

**To the Mayor and Members of the City Council****October 22, 2019**

Page 1 of 1

SUBJECT: ALLIANCE AIR TRAFFIC CONTROL TOWER EMERGENCY REPAIRS

The purpose of this Informal Report is to provide information regarding emergency repairs to the Air Traffic Control Tower at Fort Worth Alliance Airport (Tower).

The Aviation Department has been notified by its property manager, Hillwood Alliance Services, LLC (Hillwood), of major flooding in the lobby area and office space of the Tower. During recent heavy rain events, large amounts of water have been pouring through the roof and spine of the Tower, causing standing water, electrical issues, and mold which is dangerous to Federal Aviation Administration (FAA) personnel and equipment.

The cause for this flooding is due to water penetrating the exterior spine and the roof of the Tower.

Because of this damage, work to the building is required as soon as possible to stop the flooding and prevent water from seeping in to the building so the FAA can conduct its operations.

The emergency repairs include the sealant of the exterior stone, sealing the metal joints of the tower, including the cone of the tower which will have to be repaired or replaced, as well as the replacement of the roof. The City has been advised by Hillwood that repairing the spine and replacing the roof of the Tower will immediately resolve these new and serious flooding issues.

The City's property management agreement with Hillwood, City Secretary Contract Number 45657, ("Agreement") includes language regarding a five percent fee to be paid by the City for any project managed and completed by Hillwood for the Aviation Department. In accordance with the Agreement, the City would be requesting Hillwood to act as the General Contractor to have the repairs to the building completed expeditiously.

Hillwood will be contracting with K-Post Roofing and Waterproofing to perform the repairs and the replacement of the roof and spine of the tower.

The total cost associated with this emergency is estimated to be \$321,000. This cost includes the five percent management fee required under the City's Agreement with Hillwood.

Additional work will still be required to fully resolve all of the issues with the tower including a complete replacement of the Tower's HVAC system. This work will be pursued through the City's procurement and bidding process.

If you have any questions, please contact Bill Welstead, Director at (817) 392-5402.

David Cooke
City Manager