



City of Galveston

FACILITIES DIRECTOR

Charles Kenworthy | 823 Rosenberg | Galveston, TX 77550
ckenworthy@galvestontx.gov | 409-797-3719

Date January 27, 2022

To: City Manager
Mayor and City Council Members

From: Charles Kenworthy, Facilities Director

Project location: Galveston City Hall

Project: City Hall Window Project

Request:

Consider for approval awarding the City Hall Window Project (RFP 22-04) to American Restoration for a contract amount of \$285,000.00 with a fully funded contingency for unknown conditions of \$82,550.00. Authorizing the City Manager to execute all necessary documents upon final review and approval of the City Attorney.

Prior Council Action

None

Background

- A) On August 25, 2017, Hurricane Harvey struck the City of Galveston with gale force winds and torrential rains causing damages to some of the windows at City Hall. Throughout the years, City Hall has endured storms and extreme weather conditions that has caused various levels of damage to the terracotta stonework that was not identified in the FEMA PW.
- B) On May 9, 2018, the City entered into a Professional Services Agreement with Shelmark Engineering LLC to conduct a detailed damage assessment on the windows at City Hall to substantiate a claim for FEMA funding and to provide architectural and design services for the purposes of developing a repair scope of work.
- C) As a result of the damage assessment, FEMA has approved the funding for the repairs of 15 windows identified in the PW. FEMA will pay for 90% of the cost to repair those





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windows that were identified in the Project Worksheet. Senate Bill 7 will pay 75% of the 10% local match.

- D) The City applied for and received grant funding from the Texas Historical Commission (THC) in the amount of \$250,000.00 to be used for additional repairs to the remaining 63 windows that were not covered by FEMA. The scope of repair work includes removing and replacing the terracotta head blocks and the damaged window sash, terracotta lintel head blocks and sills and masonry repointing. The City will cover any costs that go above the funding that the Texas Historical Commission has awarded the City by using the Facilities Building Repairs Account.
- E) The remaining balance of the THC grant funding will serve as an owner’s contingency to cover any unforeseen needed repairs. These repairs may include, but not necessarily limited to, additional tuck pointing, steel I beams behind the lintels and sills or damaged terracotta banding between the first and second floors. All requests for contingency allowance are to be reviewed and approved by City staff.
- F) Proposals for RFP #22-04 were received by the City of Galveston on December 7, 2021.
- G) Three (3) responsive proposals were received, evaluated and scored as follows:

Contractor/Proposer	Total Points
American Restoration	1,320
Skyler Build Design	735
Immaculate Painting & Construction	695

- H) American Restoration was evaluated as the most responsive proposal based upon the published criteria.

Fiscal Impact Report

Funding Source	Amount
FEMA -90%	\$105,795.00
Senate Bill 7 Match on FEMA Project -75% Of 10% Match	\$8,816.00
Building Repairs Account– City Remaining Portion of Match for FEMA Project	\$2,939.00
THC Grant – Non-FEMA Identified Work	\$167,450.00
THC Grant – Contingency	\$82,550.00
Total Funding Available	\$367,550.00





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Alternatives

- A) Approve awarding a contract to the City Hall Window Project (RFP 22-04) in the amount of \$285,000.00 to American Restoration.
- 1) Cost - \$285,000.00
 - 2) Timing – As soon as possible
 - 3) Departmental Improvements – Approving the project will expedite the repairs needed to prevent additional water intrusion.
- B) Do not approve the contract.
- 1) Cost – Material cost could potentially increase due to supply chain issues and inflated material costs.
 - 2) Timing – Delays will push the repair work out further into the heart of hurricane season.
 - 3) Departmental Improvements – None

Staff Recommendation

Staff recommends awarding the City Hall Window Repair project (RFP 22-04) to American Restoration in the amount of \$285,000.00 and authorizing the City Manager to execute all necessary documents upon final approval by the City Attorney.

Attachments

EOR Letter of Recommendation



January 18, 2022

Charles Kenworthy
City of Galveston
823 Rosenberg, Room 306
Galveston, Texas 77550

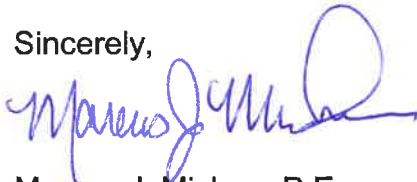
RE: Recommendation of Award
RFP 22-04 City Hall Window Project
SME Project No. 18-172

Dear Mr. Kenworthy :

After careful review and evaluation of the proposals received on December 7, 2021 for the above referenced project, we recommend that the contract be awarded to American Restoration, L.L.C. based upon their best and final offer dated January 13, 2022 of \$117,550 for FEMA Window Repair bid items and \$167,450 for the THC/ City of Galveston repair bid items.

Should you have any questions, please do not hesitate to contact us at 409.935.9986.

Sincerely,



Marcus J. Michna, P.E.

MJM/lh
Attachments

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