

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 05/05/20 M&C FILE NUMBER: M&C 20-0294

LOG NAME: 21ALLIANCE AIRPORT CONTROL TOWER HVAC REPLACEMENT

SUBJECT

Authorize the Execution of a Construction Contract with Infinity Contractor International, LTD, in the Amount Not to Exceed \$965,547.00, Including the Owner's Construction Allowance, for the Alliance Airport Control Tower HVAC Replacement for a Total Anticipated Project Cost of \$1,782,742.00, and adopt appropriation ordinance (COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a construction contract with Infinity Contractor International, LTD, in the amount not to exceed \$965,547.00, including the owner's construction allowance, for the Alliance Airport Control Tower HVAC Replacement.
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Aviation Gas Lease Capital Project Fund in the amount of \$1,039,715.00 from available funds for the purpose of funding the Phase II design, construction and administrative costs.

DISCUSSION:

The airport and tower were officially opened on December of 1989 and as the facilities age some building systems have out lived their expected life span. City staff administratively engaged design firms to prepare construction documents, for all phases of the work, to replace the tower's roofing and heating and air-conditioning equipment. Because of the need to keep the Air Traffic Control Tower operating at all times, the roofing and supplemental air-conditioning system located on the roof of the tower cab was accomplished first as Phase 1, (M&C C-29036) February 12, 2019. This contract will complete Phase 2 of the project, replacing the HVAC system for the rest of the facility.

The City issued a Request for Proposals in the Fort Worth Star Telegram on October 17, 2019 and October 24, 2019. On November 21, 2019 the City received three responses for the replacement project from general contractors. Two of these firms provided the required Post Proposal-Pre Award Submittals to be further evaluated by the City. These firms were:

- DMI Corp., d/b/a Decker Mechanical
- Infinity Contractors International LTD

These proposals were reviewed by members of the Aviation Department, Office of Business Diversity and the Property Management Department. References were checked, the M/WBE Office evaluated their sub-consulting plans and the proposal were reviewed for completeness. Based on this evaluation, the selection team recommends award of the construction contract to Infinity Contractors International LTD.

SCORING MATRIX	Infinity Contractors International LTD	DMI Corp., d/b/a Decker Mechanical
Proposed Price	60	37
MWBE Review	4	6
Schedule	5	5
References and Experience	10	10
Past Work in the City of Fort Worth	8	9
TOTAL	87	67

The overall project costs are expected to be as described in the table below:

TOTAL PROJECT BUDGET	TOTAL
Phase 1 - Total Cost	\$743,027.00
Phase 2 - Design Cost	\$6,700.00
Phase 2 - Construction Cost	\$965,547.00
Phase 2 - Administrative Cost	\$67,468

TOTAL	\$1,782,742.00
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Waiver of Building Permits - In accordance with the City Code of Ordinances, Part II, Chapter 7-1 Fort Worth Building Administrative Code, Section 109.2.1, Exception 2; "Work by non-City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the work is for action under a contract that will be or has been approved by City Council with notes in the contract packages stating the fee is waived."

M/WBE Office - Infinity Contractors International Ltd is in compliance with the City's BDE Ordinance by committing to 2% MBE participation and documenting good faith effort. Infinity Contractors International Ltd identified several subcontracting and supplier opportunities. However, the firms contacted in the areas identified did not respond or did not submit the lowest bids. The City's MBE goal on this project is 10%.

Location - The Alliance Airport is located in COUNCIL DISTRICT 7, but serves all Fort Worth residents in ALL COUNCIL DISTRICTS.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the Aviation Gas Lease Capital Project (Aviation Gas Lease Cap Proj) Fund AFW ATC HVAC Replacement project. Prior to an expenditure being incurred, the Property Management Department has the responsibility of verifying the availability of funds.

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