



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

**AGENDA ITEM NO.: 40
AGENDA DATE: Thu 12/16/2004
PAGE: 1 of 2**

SUBJECT: Authorize execution of a construction contract with BARECKY CONSTRUCTION COMPANY, Wimberley, TX, for the Hornsby Bend Biosolids Management Plant (BMP) Administration Building Reroof, Interior Improvements and Mold Remediation Project in the amount of \$509,101 (Base Bid plus Alternate No. 1 for \$200), plus a \$50,901.10 contingency, for a total contract amount not to exceed \$560,002.10.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$560,002.10 is available in the Fiscal Year 2004-2005 Capital Budget of the Austin Water Utility.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT: for Austin Water Utility;

**DIRECTOR'S
AUTHORIZATION:** Sondra Creighton

FOR MORE INFORMATION CONTACT: Etuk Inyang, 974-7206; George Hill, 472-1953; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: Lower bid of two received.

MBE / WBE: 2.2% MBE and 0% WBE subcontractor participation.

The Hornsby Bend Biosolids Management Plant (BMP) Administration Building is located at 2210 South FM 973, Austin, Texas. In 2003, a roofing evaluation consultant prepared a report that established that the BMP Administration Building has a fifteen (15) year old roof in very poor condition and recommended that the roof be replaced. In the last few years, the aged roof has shown progressively significant increases in leaking, causing damage to the building structure and interior finishes. The intrusion of moisture has also fostered the growth of mold inside the building.

Approval of the construction contract will allow for repairs to the building envelope including the replacement of the approximately 13,707 square feet of roof, replacement of clearstory windows, stone veneer repairs, remediation of mold, and repair of interior materials and finishes.

Due to the potential for hidden conditions, such as significant presence of mold, which could not be ascertained without destructive investigation in certain portions of the building prior to bidding, a 10% contingency in funding has been included. This will allow for the expeditious processing of any future change orders.

The contract allows one hundred and eighty (180) calendar days for completion of this project.

Bid documents were distributed to four (4) general contractors. Bids were opened on November 10, 2004. The low bidder, Barecky Construction Company, submitted the lower of two (2) bids received. Accepted bids include Base Bid plus Alternate Bid #1, to repair 50 square yards of vinyl wall covering:



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Barecky Construction, Wimberly, Texas	\$ 509,101.00
Guerrero-McDonald & Associates, Austin, Texas	\$ 604,705.00

The contractor's choice of work methodology provides for seven (7) areas of subcontracting opportunities listed below. Project specific goals stated in the solicitation were 14.26% MBE and 2.12% WBE. Total participation estimated on base bid amount of \$508,901.00:

NON M/WBE TOTAL – PRIME	\$154,807.00	30.4%
Barecky Construction Company, Wimberly, Texas	\$154,807.00	30.4%
MBE TOTAL – SUBCONTRACTORS	\$11,044.00	2.2%
Hispanic Subtotal	\$11,044.00	2.2%
Allied Acoustic, Inc., Austin, TX (Dry wall & Ceiling)	\$2,322.00	0.5%
Triple R Coating, Austin, Texas (Painting)	\$8,722.00	1.7%
NON M/WBE TOTAL – SUBCONTRACTORS	\$343,050.00	67.40%
A-Tex Water Proofing, Inc., Georgetown, Texas (Masonry, Demo.& Sealant)	\$174,825.00	34.4%
Airco Mechanical, Inc., Austin, Texas (HVAC)	\$24,436.00	4.8%
Harrington Glass, Round Rock, Texas (Alum. Storefront/ Glass & Glazing)	\$2,761.00	0.5%
Total Roofing Service, Inc., Austin, Texas (Roofing)	\$133,348.00	26.2%
J.S. Electric, Inc., Austin, Texas (Electrical)	\$7,680.00	1.5%

The Contractor submitted an 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 – Guerrero McDonald & Associates, Austin, Texas - \$603,699.00 (Base Bid).
2.1% MBE subcontractor participation; 0% WBE subcontractor participation; 39.9% Non M/WBE prime participation and 58% Non M/WBE subcontractor participation.

CIP FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

12/16/2004
Resolution
Austin Water Utility

DESCRIPTION:

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FINANCIAL INFORMATION:

Parent Project Name:	Wastewater Improvements- Citywide
Project Authorization:	2004-05 Approved Capital Budget
Funding Source:	Current Revenue
Number:	4480 237 2016

Current Appropriation	\$ 109,530,829.00
Unencumbered Balance	23,222,642.95 *
Amount of This Action	<u>\$ (560,002.10)</u>
Remaining Balance	<u>\$ 22,662,640.85</u>
Current Available Balance	\$ 25,738,753.45
Less Outstanding Commitments	<u>(2,516,110.50)</u>
Estimated Unencumbered Balance	<u>\$ 23,222,642.95 *</u>

Utility Finance: 
David Anders, Utilities Finance Manager

Date: 12/11/04

REF. # 4480 237 8146

HORNSBY BEND BMP ADMINISTRATION BUILDING

2210 SOUTH F. M. 973, AUSTIN, TEXAS 78725

NOT TO SCALE



