

# AGENDA



## Recommendation for Council Action (CMD)

<u>Austin City Council</u>	Item ID:	38079	Agenda Number	<ITEM_OUTLINE>
<b>Meeting Date:</b>	December 11, 2014			
<b>Department:</b>	Contract Management			
Subject				
<p>Authorize execution of a construction contract with <u>TEXAS ROOFING CO., LP</u> for the Air Rescue and Fire Fighting Building Re-roofing and Building Envelope Weatherproofing in the amount of \$195,000, plus contingency in the amount of \$19,500, for a total contract amount not to exceed \$214,500</p>				
Amount and Source of Funding				
<p>Funding is available in the Fiscal Year 2014-2015 Capital Budget of the Department of Aviation.</p>				
Fiscal Note				
<p>A fiscal note is attached.</p>				
<b>Purchasing Language:</b>	Lowest responsive bid of one responsive bid received!			
<b>Prior Council Action:</b>	[REDACTED]			
<b>For More Information:</b>	Alison von Stein, 512-974-7217; Dale Thompson, 512-530-5544; Lucy Bonee, 512-974-7967; Elizabeth Godfrey, 512-974-7141			
<b>Boards and Commission Action:</b>	To be reviewed by the Austin Airport Advisory Commission on November 18, 2014.			
<b>MBE / WBE:</b>	This contract will be awarded in compliance with City Code Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievement of Good Faith Efforts with 0.00% MBE and 23.10% WBE participation.			
<b>Related Items:</b>				
Additional Backup Information				
<p>The roof of the Air Rescue and Fire Fighting (ARFF) building at the Austin-Bergstrom International Airport is approximately twenty years old and in need of replacement. There have been minor leaks in the past, which were repaired. The granules are wearing away; the sheeting is beginning to crack in places; and there is evidence of water below the sheeting. The pitch pans are in need of replacement as well. Caulking on the exterior walls around doors and windows is also showing signs of aging.</p> <p>This project comprises the removal and replacement of modified bitumen roofing, insulation board, parapet coping, roof flashing and mechanical equipment curbs, repairs of pre-finished sheet metal roofing at various locations on the building, and caulking at the walls and windows.</p>				

The Invitation for Bids solicitation was issued September 15, 2014. Only one responsive bid was received.

Due to the potential for unknown features when the existing roofing system is torn off and the need to avoid delay in working at the Airport, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders.

The contract allows 111 calendar days for completion of this project. This project is located within zip code 78719 and is managed by the Public Works Department.

Texas Roofing Co., LLP is located in Round Rock, Texas.

**M/WBE Summary**

Bid documents were distributed to six general contractors. Bids were opened on October 9, 2014. Texas Roofing Co., LLP submitted the lowest responsive bid of four bids received:

Texas Roofing Co., LLP	\$195,000
Cram Roofing Company, San Antonio, TX	Non-responsive
L.D. Tebben Company, Austin, TX	Non-responsive
Advantage USAA, Inc., Spring Branch, TX	Non-responsive

The contractor's choice of work methodology provides for six areas of subcontracting opportunities which are listed below. Participation goals stated in the solicitation were 3.85% MBE and 4.73% WBE. Total participation estimated on base bid amount of \$195,000:

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$127,120</u>	<u>65.20%</u>
Texas Roofing Co., LP, Round Rock, TX	\$127,120	65.20%

<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$45,000</u>	<u>23.10%</u>
(Need gender/ethnicity) Emli, Inc., Round Rock, TX (Roofing and sheet metal supplier)	\$45,000	23.10%

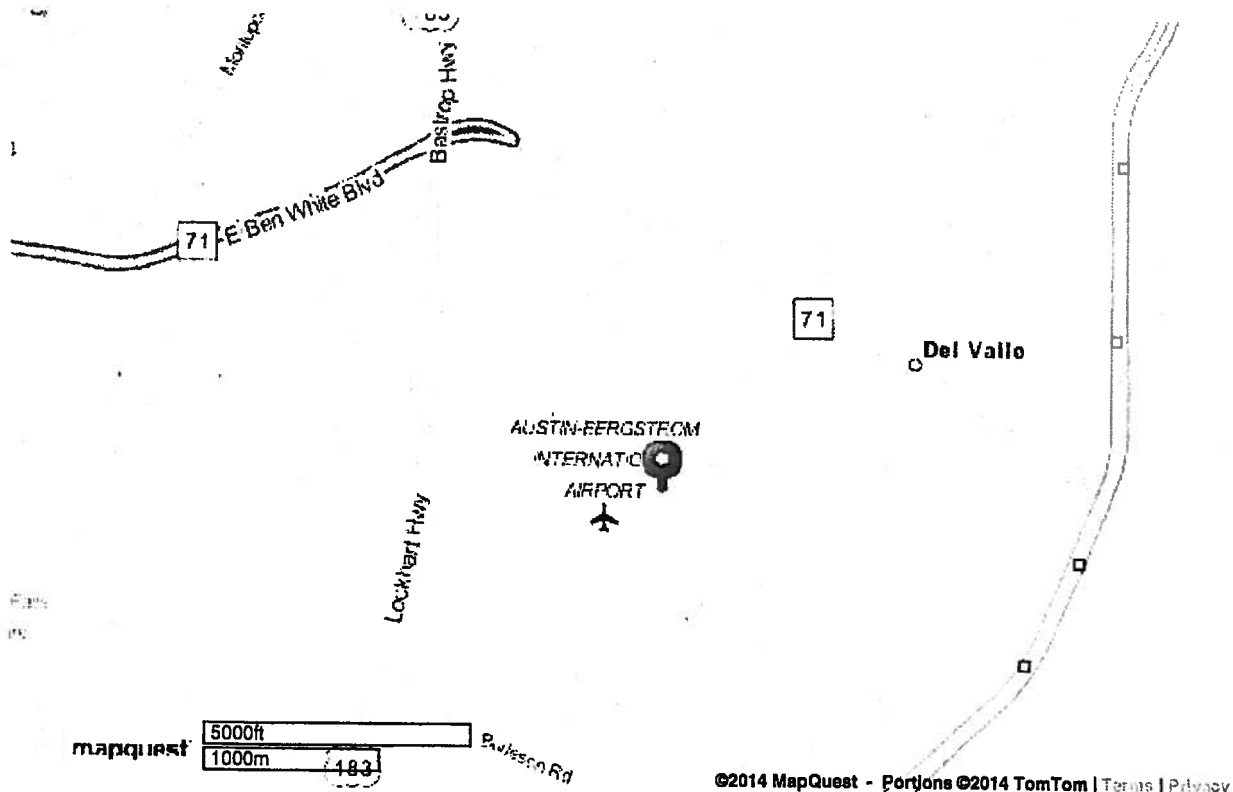
<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$22,800</u>	<u>11.70%</u>
ATC Contractors, Georgetown, TX (Waterproofing)	\$10,700	5.50%
Bonded Lightning Protection, Argyle, TX (Lightning protection)	\$3,180	1.60%
To Be Determined (Mechanical)	\$2,000	1.00%
To Be Determined (Electrical)	\$2,000	1.00%
To Be Determined (Dumpster rental and disposal services)	\$5,000	2.60%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Small & Minority Business Resources Department.

# Location Map

## ARFF Building Re-roofing and Building Envelope Weatherproofing

**3300 Emma Browning Ave**  
Austin, TX 78719-3306



## CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:  
CONTACT DEPARTMENT(S):

12/11/14  
Aviation

**SUBJECT:**

Authorize execution of a construction contract with TEXAS ROOFING CO., LP for the Air Rescue and Fire Fighting Building Re-roofing and Building Envelope Weatherproofing in the amount of \$195,000 plus contingency in the amount of \$19,500, for a total contract amount not to exceed \$214,500.

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

**CURRENT YEAR IMPACT:**

Department:	Aviation
Project Name:	ARFF Bldg Roof-Leak Repairs/Replacement Option
Fund/Department/Unit:	4910-8107-3211 Department of Aviation
Funding Source:	Airport Capital Fund
Current Appropriation:	453,000.00
Unencumbered Balance:	379,694.20
Amount of This Action:	<u>(214,500.00)</u>
Remaining Balance:	165,194.20

**ANALYSIS / ADDITIONAL INFORMATION:**

The roof of the Air Rescue and Fire Fighting (ARFF) building at the Austin-Bergstrom International Airport is approximately twenty years old and in need of replacement. There have been minor leaks in the past, which were repaired. The granules are wearing away; the sheeting is beginning to crack in places; and there is evidence of water below the sheeting. The pitch pans are in need of replacement as well. Caulking on the exterior walls around doors and windows is also showing signs of aging.

This project comprises the removal and replacement of modified bitumen roofing, insulation board, parapet coping, roof flashing and mechanical equipment curbs, repairs of pre-finished sheet metal roofing at various locations on the building, and caulking at the walls and windows.

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# AGENDA

## Recommendation for Council Action

Austin City Council

Item ID

37783

Agenda Number

117.

Meeting Date:

11/20/2014

Department:

Treasury

### Subject

Approve an ordinance authorizing the issuance and sale of City of Austin, Texas, Airport System Revenue Bonds, in one or more series, in a total par amount not to exceed \$350,000,000 by May 31, 2015 in accordance with the parameters set out in the ordinance, authorizing related documents, and approving related fees.

### Amount and Source of Funding

\$4,747,000 in anticipated first year debt service requirements will be paid from capitalized interest and was included in the 2014-15 Approved Operating Budget of the Airport Revenue Bond Redemption Fund. An estimated annual administration fee of \$1,000 for the paying agent/registrant for the proposed bond sale(s) was included in the 2014-15 Approved Operating Budget of Aviation.

### Fiscal Note

A fiscal note is not required.

Purchasing Language:

Prior Council Action:

For More Information: Art Alfaro, Treasurer, 512-974-7882

Boards and Commission Action: 11/12/14 Austin Airport Advisory Commission

MBE / WBE:

Related Items:

### Additional Backup Information

The main projects to be funded by the bonds include:

Terminal East Infill Project - The Terminal East Infill project, now under construction, involves the construction of approximately 55,000 square feet of additional terminal floor space at the baggage claim, apron, and concourse levels. At the baggage claim level, an 18,900-square-foot United States Customs and Border Patrol (CBP) facility will provide for the processing of arriving international passengers and will replace the existing undersized facility. At the concourse level, a 17,000-square-foot area at the east end of the check-in lobby will provide a new checkpoint for the security screening of departing passengers by the United States Transportation Security Administration (TSA). Other new and renovated space will be provided for passenger circulation, concessions, and CBP and TSA support functions. The CBP facility is scheduled to become operational in November 2014 and all other elements of the project are scheduled to be completed in June 2015.

**Airport Terminal/Apron Expansion and Improvement Project-**

The Airport Terminal/Apron Expansion and Improvement Project will include seven or more new passenger gates- three of the new gates will be flexible in design to accommodate both domestic and international flights. The project scope also includes utility and infrastructure upgrades to support the new expansion and renovation work in the ticket lobby to match new technology in order to improve customer service and balance the space needs for passengers and airlines.

The aircraft apron expansion element of the Airport Terminal/Apron Expansion and Improvement Project will include expanding the existing apron by approximately 48 acres. The expanded apron will provide aircraft parking for the new terminal gates and provide dual parallel taxi lanes to better accommodate existing aircraft movements as well as future larger design group aircraft operations and safely accommodate irregular airline operations.

The overall project is scheduled to be completed in the Summer 2018.

Parking Garage Project Design - Funding is also proposed for design work for a new, approximately 5,000-space, five-level parking garage at the Lot A site north of the existing parking garage and west of the new rental car facility. The garage is scheduled to be completed in September 2018.

In order to provide the City with the flexibility to respond quickly to changing market conditions, the action proposed to be taken by Council delegates the authority to the City Manager or Chief Financial Officer (the "Pricing Officer") to complete the sale of the bond transaction in accordance with the parameters in the ordinance. In addition, the authority of the Pricing Officer to exercise the authority delegated by Council under this ordinance expires on May 31, 2015.

The transaction will be sold through the following underwriting team:

Senior Manager:  
Citigroup

Co-Managers:  
RBC Capital Markets  
Morgan Stanley  
Piper Jaffray  
Loop Capital Markets  
Estrada Hinojosa

For this transaction, McCall, Parkhurst & Horton L.L.P. will serve as bond counsel, Fulbright & Jaworski L.L.P. will serve as the City's disclosure counsel, and Public Financial Management will serve as the City's financial advisor.