

City of Las Cruces®

PEOPLE HELPING PEOPLE

Council Action and Executive Summary

Item # 13

Ordinance/Resolution# 09-10-416 Council District: 1

For Meeting of November 16, 2009
(Adoption Date)

TITLE:

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 TO THE CONTRACT BETWEEN THE CITY OF LAS CRUCES AND WARREN CONSTRUCTION, INC., FOR THE THOMAS BRANIGAN MEMORIAL LIBRARY CHILDREN'S WING RENOVATIONS, AS APPROVED BY CITY COUNCIL UNDER RESOLUTION NO. 08-09-467, AUTHORIZING AN INCREASE IN THE AMOUNT OF \$98,332.47; PLUS NEW MEXICO GROSS RECEIPTS TAX OF \$11,032.23; PLUS PROJECT CONTINGENCY OF \$50,000.00; FOR A TOTAL AUTHORIZATION OF \$159,364.70.

PURPOSE(S) OF ACTION:

To authorize a change order to address additional work under the current contract.

Name of Drafter: Miguel Samaniego <i>[Signature]</i>		Department: Facilities/Project Mgmt.		Phone: 541-2538	
Department	Signature	Phone	Department	Signature	Phone
Facilities Department	<i>[Signature]</i>	541-2651	Budget	<i>[Signature]</i>	2300
			Assistant City Manager	<i>[Signature]</i>	2271
Legal	<i>[Signature]</i>	2128	City Manager	<i>[Signature]</i>	2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

City Council authorized Resolution No. 08-09-467 for the purpose of remodeling a portion of the existing children's wing at Branigan Library to improve its functionality, refurbishing the existing meeting rooms for use as children's program space, and construction of new meeting rooms to replace the reprogrammed spaces. The construction services being provided under this contract will help the library services enhance their delivery of programs specifically designed for children.

Typically, any project that involves new work that is associated with an existing building, plus other areas that may need to undergo renovation, requires full compliance with the Uniform Building Code in force at the time of construction and/or remodeling. During the demolition and preparation of the areas to be renovated, the electrical, mechanical and plumbing systems were found to be non compliant under the current codes.

The change order includes, but is not limited to, the following additions and/or corrections: installation of floor drains in both the men's and women's restrooms on the ground floor, modifying the cooling of the electrical and computer server room, addressing water leaks, relocating a janitor's room to better address the needs of the Library, redesigning of the east side entrance/exit route, and providing for computer data cabling to the new addition, as well as within the existing building.

The proposed change order will raise the contract amount from \$458,151.98, to a new amount of \$556,484.45, a net increase of \$98,332.47. With the addition of \$11,032.23 for New Mexico Gross Receipts Taxes, and the \$50,000.00, for project contingency, the total amount of the change order is \$159,364.70.

The project contingency is to address any additional areas needing further enhancements and/or are non compliant under the current codes. The contingency will also address irregularities between former as-built drawings and the new proposed design.

SUPPORT INFORMATION:

Fund Name / Account Number	Amount of Expenditure	Budget Amount
40803170-852100-60Q10	Not to Exceed	\$159,364.70
40803150-852100-60Q09	\$159,364.70	

1. Resolution
2. Purchasing Manager's Request to Contract, attached as Exhibit "A"
3. Change Order No. 2
4. Cost Proposals from Warren Construction, Inc.

OPTIONS / ALTERNATIVES:

1. Vote "Yes" and approve the Resolution, authorizing execution of Change Order No. 2. This will allow the project to proceed in a timely manner.
2. Vote "No" and not approve the Resolution; thereby, not authorizing execution of Change Order No. 2. This will cause the project to come to a halt since code compliance will be unable to be achieved at this point in time.
3. Vote to "Postpone" the Resolution and direct staff to review other options. This may delay the project and not allow it to be completed in a timely manner.

RESOLUTION NO. 09-10-416

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 TO THE CONTRACT BETWEEN THE CITY OF LAS CRUCES AND WARREN CONSTRUCTION, INC., FOR THE THOMAS BRANIGAN MEMORIAL LIBRARY CHILDREN'S WING RENOVATIONS, AS APPROVED BY CITY COUNCIL UNDER RESOLUTION NO. 08-09-467, AUTHORIZING AN INCREASE IN THE AMOUNT OF \$98,332.47; PLUS NEW MEXICO GROSS RECEIPTS TAX OF \$11,032.23; PLUS PROJECT CONTINGENCY OF \$50,000.00; FOR A TOTAL AUTHORIZATION OF \$159,364.70.

The City Council is informed that:

WHEREAS, the new construction and remodel work within Thomas Branigan Memorial Library needs to be in compliance with the Uniform Building Code; and

WHEREAS, the original bid documents did not include or make provisions to address deficiencies to code compliance; and

WHEREAS, unless the deficiencies are corrected, the contractor will not be able to proceed with completing the renovations; and

WHEREAS, the contractor is seeking compensation to address issues that will hinder the City from obtaining a Certificate of Occupancy, should the work noted in the change order not occur.

NOW, THEREFORE, be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the contract for construction of the Thomas Branigan Memorial Library Children's Wing Remodeling and Expansion, Project No. 08-09-467, with Warren Construction, Inc., of Las Cruces, New Mexico, be increased in the amount of \$159,364.70, for Change Order No. 2, including applicable New Mexico Gross Receipts Tax and Project Contingency.

(II)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE and APPROVED this _____ day of _____, 2009.

APPROVED:

Mayor

ATTEST:

City Clerk
(SEAL)

Moved by: _____

Seconded by: _____

VOTE:

Mayor Miyagishima: _____
Councillor Silva: _____
Councillor Connor: _____
Councillor Pedroza: _____
Councillor Small: _____
Councillor Sorg: _____
Councillor Thomas: _____

APPROVED AS TO FORM:

City Attorney

CITY OF LAS CRUCES

PURCHASING MANAGER'S REQUEST FOR CHANGE ORDER

For Meeting of: November 16, 2009

Resolution No.: 08-09-467A

Change Order to Existing Contract For Thomas Branigan Memorial Library Children's Wing Renovations

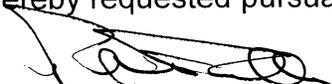
The Las Cruces City Council is provided the following information concerning this request:

BID/RFP SOLICITATION INFORMATION:

- 1. Original Bid/RFP & Due Date: **Bid #08-09-467/ November 20, 2008**
- 2. Description of Bid: **Thomas Branigan Memorial Library Children's Wing Renovations**
- 3. Contract Award: **Resolution No.08-09-467/February 17, 2009**
- 4. Contract Revision:
 - Previous Contract Award Amount: **\$458,151.98**
 - Change Order Amount: **\$159,364.70**
 - New Contract Amount: **\$617,516.68**
- 5. Contractor: **Warren Construction, Inc.**
- 6. Using Department: **Facilities/Project Management**
- 7. Contract Duration: **70 Additional Days**

PROCUREMENT CODE COMPLIANCE:

The City of Las Cruces Procurement Code was administered in the conduct of this procurement and approval to change the above contract is hereby requested pursuant to **Section 24-228.**


 Purchasing Manager

11/30/09
 Date

CONFIRMATION OF FUND ENCUMBRANCE:

REQUISITION OR PURCHASE ORDER NUMBER:	10200477
---------------------------------------	-----------------

CHANGE ORDER

OWNER
 6 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT:	Branigan Library Children's Wing Renovation	CHANGE ORDER NUMBER:	Two (2)
		DATE:	July 24, 2009
TO CONTRACTOR:	Warren Construction, Inc. PO Drawer N Mesilla, New Mexico 88046	ARCHITECT'S PROJECT NO.:	05.23
		CONTRACT DATE:	February 19, 2009
		CONTRACT FOR:	General Construction

The Contract is changed as follows:

- | | | | |
|---|--|-----|-----------|
| 1 | Extend entrance door, canopy, and outside wall. Remove exist. concrete and replace with new accessible walk and ramp. | Add | 21,601.26 |
| 2 | Provide new walls, electrical, and data in Children's 157 & 158 for additional computer stations. Provide additional work required for installation of new split system in Storage 155. Address existing water leaks in various areas of building. Add floor drains to existing men's and women's restrooms. | Add | 52,145.21 |
| 3 | Run data drops to rooms 157 & 158 from server in room 155. Provide 3 data drops in room 201. | Add | 24,586.00 |

Total Change to Contract Sum 98,332.47

No valid until signed by the Owner, Architect, and Contractor.

The original Contract Sum was	\$	390,332.00
Net change by previously authorized Change Orders	\$	15,824.00
The Contract Sum prior to this Change Order was	\$	406,156.00
The Contract Sum will be (decreased) (increased) (unchanged) by this Change Order in the amount of	\$	98,332.47
The new Contract Sum including this Change Order will be	\$	504,488.47
The Contract Time will be (increased) (decreased) (unchanged) by		(70) days.
the date of Substantial Completion as of the date of this Change Order therefore is		April 21, 2010

Studio D Architects
 ARCHITECT
 509 South Main, Studio D
 Address
 Las Cruces, New Mexico 88001

BY

DATE 10.14.2009

Warren Construction, Inc.
 CONTRACTOR
 PO Box Drawer N
 Address
 Mesilla, New Mexico 88046

BY

DATE 10/14/09.

City of Las Cruces
 OWNER
 PO Box 20000
 Address
 Las Cruces, New Mexico 88004

BY _____

DATE _____



P.O. Drawer N
Mesilla, NM 88046
Office 575-527-9979
Fax 575-527-9978

August 25, 2009

Prop-002 and Prop-003

Mr. Abel Natividad
Studio D Architects
509 S. Main, Studio D
Las Cruces, NM 88001

Ref.: Branigan Library Children's Wing Addition

Mr. Natividad,

We are pleased to submit the following cost proposal to:

Prop-002 -- Extend the entrance door, canopy and outside wall at existing 8" curb out towards Campo Street in order for the new canopy to be on the same plane as the outside wall and remove existing concrete walk and install new concrete walks, ramps and handrails to meet accessibility requirements for exterior doors to new addition.

We Propose the Amount of: **\$21,601.26 (1.2% Bond Included)**

Prop-003 -- Provide new furrout walls in Children's 157 & 158 to extents shown on supplemental drawings sheets and as required for the installation of new electrical and data for computers to be provided by owner, provide additional electrical and data in Children's 157 & 158 per electrical/arch, provide additional wok required for installation of new split system in Storage 155 per map, address roof leaks in Children's 157 & 158, Storage 155, Room 156 (contractor to field verify existing conditions and provide proposal amount for the required measures to repair these areas and make them water tight, address leaks on stair well located on the SW side of the library (contractor to field verify existing conditions and provide proposal amount for the required measures to repair these areas and make them water tight and replace leader head, downspouts, clean exterior stucco, paint, level and seal drain at bottom of stairwell, add 2 floor drains to both Men's and Women's restroom, tile replacement by Contractor and electrical work in Room #152..

We Propose the Amount of: **\$52,145.21 (1.2% Bond Included)**

This will require an additional 45 days of construction. The proposed cost does not include gross receipts tax which will be added at the time of billing. If you have any questions or require more information, contact this office.

Respectfully,

Warren Construction, Inc.

RE: Work to be done by Warren Construction, Inc. for Branigan Library Prop-002 and Prop-003

Prop-002:

Fill, Concrete, Welder, Misc. Material, Labor \$14,400.00

Prop-003:

Furrout Walls, Frame, Sheetrock, Tape, Texture, Fill Concrete, Tile Repair, Labor \$3,220.00

Received Fax: 07/15/09

09:03AM

Fax Station: Warren Construc

p.01

2

WESTERN FABRICATION , LLC

2499 LAKESIDE DR.
Las Cruces, NM 88007
phone: (575) 526-1616
fax: (575) 526-6064
email: w.fab@zianet.com

*** QUOTATION LETTER ***

TO:

WARREN CONSTRUCTION

DATE:

7/15/2009

JOB NO.

-

ATTENTION:

CINDY

RE:

BRANIGAN LIBRARY
PROPOSAL REQUEST #2

We propose to provide the following:

Description
92 LF RAILING W/ WELD PLATES PRIME PAINTED

No tax included
FOB - JOBSITE

LUMP SUM PRICE: **\$3,900.00**

Thank you,


MIKE NORFLEET

Accepted by:

Aug 25 09 11:58a

Warren Const.

618

5055279978

p. 5

Received Fax: 07/09/09
07/09/2009 10:07

11:07AM
5211886

Fax Station: Warren Construct
RCI POWER

P.O.#

PAGE 01

3

7/8/2009 10:54:39 AM

Branigan Library Children's Wing : Branigan Library Change order #2
Totals (Summary) - Bid Summary: Default

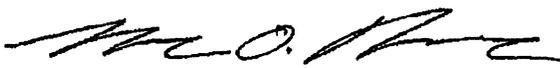
Page 1

Material	
Non-Quoted	
Quotes	\$4,221.64
Sales Tax (0.00%)	250.00
Total Material	0.00
Labor	\$4,471.64
Direct (151.53 hours @ \$60.42)	
Non-Productive Labor	\$7,639.99
Total Labor	0.00
Direct Job Expenses	\$7,639.99
Tools and Miscellaneous Materials	\$0.00
Subcontracts	0.00
Job Subtotal (Prime Cost)	0.00
Overhead (8.00%)	\$12,111.63
Profit (10.00%)	968.93
Job Total	1,308.06
	\$14,388.62
Actual Bid Price	\$14,388.62
Material to Direct Labor ratio: 0.37	
Prime Cost per square foot	
Job Total per square foot	\$0.00
Actual Bid Price per square ft	\$0.00
Labor cost per square foot	\$0.00
Labor hours per square foot	\$0.00
	\$0.00

Job Notes:
Cindy,

This is the price for the additional work listed on proposal request #2. Dated 7-8-2009. New electrical and data conduits.

Thanks, Shane



8/7/2009 11:30:36 AM

Page 1

3

Branigan Library Children's Wing : Branigan Library Change Order #3 Cat 5 Cabling
Totals (Summary) - Bid Summary: Default

Material	
Non-Quoted	\$1,273.60
Quotes	0.00
Sales Tax (0.00%)	0.00
Total Material	\$1,273.60
Labor	
Direct (61.99 hours @ \$57.96)	\$3,592.94
Non-Productive Labor	0.00
Total Labor	\$3,592.94
Direct Job Expenses	\$0.00
Tools and Miscellaneous Materials	0.00
Subcontracts	0.00
Job Subtotal (Prime Cost)	\$4,866.54
Overhead (8.00%)	389.32
Profit (10.00%)	525.59
Job Total	\$5,781.45

Actual Bid Price \$5,781.45

Material to Direct Labor ratio: 0.26	
Prime Cost per square foot	
Job Total per square foot	\$0.00
Actual Bid Price per square ft	\$0.00
Labor cost per square foot	\$0.00
Labor hours per square foot	\$0.00

Job Notes:
Cindy,

Here is the quote for the work to be done in room #152. The labor rate for this quote is time and a half. All work to be done on the weekend.

Thanks,

Shane O. Davis

Attn: Cindy

THANKS,
SHANE

WARREN CONST. FAX STATION: WARREN CONSTRUCT

p.02

Received Fax: 8/25/09

3

P.O. BOX 16873
LAS CRUCES, NM 88004
PHONE 575-621-1664
FAX 575-373-2924
CELL 575-642-6094
pmshvac@comcast.net

**PETERS MECHANICAL
SYSTEMS, INC.**
N. M. License #88157

**BRANIGAN LIBRARY CHILDRENS WING
LAS CRUCES, NM**

INCLUSIONS: PROPOSAL REQUEST NUMBER 2. SHEETS MSD-1 AND MSD-2.

ONE MITSUBISHI 2-TON COOLING ONLY WALL MOUNTED DUCTLESS SPLIT SYSTEM WITH
HARD WIRED WALL MOUNTED THERMOSTAT, CONDENSATE PUMP, LOW AMBIENT
CONTROL HAIL GUARD AND FACTORY LINESET.

REFRIGERATION PIPING SYSTEM FOR SPLIT SYSTEM.

CONDENSATE DRAIN RAN TO MOP SINK. MOP SINK BY OTHERS.

CRANE FOR HOISTING OF MECHANICAL EQUIPMENT ONLY.

THERMOSTAT WITH WIRE (CONDUIT BY ELECTRICAL CONTRACTOR)

PREVAILING WAGES AS SPECIFIED.

EXCLUSIONS:

PLUMBING, CONDENSATE DRAINS, GAS, GAS REGULATORS, FIRE PROTECTION, WATER
TO EVAP COOLER

ELECTRICAL, CONDUIT, DISCONNECT, CONVENIENCE OUTLET.

SALES TAX

ROOFING

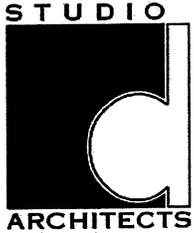
BOND OR ALLOWANCE

N.M. PUBLIC WORKS REGISTRATION NUMBER # 0104552000724

\$5,346.00

**DEDUCT \$990.00 IF M-SERIES UNIT WITH REMOTE THERMOSTAT CAN
BE SUBSTITUTED FOR HARD WIRED THERMOSTAT.**

\$4,356.00



PROPOSAL REQUEST

OWNER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT: Branigan Library Children's Wing PROPOSAL REQUEST NUMBER: ~~Two (2)~~ 5
 200 E. Picacho Ave.
 Las Cruces, NM 88001 DATE: July 6, 2009

OWNER: City of Las Cruces ARCHITECTS PROJECT NO.: 05.23

TO CONTRACTOR: Warren Construction Inc. CONTRACT FOR: General Construction
 Lakeside Dr.
 Las Cruces, NM 88007 CONTRACT DATE: February 19, 2009

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description :

Please provide Studio d Architects with a proposal for the following work.

1. Provide new furrount walls in Children's 157 & 158 to extents shown on supplemental drawings sheets and as required for the installation of new electrical and data for computers to be provided by owner.
2. Provide additional electrical and data in Children's 157 & 158 per electrical/arch.
3. Provide additional work required for installation of new split system in storage 155 per mep.
4. Address roof leaks in Children's 157 & 158, storage 157, and room 156 (contractor to field verify existing conditions and provide proposal amount for the required measures to repair these areas and make them water tight).
5. Address leaks on stair well located on the southwest side of the library (contractor to field verify existing conditions and provide proposal amount for the required measures to repair these areas and make them water tight).

Attachments: E-mail from Miguel Samaniego, Supp2-1, Supp2-2, MSD-1, MSD-2, SupE-1, and SupE-2

ARCHITECT: Studio D Architects, P.A.
 509 South Main, Studio D
 Las Cruces, New Mexico 88001

BY: Abelardo Natividad

Abel Natividad

From: Miguel Samaniego [MSamaniego@las-cruces.org]
Sent: Friday, May 29, 2009 2:56 PM
To: abel@studio-d.biz
Cc: Eric Martin; Kathleen Teaze; Lori Grumet; Tomas Mendez; Brian Denmark
Subject: Library Change Orders

Abel,

the following are owner requested change orders that need to be added to the previous requests of May 27, 2009:

Computer work stations in the Dresp Room:

Kathleen agreed to fur out the east side interior wall to run data cables and power down to hubs to connect to the computers that will be placed on tables provided by the Library. Make provisions for a minimum of 25 computer work stations.

South side of the Dresp Room partitioned by the curtains will be the new training room. The instructor side will be on east side with computer and data cables placed along the south wall. The Library will be using tables as work stations.

The flooring in the Dresp Room will be VTC.

To address heat accumulation in the computer main server/electrical equipment room; install a split refrigeration system to extract the heat built up and eliminate any supply and return air ducts into this room.

Address leaks encountered in the Dresp Room:

Place a water proofing membrane on the west side exterior stairs and landing; seal cracks between stem wall and stairs, between rise and runs of stairs, caulk door frames, flashing. Caulk all flashing, door frame outside and inside the parapet walls; Repair a leak on the roof drain located on east side of the lower roof line of the Dresp Room.

Address leaks on stair well located on the southwest side of the Library; exterior wall covering has holes behind downspout. Repair down spout, reanchor, repair stucco, repair interior wall insulation and sheetrock sheet, tape, textured and paint.

The City will need cost proposals for the items mentioned above.

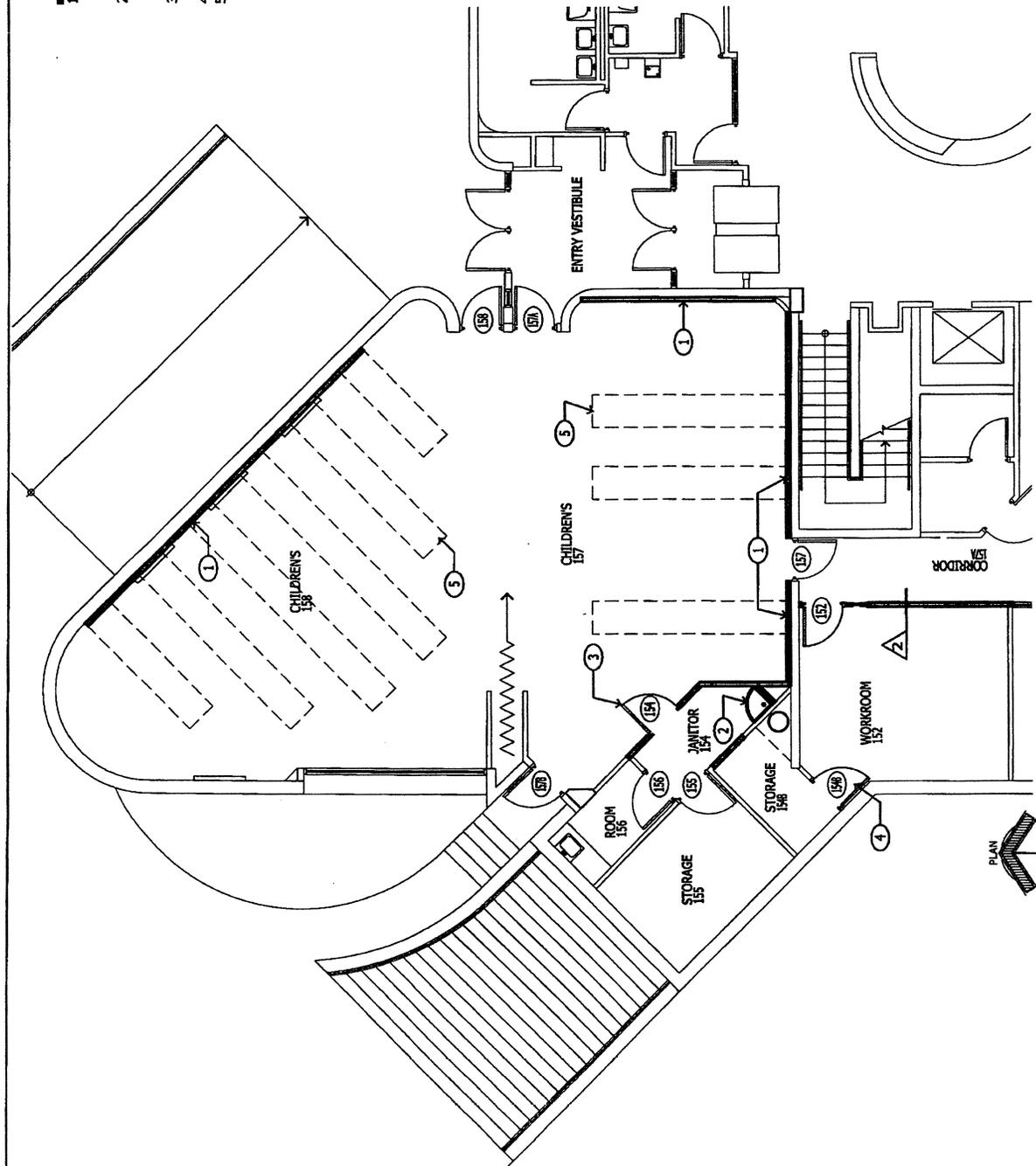
Thank you.

Miguel Samaniego
City of Las Cruces
Facilities/Project Manager
PO Box 20000
Las Cruces, NM 88004
541-2538
cell 642-1138



- KEYED NOTES**
1. ELECTRICAL FURROUT WALL - 3-5/8" MTL. STUDS @ 16" O.C. FASTENED TO EXISTING WALL, PROVIDE 5/8" GYP. BD. AT OUTER FACE, TAPE, TEXTURE, AND PAINT.
 2. MOP SINK LOCATION TO BE MODIFIED TO AREA SHOWN, MODIFY PLUMBING AND VENTING AS REQUIRED AND CONNECT AS SHOWN ON ORIGINAL PLUMBING DRAWINGS.
 3. DOOR AND FRAME LOCATION TO BE MODIFIED TO AREA SHOWN.
 4. PROVIDE NEW DOOR AND FRAME TO MATCH DOOR 154.
 5. HIDDEN LINE OF FURNITURE TO BE PROVIDED/INSTALLED BY OWNER. SEE ELECTRICAL SUPPLEMENTAL SHEETS FOR EXTENTS OF ELECTRICAL WORK TO BE PERFORMED FOR EXTRA POWER AND DATA IN THESE AREAS.

NOTE:
 FIELD VERIFY ALL DIMENSION IN AREAS OF CONSTRUCTION, NOTIFY ARCHITECT IN CASE OF DISCREPANCIES.



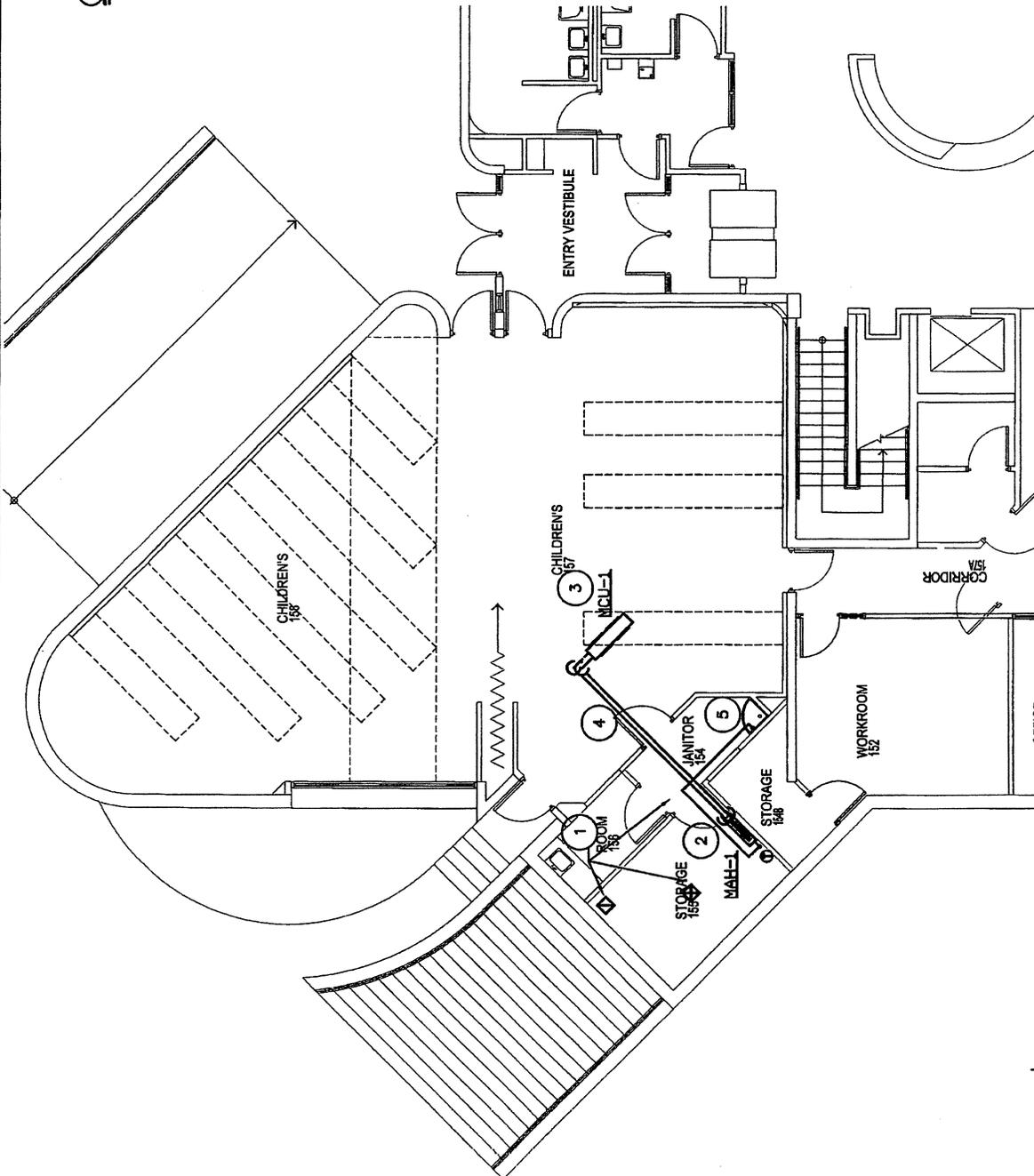
REVISED FLOOR PLAN - CHILDREN'S AREA
 1/8" = 1'-0"





KEYED NOTES

1. REMOVE EXISTING DUCTWORK AND GRILLES FEEDING THE SERVER ROOM. REMOVE DUCT BACK TO NEXT FUNCTIONING OUTLET AND CAP. REMOVE GRILLES AND CAP OPENINGS.
2. INSTALL MAH-1 IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SEE DETAIL. COORDINATE WITH DOOR, EXISTING CONDUIT, AND OTHER EQUIPMENT IN THE ROOM. COORDINATE ALTERNATE LOCATION WITH ARCHITECT IF UNIT WILL NOT FIT CORRECTLY IN THIS LOCATION.
3. INSTALL MCU-1 ON ROOF ABOVE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SEE DETAIL. COORDINATE LOCATION WITH ROOF ELEMENTS AND OTHER ROOF EQUIPMENT.
4. EXTEND REFRIGERANT PIPING AND CONTROL AND POWER WIRING IN CEILING SPACE AND PENETRATE ROOF AT THE LOCATION OF MCU-1. PROVIDE REFRIGERATION GRADE INSULATION ON REFRIGERANT PIPING.
5. CONNECT MAH-1 CONDENSATE PUMP PIPING TO 1/2" PVC PIPING IN CEILING SPACE AND EXTEND AROUND TO NEW MOP SINK AS INDICATED. ROUTE PIPING DOWN WALL AND LEAVE 1" AIR GAP ABOVE FLOOD RIM OF MOP SINK. DRAIN PIPING TO BE INSULATED WITH 1/2" FOAM INSULATION.



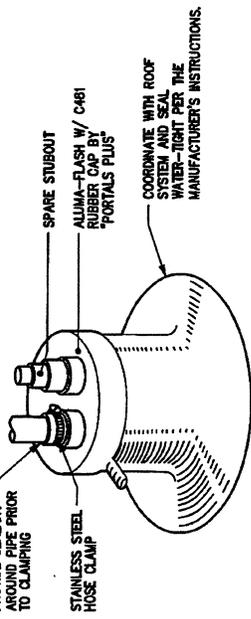
EMS Engineering, LLC
 PH: 404.241.5481 FX: 404.581.7073 E-MAIL: EMS_ENG@YAHOO.COM

REVISED MECHANICAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 CHILDRENS AREA 1

MINI-SPLIT AIR HANDLER SCHEDULE									
MARK	MANUFACTURER & MODEL	CFM	ESP IN/W.G.	COOLING TON @ ARI		ELECTRICAL		WEIGHT LBS.	NOTES
				TOTAL	SENS	# FANS	FAN FLA		
MAH-1	DAIKIN FTXS24FVJU	536-H	0	24	-	1	NOTE 10	26.5	1, 2, 3, 4

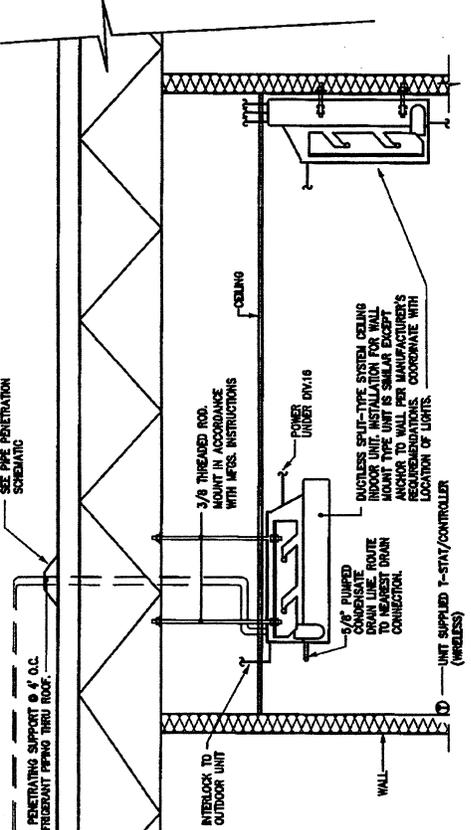
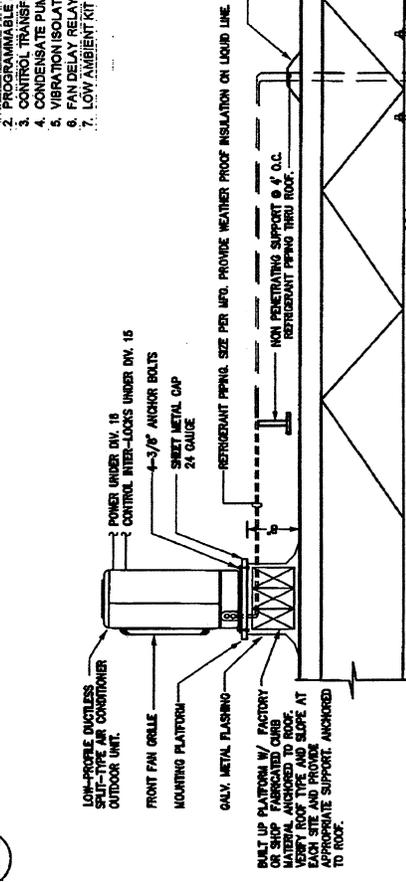
MINI-SPLIT CONDENSING UNIT SCHEDULE											
MARK	MANUFACTURER & MODEL	TOTAL MBH	AMB deg F	SAT SUCT TEMP	VOLTS	PH	MCA	MOCP	# CIRCUITS	WEIGHT LBS.	NOTES

- NOTES:**
- WALL MOUNTED
 - PROGRAMMABLE MICROPROCESSOR REMOTE CONTROLLER
 - CONTROL TRANSFORMER
 - CONDENSATE PUMP
 - VIBRATION ISOLATORS
 - FAN DELAY RELAY
 - LOW AMBIENT KIT
- 8. LINE SETS AND REFRIGERANT**
- LOW PROFILE CONFIGURATION
 - SINGLE POINT WIRING FROM OUTDOOR UNIT. EXTEND POWER FROM TERMINAL BLOCK ON ROOF TO INDOOR UNIT.
 - POWER ROOTS LISTED ARE FOR THE COMBINED UNIT. DISCONNECT BY ELECTRICAL.
 - HALL GUARDS
- ADDITIONAL REQUIREMENTS**
- PROVIDE WITH STARTUP AND WARRANTY:
 - > ONE YEAR LABOR (CONTRACTOR)
 - > TWO YEARS PARTS
 - > SIX YEARS COMPRESSOR
 - R410A REFRIGERANT
 - SEER 13



PIPE PENETRATION SCHEMATIC

2
MSD-2



1 MINI SPLIT INSTALLATION SCHEMATIC

SCALE: NONE
MSD-2

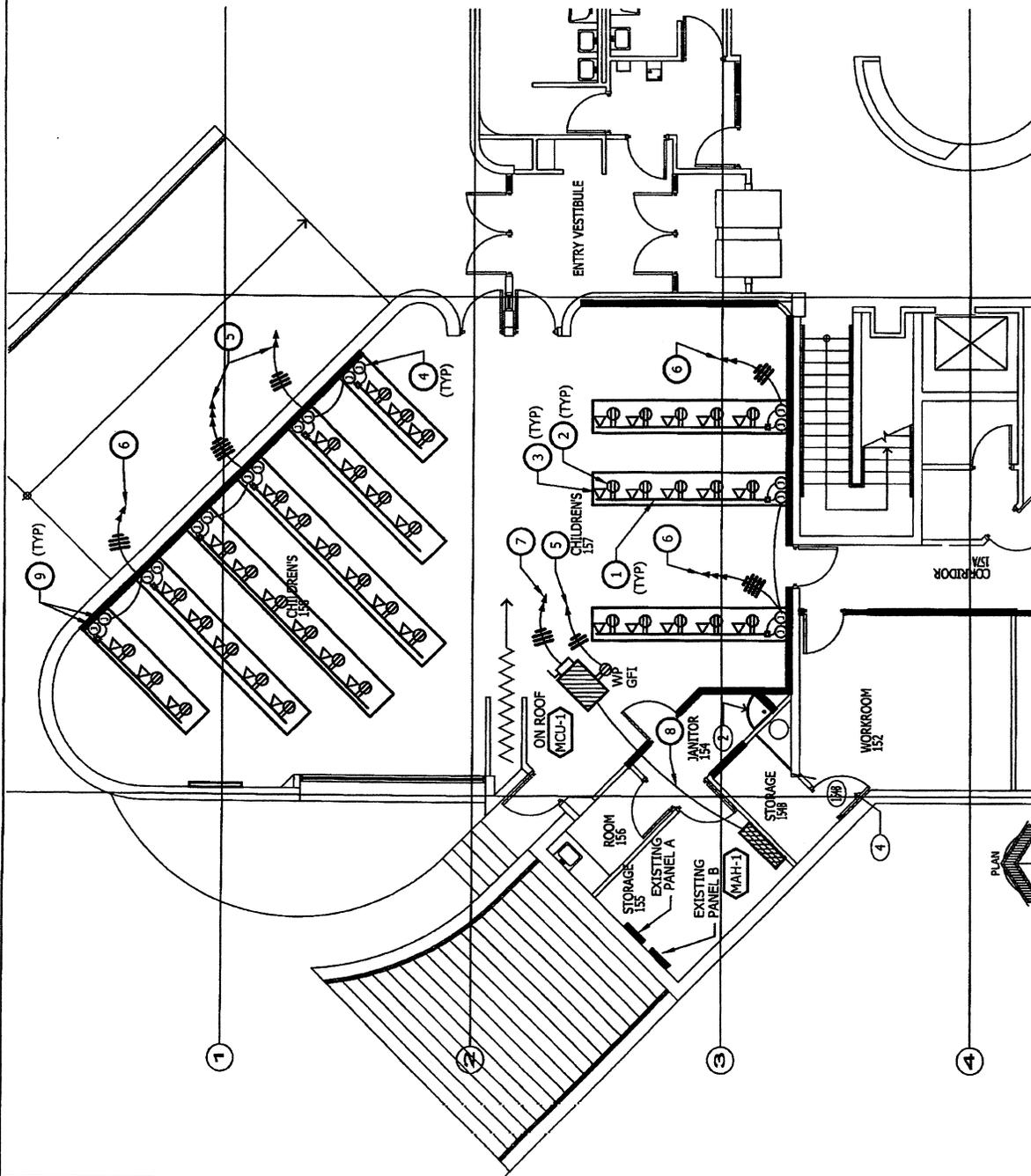


GENERAL NOTES

- 1 FIELD VERIFY HVAC, THERMOSTAT, EMS AND OTHER ROUGH IN REQUIREMENTS AND PROVIDE AS REQUIRED.
- 2 PER EPEC LAST YEAR'S MAXIMUM HISTORICAL DEMAND WAS 158KW ON JULY 2008.
- 3 PANEL A MAX. AMPERAGE READINGS WITH MOST LOAD CONNECTED WAS 4.3A AVERAGE.
- 4 PANEL B MAX. AMPERAGE READINGS WITH MOST LOAD CONNECTED WAS 14.3A AVERAGE.

KEYED NOTES

- 1 (2) CHANNEL ALUMINUM RACEWAY SUCH AS WIREMOLD 4000 SERIES OR APPROVED EQUAL. PROVIDE BACK SUPPORT ON TABLES AS APPLICABLE FOR RACEWAY INSTALLATION. DISTRIBUTE OUTLETS AMONG INDICATED CIRCUITS SUCH AS A MAXIMUM OF (4) COMPUTER STATIONS ARE CONNECTED PER CIRCUIT.
- 2 DUPLEX OUTLET INTEGRAL WITH RACEWAY SYSTEM. FIELD COORDINATE LOCATION WITH COMPUTER STATION.
- 3 SINGLE DATA OUTLET INTEGRAL WITH RACEWAY SYSTEM. FIELD COORDINATE LOCATION WITH COMPUTER STATION.
- 4 FROM J-BOX. STUB UP A 1" WITH PULL STRING UP TO CEILING SPACE FOR DATA COMMUNICATION CABLES.
- 5 CONNECT TO AVAILABLE SPACE ON PANEL C. PROVIDE 1X20A BREAKERS TO MATCH EXISTING RATINGS AND UPDATE PANEL DIRECTORY.
- 6 CONNECT TO AVAILABLE SPACE ON PANEL A. PROVIDE 1X20A BREAKERS TO MATCH EXISTING RATINGS AND UPDATE PANEL DIRECTORY.
- 7 CONNECT TO AVAILABLE SPACE ON PANEL A. PROVIDE A 2X20A BREAKER TO MATCH EXISTING RATINGS. AT UNIT, PROVIDE A 250V, 1PH, 30A, GD, 3R DISCONNECT SW. UPDATE PANEL DIRECTORY.
- 8 FOLLOW MANUFACTURER INSTALLATION GUIDELINES FOR INTERCONNECTION OF INDOOR AND OUTDOOR UNITS.
- 9 FLUSH MOUNTED 4X4" JBOXES FOR POWER AND DATA CONNECTION TO RACEWAY SYSTEM.
- 10 FLEXIBLE 3/4" C OR 1" C AS APPLICABLE TO CONNECT J BOX TO CORRESPONDING CHANNEL IN WIREMOLD.



REVISED ELECTRICAL PLAN - CHILDREN'S AREA 1
 1/8" = 1'-0"

PE² Engineering
 600 E. University Ave.
 Fort Worth, TX 76102
 Phone: 817.466.4644
 Fax: 817.466.4644
 Email: info@pe2eng.com

Received Fax: 08/07/09

03:26PM Fax Station: Warren Construc

p.01

3

T.E. PLUMBING CO.
720 E. CHESTNUT
LAS CRUCES, N.M. 89001
LIC. # 60766
JUSTIN THARP
505 6602
572 1222

**Change order/addition for
 Branigan Library**

#1

**Install floor drains with trap primer in mens and womens
 bathroom in the handicap stall area. Remove 4x4 area
 around floor drain . FILL COMPACTION , CONCRETE
 WORK/FINISH , TILE WORK IS NOT INCLUDED.**

#2

**Check roof drains on upper and middle roof (as
 referenced by Mike Carlson and city project manager) for
 leaks/blockage. Check grade/slope and repair where
 access is available and feasible.**

TOTAL CHANGE ORDER COST: \$7,435.00

SEVEN THOUSAND FOUR HUNDRED THIRTY FIVE.

JUSTIN THARP

Justin Tharp 8-7-09

Aug 25 09 12:01p

Warren Const.

631

5055279978

p.11

Received Fax: 08/07/09

12:09PM

Fax Station: Warren Construc

p.01

3

WESTERN ENTERPRISES, INC.

911 W. Amador Ave. | P.O. Box 2346 Las Cruces, N.M. 88004
Office: (575) 527-5006 | Fax: (575) 527-5008 | WESTERNENTERPRISESINC@YAHOO.COM

To: Warren Construction
Attn: Cindy Pitts

Project: Branigan Library

CHANGE ORDER:

Install one 12" wide X 8" deep leader head with 17 linear feet of downspout.
Galvanized 24 gauge. Secure to building and ensure fasteners are water-
tight. Repair through wall scupper and ensure a watertight installation.

Proposed cost: \$450.00 (four hundred, fifty dollars even)



P.O. Drawer N
Mesilla, NM 88046
Office 575-527-9979
Fax 575-527-9978

October 12, 2009

Prop-004 (Revision 2)

Mr. Abel Natividad
Studio D Architects
509 S. Main, Studio D
Las Cruces, NM 88001

Ref.: Branigan Library Children's Wing Addition

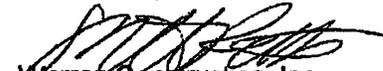
Mr. Natividad,

We are pleased to submit the following cost proposal to provide and install items requested as per Proposal Request Number 4 (as per the revised items dated 9/30/09).

We Propose the Amount of: \$24,586.00 (1.2% Bond Included)

This will require an additional 25 days of construction. The proposed cost does not include gross receipts tax which will be added at the time of billing. If you have any questions or require more information, contact this office.

Respectfully,


Warren Construction, Inc.

Abel Natividad

From: Miguel Samaniego [MSamaniego@las-cruces.org]
Sent: Wednesday, September 30, 2009 3:16 PM
To: Abel Natividad
Cc: Kathleen Teaze; Lori Grumet; Eric Martin
Subject: FW: Branigan Library
Attachments: branigan prop 04-093009.pdf

Abel,

I have met with Library Staff and the final items to be included in Proposal #4 are the following:

- For a total of \$13,894.62, to run data drops to Rooms #157, #158 from the server inside the electrical room 155.
- For a total of \$7,853.57 plus one additional Cable Drop (with an additional cost of \$336.94), total of three (3). The third cable drop is to service the wireless router which will be placed on the exterior wall by the overhead projector in room 201.

Please resubmit Proposal Request Number 4 to include just the items mentioned above.

Thank you.

Miguel Samaniego
 Project Manager
 Facilities/Project Administration
 Office No. (575) 541-2538
 Cell No. (575) 642-1138

From: Abel Natividad [mailto:abel@studio-d.biz]
Sent: Wednesday, September 30, 2009 8:14 AM
To: Miguel Samaniego
Subject: Branigan Library

Miguel,

Please see attached proposal from Warren Construction. This is the revised proposal #4 with the switch rack removed from the cost, about a 1200 dollar difference from their original quote.

Please let me know if you need anything else on this proposal. I am still waiting on the revised proposal #5 for the light switch.

Thanks,

ABELARDO NATIVIDAD
 STUDIO D ARCHITECTS
 575.521.3757
abel@studio-d.biz

CONFIDENTIALITY NOTICE: The contents of this electronic mail communication, all attachments, all accompanying documents, and the identity of all recipients contain and/or constitute confidential information. This information is intended only for the use of the individual(s) or entity(s) named in the TO, CC or BC address