

A G E N D A



Recommendation for Council Action (CMD)

Austin City Council

Item ID:

13737

Agenda Number

3.

Meeting Date:

April 12, 2012

Department:

Contract Management

Subject

Authorize execution of a construction contract with CS ADVANTAGE USAA, Inc., for roof replacement at Austin Energy's Town Lake Center facility, in the amount of \$598,000 plus a \$89,700 contingency, for a total contract amount not to exceed \$687,700.

Amount and Source of Funding

Funding is available in the Fiscal Year 2011- 2012 Capital Budget of Austin Energy.

Fiscal Note

A fiscal note is attached.

Purchasing Language:

Lowest responsive bid of three bids received.

Prior Council Action:

For More Information:

Greg Warren 322-6172; Rolando Fernandez 974-7749; April Shaw 974-7141.

Boards and Commission Action:

Recommended by the Electric Utility Commission.

Related Items:

MBE / WBE:

This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 1.67% MBE and 11.54% WBE subcontractor participation.

Additional Backup Information

Austin Energy purchased Town Lake Center in 1986. The current roof is original to the building and although many repairs have been made, there are leaks that cannot be isolated and repaired.

Because of settling due to age, the 25-year old roof no longer pitches or slopes properly and therefore does not drain properly. This can cause structural stresses to the building because of the weight associated with excess water being held on the roof. The new roofing material is highly reflective and energy efficient. The insulating factor will be twice that of the original roof.

Town Lake Center houses mission critical functions such as a Data Center and does not have a lightning protection system. The new roof will take 5 months to install and cost \$580,000. Austin Energy elects to accept bid alternate NO. 1 to install a lightning protection system for \$15,000. Austin Energy also elects to accept bid alternate NO. 2 to replace broken valves on the building air conditioning system for \$3,000. The total bid for roof replacement and bid alternates NO. 1 and NO. 2 is \$598,000.

Due to the potential for unforeseen problems, a 15% contingency in funding has been included to allow for the expeditious processing of any change orders.

The contract allows 150 days for completion of this project. This project is located within zip code 78704. The project will be managed by Austin Energy.

CS Advantage USAA, Inc. is located in College Station, TX.