



**Construction Contract
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 7
AGENDA DATE: Thu 12/16/2004
PAGE: 1 of 2**

SUBJECT: Authorize execution of a contract with TOTAL ROOFING SERVICES INC., Austin, TX, for roof replacement at City of Austin Municipal Building in an amount not to exceed \$117,060.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$117,060 is available in the Fiscal Year 2004-2005 Approved Capital Budget of the Financial and Administrative Services Department.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Financial and **DIRECTOR'S**
DEPARTMENT: Administrative Services - **AUTHORIZATION:** Vickie Schubert
Building Services

FOR MORE INFORMATION CONTACT: Jill Maness, Building Services Officer/974-3960

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Lowest bid of four received

MBE / WBE: 1.27% MBE and 2.65% WBE subcontractor participation to date.

The requested construction contract will provide for roof replacement services for the City of Austin Municipal Building at 124 W. 8th Street.

The existing roof is in an advanced state of deterioration with numerous blisters, splits and cracks throughout, a common sign of a roof nearing the end of its' useful life cycle. Portions of the roof system have been repaired frequently. Leaks are evident during each rain. Since the building's HVAC and electrical service will be disrupted during the project, it is preferable to complete the re-roof while the building is unoccupied. This project will also be staged to avoid conflict with the window asbestos/lead abatement and restoration project.

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

Bid documents were received from 4 general contractors. Bids were opened on November 10, 2004. Total Roofing Services, Inc., Austin, Texas submitted the lower of 2 bids accepted. Bids from Port Enterprises, LTD., Austin, Texas and QA Construction Services, Inc., Austin, Texas were deemed non-responsive and were not considered in the bid evaluation. Bids were as follows:

Total Roofing Services, Inc., Austin, Texas	\$117,060.00
PRC Roofing Co., Inc., Houston, Texas	\$220,767.40
QA Construction Services, Austin, Texas	Non-responsive
Port Enterprises Ltd., Manchaca, Texas	Non-responsive



**Construction Contract
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 7
AGENDA DATE: Thu 12/16/2004
PAGE: 2 of 2**

The contractor's choice of work methodology provides for four subcontracting areas: traffic control barrels, lumber products, roofing products and scaffolding.

Project specific goals stated in the solicitation were 8.88% MBE and 2.61% WBE. Total participation estimated on base bid amount of \$114,060.00.

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$96,840.85</u>	<u>82.73%</u>
Total Roofing Services Inc., Austin, TX	\$96,840.85	82.73%
<u>MBE TOTAL – SUBCONTRACTORS</u>	<u>\$1,490.00</u>	<u>1.27%</u>
FB Safezone, Inc., Austin, TX (Traffic Control Barriers)	\$1,490.00	1.27%
<u>WBE TOTAL – SUBCONTRACTORS</u>	<u>\$3,100.00</u>	<u>2.65%</u>
Austin Lumber Co. Inc., Austin, TX (Lumber Supply)	\$3,100.00	2.65%
<u>NON M/WBE TOTAL – SUBCONTRACTORS</u>	<u>\$15,629.15</u>	<u>13.35%</u>
Betco Scaffolds, Austin, TX (Scaffolding)	\$6,700.00	5.72%
Hawkins Enterprises, Austin, TX (Roofing Supplies)	\$8,929.15	7.63%

Second Bidder - PRC Roofing Company (MBE/MH) Austin, TX - \$220,767.40 Non-Compliant
96.93% MBE Prime participation; 0.0% MBE, 0.0% WBE and 3.07% Non-M/WBE subcontractor participation.

Although Total Roofing Services did not satisfy the MBE/WBE requirement, a waiver of these goals has been approved by the City Manager as being in the best interest of the City of Austin. To re-bid this project may ultimately delay the May move-in of departments and may require an extension of the II Commodore lease beyond May 31, 2005, as planned, resulting in increased costs to the City.



MEMORANDUM

TO: Toby Hammett Futrell, City Manager
Joe Canales, Deputy City Manager

FROM: Jill Maness, Building Services Officer

DATE: November 30, 2004

SUBJECT: Municipal Building Roof Replacement

Bids were recently solicited and received for the Municipal Building roof replacement project. The following bids were responsive:

Total Roofing Services Inc., Austin, TX	\$117,060.00
PRC Roofing Co., Inc., Houston, TX	\$220,767.40

Two other bidders, Port Enterprises and QA Construction Services, were deemed non-responsive and were not evaluated.

Both Total Roofing and PRC Roofing were determined to be non-compliant with M/WBE requirements as follows:

- Total Roofing did not achieve the MBE goal of 8.88%. The original bid document showed that the contractor thought they had met the MBE goal. However, their solicited sub-contractor for MBE participation, a previously certified MBE, was determined to be non-certified at the time of the bid opening. As a result, their actual MBE participation was 1.27%. By not soliciting additional listed MBEs as required, they did not meet Good Faith Effort.
- PRC Roofing, as a certified MBE contractor, met the MBE goal but did not meet the WBE goal of 2.61%. They did not meet Good Faith Effort requirements as a result of non-solicitation of identified WBE firms.

However, the interests of the City of Austin and the MBE/WBE Program would best be served if the bid is awarded to the low bidder, Total Roofing for the following reasons:

This time-sensitive project provides only two areas of sub-contracting opportunities: materials and sidewalk/pedestrian protection, for an approximate amount of \$10,000, or roughly 10% of the project cost. Additionally, the firm that is no longer certified as an MBE will be a subcontractor on the project.

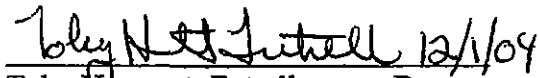
- Since the building's HVAC and electrical service will be disrupted during the project, it is preferable to complete the re-roof while the building is unoccupied. This project will also be staged to avoid conflict with the window asbestos/lead abatement and restoration project. The re-roof will take approximately 90 days to complete.
- To re-bid this project may ultimately delay the May move-in of departments and may require an extension of the II Commodore lease beyond May 31, 2005, as planned, resulting in increased costs to the City.

Please indicate your concurrence or non-concurrence with this recommendation to award the roof replacement contract to Total Roofing Services, Inc. If you have questions, please contact me at 974-3962.

Jill Maness, CPA
Building Services Officer

I Concur:

 12-1-04
Joe Canales Date
Deputy City Manager

 12/1/04
Toby Hammett Futrell Date
City Manager

I Do Not Concur:

Joe Canales Date
Deputy City Manager

Toby Hammett Futrell Date
City Manager

**CIP
Fiscal Note**

DATE OF COUNCIL CONSIDERATION:
DEPARTMENT:

DESCRIPTION: Authorize execution of a contract with Total Roofing Services Inc., Austin, Texas for at City of Austin Municipal Building in an amount not to exceed \$117,060.

FASD

Project Name:	City Hall Roof Replacement
Project Authorization:	2004-05 Capital Budget
Funding Source:	CIP Interest
Number:	8560-747-0015

Current Appropriation	\$310,000
Unencumbered Balance	\$298,777
Amount of This Action	(\$117,060)
Available Balance	<hr/> \$181,717

12/16/04
itive Services Department

roof replacement

Project: Municipal Building Roof Replacement

Recommended Low Bidder: Total Roofing

Low Bid Amount: \$117,060

Project Goals: MBE= 8.88%; WBE = 2.61

Achieved Goals: MBE = 1.27%; WBE = 2.64

	Subcontracted \$ Amount		Cert.		Solicited		Responded		Cert.		Solicited		Responded		Cent.		Solicited		Responded	
	Certified	Non-Certified	AA	AA	AA	AA	AA	AA	Hispanic	Hispanic	Hispanic	Hispanic	Hispanic	Hispanic	NA	NA	NA	NA	NA	NA
33055			0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
57021			0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
77023			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
77041			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
77045			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7706215			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
77072		\$ 8,929.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
77093			0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
8018364			0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
91450			0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0
91473			2	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0
91488			0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
97537			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
97763		\$ 1,490.00	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0
97773			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	\$ 4,590.00	\$ 8,929.00	3	1	1	1	1	1	22	0	0	0	0	0	0	0	0	0	7	1
Unique Vendor Totals (Non-Duplicated)			3	1	1	1	1	1	20	0	0	0	0	0	0	0	0	0	6	1

WBE goal was achieved. Total Roofing did not have to solicit all WBEs.