



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

**AGENDA ITEM NO.: 12
AGENDA DATE: Thu 10/06/2005
PAGE: 1 of 3**

SUBJECT: Authorize execution of a construction contract with BARECKY CONSTRUCTION COMPANY, Wimberley, TX, for Spicewood Springs Branch Library Expansion Re-Bid in the amount of \$1,544,640 plus a \$108,124.80 contingency, for a total contract amount not to exceed \$1,652,764.80.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$1,652,764.80 is available in the Fiscal Year 2005-2006 Approved Capital Budget of the Library Department.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works
DEPARTMENT: for Library;

**DIRECTOR'S
AUTHORIZATION:** Sondra Creighton

FOR MORE INFORMATION CONTACT: Norman Mattson, 974-7025; John Gillum, 974-7495; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: The resolution authorizing the filing of eminent domain proceedings to acquire the fee simple interest in Lot 5, Town and Country Village Addition, Section 4, Phase 1, Williamson County Texas, owned by Nieman Properties, for the Spicewood Springs Branch Library Expansion, approved November 4, 1999; resolution awarding the construction contract for Spicewood Springs Branch Library Site Work Improvements September 9, 2004.

BOARD AND COMMISSION ACTION: Conditional Use Permit approved by Zoning and Platting Commission.

PURCHASING: Lowest bid of four received.

MBE / WBE: 8.00 % MBE and 25.52 % WBE subcontractor participation.

The work under this contract provides for a 4,769 square foot addition to the Spicewood Springs Branch Library, interior renovations, and a new HVAC system to the existing 8,488 square foot library. Included will be new landscaping and irrigation system. Major site improvements, including increased number of parking spaces, realignment of an existing driveway and a detention pond were completed in January 2005 under a separate contract.

The Library Department has elected to accept all 8 additive alternates included in the bid: Book Drop Canopy, Mechanically Seamed Roof System, New Gutters and Downspouts; Site Clean-up within Specific Areas; Pruning of Existing Trees; Pruning of Large Specimen Trees; Parking Lot Sealing and Re-striping, and Masonry Cleaning.

Due to the potential for unknown conditions when doing a major building addition, a 7% contingency in funding has been included to allow for the expeditious processing of any future change orders. The contract allows 240 calendar days for completion of this project.

Bid documents were distributed to 10 general contractors. Bids were opened on July 27, 2005. Barecky Construction Company submitted the lowest of 4 bids received:



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Barecky Construction Company, Wimberley, TX	\$1,495,000.00
Constructors and Associates, Inc., Austin, TX	\$1,666,200.00
The Barr Company, AIA, Austin, TX	\$1,822,105.00
STR Constructors, Ltd., Liberty Hill, TX	\$2,124,067.00

The contractor's choice of work methodology provides for subcontracting opportunities in 22 areas, which are listed below. Project specific subgoals stated in the solicitation were 3.31% African American (MB); 11.09% Hispanic (MH); 0.74% Native American (MN); 1.96% Asian Americans (MA); 4.56% WBE. Total participation estimated on base bid amount of: \$1,495,000.00.

NON M/WBE TOTAL – PRIME	\$358,887.00	24.00%
Barecky Construction Co., Wimberley, TX	\$358,887.00	24.00%
MBE TOTAL – SUBCONTRACTORS	\$119,640.00	8.00%
Hispanic Subtotal	\$119,640.00	8.00%
Longoria Masonry, Austin, TX (masonry)	\$31,700.00	2.12%
Vincent's Roofing, Inc., La Grange, TX (roofing)	\$82,990.00	5.55%
Windows & More, Austin, TX (cleaning)	\$2,650.00	0.18%
White Photographic Services, Dripping Springs, TX (photo's)	\$2,300.00	0.15%
WBE TOTAL – SUBCONTRACTORS	\$381,468.00	25.52%
AFS Environmental Inc., Austin, TX (erosion control)	\$1,935.00	0.13%
RM Mechanical, Austin, TX (HVAC)	\$233,533.00	15.62%
Mercury Electric, Liberty Hill, TX (electrical)	\$146,000.00	9.77%
NON M/WBE TOTAL – SUBCONTRACTORS	\$635,005.00	42.48%
Dennis Steel, Inc., Leander, TX (steel)	\$144,500.00	9.68%
Empire Fence Co., Leander, TX (fence)	\$4,100.00	0.27%
Phoenix Irrigation Inc., Austin, TX (irrigation)	\$44,075.00	2.95%
Southwest Constructors, Austin, TX (demolition)	\$29,000.00	1.94%
Kiva Inc., Buda, TX (sitework & utilities)	\$35,000.00	2.34%
Cochise Concrete Co., Austin, TX (concrete)	\$59,500.00	3.98%
Crouch/KST Enterprises, Manor, TX (plumbing)	\$42,510.00	2.84%
Rich Coatings, Round Rock, TX (painting)	\$29,800.00	1.99%
Flooring Solutions Inc., Austin, TX (flooring)	\$47,500.00	3.18%
Ace-Hydroshield, Austin, TX (insulation)	\$6,600.00	0.44%
Southern Systems, Austin, TX (doors, hardware, accessories)	\$19,765.00	1.32%
Austin Glass & Mirror, Austin, TX (glass/glazing)	\$70,000.00	4.68%
T.H. Willis Company, Inc., San Antonio, TX (fire extinguishers)	\$9,473.00	0.63%
Stanley Access Technologies, Houston, TX (automatic doors)	\$8,182.00	0.55%
4MC Enterprises, Red Rock, TX (drywall, acoustical clg.)	\$85,000.00	5.69%



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

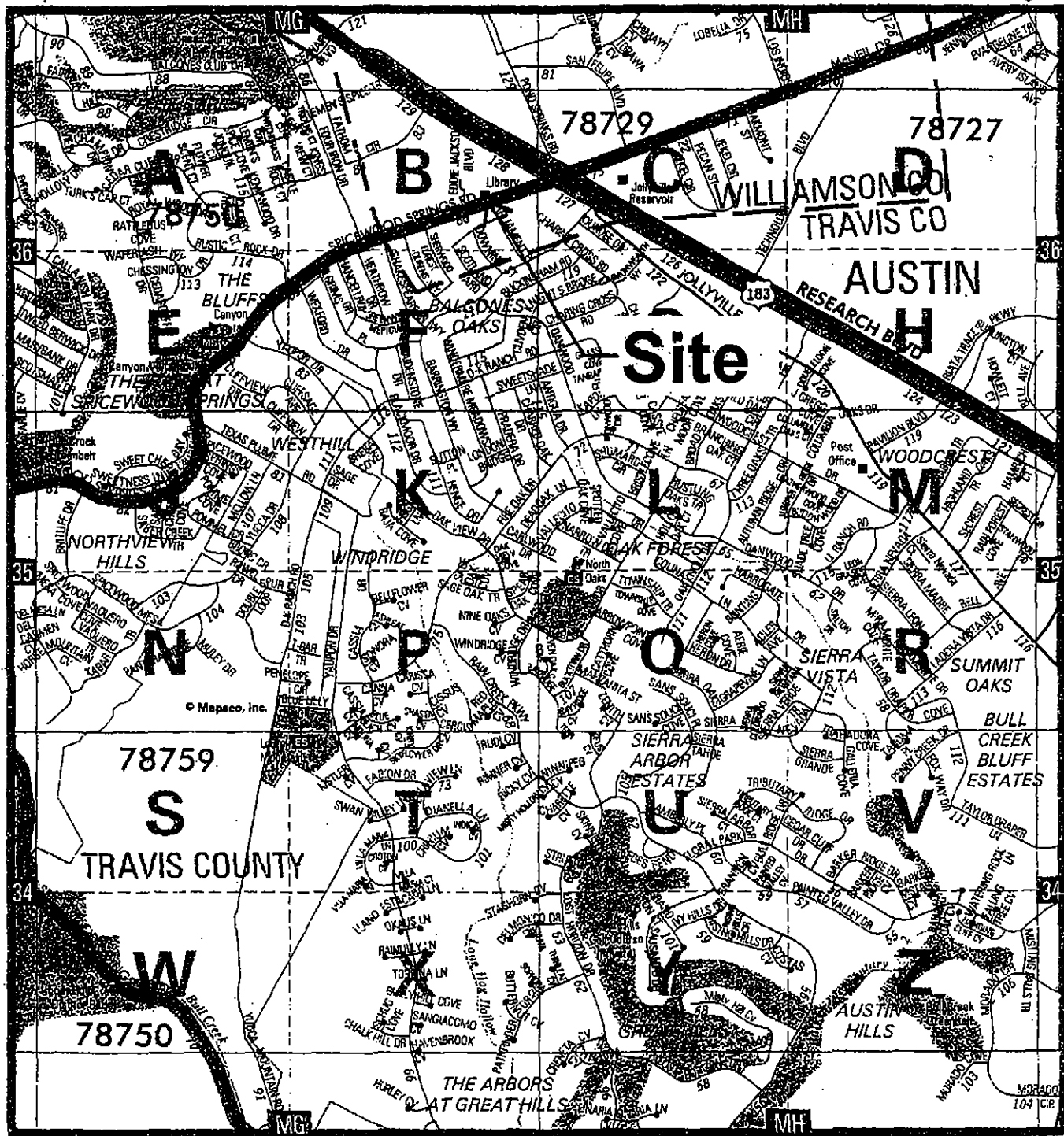
SECOND BIDDER – Constructors & Associates, Inc., Austin, TX - \$1,530,000.00

78.50% Non M/WBE prime participation; 2.71% MB; 5.88% MH; 0.00% NA; 0.00% AA; 27.74% WBE; 18.45% Non M/WBE subcontractor participation.

THIRD BIDDER – The Barr Company, AIA, Austin, TX - \$1,701,000.00

63.60% MBE prime participation; 4.07% MB; 11.39% MH; 0.76% NA; 2.05% AA; 1.73% WBE; 18.43% Non M/WBE subcontractor participation.

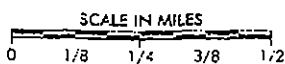
CONTINUED ON MAP 434



CONTINUED ON MAP 463

CONTINUED ON MAP 494

CONTINUED ON MAP 465



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**CIP BUDGET
FISCAL NOTE**

DATE OF COUNCIL ACTION:
WHERE ON AGENDA:
DEPARTMENT:

10/06/05
Resolution
Library

DESCRIPTION: Authorize execution of construction contract with **BARECKY CONSTRUCTION COMPANY**, Wimberley, TX, for the Spicewood Springs Branch Library Expansion Re-Bid in the amount of \$1,544,640 plus a \$108,124.80 contingency, for a total contract amount not to exceed \$1,652,764.80.

Parent Project Name:	Spicewood Springs Branch Library Expansion
Project Authorization:	2005-2006 Amended Capital Budget
Funding Source:	1998 GO Bond, P4
Fund/Agency/Orgn:	8101-857-6003

Current Appropriation:	\$	3,950,000
Unencumbered Balance:	\$	2,059,447
Amount of This Action:	\$	1,652,765
Remaining Balance:	\$	406,682

Use of Remaining Balance:

Remaining funds will be used for construction, equipment, furniture and materials as necessary to complete the project.

Austin Public Library Financial Manager:

Signature *William McBel*

Date: 9/16/05