

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

10/2/14
Aviation

SUBJECT: Authorize negotiation and execution of a set of Job Order Assignments, which may exceed \$500,000.00 each, for the phased renovation of two sets of restrooms within the Austin-Bergstrom International Airport over the next two-years to ensure the continuity of essential public services and terminal operations for a total amount not-to-exceed \$1,230,000.00, inclusive of contingency.

Funding is available in the Fiscal Year 2014-2015 Capital Budget of Aviation.

CURRENT YEAR IMPACT:

Department:	Aviation
Project Name:	Restrooms Completion
Fund/Department/Unit:	4910-8107-3285
	Department of Aviation
Funding Source:	Airport Capital Fund
Current Appropriation:	350,000.00
Unencumbered Balance:	1,235,628.82
Amount of This Action:	<u>(1,230,000.00)</u>
Remaining Balance:	<u>5,628.82</u>
 Total Amount of this Action	 <u><u>1,230,000.00</u></u>

ANALYSIS / ADDITIONAL INFORMATION:

The Job Order Assignments will be made under the Job Order Contract (JOC) program for City of Austin Facility Improvements. The work consists of renovating two sets for a total of four sets of existing Men and Women restrooms located on the lower level of Austin- Bergstrom International Airport (ABIA) Terminal.

Each set of restrooms is approximately 1,617 square feet per set for a total of 3,234 square feet of renovated space located on the lower level of the terminal. The renovations will include selective demolition, concrete, selective masonry, metal work, alteration of walls and doors, replacement of specialty items (i.e. toilet partitions, grab bars, toilet facility accessories), and replacement of systems associated to mechanical, electrical and plumbing, as well as fire protection and annunciation systems. The renovation of the restrooms, a key amenity for customer service, was begun under another contract. However, that contract was terminated, thus necessitating the need for this contracting method to complete the work that was started.

Construction work is slated to begin in November 2014 and be completed by July 2015. The proposed work will be assigned to the existing JOC contractors from the 2013 JOC program. Assignments made in this manner will help to maintain continuous airport operations, minimize interference with travelers during peak holiday and special events. It will also assist in maintaining security controls and the high volume of Owner provided materials.

Other construction delivery methods, such as the traditional invitation for bids and competitive sealed proposals were explored. These options were deemed not viable due to lack of the inability to maintain consistency in cost and performance through a phased renovation process and meet the requirements of interacting with a highly utilized and secured facility.

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Pursuant to state statute, the City is required to obtain approval from Council for any individual job order assignment that exceeds \$500,000. The preliminary Job Order Assignment cost estimate for each of the two sets, (which are not within a security area) is approximately \$500,000. This request is for Council's authorization to negotiate and execute two Job Order Assignments from the Job Order Contract program for an amount not-to-exceed \$1,230,000.00, inclusive of contingency.