

CITY COUNCIL MEMORANDUM

AGENDA ITEM

Bid Recommendation - Bid No. 16-28 - Contract with Unified Services of Texas, Inc. for Renovation of the Army Radar Approach Control (ARAC) Building at Robert Gray Army Airfield

ORIGINATING DEPARTMENT

Aviation

BACKGROUND INFORMATION

The City of Killeen has been awarded and the City Council approved acceptance of a Defense Economic Adjustment Assistance Grant (DEAAG) from the State of Texas for the repair and rehabilitation of the Army Radar Approach Control (ARAC) facility located on Robert Gray Army Airfield (RGAAF). The ARAC houses equipment which enables qualified personnel to control all aircraft within a sixty (60) mile radius of RGAAF. More importantly, this facility directly controls the restricted airspace and military operating areas around Fort Hood that permit the training of its troops, including necessary live-fire training and unmanned aerial systems operations. Without this facility, Fort Hood would be unable to meet its power projection mission, its training mission, or its Army aviation mission. Equally, without the ARAC, the KFARA would not function as the region's premier commercial service airport.

DISCUSSION/CONCLUSION

To complete the construction component of this repair and renovation, the City released a request for competitive sealed bids with construction documents for review by potential contractor. The project was advertised in the Killeen Daily Herald, the City, Demand Star, Texas Electronic State Business Daily, and ION Wave websites. A pre-bid meeting was held on September 1 to allow prospective bidders to view the site and ask questions germane to the project. On Thursday, September 15, at 2:15 PM, bids were opened; the seven bids received are summarized in the following table:

Bidder	Base Bid1	Base Bid2	Base Bid3	Add Alt1	Add Alt2	Add Alt3	Add Alt4	Total
Allbrite Constructors of Texas, Inc.	\$2,030,000	\$272,000	\$14,000	\$26,000	\$63,000	\$6,000	\$6,000	\$2,417,000
ASD Consultants, Inc.	\$2,100,000	\$272,000	\$14,000	\$26,000	\$63,000	\$6,000	\$6,000	\$2,487,000
RKJ Construction Inc.	\$2,631,000	\$272,000	\$14,000	\$26,000	\$63,000	\$6,000	\$6,000	\$3,018,000
Ross Group Construction Corp.	\$2,582,110	\$272,000	\$14,000	\$26,000	\$63,000	\$6,000	\$6,000	\$2,969,110
Sanchez Painting & Construction	\$1,937,500	\$272,000	\$14,000	\$26,000	\$63,000	\$6,000	\$6,000	\$2,324,500
Unified Services of Texas, Inc.	\$1,669,630	\$272,000	\$14,000	\$26,000	\$63,000	\$6,000	\$6,000	\$2,056,630
Vision Construction Co. Inc.	\$2,974,680.27	\$272,000	\$14,000	\$26,000	\$63,000	\$6,000	\$6,000	\$3,361,680.27

The bids were evaluated by representatives of Garver, LLC on behalf of staff. It was determined the bid from Unified Services of Texas, Inc. of Southlake, TX, in the amount \$2,056,630 is lowest responsive and responsible bid for this project. The engineer's original estimate of cost for the construction phase of the project was \$2,656,055.

FISCAL IMPACT

Funding for this project is available in the DEAAG Project account number 528-0505-521.57-81. The remaining balance in this account prior to the deduction of this project is \$3,696,733.

RECOMMENDATION

City Council award a construction contract for the repair and rehabilitation of the ARAC to Unified Services of Texas, Inc. in the amount of \$2,056,630. Additionally, that it authorize the City Manager to execute all necessary contract documents and all change orders or supplemental agreements for the project within the amounts set by state and local law.