

AGENDA



Wednesday, June 18, 2008

Library

Item No. 28

RECOMMENDATION FOR COUNCIL ACTION

Subject: Authorize execution of change order #12 to the construction contract with SOUTHWEST CORPORATION, AUSTIN, TEXAS, for additional plumbing and electrical work, for the Manchaca Road Branch Library Improvements Project, in the amount of \$9,655.73, for a total contract amount not to exceed \$650,893.47.

Amount and Source of Funding: Funding in the amount of \$9,655.73 is available in the Fiscal Year 2007-2008 Capital Budget of the Library Department.

Fiscal Note: A fiscal note is attached.

For More Information: Mando Cubriel, 974-7494
John Gillum, 974-7495

MBE/WBE: 12.53% MBE and 1.61% WBE subcontractor participation to date including this change order.

Prior Council Action: Council approved the original construction contract award on April 24, 2006.

The work under this contract provided for the complete renovation of the Manchaca Road Branch Library (5500 Manchaca Road), a 14,500 square foot facility constructed in 1975. The project required a comprehensive abatement of asbestos-containing materials before other remodeling work could progress. During demolition, additional asbestos-containing materials were uncovered and abated. The scope of the project included construction of an airlock vestibule at the front entrance to enhance energy conservation, reconstruction of the sidewalks to improve accessibility, a remodel of the deteriorated public restrooms, replacement of worn floor and wall finishes, modernization of the building's voice/data system, and the creation of a new Wired for Youth teen center. During construction, it was discovered that the building's existing power distribution system was not code compliant, necessitating electrical retrofit work be added to the project scope. The revamping of the Manchaca Road Branch Library was completed in time for the facility to reopen to the public on March 29, 2008, and this last change order allows for recommended electrical and plumbing improvements to be made to the staff restroom and kitchen.

The original contract amount was \$555,256 plus a contingency amount of \$38,867.92 for an approved total of \$594,123.92. A change order summary is attached.

Subcontractor participation stated in the original contract was 22.37% MBE and 1.21% WBE. Total participation for this change order was:

Non M/WBE Total-Prime		
Southwest Corporation, Austin	\$877.79	.09%

Non M/WBE Total-Subcontractors		
Kinney's Commercial, Inc., Pflugerville	\$2,780.00	.29%
Moore Contracting, Austin	\$440.00	.05%
BJ Electric, Pflugerville	\$967.38	.10%
J.R. Glass & Mirror Co., Spicewood	\$325.00	.03%

Trane, Austin \$4,265.56 .44%

Overall subcontractor participation, including this change order: 7.92% MH, 4.61% MB, 1.61% WBE, and 36.55% Non M/WBE.