



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

**AGENDA ITEM NO.: 20
AGENDA DATE: Thu 10/20/2005
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.

Project: Spicewood Springs Branch Library Re-Bid
Recommended Low Bidder: Baracky Construction Company
Low Bid Amount: \$1,495,000.00
Project Goals: AA = 3.31%; Hlsp = 11.09%; NA = 0.74%; Asl = 1.96%; WBE = 4.66%
Actual Goals Achieved: AA = 0.00%; Hlsp = 7.8%; NA = 0.00%; Asl = 0.00%; WBE = 25.7%

Subcontracted \$ Amount		African American			Hispanic			Native American			Asian American			WBE		
Certified	Non-Certified	Certified	Solicited	Responded	Certified	Solicited	Responded	Certified	Solicited	Responded	Certified	Solicited	Responded	Certified	Solicited	Responded
15025	DOORS, FRAMES, AND JAMBS, STEEL		27,947	0			0			0				1	1	0
74502	ASPHALT, AC			0			0			0				1	1	0
87070	VERTICAL BLINDS			0		1	1	0	0					2	2	0
90945	FINISHES: FLOORING, WALL AND CEILING		132,500	4	2	0	7	6	0	2	2	0	3	2	0	0
90978	SITE WORK		35,000	7	8	0	9	7	0	0			0	2	2	0
9100999	CARPET INSTALLATION			5	4	0	6	8	0	1	1	0	0			
9122376	STRUCTURES, STEEL		144,500	1	0	0	1	1	0	0		2	1	0	0	
91240	DEMOLITION SERVICES		29,000	6	4	0	10	8	0	0		1	1	0	3	3
91427	CARPENTRY			1	1	0	14	12	0	0		3	3	0	2	2
91438	ELECTRICAL		149,000	2	2	0	12	11	0	0		0		5	5	1
91447	GLASS AND GLAZING		70,000	0			3	3	0	0		0		1	1	0
91450	HVAC		233,533	0			5	4	0	0		1	1	0	1	1
91453	INSULATION		0,000	0			7	7	0	0		0		2	2	0
91455	MASONRY		31,700	4	4	0	12	12	1	1	1	0	2	2	0	3
91458	METAL WORK			1	1	0	3	3	0	0		0		0		
91461	PAINTING		20,800	3	3	0	22	20	0	1	1	0	1	1	0	2
91468	PLUMBING		42,510	0			5	4	0	0		1	1	0	0	
91473	ROOFING		82,990	2	2		6	5	1	0		0		0		
92539	FIRE PROTECTION		9,473	0			2	2	0	0		1	1	0	0	0
9688241	FOUNDATION, CONCRETE		59,500	2	1	0	3	2	0	0		1	1	0	2	2
96814	EROSION CONTROL SERVICES		1,035.00	6	6	0	3	2	0	0		1	1	0	8	8
98852	LANDSCAPING		44,075	14	11	0	8	7	0	0		1	1	0	7	7
	Fencing *		4,100													
	Construction Photos *		2,300													
	Final Cleaning *		2,650													
Totals		\$ 501,108.00	\$ 635,005.00	57	46	0	139	123	2	5	5	0	18	16	0	45

Unique Vendors 29

84

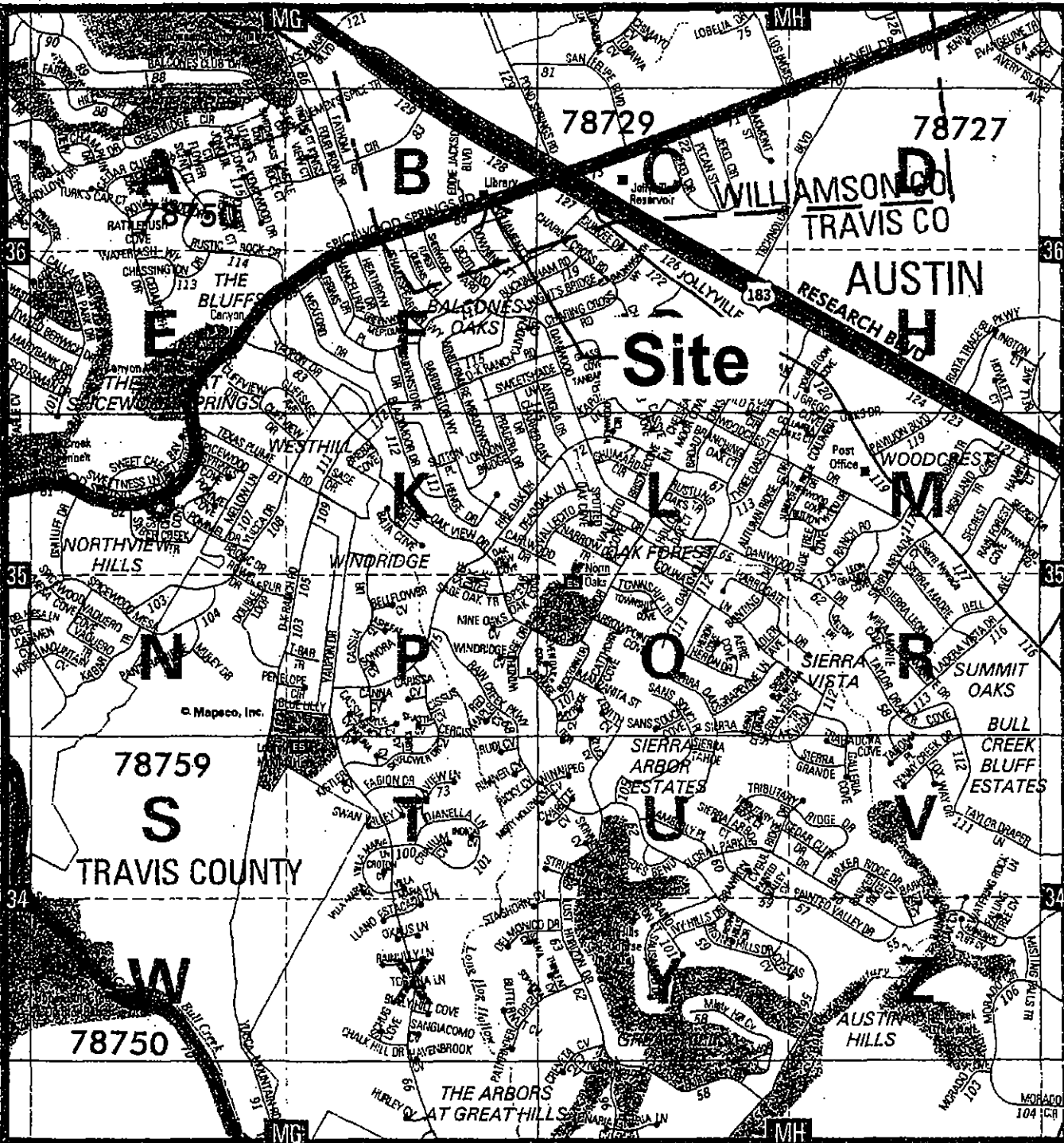
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* Not on original Availability List

CONTINUED ON MAP 434



CIP BUDGET FISCAL NOTE

DATE OF COUNCIL CONSIDERATION:
WHERE ON AGENDA:
DEPARTMENT:

10/20/2005
Resolution
Library

DESCRIPTION: 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 contingency, for a total contract amount not to exceed \$1,652,764.

FINANCIAL INFORMATION

Project Name:	Spicewood Springs Branch Library Expansion
Project Authorization:	2005-2006 Amended Capital Budget
Funding Source:	1998 GO Bonds/P4 CIP Interest
Fund/Agency/Orgn:	8101-857-6003 8410-857-New

Current Appropriation	\$3,950,000.00
Unencumbered Balance	\$2,046,430.00
Amount of this Action	<u>(\$1,652,764.00)</u>
Remaining Balance	<u><u>\$393,666.00</u></u>

Financial Manager: Alana McBee Date: 10/13/05