

RESOLUTION NO. {{item.sequential\_number}}

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING CHANGE ORDER NUMBER ONE TO THE CONSTRUCTION CONTRACT WITH TEXAS AIRSYSTEMS, LLC OF AUSTIN, TEXAS TO ENHANCE THE SCOPE OF THE HISTORIC POST OFFICE MECHANICAL AND ELECTRICAL SYSTEM PROJECT IN THE ESTIMATED AMOUNT OF \$424,223; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, this item will allow for the execution of Change Order No. 1 to the construction contract with Texas AirSystems, LLC (TAS) of Austin, Texas for improvements to the Historic Post Office (HPO) mechanical and electrical systems - based on the significant size of the renovation, many building issues were identified after the demolition phase of the project was completed;

**Whereas**, based on accessibility to repairing these issues now, Staff believes that it is timely that these items be addressed as part of TAS's contract - the proposed project scope changes include the following:

- **Plumbing (\$150,139)**: removal and replacement of the domestic water piping; addition of water valves to enable the isolation of water lines within the building; addition of drain vents that did not previously exist; replacement of outdoor water faucets; installation of new backflow preventer; scoping and jetting of clogged storm drains in basement and window wells; and other items.
- **Second Floor Mechanical Room (\$38,180)**: replacement of rotted flooring and coat with sloped epoxy coating to new floor drain; installation of insulated and painted sheetrock walls and ceiling; and replacement of electrical conduit, light, and outlets.
- **Mechanical Yard (\$41,619)**: replacement of concrete pads with improved drainage at adequate size; installation of French drain system; and installation of new cedar fence with steel posts.
- **Lighting (\$64,250)**: upgrade of 167 light fixtures to LED lighting.
- **Electrical Repairs (not to exceed \$20, 035)**: electrical inspections and repairs of electrical runs and plugs on all three floors (to be performed on a time and materials basis).
- **Ceiling Plaster (estimated amount of \$110,000)**: removal of crumbling/cracked plaster on ceilings on first and second floors that have been identified as a safety hazard, and replacement with a layer of plywood and sheetrock.

**Whereas**, on July 11, 2024, Council authorized a construction contract with TAS in the amount of \$2,535,450 for the construction of this project - with the execution of this change order, the revised value of the construction contract will be \$2,959,673;

**Whereas**, the change order will not add any days to the construction contract and the project is still expected to be completed in Summer 2025;

**Whereas**, Staff recommends Council authorize Change Order No. 1 to the construction contract with TAS to enhance the scope of the HPO Mechanical and Electrical System Project in the estimated amount of \$424,223;

**Whereas,** a budget adjustment is being presented to Council for approval to appropriate funding for this change order - after approval of the budget adjustment, funding in the amount of \$424,223 will be available in Account No. 361-2400-519-6807, Project No. 102439; and

**Whereas,** the City Council has considered the matter and deems it in the public interest to authorize this action.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:**

**Part 1: Findings.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Part 2:** The City Council authorizes Change Order No. 1 to the construction contract with Texas AirSystems, LLC of Austin, Texas to enhance the scope of the Historic Post Office Mechanical and Electrical System Project in the estimated amount of \$424,223, and authorizes the City Manager, or her designee, after approval as to form by the City Attorney’s Office, to execute any necessary documents.

**Part 3:** The City Council authorizes an adjustment to the Fiscal Year 2025 Budget, substantially in the form of the copy attached hereto as Exhibit A.

**Part 4:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the 6<sup>th</sup> day of **March, 2025**.

THE CITY OF TEMPLE, TEXAS

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TIMOTHY A. DAVIS, Mayor

ATTEST:

APPROVED AS TO FORM:

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Jana Lewellen  
City Secretary

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Kathryn H. Davis  
City Attorney