



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

**AGENDA ITEM NO.: 14
AGENDA DATE:** Thu 02/03/2005
PAGE: 1 of 2

SUBJECT: Authorize execution of change order # 12 to the construction contract with JOURNEYMAN CONSTRUCTION, L.P. (MBE/MA 22.30%), Austin, TX, for the Austin Resource Center for the Homeless, in the amount of \$200,000, for a total contract amount not to exceed \$5,270,781.99.

AMOUNT & SOURCE OF FUNDING: Funding in the amount of \$200,000 is available in Fiscal Year 2002-2003 Capital Budget of the Austin Travis County Health and Human Services Department.

FISCAL NOTE: A fiscal note is attached.

REQUESTING Public Works

DIRECTOR'S

DEPARTMENT:for Health and Human Services;

AUTHORIZATION: Sondra Creighton

FOR MORE INFORMATION CONTACT: Cynthia Jordan 974-7183; Laura Bohl, 974-7064

PRIOR COUNCIL ACTION: 07/29/99 – Budget Amendment, Salvation Army Lease, Reimbursement Resolution; 04/06/00 – Loan Term/Operating Agreement, Fee Waiver; 11/02/00 – Land Acquisition 12/14/00 – Agreement with LZT Architects, Inc.; 03/22/01 – Land Acquisition; 6/14/01 – Fee Waiver; 02/14/02 - Amendment with LZT Architects, Inc. (Great Streets); 6/27/02 - Original Contract Award to Journeyman Construction, L.P.; 7/31/03 - Change Order #4 to Journeyman Construction, L.P.; 12/11/03 Change Order #7 to Journeyman Construction, L.P.

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: 13.95% MBE and 7.27% WBE subcontractor participation to date.

In June 2002, City Council awarded a contract to Journeyman Construction, L.P. for the construction of a downtown resource center, clinic, and homeless shelter to be located at 500 East Seventh Street. The ribbon cutting for the facility was held on April 28, 2004.

After months of operation, the Austin Travis County Health and Human Services Department in conjunction with the facility operator, Front Steps, has determined that additional building components are required to maintain security at the facility and to better meet clients' needs. Change Order #12 includes the following items: security fencing with rolling and coiling gates at the parking area adjacent to the alley; additional exterior security lighting; a sound system with speakers along Neches Street and the alley; additional security cameras and card access devices; installation of sunshades and alternate ceiling fans on the third floor porch; and the replacement of the fryer with a double oven in the kitchen.

DATE	CO#	DESCRIPTION	AMOUNT	CO%	TOTAL
06/27/02		Original Contract (\$140,000 contingency)	\$4,680,052.00	NA	NA
Contingency	1	Contaminated soil remediation	\$62,823.00	1.34%	1.34%
Contingency	2	Deduct Add Alternate No. 1; Add fire smoke dampers; Repave ½ 7th Street & Neches intersection	\$3,558.10	0.08%	1.42%
Contingency	3	Mechanical, Plumbing and Electrical Building components	\$34,765.12	0.74%	2.16%

RCA Serial#: 6569 Date: 02/03/05 Original: Yes

Published:

Disposition:

Adjusted version published:



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07/31/03	4	Primary Care Clinic modifications; Mechanical, Plumbing, & Electrical building components	\$34,926.84	0.75%	2.91%
07/31/03 & Admin Auth	5	Great Streets modifications; New surveillance system; Mechanical controls components	\$188,490.19	4.03%	6.94%
Admin Auth	6	Architectural, Mechanical & Electrical Building components	\$12,356.46	0.26%	7.20%
12/11/03	7	Security Counter/Check-in Station	\$16,647.14	0.36%	7.55%
Admin Auth.	8	Civil, Architectural, Mechanical, & Electrical Building components	\$19,010.31	0.41%	7.96%
Admin Auth.	9	Utility Charge Credit, Architectural, & Electrical Components	\$9,234.60	0.20%	8.16%
Admin Auth.	10	User Requested Items	\$6,418.23	0.14%	8.30%
Admin Auth.	11	User Requested Items	\$2,500.00	0.05%	8.25%
Proposed	12	Additional Security Components and User Requests	\$200,000.00	4.27%	12.62%

Subcontractor participation stated in the original approved compliance plan was 1.38% African American (MB); 1.67% Hispanic (MH); 0.0% Native/Asian American (MA), 8.0% WBE.

Since the exact cost for these services is undetermined at this time the total subcontractor participation for this change order cannot be determined. The contractor has committed to utilizing the following approved subcontractors:

CG Constructors, Austin, Tx (painting)
KST Electric, Manor, Tx (electrical)

Overall subcontractor participation, prior to this change order: 2.01% MB; 11.75% MH; 0.19%MA; 7.27% WBE and 56.39% Non M/WBE.

CIP Fiscal Note

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

2/3/2005
Ordinance
Health and Human Services

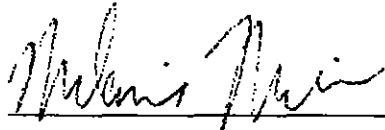
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FINANCIAL INFORMATION:

Project Name: Austin Resource Center for the Homeless (A.R.C.H.)
Project Authorization: 2002-03 Capital Budget
Funding Source: HUD 108 Loan
Fund/Agency/Orgn: 8570-917-0919

Total Current Appropriation	\$6,030,000
Unencumbered Balance	\$859,618
Amount of This Action	<u>\$200,000</u>
Estimated Available	\$659,618

Budget Office:



Date: 1/11/05