



# City of Austin

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Contract Management Department, PO Box 1088, Austin, Texas 78767 Telephone 512/974-7181 Fax 512/974-7297

August 2, 2012

To: Firms Requesting RFP Package

Re: **2013 Job Order Contract - City of Austin Facility Improvements**  
Solicitation Number CLMB312  
**CLARIFICATION NO. 2**

## **CLARIFICATION NO. 2**

This is in response to questions received that warranted clarification.

I. Question:

*Why do duplicate Addenda appear in Vendor Connection?*

**Response:**

**Duplicates of Addendum No. 2 and Addendum No. 3 were issued in error. Please disregard these duplicates. There have been a total of 3 addenda issued for this solicitation.**

II. Question:

*Will you be able to provide a list of the previous Job Order Assignments (JOAs) that have been performed under the 2010 and 2011 JOC along with brief descriptions of work and contract amounts?*

**Response:**

**[See attached list]**

III. Question:

*Please confirm that the entire section of Division 1 General Conditions will be included in the estimates provided for this JOC.*

**Response:**

**Refer to the RFP which states that the comprehensive list of pre-determined construction line items for this Job Order Contract will be derived from the latest R.S. Means Facilities Construction Cost Data<sup>®</sup>. It is the JOC Contractor's responsibility to propose with its work assignment all related unit priced line items including general**

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condition for the City's review and acceptance. Contractor shall be responsible for providing all labor, materials, tools, instruments, supplies, equipment, transportation, mobilization, insurance, subcontracts, bonds, supervision, management, reports, incidentals, and quality control necessary to perform construction management and construction work.

IV. Question:

*Please reiterate the non-pre-priced (NPP) line item procedures. How many solicitations or quotes will you require for the NPP item and will the regular coefficient be applied here?*

**Response:**

The basis of Job Order Contracting is for indefinite time and indefinite quantity work assignments awarded substantially on the basis of pre-described and pre-priced tasks. However, we recognize that from time to time, some items on a Job Order Assignment may not be provided in the Unit Price Book. The JOC Contractor should obtain three written bids for non-pre-priced items up to \$50,000 to be submitted with its Job Order Assignment proposal. The coefficient will be applied to the total proposal including the non-pre-priced items.

V. Question:

*Can we assume after the initial 2 year contract is completed and funds exhausted, the following 3 years will be \$5,000,000 for each year? Or will it be \$5,000,000 for all three years?*

**Response:**

The City is not obligated to extend the contract past the initial two year base contract. However, if the City exercises its option to renew the contract, the amount of funding authorization will be determined by factors such as the demonstrated interest in its use by City Departments. As such, the amount of funding authorization could be less than or more than \$5,000,000 per contract renewal.

VI. Question:

*Can you confirm for Item 7, Exhibit B, Part 1 that you would like 3 JOC-type contracts listed as opposed to actual projects?*

**Response:**

We reiterate the RFP which states, "The Offeror must present evidence of its experience based upon the successful completion of three (3) similar job order programs, or similar ID/IQ (indefinite delivery/indefinite quantity) contracting programs for maintenance, repair, alteration, renovation, remediation, or minor

construction of facilities. The experience identified must be of similar size, scope and complexity. The Offeror's experience in estimating, proposing on, and completing work using a published construction unit price book (UPB) factoring in coefficients or multipliers will be considered. List no more than three (3) projects performed by the General Contractor completed in the last ten (10) years."

VII. Question:

*Are 'Reviewed' financial Statements considered sufficient for the requirement in Item 5?*

**Response:**

**Offeror shall provide Audited Financial Statements for the most recent three (3) years, including all notes to the financial statements, OR business entity federal tax filings for the most recent three (3) years if Audited Financial Statements are unavailable.**

VIII. Question:

*Will the contractor's coefficients be normalized, averaged or all contractors take the low coefficient?*

**Response:**

**In the evaluation of proposals, the lowest coefficient factor for Standard Working Hours will receive 30 points, with others receiving a pro rata percentage of 30 points based on a percentage comparison with the lowest coefficient proposed for Standard Working Hours. The points assessed for this item will factor into the overall score and ranking of each proposal. During the contract itself, each JOC Contractor's coefficient will be applied to their own pricing.**

IX. Question:

*With \$5Mil distributed between three or four contractors, for estimating purposes shouldn't we be estimating for \$1.66 or \$1.25Mil, instead of the full \$5Mil?*

**Response:**

**While not obligated to do so, the City will strive to distribute the base program budget of \$5 million as evenly as possible among the selected JOC Contractors based on authorization and availability.**

X. Question:

*It was asked in the pre-bid meeting about obtaining city permits for each individual job order. The RFP states that the city will provide permits, but in the meeting someone stated that the contractor will obtain those permits. Please clarify.*

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**Response:**

The Supplemental General Conditions, Section 00810JOC, states that the Owner will obtain and pay for certain permits, licenses, and fees. However, during a work assignment pre-proposal site walkthrough, the City may request the Contractor to obtain such permits as agreed.

XI. Question:

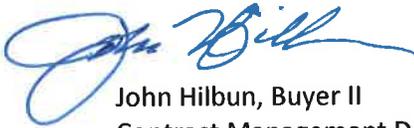
*Will all project personnel be required to have OSHA 30 training?*

**Response:**

Please refer to the General Conditions of the Contract, 00700, Article 6.11.3.

All other information in the Solicitation remains unchanged. Please remember this solicitation is currently in a "No Contact" period and all inquiries should be directed to the appropriate contact persons listed in the solicitation. If you have questions regarding this process, please call me at (512) 974-7009. You may also contact Lynda Williams at (512) 974-3066 for project related questions.

Sincerely,



John Hilbun, Buyer II  
Contract Management Department  
Contract Procurement Division

cc: Lynda Williams, Contract Relations Consultant

#	Assignment Name	Contract Amt	Description
<b>JOB ORDER ASSIGNMENTS:</b>			
1	Barton Springs Pool Bathhouse Renovations	\$283,803.00	Removing and replacing the solar hot water system with a higher capacity system to serve 5 women's locker room showers and 2 men's locker room showers, renovating the restrooms and locker rooms to meet full ADA/TAS compliance, removing and replacing all HVAC equipment, and adding a new fifth HVAC split system. Provide and install new plumbing fixtures per drawing set. Demolish and/or provide new architectural elements to meet compliance requirements per drawing set. Electrical panels, conduit, and wiring as necessary to provide power to new equipment.
2	ABIA Terminal Checkpoint Improvements 1	\$241,543.96	Removal, reconstruction, and extension of a glass divider wall between the security screening checkpoint (SSCP) and the exit corridor to separate the entry and exit functions. Permanent closure of entry door to the existing retail space adjacent to the SSCP area. Construction of TSA search booths. Relocation and improvement of supervisor's and law enforcement officer work station. Relocation or addition of communications and security systems serving the checkpoint. Removal, relocation and addition of signage serving the SSCP.
3	ABIA Terminal Checkpoint Improvements 2	\$289,419.78	Removal, reconstruction, and extension of a glass divider wall between the security screening checkpoint (SSCP) and the exit corridor to separate the entry and exit functions. Permanent closure of entry door to the existing retail space adjacent to the SSCP area. Construction of TSA search booths. Relocation and improvement of supervisor's and law enforcement officer work station. Relocation or addition of communications and security systems serving the checkpoint. Removal, relocation and addition of signage serving the SSCP.
4	Garrison Pool Improvements	\$160,000.00	Replacing all water recirculation return lines and a portion of the pool deck at Garrison Municipal Pool.
5	ABIA Terminal Gas Piping System Impr	\$54,004.00	Improving the gas piping system in the ABIA Terminal Building.
6	ABIA Security Door Improvements	\$106,513.00	Replacing two pair of ABIA Terminal Security Doors.
7	Rutherford Campus Stairwell Improvements	\$66,613.00	Removal and replacement of all concrete treads, platforms and steel risers on the emergency exit exterior stairwells for buildings 2 and 4 of the 1520 Rutherford Lane Campus. Also included is sanding, application of rust stabilizing products and painting of the structural steel supporting the stairs.
8	NW Rec Center Solar Installation	\$152,898.09	Complete installation of a grid-tied photovoltaic system (PV) totaling nominal 34.32 kW DC-STC to be mounted on the gymnasium roof of the Northwest Recreation Center.

9	ABIA Terminal Baggage Mgmt Office Ceiling Install	\$93,921.55	Installation of a suspended ceiling in the Baggage System Management Office in the ABIA Terminal, and associated appurtenances.
10	Ullrich WTP Chlorine Storage Refurb & Install	\$129,223.77	Demolition and refurbishment of the old chlorine building and installation of a generator at Ullrich Water Treatment Plant administration building.
11	AE Substation Control House Upgrades	\$162,765.82	Upgrades to the control houses located at the Jett, Lytton Springs, Daffin Gin and Salem Walk Substations.
12	ABIA Info Systems Building Renovations	\$145,547.75	Interior renovations in ABIA Information Systems Building 7355.
13	Trask House Façade Renovation	\$50,250.33	Exterior renovation and repair of the Trask House involving front porch and all elevations as well as some work on accessory buildings.
14	ABIA Terminal Elevated Roadway Spalling Impr	\$183,690.59	Repairs to the terminal building area roadway spalling.
15	ARCH Shower Renovations	\$298,785.23	Renovation of the Austin Resource Center for the Homeless (ARCH) shower/restroom areas involving floor, ceiling, and wall refurbishment and installation of plumbing fixtures, piping, and electronic equipment.
16	ABIA GTSA PV Installation	\$219,980.00	Complete installation of a grid-tied photovoltaic system (PV) totaling nominal 73.92 kW DC-STC to be mounted on existing standing seam metal carports at Austin Bergstrom International Airport's General Transportation Staging Area (G TSA).
17	Fannie Davis Gazebo Renovations	\$125,921.34	Replacement of damaged beams and roof structure, paint removal, anti-graffiti coating, and repainting.

18	ABIA Building 6005 Improvements	\$299,619.11	Creation of two new private offices, upgrades to two existing restrooms, a new drinking fountain, and replacement of building entrance sidewalks to meet ADA requirements.
19	Town Lake Center 1st Floor Security Upgrades	\$52,610.27	Upgrading the 1st floor security plan.
20	ABIA Info Systems Building Renovations	\$34,031.18	Interior renovations in ABIA Information Systems Building 7355.
21	Mueller Energy Center Control Room Expansion	\$269,599.98	450 SF addition to existing Control Room / Provide & install an independent 6'-0" x 8'-0" pre-fabricated structure
23	Austin Convention Center Boiler Replacement	\$274,768.58	Purchase, installation and integration for the boiler replacement
24	PV - Gardner Service Center	\$194,798.00	Installation of a grid-tied photovoltaic system totaling nominal 84.24 kW DC-STC to be mounted on existing standing seam metal roofs of the Gardner Service Center.
25	Remodelling of S&B Ops. St. Elmo Office	\$50,014.45	Installation of acoustic olding X partition with support steel and sound separation above, relocation of ceiling fixtures and installation of kitchen door in CMU wall located at 4411 Meinardus Drive.
26	ABIA Info. Systems Bldg. Renovations Phase 2	\$34,031.18	Interior renovations in ABIA Information Systems Building 7355.
27	Instrument Air Compressors & Door Hardware Replacement at Davis Water Treatment Plant	\$239,895.00	Instrument Air Compressors & Door Hardware Replacement at Davis Water Treatment Plant

28	Montopolis Neighborhood Park - Recreation Center Renovations	not yet executed	Facility renovation and improvements to the kitchen, offices and restrooms (ADA) including the removal and replacement of the slab in these areas approximately 1500 SF, the removal and replacement of two split unit systems (MEP), installation of new grease trap located at 1200 Montopolis, Austin, TX.
29	Zilker Park Botanical Garden Center Roof Renovation	\$209,303.82	Removing old roofing material from three roofs; the Garden Center, the Cupola and the Tea Garden House.
30	Reicher Ranch - Emmaus House Repairs	\$50,132.00	Install felt waterproofing and 30 year composition shingles on a decked roof immediately following asbestos abatement to remove transite shingles.
31	PV - APD North Substation	not yet executed	Complete installation of a grid-tied photovoltaic system (PV) totaling nominal 24.96 kW DC-STC to be mounted on existing standing seam metal roofs of the Austin Police Department's North Substation
32	ABIA Terminal Expansion Joints	not yet executed	Demolition and replacement of the existing floor expansion joints at the ABIA terminal. Other work includes but is not limited to: preparation and installation of the new joints, granite border tile and miscellaneous patching. Saw cutting will be used to remove existing terrazzo flooring and other floor materials. Debris will be removed and hauled daily. Most work will be late evening or night work.
33	Elisabet Ney Museum Restoration	not yet executed	Roof tear-off and deck preparation, carpentry, reroofing with two ply, cold-applied, solar-reflective modified bituminous roofing, sheet metal work, stone masonry and roof related mechanical work for the Elisabet Ney Museum.
34	PV - Gustavo "Gus" L. Garcia Recreation Center	not yet executed	Complete installation of a grid-tied photovoltaic system (PV) totaling nominal 56.16 kW DC-STC to be mounted on the roof of the main building of the Gustavo "Gus" L. Garcia Recreation Center