



## Recommendation for Action

**File #: 22-3162, Agenda Item #: 12.**

**10/27/2022**

### **Posting Language**

Authorize award and execution of a construction contract with LD Tebben Company Inc., for the Public Health Capital Rehabilitation - Roofs project in the amount of \$489,230 plus a \$48,923 contingency, for a total contract amount not to exceed \$538,153.

[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 combined M/WBE goals with 4.43% participation.]

### **Lead Department**

Financial Services Department

### **Managing Department**

Public Works Department.

### **Fiscal Note**

Funding is available in the Capital Budget of Austin Public Health.

### **Purchasing Language:**

Lowest responsive bid of two bids received through a competitive Invitation for Bids solicitation.

### **For More Information:**

Respondents to this solicitation, and their representatives, shall direct inquiries to Rolando Fernandez, 512-974-7749, Garrett Cox, 512-974-9423, or the Project Manager, Robert Ryland, 512-974-7242.

### **Additional Backup Information:**

Several Austin Public Health facilities roofs are beyond their useful life requiring regular maintenance. Facility Condition Assessments have documented flashing and gutter detachments, membrane deterioration, failed sealants, and other defects arising from the age of the roofing systems.

This project includes roofing repairs and replacements at six locations: A.K. Black Clinic, South Austin Neighborhood Center, Betty Dunkerley Public Health Campus Buildings B, C, E, and H.

This item includes three allowances. The first allowance of \$20,000 will be used to address existing mechanical, electric, and plumbing components currently not observable without destructive demolition, that may be deteriorated, corroded or unsuitable for the new work. The second allowance of \$20,000 will be used to address existing roofing systems currently not observable without destructive demolition, that may be deteriorated, corroded or unsuitable for the new work. The third allowance of \$20,000 will be used to address existing wood components currently not observable without destructive demolition, that may be found to be rotting, damaged or otherwise failing to support the overall roofing and waterproofing sections of the building. An allowance is an amount that is specified and included in the construction contract or specifications for a certain item(s) of work whose details are not yet determined at the time of bidding.

Due to the potential for unknown roof conditions when working on an operating public health facility, 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. By authorizing the additional contingency funding, Council is authorizing any change orders within the contingency amount.

All work will be on City property and the facilities will remain open to the public during the work. There is no public impact at this time.

If not approved, the roofs at these locations will continue to fail and over time develop additional roof leaks resulting in damage to the building structure, mold growth, and increase maintenance cost.

The contract allows 180 calendar days for this project. This project is located within zip codes 78702, 78704, and 78752 (Districts 3 and 4).

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

**Strategic Outcome(s):**

Safety, Government that Works for All, Health and Environment