

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

4/21/11
Austin Water Utility

SUBJECT: Authorize execution of a construction contract with FORSYTHE BROTHERS INFRASTRUCTURE, LLC, Austin, TX, for the Hornsby Bend Biosolids Management Plant Water Infiltration Remediation 2011 project in the amount of \$400,000 plus a contingency of \$20,000, for a total contract amount not to exceed \$420,000.

CURRENT YEAR IMPACT:

Department:	Austin Water Utility
Project Name:	Hornsby Bend Admin Building Repair
Fund/Department/Unit:	4480 2307 8108
Funding Source:	AWU Cash CIP

Current Appropriation:	650,000.00
Unencumbered Balance:	513,691.98
Amount of This Action:	(420,000.00)
Remaining Balance:	<u>93,691.98</u>

Total Amount of this Action	<u><u>420,000.00</u></u>
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ANALYSIS / ADDITIONAL INFORMATION: Hornsby Bend Biosolids Management Plant (BMP) is an award winning, nationally recognized environmental management and research facility, located on FM 973 east of the Colorado River. The facility is located approximately 0.9 miles northwest of the intersection of Farm-to-Market Road 973 and State Highway 71 on the north bank of the Colorado River in Travis County, Texas. The facility is permitted to process and land-apply wastewater treatment plant sludge under provisions of Chapter 26 of the Texas Water Code and under provision of Texas Health and Safety Code Ann. Chapter 361 (Vernon). There is no liquid discharge from the facility.

In 2005, a contract was awarded to Barecky Construction Company to mitigate leaking and water infiltration in the Administration Building. The project included replacement of the roof and several windows. Mold was remediated and interior wall surfaces were painted. Leaking continued after completion of this project and rain continues to penetrate the building from south-facing windows and west-facing clerestory windows. Drywall deterioration has occurred in the lobby and women's restroom. Ceiling tiles and interior walls show evidence of water. Water has also leaked into the lab from roof vents.

This project will correct deficiencies in the exterior surface of the building and make it watertight. Glazing units will receive new wet seals. Flashings will be replaced on select windows. Portions of the stone veneer will be removed and reinstalled after installation of through-wall flashings. Weep holes will be re-opened and roofing perimeter flashings and roof penetrations will be replaced. The building will be pressure washed and transparent sealer will be applied. Site grading will also be modified to carry water away from the building.

Due to the potential for unknown conditions often found in remodeling projects, a 5.0% contingency in funding has been included to allow for the expeditious processing of any change orders. The contract allows 135 calendar days for completion of this project.