



Recommendation for Action

File #: 19-2310, **Agenda Item #:** 14.

6/19/2019

Posting Language

Authorize negotiation and execution of a Construction Contract with LD Tebben Company, Inc., for construction services for the Faulk Central Library Roof Replacement project in the amount of \$828,245 plus a \$82,824 contingency, for a total contract amount not to exceed \$911,069.

[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 3.32% MBE and 4.08% WBE participation.]

Lead Department

Capital Contracting Office

Managing Department(s)

Austin Public Library

Fiscal Note

Funding is available in the Fiscal Year 2018-2019 Capital Budget of the Building Services Department.

Purchasing Language:

Best Value to the City of Austin of two proposals evaluated.

Prior Council Action:

September 20, 2018 - City Council authorized use of Alternative Delivery Method.

For More Information:

Inquiries should be directed to the City Manager's Agenda Office, at 512-974-2991 or AgendaOffice@austintexas.gov.

NOTE: Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Aiden Cohen, 512-974-1929, or Paul Sanchez, 512-974-7469.

Council Committee, Boards and Commission Action:

N/A

Additional Backup Information:

Construction began on Austin's Faulk Central Library in 1976, and it was opened to the public in 1979. In 1995 a new roof was installed due to the deterioration of the original roof. Currently, the existing modified bitumen roof system is approximately 24 years old and is experiencing water penetration, which is causing interior damages to the facility.

The work consists of a total tear-off of the existing modified bitumen roofing system and replacement with a new modified bitumen roofing system. Existing roof drainage and overflow will be brought up to building code

compliance. The existing roofing system and insulation will be removed down to the concrete deck. The new modified bitumen roof shall be assembled with flashing to provide protection around the perforations in the roof (vents, air-conditioning units) and the parapet edges.

The Faulk Central Library Building roof is no longer under warranty, well beyond its useful life expectancy, and at risk for continued water leaks into the interior of the building with resulting damage to the property if this item is delayed.

Due to the potential for unforeseen circumstances, 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 calendar days for completion of this project. This project is located within zip code 78701 (District 9).

LD Tebben Company, Inc. is located in Austin, Texas.

Information on this solicitation is available through the City's Financial Services website. Link: [Solicitation Documents <https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=126723>](https://www.austintexas.gov/financeonline/account_services/solicitation/solicitation_details.cfm?sid=126723).