

## CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:  
CONTACT DEPARTMENT(S):

4/26/12  
Aviation

**SUBJECT:** Authorize execution of a construction contract with the BARR CO., for the ABIA Terminal HVAC Improvements in the amount of \$1,169,518 plus a \$116,952 contingency, for a total contract amount not to exceed \$1,286,470.

Funding is available in the fiscal Year 2011-2012 Capital Budget of the Aviation Department.

**CURRENT YEAR IMPACT:**

Department:	Aviation
Project Name:	Terminal HVAC Unit Access Improvements
Fund/Department/Unit:	4910-8107-3171
	Department of Aviation
Funding Source:	Airport Capital Fund
Current Appropriation:	2,000,000.00
Unencumbered Balance:	1,619,557.11
Amount of This Action:	(1,286,470.00)
Remaining Balance:	<u>333,087.11</u>
 Total Amount of this Action	 <u><u>1,286,470.00</u></u>

**ANALYSIS / ADDITIONAL INFORMATION:** The Austin-Bergstrom International Airport opened in 1998. The terminal building is a heavily used public facility and requires regular maintenance including the Heating Ventilation and Air Conditioning (HVAC) system.

The Department of Aviation has had difficulty accessing some of the HVAC units in the terminal since the new airport was opened. There has also been insufficient airflow to some of the tenant spaces on the mezzanine level. This project will replace the ceiling above the ticket counters, improve access for maintenance purposes to HVAC units in the terminal, and increase and improve the HVAC service to tenant spaces. There will not be any interruptions to passenger service.

The work requires that large heavy equipment currently in inaccessible locations be moved. In close proximity to the units are other infrastructure that will be affected, including electrical runs, ductwork, plumbing, fire protection, and lighting. Due to the potential for discovering unknown existing conditions that could affect the project's construction work, a 10% contingency has been included to allow for the expeditious processing of any change orders.

The bid documents included an alternate bid item for electronically commutated motors (ECM) in lieu of inductor motors, which will be included in the contract. The contract allows 240 calendar days for completion of this project. This project is located within zip code 78719 and is managed by the Public Works Department.

Barr Co. is located in Austin, TX.

*D. Carter*

3/29/12

## AGENDA



3171

OK  
3/29/12

## Recommendation for Council Action (CMD)

Austin City Council	Item ID:	14160	Agenda Number	<ITEM_OUTLINE>
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Meeting Date:	April 26, 2012
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Department:	Contract Management
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## Subject

Authorize execution of a construction contract with the BARR CO., for the ABIA Terminal HVAC Improvements in the amount of \$1,169,518 plus a \$116,952 contingency, for a total contract amount not to exceed \$1,286,470.

## Amount and Source of Funding

Funding is available in the Fiscal Year 2011-2012 Capital Budget of the Department of Aviation.

## Fiscal Note

A fiscal note is attached.

Purchasing Language:	Lowest responsive bid of three bids received.
Prior Council Action:	
For More Information:	Burton Jones 974-7278; Susan Garnett 974-7064; April Shaw 974-7141.
Boards and Commission Action:	To be reviewed by the Austin Airport Advisory Commission on April 10, 2012.
MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) through achievement of Good Faith Efforts with 8.07% MBE and 1.30% WBE subcontractor participation.
Related Items:	

## Additional Backup Information

The Austin Bergstrom International Airport opened in 1998. The terminal building is a heavily used public facility and requires regular maintenance including the Heating Ventilation and Air Conditioning (HVAC) system.

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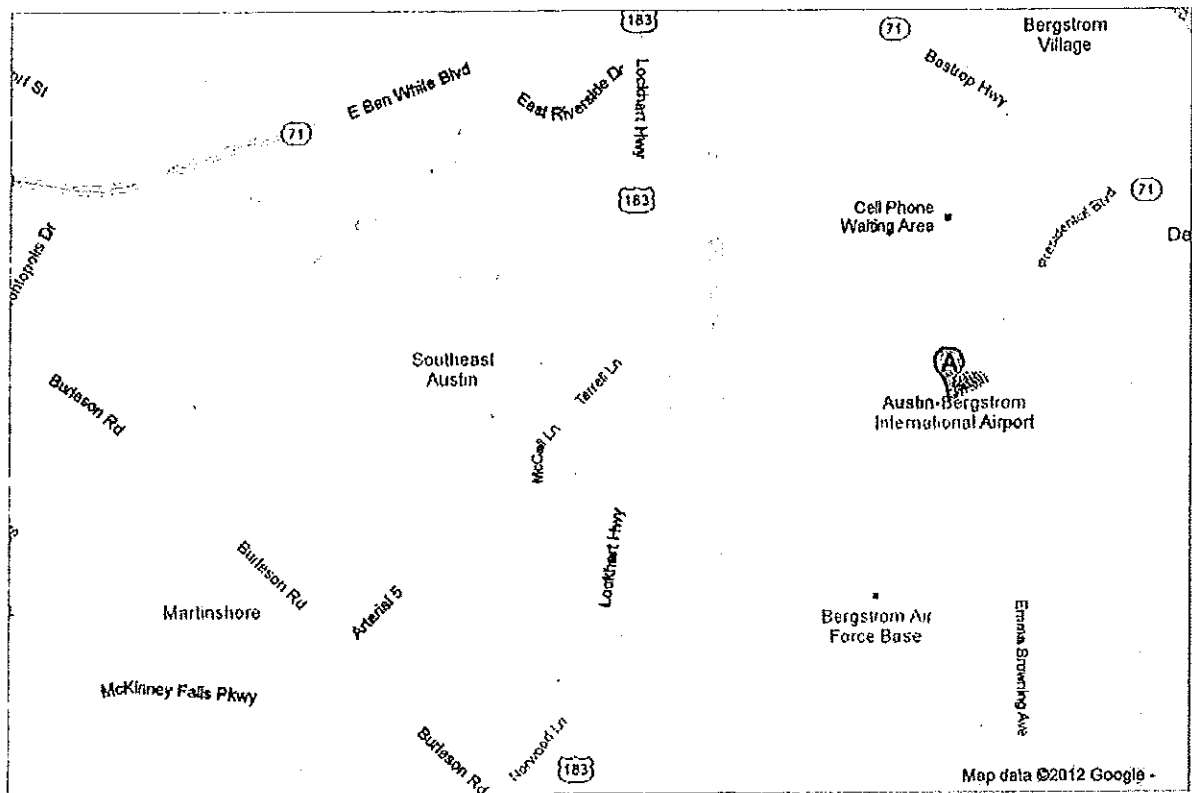
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To see all the details that are visible on the screen, use the "Print" link next to the map.







### M/WBE Summary:

Bid documents were distributed to 4 general contractors. Bids were opened on February 16, 2012. The Barr Co. submitted the lowest of 3 bids received, including one alternate bid item:

	<u>Base Bid</u>	<u>Base Bid + Alternate</u>
The Barr Co., AIA, Austin, TX	\$1,150,000.00	\$1,169,518.00
Mid-State Plumbing, Inc., Austin, TX	\$1,314,840.00	\$1,327,352.00
SpawGlass Contractors, Inc., Austin, TX	\$1,557,000.00	\$1,573,000.00

The contractor's choice of work methodology provides for 13 areas of subcontracting opportunities which are listed below. Project specific subgoals stated in the solicitation were 1.61% African American; 2.05% Hispanic; 0.82% Native/Asian, 2.70% WBE. Total participation estimated on base bid amount of \$1,150,000:

<u>NON M/WBE TOTAL - PRIME</u>	<u>\$355,007.00</u>	<u>30.87%</u>
The Barr Co., AIA, Austin TX	\$355,007.00	30.87%
<u>MBE TOTAL - SUBCONTRACTORS</u>	<u>\$92,803.00</u>	<u>8.07%</u>
<u>African American Subtotal</u>	<u>\$19,003.00</u>	<u>1.65%</u>
(MB) J. Harper Construction, Austin, TX (hauling)	\$5,003.00	0.44%
(MB) Avery's Lawncare, Round Rock, TX (landscaping)	\$2,000.00	0.17%
(MB) Triad Building Maintenance, Austin, TX (custodial)	\$5,000.00	0.43%
(MB) Trini Construction Builder, LLC, Austin, TX (painting)	\$7,000.00	0.61%
<u>Hispanic Subtotal</u>	<u>\$23,800.00</u>	<u>2.07%</u>
(MH) Viking Fence Co., Ltd., Austin, TX (fence)	\$2,800.00	0.24%
(FH) TAB Solutions, Lakeway, TX, (HVAC system T&B)	\$10,000.00	0.87%
(FH) LTH Enterprises, Ltd., Elgin, TX (electrical light fixtures)	\$11,000.00	0.96%
<u>Native/Asian Subtotal</u>	<u>\$50,000.00</u>	<u>4.35%</u>
(MA) Kamo Energy, Inc., Universal City, TX (electrical wiring)	\$50,000.00	4.35%
<u>WBE TOTAL - SUBCONTRACTORS</u>	<u>\$15,000.00</u>	<u>1.30%</u>
(FW) DAR Communications, Buda, TX (cabling)	\$15,000.00	1.30%
<u>NON M/WBE TOTAL - SUBCONTRACTORS</u>	<u>\$687,190.00</u>	<u>59.76%</u>
Aircraft Mechancial, Round Rock, TX (HVAC systems)	\$340,000.00	29.57%
BJ Electric, Austin, TX (electrician)	\$85,487.00	7.43%
Marek Bros. System, Buda, TX (interior finishes, ceiling)	\$151,703.00	13.19%
Honeywell, San Antonio, TX (HVAC controls)	\$110,000.00	9.57%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Small & Minority Business Resources Department. Second and third low bidder information is provided.

SECOND BIDDER – Mid-State Plumbing, Inc., Austin, TX \$1,314,840.00  
28.29% WBE prime participation; 1.20% African American; 2.10% Hispanic; 9.30% Native/Asian; 8.10% WBE; 51.00% Non M/WBE subcontractor participation.

THIRD BIDDER – SpawGlass Contractors, Inc., Austin, TX \$1,557,000.00  
35.50% NON M/WBE prime participation; 1.74% African American; X.XX% Hispanic; 0.90% Native/Asian; 8.80% WBE; 53.10% Non M/WBE subcontractor participation.

