

**AGENDA**



**Recommendation for Council Action (CLMD)**

Austin City Council	Item ID:	54489	Agenda Number	8.
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Meeting Date:	February 25, 2016
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Department:	Capital Contracting Office
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**Subject**

Authorize execution of a construction contract with L.D. TEBBEN CO., INC for CLMC531A, Rutherford Lane Renovations Rebid, in the amount of \$1,069,814 plus a \$106,981.40 contingency, for a total contract amount not to exceed \$1,176,795.40.

**Amount and Source of Funding**

Funding is available in the Fiscal Year 2015-2016 Capital Budget of the Building Services Department.

**Fiscal Note**

A fiscal note is attached.

Purchasing Language:	Lowest responsive bid of one bid received through a competitive Invitation for Bid solicitation.
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Prior Council Action:	
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For More Information:	Mark Northcutt, 512-974-3972; David Acuna, 512-974-3969; Rolando Fernandez, 512-974-7749; Sarah Torchin, 512-974-7141.
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Boards and Commission Action:	
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Related Items:	
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MBE / WBE:	This contract will be awarded in compliance with City Code Chapter 2-9A Minority Owned and Women Owned Business Enterprise Procurement Program by meeting the goals with 5.40% MBE and 20.10% WBE participation.
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**Additional Backup Information**

The scope of this project involves replacement of two roofing systems on Buildings 1 and 2 at the Rutherford Lane Campus (Rutherford) located at 1520 Rutherford Lane. This facility is used by the various departments for administrative offices and training. Additionally, the following departments also have office space at Rutherford: Austin Code, Austin Resource Recovery, Building Services, Austin Police (multiple units), Austin Energy, Communications and Technology Management, Health, Office of the Police Monitor, Corix, Labor Relations, Veteran's Affairs, and the 311 Call Center.

Building 1 and Building 2 were constructed in 1985 with a contiguous roof plan. Prior to the City purchasing the building in 2005, the existing roof was covered with a single-ply Carlisle roof to extend the life of the original roof system, which is still in place. Recent adverse weather (drought followed by significant rain) and heat cycles have adversely affected the cap sheets; they are beginning to disintegrate, allowing water to infiltrate and damage the roof system. The rains in the last year have also resulted in numerous leaks as well as temporary disruption to some office environments in the facility. Emergency repairs have been performed in recent years; however, the roof is no longer sustainable, having reached its end-of-life cycle in 2013.

As noted, the roof system failure has resulted in major leaks throughout the facility. During the severe storms in October of 2015, within an 18-hour timeframe, more than 220 gallons of water were extracted from various areas inside of the building. As a result, conference and training rooms were closed and employees were removed from offices where the ceilings had collapsed. Unfortunately, several areas that were recently renovated with new carpet and office furniture were ruined.

The replacement roof system will be more energy efficient and in compliance with the City standards for roof replacements and Leadership in Energy and Environmental Design (LEED) best practices. The existing roof systems will be removed to the structural steel deck and new modified bitumen and Polyisocyanurate insulation (also known as ISO insulation) with all new flashings will be installed on both buildings. This project will improve drainage of the roofing system and remove nonfunctioning legacy building equipment no longer necessary for the operation of the facility.

Delay of this project could mean additional damage to the facility in the event of heavy rains. The City is in a wet cycle after prolonged drought, which is an exacerbating factor when combined with age of the roof. After a rain event, water continues to drain for days afterward into some office areas, a few of which are now abandoned until the roof can be replaced. Several more months of wet dry cycles will only make the situation worse and continue to damage the facility as well as promote conditions resulting in indoor air quality issues associated with mold. Building use will be severely compromised as conference rooms, training rooms, and employee office spaces will no longer be accessible as areas of the building continue to be closed because of the rains.

Since 2011, over \$85,000 in necessary roof repairs have been completed.

The bid documents include two alternate bid items to allow for completion of various work packages. The base bid is for the roof replacement of Building 1. Alternate 1 is for the roof replacement of Building 2. Alternate 2 is for an upgraded insulation from an R20 to R-25 fiberglass insulation, which provides a better energy rating for the building. The recommendation for award of this contract includes acceptance of the base bid, plus Alternate 1 and Alternate 2.

Due to the potential for unknown conditions, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders. A contingency is an additional amount of money added to the construction budget to cover any unforeseen construction costs associated with the project.

The contract allows 90 days for completion of this project. This project is located within zip code 78754 (District 1). The project will be managed by Building Services Department.

A complete solicitation package, including bid tabulation, is on file with the City's Capital Contracting Office and is available on the City's Financial Services Austin Finance Online website. Link: [Solicitation Documents](#).

L.D. Tebben Co., Inc. is located in Austin, Texas.