

AGENDA



Thursday, July 24, 2008

**Contract and Land Management
RECOMMENDATION FOR COUNCIL ACTION****Item No. 24**

Subject: Authorize execution of a contract through THE LOCAL GOVERNMENT PURCHASING COOPERATIVE with L. D. TEBBEN COMPANY INC (Non M/WBE 70.89%), Austin, TX for the purchase of Roof Improvements and HVAC Upgrades at the Glen Bell Service Center in the amount of \$992,734 plus a \$49,600 contingency, for a total contract amount not to exceed \$1,042,334 and rescind the action taken on June 18, 2008 for Item No. 15.

Amount and Source of Funding: Funding in the amount of \$1,042,334 is available in the Fiscal Year 2007–2008 Capital Budget of the Austin Water Utility.

Fiscal Note: A fiscal note is attached.

For More Information: Michael Simms 974-9140, Robert Egan 974-7220, Rusty Cobern 972-0394, Robin Field 974-7064

Purchasing Language: Cooperative Purchase

MBE/WBE: This contract will be awarded in compliance with Chapter 2-9D of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program). This contract is a Cooperative Purchase; therefore, it is exempted under Chapter 252.022 of the Texas Local Government Code and no goals were established for this solicitation.

Boards and Commission Action: Recommended by the Water and Wastewater Commission.

The Glen Bell Service Center is one of the Austin Water Utility's primary service depots, housing both administrative offices and a warehouse/service yard. The facility was purchased by the City in 1994 from the Paxton Lumber Company. The original membrane roof has deteriorated over time and has reached the end of its useful life. Recently the deterioration has accelerated to the point that daily inspections are required to prevent roof failures before rain makes them evident.

This contract consists of the complete tear-off and replacement of the entire roof system, replacement of several obsolete roof mounted air conditioner units, replacement of some ventilation ducting and equipment in the rest room and shower areas, and addition of a humidifier to a communication room. The new roof system will have additional insulation and an energy code compliant reflective white roof membrane. Due to the potential for unknown building damage by roof leaks, a 5% contingency in funding has been included to allow for the expeditious processing of any future change orders. It is recommended that all three alternates, which will improve roof performance, are accepted. Austin Energy intends to cover the new roof with an innovative solar photovoltaic (PV) electric grid to generate electricity under a separate contract.

L. D. Tebben Company Inc. is under contract through the TCPN to provide a fixed-price, indefinite quantity contract for multiple construction, renovation, repair, and alteration projects delivered on an on-call basis through delivery orders to public entities statewide. The TCPN is administered by the Region 4 Education Service Center. Region 4 is a local government agency authorized by Chapter 8 of the Texas Education Code.

The contract allows 90 calendar days for substantial completion of this project.