

## CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:  
CONTACT DEPARTMENT(S):

6/20/13  
Aviation

**SUBJECT:** Authorize execution of a construction contract with MID-STATE PLUMBING & MECHANICAL, INC., (FW/WBE - 38.50%) for ABIA Terminal Fire Protection Improvements - Phase 2, in the amount of \$2,878,000 plus a \$287,800 contingency, for a total contract amount not to exceed \$3,165,800.

Funding is available in the Fiscal Year 2012-2013 Budget of the Aviation Department.

### CURRENT YEAR IMPACT:

<b>Department:</b>	<b>Aviation</b>
Project Name:	Terminal Fire Protection Improvements Phase 2
Fund/Department/Unit:	4910-8107-3176
	Department of Aviation
Funding Source:	Airport Capital Fund
Current Appropriation:	5,700,000.00
Unencumbered Balance:	5,148,184.59
Amount of This Action:	(3,165,800.00)
	<u>1,982,384.59</u>
 Total Amount of this Action	 <u><u>3,165,800.00</u></u>

### ANALYSIS / ADDITIONAL INFORMATION:

The ABIA Terminal Building was built in 1999. At that time, a dry-pipe sprinkler system was installed in some areas of the building that were subject to freezing weather conditions. The existing dry-pipe fire sprinkler system is over fourteen years old and has numerous pin-hole leaks resulting from corrosion on the inner walls of the pipes.

This project will replace the building's dry-pipe sprinkler system with a new system that uses compressed nitrogen gas in the pipes to reduce corrosion caused by rusting. Additionally, the new system has been designed to prevent accumulations of standing water, caused when the system is periodically charged with water for testing and clean-out purposes. Having compressed nitrogen gas in the pipes will be a secondary means of deterring pipe corrosion from air-activated rusting. Due to the potential of encountering unforeseen conditions, and to allow flexibility in a construction schedule that prioritizes on-going airport operations over construction activities, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders.

The contract allows 410 calendar days for substantial completion of the project. This project is located within zip code 78719 and is managed by the Public Works Department.

Mid-State Plumbing & Mechanical, Inc. is located in Austin, Texas.

### M/WBE Summary

Bid documents were distributed to five contractors. Bids were opened on April 25, 2013. Mid-State Plumbing & Mechanical, Inc. submitted the lowest responsive bid of three bids received:

Mid-State Plumbing & Mechanical, Inc., Austin, TX	\$2,878,000
Firetrol Protection Systems, Austin, TX	\$3,000,000
Western States Fire Protection Co., Round Rock, TX	\$3,287,000

The contractor's choice of work methodology provides for five areas of subcontracting opportunities which are listed below. Participation goals stated in the solicitation were 2.63% MBE; and 2.45% WBE. Total participation based on base bid amount of \$2,878,000:

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<u>M/WBE TOTAL – PRIME</u>	<u>\$1,105,939</u>	<u>38.43%</u>
Mid-State Plumbing & Mechanical, Inc., Austin, TX	\$1,105,939	38.43%
<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$289,035</u>	<u>10.04%</u>
(MB) Trini Construction Builder, LLC, Austin, TX (General building construction and patching work)	\$134,724	4.68%
(MB) Dennis Security & Professional Services, Austin, TX (Security services and fire watch)	\$153,111	5.32%
(FH) White Photography, Dripping Springs, TX (Project photo documentation)	\$1,200	0.04%
<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$28,901</u>	<u>1.00%</u>
(FW) JS Electric, Buda, TX (Electrical)	\$28,901	1.00%
<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$1,454,125</u>	<u>50.53%</u>
Simplex Grinnell Fire & Safety, Round Rock, TX (Fire sprinkler systems installation)	\$1,454,125	50.53%

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Small & Minority Business Resources Department. Second and third low bidder information is provided.

SECOND BIDDER – Firetrol Protection Systems, Austin, TX \$3,000,000  
87.72% NON M/WBE prime participation; 6.17% MBE; 2.45 WBE; 3.66% Non M/WBE subcontractor participation.

THIRD BIDDER – Western States Fire Protection Co., Austin, TX \$3,287,000  
83.53% NON M/WBE prime participation; 5.47% MBE; 2.46% WBE; 8.54% Non M/WBE subcontractor participation.