



City of Pflugerville

Legislation Text

File #: 2017-6328, **Version:** 1

Discuss and consider action to approve the award of a construction contract for the Bohls House Renovation Project to S&G Contracting, Inc. in the amount of \$631,500.00 and authorizing the City Manager to execute same.

The Bohls House Renovation Project involves the renovation of an existing house and the paving of an existing gravel parking lot in Heritage Park for the use of offices for Parks & Recreation staff. Included in the scope of work are structural improvements, complete replacement of the electrical and plumbing systems, addition of an HVAC system, ADA improvements and abatement of both lead and asbestos. The construction estimate for this project was approximately \$500,000.

The Bohls House was once the residence of Kenneth Bohls and located at the site of Typhoon Texas. Prior to development of the water park, the Pflugerville Community Development Corporation gifted the house to the City in November 2013 and paid for its relocation to Heritage Park, as well as the foundation and utility improvements to serve the house. MWM DesignGroup was selected in September of 2014 to develop conceptual designs and cost estimates for this structure and others in Pfluger and Gilleland Parks. MWM DesignGroup completed the Architectural Design Program Narrative in January of 2015 which was discussed with the City Council several times throughout 2015 and 2016. In June of 2016 the City Council approved \$600,000 for the design and construction of this project. Reserve funds of \$100,000 were approved for design and \$500,000 of Certificates of Obligation (CO) were approved for construction, including \$25,000 for network improvements for Heritage Park.

The project was advertised on October 11, 2017. The bid package included a lump sum item for the house renovations, a lump sum for the parking improvements, a unit price bid for additional concrete flatwork and an add alternate bid Item #1 for complete replacement of windows. The unit price for concrete flatwork was requested so that we would have a unit cost to potentially complete additional sidewalk and concrete work to connect the Bohls House to the Heritage House and address ADA concerns there. One (1) bid was received and opened on November 2, 2017. The attached bid reflects a lump sum amount of \$464,940 for the house improvements, lump sum amount of \$135,060 for the parking lot, a unit price of \$10 per sq. ft. for additional concrete flatwork and an add alternate #1 of \$31,500 for complete replacement of all windows.

The bid exceeded the consultant's estimates and the available funding for this project, which was \$500,000. Staff presented a plan to remedy this at the November 28, 2017 City Council Worksession. This plan involved potential scope reductions after award and contract execution and supplementing the funding with CO funds reallocated from the Gilleland Creek Pool Building Replacement Projects. The potential scope reductions are substitutions for specified windows and reduction of the amount of material that has to be abated.

The Bohls House is a two-story farmhouse of approximately 2,656 square feet in size that was constructed in the first quarter of the twentieth century. As such, it contains both lead and asbestos

materials that must be abated prior to construction. This abatement is included in the general contractor's bid and is almost \$50,000. An additional \$15,000 is the cost of required monitoring that is not included in the general contractor's bid and will be handled by a third party vendor. The house will also require completely new building systems (water, electrical and HVAC). These systems represent approximately 30% of the lump sum cost of the house renovations. The bid amount for the house renovations including the alternate is \$496,440, which is a cost of approximately \$187 per sq ft (\$168 per sq ft without lead & asbestos abatement). These costs are not out of line with typical renovation costs. The parking lot work for approximately \$135k is below the engineer's estimate and is a great value.

Staff has evaluated the operations & maintenance (O&M) requirements for this structure and has determined that since the renovations include complete replacement of windows, installation of insulation to meet energy code requirements and completely new building systems (water, electric and HVAC), the annual costs for O&M are not substantially greater than other options. There are long-term maintenance costs such as exterior painting and roof replacements that may not be required with a more typical type of commercial construction, but those will have to be made anyway if the City is to retain the structure for any use.

The completion of this project is important as it will facilitate the moving of Parks & Recreation staff out of the Recreation Center, which allows the expansion of the Senior Center portion of the Recreation Center. This is only possible by relocating the babysitting area of the Recreation Center to the space currently occupied by Parks & Recreation staff and will result in almost double the amount of space available for the Senior Center and its programs. This project also makes good use of the house while preserving a small part of Pflugerville's farming heritage.

The construction contract requires substantial completion of the project no later than one hundred twenty (120) calendar days from Notice to Proceed.

The attachments include the Contractor's bid and the Consultant's recommendation for award.

Status

The project was advertised on October 11, 2017 to request bids. One (1) bid was received and opened on November 2, 2017.

Fiscal Impact

Funding for this project is from Certificates of Obligation approved in June 2016.

Staff Recommendation

Staff recommends that the City Council authorize reallocation of Certificates of Obligation funds from the Gilleland Creek Pool Buildings Replacement Project in the amount of \$200,000 to the Bohls House Renovation Project.

Staff recommends awarding the construction contract to include Alternate #1 for the Bohls House Renovation Project to S&G Contracting, Inc, in the amount of \$631,500.00.

Drafter

James Hemenes

Parks & Recreation Director