



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Belinda Mattke, Director of Purchasing and Facility Services
Austin Maxwell, Construction Services Division Director

ITEM DESCRIPTION: Consider adopting a resolution authorizing change order #1 to the construction contract with Texas AirSystems, LLC of Austin to enhance the scope of the Historic Post Office mechanical and electrical system project in the estimated amount of \$424,223.

BACKGROUND: Approval of this item will allow for the execution of change order #1 to the construction contract with Texas AirSystems, LLC (TAS) 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 complete. 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 & 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 didn't 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.

2nd FLOOR MECHANICAL ROOM (\$38,180): Replacement of rotted flooring & coat with sloped epoxy coating to new floor drain; installation of insulated sheetrocked & painted walls and ceiling; replacement of electrical conduit, light, and outlets.

MECHANICAL YARD (\$41,619): Replacement of concrete pads with improved drainage and adequate size; installation of French drain system; installation of new cedar fence with steel posts.

LIGHTING (\$64,250): Upgrade of 167 light fixtures to LEDs.

ELECTRICAL REPAIRS (not to exceed \$20,035): Electrical inspections and repairs of electrical runs and plugs on all 3 floors (to be performed on a time & 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 replace with layer of plywood and sheetrock.

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.

The change order will not add any days to the construction contract. The project is expected to be complete in the summer of 2025.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City of Temple's Strategic Plan goal of "Infrastructure, facilities, and systems that support exceptional services and community growth"; the Strategic Plan commitment of "Plan for, design, construct, and maintain high quality facilities that meet the needs of the community now and in the future."

STAFF RECOMMENDATION: Adopt resolution as presented in item description.

BOARDS & COMMISSIONS RECOMMENDATION: This item was not reviewed by any of the official boards and commissions.

FISCAL IMPACT: A budget adjustment is being presented to Council for approval to appropriate funding for change order #1 to the construction contract with Texas AirSystems. After approval of the budget adjustment, funding in the amount of \$424,223 will be available in account 361-2400-519-6807, project 102439, as follows:

Project Budget	\$	2,894,435
Budget Adjustment		800,565
Encumbered/Committed to Date		(2,724,274)
Texas AirSystems - CO#1		(424,223)
Remaining Project Funds Available	\$	<u>546,503</u>

Remaining project expenses include, but are not limited to, asbestos abatement, design, flooring replacement, office spaces, fire alarm, furniture, fixtures, and equipment.

ATTACHMENTS:
Budget Adjustment
Resolution