☒

\*This item is approved in the FY23 CIP budget, and will be utilizing FY22 funds carried over from the prior fiscal year.

**Amount:** \$683,756

**1295 Form Required?** Yes ☒ No ☐

**Legal Review Required:** N/A ☐ Required ☒ Date Completed: Legal will review and approve prior to City Manager signature

### **Supporting documents attached:**

MWM DesignGroup Letter of Recommendation  
Standard CIP Construction Agreement  
Draft Presentation

### **Recommended Action**

Approve a construction contract with HCS Inc., in the amount of \$683,756 associated with the Bohls House Project, and authorize the City Manager to execute the same.