



**Construction Contract  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 22  
AGENDA DATE: Thu 06/09/2005  
PAGE: 1 of 2**

**SUBJECT:** Authorize execution of a construction contract with GUERRERO-MCDONALD & ASSOCIATES, INC., (MBE/FH 44.72%), Austin, TX for the City Hall Modifications project in an amount not to exceed \$216,901.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$216,901 is available in the Fiscal Year 2004-2005 Approved Capital Budget of the Financial and Administrative Service Department.

**FISCAL NOTE:** A fiscal note is attached.

**REQUESTING** Public Works  
**DEPARTMENT:** for Financial and Administrative Services - Building Services;  
**DIRECTOR'S AUTHORIZATION:** Sondra Creighton

**FOR MORE INFORMATION CONTACT:** Norman Mattson, 974-7025; Laura Bohl, 974-7064.

**PRIOR COUNCIL ACTION:** N/A

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** Lower bid of two received.

**MBE / WBE:** 0.00 % MBE and 0.04% WBE subcontractor participation.

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Following construction and occupancy of City Hall in December 2004, additional work items were identified. A separate construction contract was solicited to complete the work

The work under this contract will include painting the Council Chamber ceiling black, lowering the suspended copper "clouds" in the Chamber, concealing the fire sprinkler in the Lobby under the monumental stairs, adding sound insulation between Council offices, and installing guardrails inside the garage and at the exterior of the building.

The contract allows the following calendar days for completion of work in the affected areas:

Council Chambers: 22 calendar days, from June 24 to July 24.

Lobby: 30 calendar days, from June 24 to July 24.

Council Members' Offices: 15 calendar days, from July 2 to July 17.

Garage and Exterior: 60 calendar days, beginning June 24.

Bid documents were distributed to 5 general contractors. Bids were opened on May 12, 2005. Guerrero – McDonald & Associates submitted the lower of 2 bids received:

|                                     |              |
|-------------------------------------|--------------|
| Guerrero-McDonald (MBE), Austin, TX | \$216,901.00 |
| Southwest Corporation, Austin, TX   | \$233,633.00 |

The contractor's choice of work methodology provides for 8 areas of subcontracting opportunities:



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lumber, steel fabrication, drywall and metal ceiling, copper cloud installation, insulation, painting, fire sprinklers and electrical.

Participation goals stated in the solicitation were 11.3% MBE, 5.77% WBE. Total participation estimated on base bid amount of \$216,901.00:

|   |                            |                      |
|---|----------------------------|----------------------|
| <b><u>MBE/FH TOTAL - PRIME</u></b>              | <b><u>\$96,989.00</u></b>  | <b><u>44.72%</u></b> |
| Guerrero-McDonald & Assoc., Austin, TX          | \$96,989.00                | 44.72%               |
| <b><u>MBE TOTAL - SUBCONTRACTORS</u></b>        | <b><u>\$0</u></b>          | <b><u>0.00%</u></b>  |
| <b><u>WBE TOTAL - SUBCONTRACTORS</u></b>        | <b><u>\$100.00</u></b>     | <b><u>0.04%</u></b>  |
| Austin Lumber, Austin, TX (lumber)              | \$100.00                   | 0.04%                |
| <b><u>NON M/WBE TOTAL - SUBCONTRACTORS</u></b>  | <b><u>\$119,812.00</u></b> | <b><u>55.24%</u></b> |
| Fabricator's Service Network (handrails)        | \$8,494.00                 | 3.92%                |
| Capital Acoustical Co. (drywall, metal ceiling) | \$21,745.00                | 10.03%               |
| D.R. Kidd (copper cloud installation)           | \$60,912.00                | 28.08%               |
| Emercheck Insulation (insulation)               | \$9,500.00                 | 4.38%                |
| Rich Coatings (paint)                           | \$9,770.00                 | 4.50%                |
| Automatic Fire Protection (fire sprinkler)      | \$2,786.00                 | 1.28%                |
| J.S. Electric (electrical)                      | \$6,605.00                 | 3.05%                |

The Contractor submitted a MBE/WBE Compliance Plan that demonstrated a Good Faith Effort and was approved by the Department of Small & Minority Business Resources. Second low bidder information is provided.

**SECOND BIDDER - Southwest Corporation, Austin, TX - \$231,133.00**

44.58% Non M/WBE prime participation; 4.46% MBE; 1.19% WBE; 49.77% Non M/WBE subcontractor participation.

**Project: City Hall Modifications**

**Recommended Low Bidder: Guerrero-McDonald & Associates**

**Low Bid Amount: \$216,801**

**Project Goals: MBE= 11.30%; WBE = 5.77%**

**Achieved Goals: MBE= 44.71%; WBE = 0.04%**

| Subcontracted \$ Amount                      |               | African American |           |            | Hispanic  |           |            | Native American |           |            | Asian American |           |            | WBE       |           |            |
|--|---------------|------------------|-----------|------------|-----------|-----------|------------|-----------------|-----------|------------|----------------|-----------|------------|-----------|-----------|------------|
| Certified                                    | Non-Certified | Certified        | Solicited | Responsive | Certified | Solicited | Responsive | Certified       | Solicited | Responsive | Certified      | Solicited | Responsive | Certified | Solicited | Responsive |
| 5705473 SHEET METAL, FABRICATED              | \$5,494.00    | 0                | 0         | 0          | 2         | 2         | 0          | 0               | 0         | 0          | 0              | 0         | 0          | 1         | 1         | 0          |
| 57068 STEEL, FABRICATED:                     |               | 0                | 0         | 0          | 3         | 3         | 0          | 0               | 0         | 0          | 0              | 0         | 0          | 1         | 1         | 0          |
| 91006 CARPENTRY SERVICES                     |               | 6                | 6         | 0          | 6         | 6         | 0          | 1               | 1         | 0          | 2              | 2         | 0          | 2         | 2         | 0          |
| 91075 WALL AND CEILING REPAIR                | \$21,745.00   | 6                | 6         | 0          | 9         | 9         |            | 1               | 1         | 0          | 2              | 2         | 0          | 1         | 1         | 0          |
| 91438 ELECTRICAL                             | \$6,805.00    | 2                | 2         | 0          | 12        | 12        | 0          | 0               | 0         | 0          | 0              | 0         | 0          | 6         | 6         | 0          |
| 91481 PAINTING                               | \$9,770.00    | 3                | 3         | 0          | 21        | 21        | 0          | 1               | 0         | 0          | 1              | 1         | 0          | 2         | 2         | 0          |
| 93633 FIRE PROTECTION EQUIPMENT              | \$2,786.00    | 1                | 1         | 0          | 0         | 0         | 0          | 0               | 0         | 0          | 0              | 0         | 0          | 1         | 1         | 0          |
| 97763 SCAFFOLDING RENTAL OR LEASE            |               | 1                | 0         | 0          | 0         | 0         | 0          | 0               | 0         | 0          | 0              | 0         | 0          | 0         | 0         | 0          |
| \$49,400.00                                  |               |                  |           |            |           |           |            |                 |           |            |                |           |            |           |           |            |
| <b>Total Vendors</b>                         |               | 19               | 19        | 0          | 53        | 53        | 0          | 3               | 3         | 0          | 5              | 5         | 0          | 13        | 13        | 0          |
| <b>Total Unique Vendors (Non-Duplicated)</b> |               | 12               | 12        | 0          | 44        | 44        | 0          | 2               | 2         | 0          | 3              | 3         | 0          | 11        | 11        | 0          |

Guerrero-McDonald achieved the MBE goal. GFE only required for WBE firms.

Austin Lumber Company WBE-FR is identified to provide lumber for the project \$100.00.

Guerrero-McDonald subcontracted to insulation contractor (service not on availability list) \$9,500.

Specified contractor utilized for copper cladding installation \$60,912.

**CIP  
Fiscal Note**

**DATE OF COUNCIL CONSIDERATION:**  
**DEPARTMENT:**

**DESCRIPTION:** Authorize execution of a construction contract with GUERRERO-MCDC (MBE 44.72%), Austin, Texas for City Hall Modifications project in an amount not to exceed

**Financial and Administrative Services Department**

Project Name: CITY HALL ADDITIONAL WORK  
Project Authorization: 2004-05 Capital Budget  
Funding Source: CIP Interest  
Number: 8580-747-0042

|                       |                    |
|-----------------------|--------------------|
| Current Appropriation | \$300,000          |
| Unencumbered Balance  | \$298,298          |
| Amount of This Action | <u>(\$216,901)</u> |
| Available Balance     | \$81,397           |

**I Administrative Services Department**

**XWALD & ASSOCIATES, INC.,**  
**I \$216,901.00.**