

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

3/20/14
Aviation

SUBJECT:

Authorize execution of a construction contract with ALPHA BUILDING CORPORATION, for the ABIA Building 6005 Improvements – Phase II in the amount of \$1,999,804 plus a \$200,000 contingency, for a total contract amount not to exceed \$2,199,804.

Funding is available in the Fiscal Year 2013-2014 Budget of the Aviation Department.

CURRENT YEAR IMPACT:

Department:	Aviation
Project Name:	Bldg 6005 Improvements - Phase 2 (P&E)
Fund/Department/Unit:	4910-8107-3217 Department of Aviation
Funding Source:	Airport Capital Fund
Current Appropriation:	2,030,000.00
Unencumbered Balance:	1,572,318.14
Amount of This Action:	<u>(1,572,318.14)</u>
Remaining Balance:	<u>0.00</u>
Project Name:	Building 6005 Improvements Phase 2
Fund/Department/Unit:	4911-8107-A217 Department of Aviation
Funding Source:	2013ABIA Construction RevBonds
Current Appropriation:	1,150,000.00
Unencumbered Balance:	0.00
Amount of This Action:	<u>(627,485.86)</u>
Remaining Balance:	<u>522,514.14</u>
Total Amount of this Action	<u><u>2,199,804.00</u></u>

ANALYSIS / ADDITIONAL INFORMATION:

This project is the second phase of a two-phase project to provide interior modifications and finish upgrades to the ABIA Planning & Engineering Building (ABIA Building 6005).

The improvements associated with this project will provide modernization upgrades to interior finishes and communication equipment in existing meeting rooms, and new meeting rooms created in space currently occupied by a fixed-seating auditorium.

This project also includes corridor and lobby finish upgrades to bring the facility up to a similar level of standards as offices in the Terminal Building. The existing break room and public restrooms at the front entrances to the building will be improved as well.

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Due to the potential for encountering unforeseen conditions when demolition and new construction commences, a 10% contingency in funding has been included to allow for the expeditious processing of any change orders.

The contract allows 270 calendar days for completion of this project. This project is located within zip code 78719 and is managed by the Public Works Department.

Alpha Building Corporation is located in Austin, Texas.

M/WBE Summary

Bid documents were distributed to 14 general contractors. Bids were opened on January 16, 2014. Alpha Building Corporation submitted the lowest responsive bid of 3 bids received:

Alpha Building Corporation, Austin, TX	\$1,999,804
VRW Construction Company, Austin, TX	\$2,109,600
Southwest Corporation, Austin, TX	\$2,244,722

The contractor's choice of work methodology provides for nineteen areas of subcontracting opportunities which are listed below. Participation goals stated in the solicitation were **5.50%** MBE and **2.60%** WBE. Total participation estimated on the base bid amount of \$1,999,804:

NON M/WBE TOTAL – PRIME	\$508,412.68	25.42%
Alpha Building Corporation, Austin, TX	\$508,412.68	25.42%
MBE TOTAL – SUBCONTRACTORS	\$71,409.00	3.57%
(MB) Trini Construction Builder, Austin, TX (Painting)	\$71,409.00	3.57%
WBE TOTAL – SUBCONTRACTORS	\$151,046.00	7.55%
(FW) Millard Drywall, Austin, TX (Drywall and Ceilings)	\$151,046.00	7.55%
NON M/WBE TOTAL – SUBCONTRACTORS	\$1,268,936.32	63.46%
Hogan Demolition, Liberty Hill, TX (Demolition and Grading)	\$137,502.80	6.88%
Dennis Steel, Leander, TX (Structural Steel)	\$41,500.00	2.08%
Industrial Stainless, Chaparral, NM (Light Baffle)	\$32,470.00	1.62%
Flagpole Warehouse, Acworth, GA (Flagpole)	\$7,035.82	0.35%
Piper-Weatherford Company, Buda, TX (Doors and Hardware)	\$49,364.00	2.47%
Rochester Flooring Resource, Austin, TX (Flooring and Ceramic Tile)	\$179,000.00	8.95%
Direct Office Solutions, Lake Elmo, MN (Partitions and Accessories)	\$29,050.00	1.45%
Acorn Sign Graphics, Richmond, VA (Signage)	\$5,012.70	0.25%
ATS Acoustics, Piper City, IL (Acoustical Wall Panels)	\$26,703.00	1.34%
Specialized Building Systems, Houston, TX (Entrance Mats and Nosings)	\$6,295.00	0.31%
Capitol Blind & Drapery, Austin, TX (Window Blinds)	\$4,386.00	0.22%
Wattinger Company, Inc., Austin, TX (Plumbing)	\$162,000.00	8.10%
A-1 Air Conditioning, Austin, TX (HVAC)	\$260,000.00	13.00%
Air Technologies, Manchaca, TX (HVAC Test & Balance)	\$13,000.00	0.65%
Brieth Electric, Georgetown, TX (Electrical)	\$241,832.00	12.10%
Simplex-Grinnell, Round Rock, TX (Fire Alarm)	\$34,385.00	1.72%
Rob Pelletier Construction, Houston, TX (trade not identified)	\$39,400.00	1.97%

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 - VRW Construction Company, Austin, TX \$2,109,600
25.30% NON M/WBE prime participation; 0.50% African American; 7.60% WBE; 66.6% Non M/WBE subcontractor participation.

THIRD BIDDER - Southwest Corporation, Austin, TX \$2,244,722
42.89% NON M/WBE prime participation; 9.47% MBE; 0.51% WBE; 47.13% Non M/WBE subcontractor participation.