



**Change order
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 21
AGENDA DATE: Thu 03/11/2004
PAGE: 1 of 2**

SUBJECT: Authorize execution of change order # 2 to the construction contract with GUERRERO-MCDONALD & ASSOCIATES, AUSTIN, TX, (WBE) for Palmer Events Center, Miscellaneous Building Construction in the amount of \$1,970, for a total contract amount not to exceed \$833,102.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$1,970 is available in Fiscal Year 2002-2003 Capital Budget of the Austin Convention Center.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT: for Convention Center;

**DIRECTOR'S
AUTHORIZATION:** Sondra Creighton

FOR MORE INFORMATION CONTACT: Norman Mattson, 974-7025; Darin Upchurch, 404-4216; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: 09/02/98 - Finance New Town Lake Community Events Center and structured parking; 09/03/98 - Order election to finance venue project by short term motor vehicle rental tax, and authorize lease of Palmer Auditorium; 02/11/99 - Select Barnes, Taniguichi, Centerbrook Architects for new Palmer Events Center; 04/06/00 - Demolition contract to A&R Demolition; 06/29/00 - Site Utilities/Drilled Piers contract to Martin K. Eby; 11/09/00 - Main Building/Parking Facility contract to MW Builders; 06/14/01 - Access Road construction contract to James Harper; 03/21/02 - Interior Signage contract to Sign Crafters; 06/27/02 - City Coliseum Demolition contract to A&R Demolition; 08/28/03 - Palmer Events Center Miscellaneous Building Construction contract to Guerrero-McDonald & Assoc.

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: 15.12% MBE and 2.68% WBE subcontractor participation to date.

On November 3, 1998, Austin residents voted for propositions 11 and 12 to build a new Community (Palmer) Events Center and to allow for a lease with Art Centerstage to convert Palmer Auditorium into a Performing Arts Center in Town Lake Park. In July 1999, Council adopted the conceptual Town Lake Park Master Plan prepared by EDAW Inc. with significant community input from interested citizens and organizations during multiple public meetings and workshops. The Town Lake Park Site Development Permit Plan was adopted by Council in June 2000. The new Palmer Events Center opened on time and in budget on June 14, 2002.

The Palmer Events Center Miscellaneous Building Construction contract provides for several smaller work items not included in the original construction contract: additional security fencing in the garage and service yard, flag pole installation, bird control for portions of the shade roof, flashing on roof beams, new security window to the exhibit hall, adding floor finishes to the administrative stairwell, roof overflow drain piping containment, assisted-listening devices to comply with the Americans with Disabilities Act, baby changing stations, facility entrance sign, facility marquee, and a storage room at the parking garage. The contract identifies the construction duration of one hundred and eighty calendar days.

Change Order #2 provides for reconnection of lightning protection cabling, new hardware for relocated



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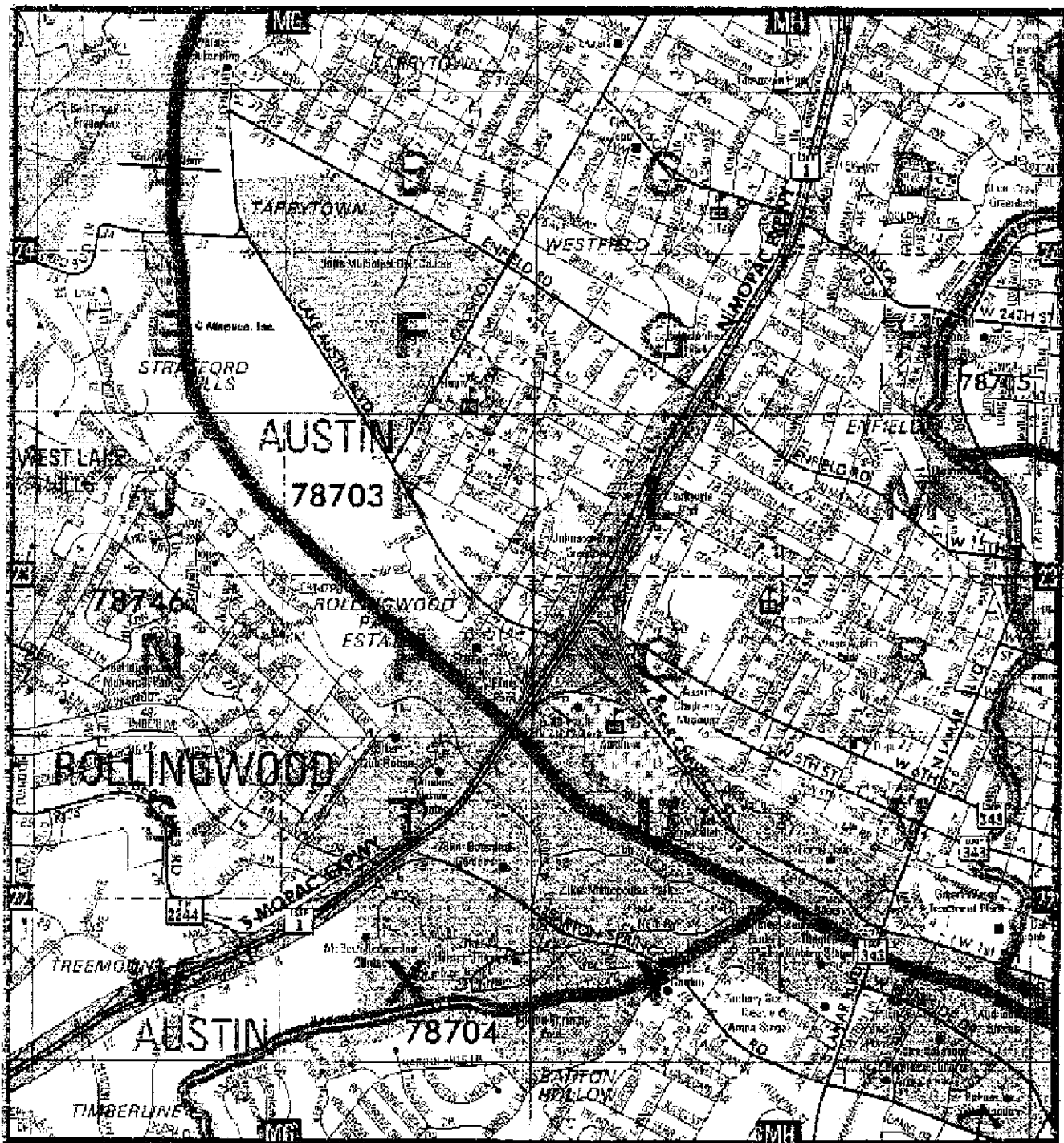
flagpoles, and a new base for new HVAC fan which will not interfere with roof drainage.

DATE	CO#	DESCRIPTION	AMOUNT	CO%	TOTAL
08/28/03		Original Contract	\$786,482.00	N/A	N/A
Admin.	1	New bollards; Additional loop detectors; Revised marquee; Re-route fire line; Enlarge overhead doors; Reconnect water service to Long Center; Masonry control joints; Additional channels and neoprene pads; Three new fire extinguishers; Extra demolition of concrete; Traffic plates; Additional elbows For fire line rerouting.	\$44,650.00	5.68%	5.68%
Proposed	2	Reconnect rooftop lightning protection cable, New base for HVAC fan, new flagpole hardware.	<u>\$1,970.00</u>	<u>0.25%</u>	<u>5.93%</u>
TOTAL			\$833,102.00		

Subcontractor participation goals stated in the original contract was 5.44% African American, 10.46% Hispanic, 1.07% Native/Asian American and 4.29% WBE. Total participation for this change order:

M/WBE TOTAL – PRIME	\$224.00	11.37%
(FH) Guerrero-McDonald, Austin TX	\$224.00	11.37%
MBE TOTAL – SUBCONTRACTORS	\$480.00	24.36%
Hispanic Subtotal	\$480.00	24.36%
(MH) Texas Industrial Mechanical, Austin, TX (HVAC)	\$480.00	24.36 %
NON M/WBE TOTAL – SUBCONTRACTORS	\$1,266.00	64.27%
Bonded Lightning Protection, Argyle, TX (lightning protection)	\$350.00	17.77%
Austin Flag & Flag Pole, Austin, TX (flagpoles)	\$916.00	46.50%

Overall subcontractor participation, including this change order: 0.00% African American, 12.84 % Hispanic, 0.00% Native/Asian, 2.07% WBE and 57.11% Non M/WBE.



SITE

CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:

WHERE ON AGENDA:

DEPARTMENT:

Public Works for Convention Center

DESCRIPTION: Authorize execution of change order #2 to the construction contract with Guerrero-McDonald & Associates, Austin, TX for Palmer Events Center, miscellaneous building construction in the amount of \$1,970, for a total contract amount not to exceed \$833,102.

FINANCIAL INFORMATION

Project Name:	Town Lake Events Center Improvements
Project Authorization:	2003-04 Capital Budget
Funding Source:	1998 Revenue Bonds Prop 11
Fund/Agency/Orgn:	4980-827-6002

Current Appropriation	\$915,000.00
Unencumbered Balance	\$8,127.59
Amount of this Action	<u>(\$1,970.00)</u>
Remaining Balance	\$6,157.59

Austin Convention Center Approval Larry O. Anderson Date: 2/26/04