

**AGENDA**



**Recommendation for Council Action**

**AUSTIN CITY COUNCIL**

**Regular Meeting: November 1, 2018**

Item Number: **005**

**Capital Contracting Office**

Authorize award and execution of a construction contract with Gadberry Construction Company, Inc. (MBE), for the ABIA Campus HVAC Improvements project in the amount of \$1,424,000 plus a \$142,400 contingency, for a total contract amount not to exceed \$1,566,400. (District 2) [Note: 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 45.74% MBE and 4.78% WBE participation.]

**District(s) Affected:** District 2

<b>Lead Department</b>	Aviation Department  <b><u>Managing Department(s)</u></b> Public Works Department
<b>Fiscal Note</b>	Funding is available in the Fiscal Year 2018-2019 Capital Budget of the Aviation Department.
<b>Purchasing Language</b>	Lowest responsive bid of four bids received through a competitive Invitation for Bid solicitation.
<b>For More Information</b>	Inquiries should be directed to the City Manager’s Agenda Office, at 512-974-2991 or <a href="mailto:AgendaOffice@austintexas.gov">AgendaOffice@austintexas.gov</a> < <a href="mailto:AgendaOffice@austintexas.gov">mailto:AgendaOffice@austintexas.gov</a> > NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Aiden Cohen, 512-974-1929, or the Project Manager, Michelle Noriega, 512-974-1169
<b>Council Committee, Boards and Commission Action</b>	October 9, 2018 - Recommended by the Airport Advisory Commission on a 9-0-0-2 vote, with Commissioners Walewski and Owens absent.

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**Additional Backup Information:**

The Austin-Bergstrom International Airport serves Austin and Central Texas and is one of the fastest growing airports in the country. With the addition of new international flights, recent terminal expansion, and Austin’s reputation as a top US travel destination, the airport is experiencing unprecedented growth. In order to maintain an enjoyable and comfortable travel experience for users, routine maintenance and replacement of equipment is necessary to keep up with demands placed on resources and equipment.

The Heating, Ventilation and Air Conditioning (HVAC) systems in the Parking Operations, Information Systems and Airfield Lighting Vault buildings vary in age. Some equipment has been operational for over 20 years and even some original chiller equipment is still in use after 30 years of service. Based on the Preliminary Engineering Report (PER), the units are beyond their useful life, inefficient, not meeting occupancy needs, and require regular maintenance. This project includes removal and replacement of an air-cooled chiller, air handlers, boiler, pumps, exhaust fans, associated equipment, and any ancillary electrical work and finish repairs to walls and ceilings.

Plans for HVAC Improvements to Parking Operations and Information Systems Buildings were previously initiated separately in 2014 and 2015, respectively. With a third similarly typed project in the making, the decision was made to combine all three projects to receive the benefits of a single project: a unified analysis, consistency of design, and economies of scale. All three buildings are former United States Air Force buildings that were converted for airport use and range in age from 30 to over 60 years old, with similarly designed HVAC systems/controls and operational deficiencies.

This item includes two allowances. The allowance of \$60,000 will be used to address temporary heating and cooling units. The allowance of \$100,000 will be used to address replacement of decayed, rusted, or unusable piping not otherwise identified in the drawings. An allowance is a not-to-exceed amount specified and included in the construction contract or specifications for certain items of work whose details are not determined at the time of bidding.

No Public Outreach was required on this project due to the nature of the work. All improvements will take place inside airport facilities, but is not anticipated to affect the public or airport operations. In order to maintain a consistent look, all work will be performed behind temporary partition walls that are of a consistent appearance to adjacent surfaces.

Due to equipment age and seasonal constraints, this request is time sensitive. Scheduling of the HVAC change out needs to occur during the colder winter months. Also, Aviation has identified the need to take advantage of the “slow down” in operations between the New Year and South by Southwest. As the business operations are impacted by the seasonal demands of travel, work should commence in early January 2019.

Due to the potential for unknown conditions when working on a renovation project, 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 210 calendar days for completion of this project. This project is located within zip code 78719 (District 2). The project will be managed by Public Works Department.

Gadberry Construction Company, Inc. is located in Austin, TX.

Information on this solicitation is available through the City's Austin Finance Online website. Link:

Solicitation Documents

<[https://www.austintexas.gov/financeonline/account\\_services/solicitation/solicitation\\_details.cfm?sid=122648](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=122648)>