



## City Council Agenda Request

OCTOBER 2, 2018

**AGENDA REQUEST NO:** III.N.

**AGENDA OF:** City Council Meeting

**INITIATED BY:** *Abimbola Fadimu, Facilities Services Manager*

**PRESENTED BY:** *Abimbola Fadimu, Facilities Services Manager*

**RESPONSIBLE DEPARTMENT:** Environmental and Neighborhood Services

**AGENDA CAPTION:**

Consideration of and action on authorizing execution of a Contract with Gutier, LLC in the amount of \$77,461.00 for Hurricane Harvey-related exterior building repairs.

**RECOMMENDED ACTION:**

Approval of a contract with Gutier, LLC for Hurricane Harvey-related exterior building repairs for a total amount of \$77,461 (\$59,000 in Category C repairs and \$18,461 in Category D repairs).

**EXECUTIVE SUMMARY:**

The Facilities Management Division of the Environmental and Neighborhood Services Department is charged with the repair and maintenance of all municipal buildings. During Hurricane Harvey, some city facilities experienced exterior damages due to water penetration through roofs and building envelopes. As such, the Division worked with the City's Risk Management and Emergency Management Divisions to file subsequent claims/projects with the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) and the Federal Emergency Management Agency (FEMA) for repairs to these buildings.

After site inspections by the TMLIRP representative, only two claims were approved, both related to roof damages. Repairs associated with these claims have been completed. The remaining damages were filed with FEMA for reimbursement.

In order to address the exterior roof and building envelope repairs, the Facilities Division contracted with a consultant to assess the exterior of our buildings and develop a scope of work for the Harvey-related repairs. The exterior repairs to the affected facilities include, but are not limited to, damaged mortar joints, stone tile shingles, stone coping joints, window glazing, and metal roof fasteners. A summary of Hurricane Harvey-related building damage is included below and was used to develop the scope for this project.

| <b>Building</b>                 | <b>Damage Description</b>                                 |
|---------------------------------|---|
| Airport Terminal                | Metal roof damage, loose panels, cracked/missing mortar   |
| Animal Services                 | Metal roof curbs, missing fasteners                       |
| City Hall                       | Damaged mortar joints and stone shingle-type tiles        |
| City Hall Annex                 | Window glazing  |
| Fire Station No. 1              | Gaps in low slope roof, missing mortar at window ledge    |
| Fire Station No. 2              | Vertical wall joints, damaged roof vent                   |
| Fire Station No. 3              | Vertical building joints, gutters                         |
| Fire Station No. 5              | Damaged shingles/fascia, missing fasteners from roof vent |
| Fire Station No. 7              | Missing fasteners on roof curb mounted vents              |
| Imperial Park Recreation Center | Low slope roof section, broken strainer baskets           |
| Police Department               |   |

|                               |   |
|-------------------------------|---|
|                               | Missing mortar from stone coping system, damaged brick, window glazing        |
| Public Works Administration   | Vertical building control joints  |
| Surface Water Treatment Plant | Window glazing  |
| T.E. Harman Center            | Missing roof fasteners, damage to low-slope roof, loose drain bowl assemblies |

In order to efficiently manage these repairs, the bid was grouped into four separate categories as outlined below:

| Categories | Facilities   |
|------------|--|
| Category A | Airport Terminal   |
| Category B | City Hall, Police Department, Surface Water Treatment Plant, Imperial Park Recreation Center, T.E. Harman Center |
| Category C | Fire Station 1, Fire Station 2, Fire Station 3, Fire Station 5 and Fire Station 7                                |
| Category D | City Hall Annex, Public Works Admin and Animal Services  |

On May 16 and 24, 2018, an Invitation to Bid was advertised in the newspaper. The City received only one bid on May 24, 2018. Since only one bid was received, the Facilities Division reached out to vendors who did not submit a bid, and the collective response indicated there was insufficient time to draft the submittal and meet the submission deadline. The bid was rejected at the City Council meeting on June 19, 2018. Staff immediately initiated rebidding of this project and extended the Invitation to Bid process to allow adequate time to obtain submittals.

On June 20 and 27, 2018 and July 4 and 11, 2018, an Invitation to Bid was advertised in the newspaper. The City received four (4) bids on July 25, 2018. One of the bids was considered non-responsive as the vendor did not meet the bid bond requirement. All bids came in lower than anticipated, with Gutier, LLC as the apparent low bidder on the Category C and D repairs.

| S/No | Categories | Gutier           | Lessman Roofing & Sheet Metal | F.W. Walton |
|------|------------|------------------|-------------------------------|-------------|
| 1    | Category A | 431,567.00       | 152,638.67                    | 190,266.00  |
| 2    | Category B | 39,064.00        | 65,747.53                     | 32,191.00   |
| 3    | Category C | <b>59,000.00</b> | 68,147.70                     | 149,651.00  |
| 4    | Category D | <b>18,461.00</b> | 40,511.82                     | 22,298.00   |

Throughout this process, the City has operated with the understanding that these repairs would be FEMA reimbursable. FEMA has recently begun reviewing the eligibility of the facility repairs for reimbursement and has indicated that they are relying heavily on the TMLIRP claim denials. We are currently unsure as to whether or not FEMA will reimburse the City for these repairs, but the Facilities, Emergency Management and Risk Management Divisions continue to pursue reimbursement. The Environmental and Neighborhood Services Department has worked with the City's Purchasing and Legal Departments to ensure the projects meet all FEMA requirements. However, with uncertainty in the FEMA reimbursement process, the Facilities Division has worked with the Budget Office to identify an alternative funding source for these projects. At this time, funding for the Hurricane Harvey exterior facility repairs will be funded with Facilities Rehabilitation funding in the General Fund operating budget.

The Environmental and Neighborhood Services Department recommends approval of a contract with Gutier, LLC for Hurricane Harvey-related exterior building repairs for a total amount of \$77,461 (\$59,000 in Category C repairs and \$18,461 in Category D repairs).

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## **BUDGET**

**EXPENDITURE REQUIRED:** \$77,461.00

**CURRENT BUDGET:** \$588,423

**ADDITIONAL FUNDING:** N/A

**FUNDING SOURCE:** Facilities rehabilitation funding in the general fund operating budget

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## **ATTACHMENTS:**

|   | Description                     | Type      |
|---|---------------------------------|-----------|
| □ | <a href="#">Signed Contract</a> | Contracts |
| □ | <a href="#">HB89</a>            | Contracts |





## City Council Agenda Request

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**AGENDA REQUEST NO:** III.O.

**AGENDA OF:** City Council Meeting

**INITIATED BY:** *Abimbola Fadimu, Facilities Services Manager*

**PRESENTED BY:** *Abimbola Fadimu, Facilities Services Manager*

**RESPONSIBLE DEPARTMENT:** Environmental and Neighborhood Services

**AGENDA CAPTION:**

Consideration of and action on authorizing execution of a Contract with F.W. Walton, Inc., in the amount of \$32,191.00 for Hurricane Harvey-related exterior building repairs.

**RECOMMENDED ACTION:**

Approval of a contract with F.W. Walton Inc. for Hurricane Harvey-related exterior building repairs for a total amount of \$32,191.

**EXECUTIVE SUMMARY:**

The Facilities Management Division of the Environmental and Neighborhood Services Department is charged with the repair and maintenance of all municipal buildings. During Hurricane Harvey, some city facilities experienced exterior damages due to water penetration through roofs and building envelopes. As such, the Division worked with the City's Risk Management and Emergency Management Divisions to file subsequent claims/projects with the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) and the Federal Emergency Management Agency (FEMA) for repairs to these buildings.

After site inspections by the TMLIRP representative, two claims were approved, both related to roof damages. Repairs associated with these claims have been completed. The remaining damages were filed with FEMA for reimbursement.

In order to address the exterior roof and building envelope repairs, the Facilities Division contracted with a consultant to assess the exterior of our buildings and develop a scope of work for the Harvey-related repairs. The exterior repairs to the affected facilities include, but are not limited to, damaged mortar joints, stone tile shingles, stone coping joints, window glazing and metal roof fasteners. A summary of Hurricane Harvey-related building damages is included below:

| <b>Building</b>                 | <b>Damage Description</b>  |
|---------------------------------|--|
| Airport Terminal                | Metal roof damage, loose panels, cracked/missing mortar                |
| Animal Services                 | Metal roof curbs, missing fasteners                                    |
| City Hall                       | Damaged mortar joints and stone shingle-type tiles                     |
| City Hall Annex                 | Window glazing   |
| Fire Station No. 1              | Gaps in low slope roof, missing mortar at window ledge                 |
| Fire Station No. 2              | Vertical wall joints, damaged roof vent                                |
| Fire Station No. 3              | Vertical building joints, gutters                                      |
| Fire Station No. 5              | Damaged shingles/fascia, missing fasteners from roof vent              |
| Fire Station No. 7              | Missing fasteners on roof curb mounted vents                           |
| Imperial Park Recreation Center | Low slope roof section, broken strainer baskets                        |
| Police Department               | Missing mortar from stone coping system, damaged brick, window glazing |
| Public Works Administration     | Vertical building control joints                                       |

|                               |   |
|-------------------------------|---|
| Surface Water Treatment Plant | Window glazing  |
| T.E. Harman Center            | Missing roof fasteners, damage to low-slope roof, loose drain bowl assemblies |

In order to efficiently manage these repairs, the bid was grouped into four separate categories as outlined below:

| Categories | Facilities  |
|------------|---|
| Category A | Airport Terminal  |
| Category B | City Hall, Police Department, Surface Water Treatment Plant, Imperial Park Recreation Center and T.E. Harman Center |
| Category C | Fire Station 1, Fire Station 2, Fire Station 3, Fire Station 5 and Fire Station 7                                   |
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| S/No | Categories | Gutier       | Lessman Roofing & Sheet Metal | F.W.Walton Inc.    |
|------|------------|--------------|-------------------------------|--------------------|
| 1    | Category A | \$431,567.00 | \$152,638.67                  | \$190,266.00       |
| 2    | Category B | \$39,064.00  | \$65,747.53                   | <b>\$32,191.00</b> |
| 3    | Category C | \$59,000.00  | \$68,147.70                   | \$149,651.00       |
| 4    | Category D | \$18,461.00  | \$40,511.82                   | \$22,298.00        |

Throughout this process, the City has operated with the understanding that these repairs would be FEMA reimbursable. FEMA has recently begun reviewing the eligibility of the facility repairs for reimbursement and has indicated that they are relying heavily on the TMLIRP claim denials. We are currently unsure as to whether or not FEMA will reimburse the City for these repairs, but the Facilities, Emergency Management and Risk Management Divisions continue to pursue reimbursement. The Environmental and Neighborhood Services Department has worked with the City's Purchasing and Legal Departments to ensure the projects meet all FEMA requirements. However, with uncertainty in the FEMA reimbursement process, the Facilities Division has worked with the Budget Office to identify an alternative funding source for these projects. At this time, funding for the Hurricane Harvey exterior facility repairs will be funded with Facilities Rehabilitation funding in the General Fund operating budget.

The Environmental and Neighborhood Services Department recommends approval of a contract with F.W. Walton, Inc., for Hurricane Harvey-related exterior building repairs for a total amount of \$32,191.

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## **BUDGET**

**EXPENDITURE REQUIRED:** \$32,191.00

**CURRENT BUDGET:** \$588,423

**ADDITIONAL FUNDING:** N/A

**FUNDING SOURCE:** Facilities rehabilitation funding in the general fund operating budget

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## **ATTACHMENTS:**

|   | Description                     | Type      |
|---|---------------------------------|-----------|
| ☐ | <a href="#">Signed Contract</a> | Contracts |
| ☐ | <a href="#">HB89</a>            | Contracts |