

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: March 14, 2011
	Agenda Item No. 10 Roll Call No. [_____] Communication No. <u>11-158</u> Submitted by: Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Approving Change Order No. 1 with Strong Tower Construction, LLC dba Koch Corporation for additional work on the City Hall Window Replacement for a total not to exceed \$61,264.

SYNOPSIS:

Recommend approval of Change Order No. 1 in an amount not to exceed \$61,264 with Strong Tower Construction, LLC d/b/a Koch Corporation, Benjamin Feinn, CEO, 1131 Logan Street, Louisville KY, 49204, for additional work on the City Hall Window Replacement to remove asbestos around the window frames.

FISCAL IMPACT: [SELECT ONE]

Amount: \$61,264

Funding Source: 2010-2011 CIP, Page Building-7, Energy Conservation, BLD110, Being: Department of Energy, Energy Efficiency and Conservation Block Grant.

ADDITIONAL INFORMATION:

On February 14, 2011, under Roll Call No. 11-0258, the City Council awarded the City Hall Window Replacement contract to Strong Tower Construction, LLC, d/b/a Koch Corporation in the amount of \$421,414, which was 29.17% below the Engineer’s estimate. The improvement includes removal of a portion of the existing exterior aluminum framed windows and installation of new thermally-broken aluminum framed windows with 1" insulating glass.

The windows were tested last fall for asbestos. The results showed small amounts on the exterior of the windows. Therefore, the original plan for removal of asbestos containing sealants was to have an independent hazardous materials contractor remove all hazardous materials prior to the installation of the replacement windows. During the process of preparing for asbestos removal by the independent contractor, it was discovered that there were additional locations of compounds containing asbestos that could not be removed before window installation. These compounds were located within the frame assembly of the existing window system. It was therefore determined to be less expensive and less disruptive to office work areas to have Koch Corporation submit a proposal to abate all asbestos containing materials as a component of the window replacement process. This work will be eligible under the energy grant.

PREVIOUS COUNCIL ACTION(S):

Date: February 14, 2011

Roll Call Number: 11-0258

Action: [On](#) City Hall Window Replacement: Resolution approving plans, specifications, form of contract documents, Engineer's estimate and designating lowest responsible bidder as Strong Tower Construction, LLC d/b/a Koch Corporation, (Benjamin Feinn, CEO), \$421,414. ([Council Communication No. 11-094](#)) Moved by Meyer to adopt. Motion Carried 7-0

Date: December 6, 2010

Roll Call Number: 10-2022

Action: [Resolution](#) to REJECT all bids and close the hearing on plans, specifications, form of contract and Engineer's estimate for City Hall Window Replacement. (One bid received, over estimate) ([Council Communication No. 10-719](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: July 12, 2010

Roll Call Number: 10-1170

Action: [Amendment](#) to scope of Department of Energy (DOE), Energy Efficiency and Conservation Block Grant (EECBG), and approving staff recommendation to utilize aluminum replacement windows in City Hall and the Police Station. ([Council Communication No. 10-423](#)) Moved by Hensley to adopt; refer to the City Manager to identify funds to offer a mortgage buy-down or similar program, and to report back in 30 days. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: June 8, 2010

Resolution Number: N/A

Action: Urban Design Review Board - Motion by Morgan to recommend and approve the exterior aluminum wood-clad windows (Option 2). Second by Garner, Motion carried.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on construction contracts.

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