



## Legislation Text

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**File #:** 15-0141, **Version:** 1

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Consider and take action on award of a construction contract to R.J. Harris Construction (Gulf Coast) L.P. in the amount of \$320,760 the renovation to Helen Hall Library Project (FM 1301); and authorization of a Work Change Directive budget of \$22,453 (Director of Parks & Cultural Services)

Approval of this item will award a construction contract to R.J. Harris Construction for Phase II of planned renovations to Helen Hall Library. These renovations include the reconfiguration of the circulation desk and entry foyer, the construction of a Friends Book Sale room, updating the restrooms to comply with accessibility standards and a Radio Frequency Identification (RFID) book sorting room. R.J. Harris Construction's base bid totaled \$311,200, with alternate 1 as an option, in the amount of \$19,560 for the RFID storeroom. A deduction of \$10,000 in lighting changes are proposed for a final total of \$320,760.

Renovations in Phase II include, approximately 1310 square feet of renovations to the checkout area, approximately 731 square feet of renovations to four (4) existing public restrooms on the first and second floors, and approximately 170 square feet of renovations to what is currently the Circulation Work Room. Phase II was designed and bid as a companion project to Phase I. Phase I, completed in August 2014, consisted of an approximately 1,973-square-foot theater on the first floor of Helen Hall Library along with a small kitchenette, storage space, and office; plus approximately a 600-square-foot teen area on the second floor. Phasing has allowed staff to maintain uninterrupted services and to prioritize needs based on available funding.

The phased renovation project has been proceeding alongside a concurrent RFID project, also consisting of two phases. Phase I of the RFID project included radio-readable inventory and security tags along with checkout machines and alarmed anti-theft gates. Phase II of RFID will include the sorting system along with a "smart" book drop which will check-in and sort each item automatically as the items are returned, providing a paper receipt for each transaction. The installation of these two pieces of equipment will represent the completion of both phases of both projects. An additional RFP for the purchase of Phase II of RFID will be issued later this month.

Ultimately, with the completion of both projects the citizens of League City will enjoy improved access to library materials, shorter wait times, improved inventory control and more accurate records with RFID. The project will increase the functionality, accessibility, and appeal of our checkout area and restrooms. This will also improve the materials workflow optimized for efficiency.

Sealed bids for the project were received and publicly opened and read on February 24, 2015. Five proposals were received and evaluated of which one was incomplete. Copies of the bid tabulation and evaluation score sheets are attached. The Bid Evaluation Committee recommended the contract be awarded to IKLO Construction due to their extensive history of institutional projects; but Staff are recommending R. J. Harris construction, based on price and budget constraints.

Staff is requesting approval of a Work Change Directive budget not to exceed \$22,453 (7 percent of bid amount) that will allow staff to approve minor changes to expedite decisions and avoid possible construction delays and/or damage claims by the contractor. The total construction funding needed is \$343,213 The construction budget of \$343,213 is available from the accounts listed below.

**Attachments:**

1. Data Sheet
2. Bid Tabulation

- 3. Evaluation Score Sheet
- 4. PGAL Recommendation of Award
- 5. CIP Project (FM 1301)

FUNDING

{ } NOT APPLICABLE

{X} Funding is available in the amount of \$343,213 from the following accounts:

Account	Description	Amount
010-4804-632.5320	Janitorial savings from PSB delay	\$10,000
075-4008-784.9110	CIP funds (FM1301)	\$205,000
010-4008-671.5002	City Librarian vacancy savings	\$53,851
010-4008-671.5100	Library supply accounts	\$2,720
010-4008-671.5300	Library prof services accounts	\$9,250
010-4008-671.5573	RFID Savings	\$43,000
075-4008-784.9110	Public Safety Building Savings	<u>\$19,392</u>
	total	\$ 343,213

{X} Requires Budget Amendment to transfer from Civic Center Operations and Library Operating Accounts numbered 010-4804-632.5320, 010-4008-671.5002, 010-0000-427.6810, 010-4008-671.5100, 010-4008-671.5300, and 010-4008-671.5573 to Non-departmental for transfer to CIP Misc. Capital Projects Fund 075.