



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

**AGENDA ITEM NO.: 11
AGENDA DATE: Thu 08/04/2005
PAGE: 1 of 2**

SUBJECT: Authorize execution of a construction contract with THERMAL MECHANICAL CONTRACTORS, INC., Austin, TX. for the Old Quarry Branch Library HVAC Upgrade Re-Bid in an amount not to exceed \$133,300.00

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$133,300.00 is available in the Fiscal Year 2004-2005 Approved Capital Budget of the Library Department.

FISCAL NOTE: A fiscal note is attached.

**REQUESTING Library
DEPARTMENT:**

**DIRECTOR'S
AUTHORIZATION:** Brenda Branch

FOR MORE INFORMATION CONTACT: Mando Cubriel, Building Services Assistant Manager / 974-7494

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Only bid received.

MBE / WBE: 2.13% MBE and 0.00% WBE subcontractor participation.

Built in 1976, the Old Quarry Branch Library (7051 Village Center Dr.) is a heavily used 8,300 square foot community library. This facility's HVAC system is original equipment, dating from the time of construction, and is now both obsolete and malfunctioning to the point where a comprehensive mechanical retrofit is required in order to maintain interior climate control. The work entailed by this contract consists of the equipment, materials and labor associated with carrying out these necessary renovations to the HVAC system, including upgrading the controls to a new DDC system capable of remote monitoring and diagnostics, for the Old Quarry Branch Library.

The project had an original bid opening date of March 3, 2005. However, as only two bids were received at that time, it was decided to re-bid the project in an attempt to achieve a more competitive bid process.

The contract allows 90 calendar days for completion of this project.

Regarding the re-bid, bid documents were distributed to six general contractors. Bids were opened on June 9, 2005. Thermal Mechanical Contractors, Inc. submitted the only responsive bid received:

Thermal Mechanical Contractors, Inc., Austin, TX

\$133,300

The contractor's choice of work methodology provides for nine areas of subcontracting opportunities: painting, ceiling installation, cleanup, rooftop air conditioning equipment, air devices, system controls, electrical, system test and balance, and rigging.

Project specific goals stated in the solicitation were 12.49% MBE and 3.84% WBE. Total participation



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

**AGENDA ITEM NO.: 11
AGENDA DATE: Thu 08/04/2005
PAGE: 2 of 2**

estimated on base bid amount of \$133,300:

<u>NON M/WBE TOTAL – PRIME</u>	<u>\$75,231.00</u>	<u>56.44%</u>
Thermal Mechanical Contractors, Inc., Austin, TX	\$75,231.00	56.44%
 <u>MBE TOTAL – SUBCONTRACTORS</u>	 <u>\$2,845.00</u>	 <u>2.13%</u>
Triple R Coating, Austin, TX (painting, ceiling installation)	\$2,000.00	1.5%
C I E Management, Austin, TX (cleanup)	\$ 845.00	0.63%
 <u>WBE TOTAL – SUBCONTRACTORS</u>	 <u>\$0.00</u>	 <u>0.0%</u>
 <u>NON M/WBE TOTAL – SUBCONTRACTORS/SUPPLIERS</u>	 <u>\$55,224.00</u>	 <u>41.13%</u>
The Trane Company, Austin, TX (rooftop a/c equipment)	\$25,477.00	19.11%
Mechanical Reps, Austin, TX (air devices)	\$ 364.00	0.27%
Trane Services, Austin, TX (system controls)	\$18,500.00	13.88%
BJ Electric, Pflugerville, TX (electrical)	\$ 8,300.00	6.23%
TAB Technologies, Austin, TX (system test and balance)	\$ 1,533.00	1.15%
Crocker Crane, Austin, TX (rigging)	\$ 1,050.00	0.79%

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.

**CIP BUDGET
FISCAL NOTE**

DATE OF COUNCIL ACTION:
WHERE ON AGENDA:
DEPARTMENT:

08/04/05
Resolution
Library

SUBJECT: Authorize execution of a construction contract with THERMAL MECHANICAL CONTRACTORS, INC., Austin, Texas, for the Old Quarry Branch Library HVAC Upgrade Re-bid in an amount not to exceed \$133,300.

Parent Project Name:	Old Quarry Branch Library HVAC Upgrade
Project Authorization:	2004-2005 Approved Capital Budget
Funding Source:	2003-2004 General Fund Transfer
Fund/Agency/Orgn:	8410-857-0053

Current Appropriation:	\$ 248,000
Unencumbered Amount:	\$ 193,300
Amount of This Action:	\$(133,300)
Remaining Balance:	\$ 60,000

Use of Remaining Balance:

Remaining funds will be used for asbestos abatement, construction, and equipment as necessary to complete this project.

Austin Public Library Financial Manager:

Signature *Clara McBe*

Date: *7/12/05*

Project: Old Quarry Branch Library HVA/C Upgrade REBID

Recommended Low Bidder: Thermal Mechanical Contractors, Inc.

Low Bid Amount: \$133,300.00

Project Goals: MBE - 12.49% and WBE = 3.84%

Achieved Goals: MBE - 2.13% and WBE - 0.00%

	Certified	Non-Certified	Cert. AA	Sol. AA	Resp. AA	Cert. Hlap	Sol. Hlap	Resp. Hlap	Cert. NA	Sol. NA	Resp. NA	Cert. As	Sol. As	Resp. As	Cert. WBE	Sol. WBE	Resp. WBE
0106316 FIBERGLASS BLANKETS			0			0			0			0			1	1	0
03133 DUCT			0			4	4	0	0			0			0		
03153 GRILLES, DIFFUSERS		\$ 384.00	0			2	2	0	0			0			0		
03178 ROOF VENTILATORS			0			2	2	0	0			0			0		
85835 PIPE, COPPER			1	1	0	1	1	0	0			0			1	1	0
85880 PIPE, PVC			1	1	0	2	2	0	0			0			1	1	0
90945 FINISHES FLOORING WALL & CEILING			4	4	0	7	7	0	2	2	0	3	3	0	4	4	0
91001 ACOUSTICAL CEILINGS & WALLS	\$ 2,045.00		5	5	0	6	6	1	1	1	0	2	2	1	1	1	0
91438 ELECTRICAL	\$ 8,300.00		2	2	0	12	9	0	0			0			5	5	0
91450 HVAC	\$ 45,027.00		0			6	5	0	0			1	1	0	1	1	0
91481 PAINTING	\$ 800.00		3	3	0	21	20	1	1	1	0	1	1	0	2	2	0
91473 ROOFING			2	2	0	6	6	0	0			0			0		
96189 TESTING & MONITORING SERVICES	\$ 1,533.00		1	1	0	1	1	0	0			1	1	0	1	1	0
Totals	\$2,845.00	\$ 55,224.00	19	19	0	69	65	2	4	4	0	8	8	1	17	17	0
Total Unique Vendors				12			51		3			7			15		