

AGENDA ITEM NO. 20

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PUBLIC WORKS DEPARTMENT**

TO: Mayor and City Council

FROM: Thomas G. Wendorf, P. E., Director of Public Works

THROUGH: Terry M. Brechtel, City Manager

COPIES: Melissa Byrne Vossmer, Louis A. Lendman, Milo D. Nitschke, Andrew Martin, Rebecca Waldman, Doug Yerkes, Jason Cosby, Tim Palomera, William A. Hensley and file

SUBJECT: Municipal Plaza Exterior Renovation

DATE: November 7, 2002

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low qualified bid and awards a 2002 Certificate of Obligation funded construction contract in the amount of \$2,050,000.00 to Constructors & Associates, Inc., a non-MBE/DBE firm, authorizes \$161,566.00 for construction contingency, and approves Field Alteration No. 1, deducting \$511,566.00 from the base bid for value engineering changes, for a combined total of \$1,700,000.00, in connection with the Municipal Plaza Exterior Renovation Project located at 114 W. Commerce in Council District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This ordinance will provide for the preservation and repair of the façade of the Municipal Plaza Building. The cast stone will be cleaned, patched re-pointed, and re-secured where necessary. Missing decorative stone ornaments will be replaced and lead shields installed at parapet caps. The wood windows and the metal windows will be refurbished and repainted. Wood windows near the fire escape will be replaced with metal windows. The metal railings at the windows around the base of the building will be repaired. The north entry canopy will be restored. A map of the project location is included (see attachment #1). Field Alteration No. 1 was the result of value engineering which deleted roofing work, fire escape renovation work, and other miscellaneous work to decrease the contract amount by \$511,566.00 (see attachment #3).

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in July 2002. In addition, the bid announcement was made on CHIC-21, through the SBEDA office and Dodge Report. Plans were also available for review by potential bidders in the Public Works Offices.

Bids for this project were opened on August 14, 2002 with six (6) bidders responding. A matrix reflecting the outcome of the bid process is attached (see attachment #2).

The Economic Development Department has reviewed and approved the List of Subcontractors submitted by Constructors & Associates, Inc. The contract provides for 310 working days, or approximately fifteen (15) months, to complete the project. The estimated date of completion is April 2004. Constructors & Associates, Inc. currently has two construction contracts with the Aviation Department. Constructors & Associates, Inc. currently has the following two construction contracts with the Aviation Department: Bid Package Five, In-fill and Roofing in the amount of \$4,500,000.00 and Terminal One Concourse in the amount of \$14,500,000.00.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of Council policy to construct approved funded projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure. Certificate of Obligation 2002 funds in the amount of \$1,700,000.00 are available and authorized payable as follows:

\$1,538,434.00	payable to Constructors & Associates, Inc. for construction expenses
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\$ 161,566.00	payable for construction contingency
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COORDINATION

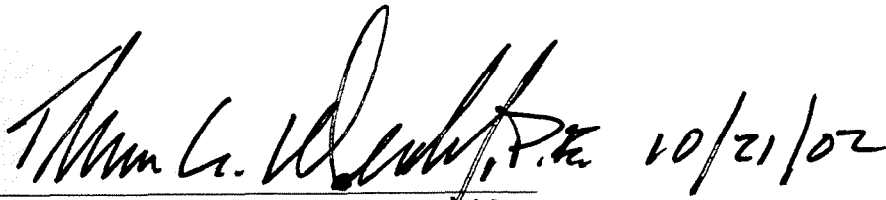
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department and the Department of Asset Management.

SUPPLEMENTAL COMMENTS

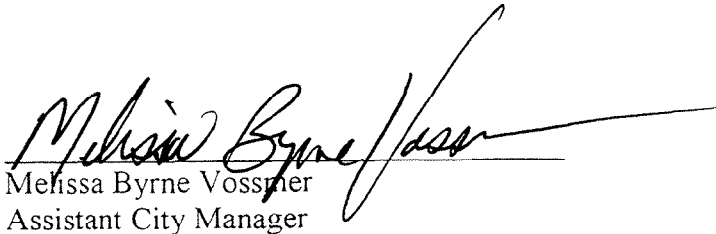
This construction contract was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ATTACHMENTS

- 1.) Project Map
- 2.) Municipal Plaza Building Restoration Bid Tabulation Form
- 3.) Field Alteration No. 1
- 4.) Architect's Letter of Recommendation

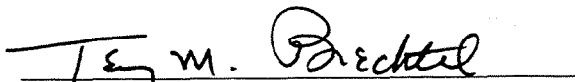


Thomas G. Wendorf, P. E. DWY 10/18/02
Director of Public Works

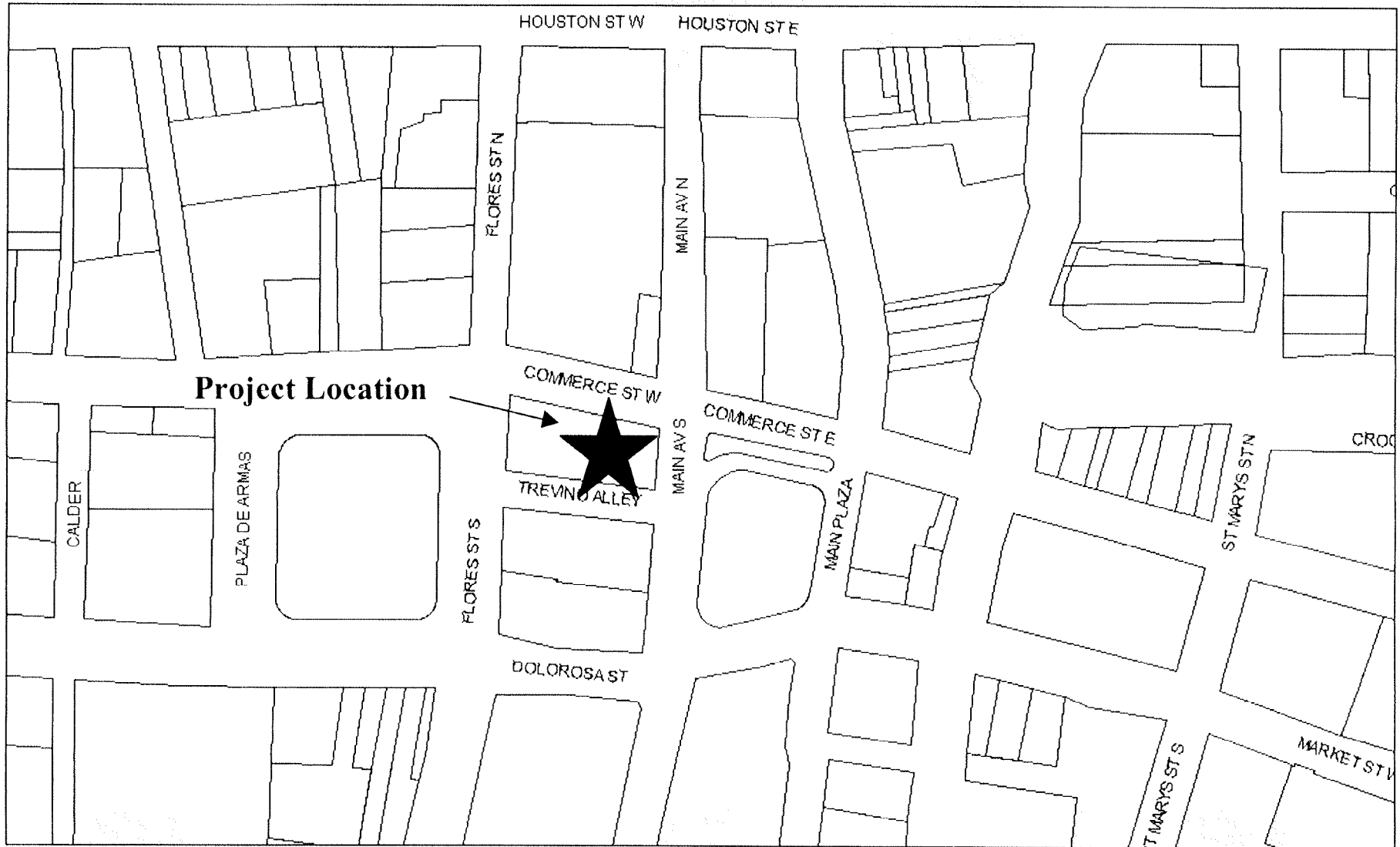


Melissa Byrne Vossmer
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager



Municipal Plaza Exterior Restoration
Council District No. 1

G.I.S. Location Map



Attachment # 2
Bid Tabulation Form

BID TABULATION FORM

BIDDER	BASE BID	ALT. #1 (rejected)	ALT. #2 (rejected)
Constructors & Associates, Inc.	\$2,050,000.00	(-\$1,000.00)	+\$31,000.00
Phoenix I Restoration and Construction, Ltd.	\$2,086,000.00	(-\$7,800.00)	+\$24,900.00
American Restoration, Inc.	\$2,247,500.00	no bid	+\$65,500.00
Guido Brothers Construction Company	\$2,270,222.00	(-\$2,600.00)	+\$10,900.00
Stoddard Construction Company	\$2,463,000.00	(-\$5,000.00)	+\$27,000.00
M.J. Boyle General Contractor, Inc.	\$2,614,000.00	(-\$4,300.00)	+\$11,000.00

ALTERNATES: Neither alternate was accepted.

Alternate No. 1: Savings if the owner provides Builder's Risk Insurance for the project. The contractor will provide his own Builder's Risk Insurance as part of his base bid.

Alternate No. 2: Extra cost to mechanically attach roof insulation and decking to existing membrane. This was deleted because roofing was subsequently deleted from the project.

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
FIELD ALTERATION REQUEST

Attachment # 3

Date October 1, 2002

Field Alteration No. 1

Project Name (as shown on the Work Project Authorization): Municipal Plaza Building Restoration

The revision or amendment described below in the work originally or previously specified is hereby requested; including all changes in costs. (Describe work to be added or deleted. Attach revised plan sheet affected or drawings as required):

Refer to attached memo from Constructors & Associates to Ford, Powell & Carson, dated September 16, 2002.

1. Delete Roofing scope of work
2. Delete Fire Escape scope of work
3. Delete Granite Base scope of work
4. Delete stainless steel drips at wood windows
5. Clarification of scope of work for painting wood windows.

Justification for proposed alteration (description in detail as to why this work is to be added or deleted - use attachments if necessary):

Value Engineering to bring project in under budget, while allowing for a reasonable Contingency amount to accommodate unforeseen conditions.

Resulting change in contract cost by this Field Alteration: \$ 511,566.00 ☐ Increase ☒ Decrease (attach summary)

Resulting in an: ☐ Increase of 28 ☒ Working Days. (To be negotiated by the Contractor and the City)
☒ Decrease ☐ Calendar

Requested by:

Bill Hensley, City Architect's Office
City, Consulting Engineer/Architect, Other
(Please specify)

Constructors & Associates, Inc.

Contractor (type in full name)

By:

(Signature of authorized representative)

Title: Managing Director

RECOMMENDED:

Consultant (Project Engr/Arch Only)

Firm Name: _____

Other (if required; i.e. City Dept, Project Mgmt, SAWS, etc.)

Construction Inspector

City Engineer/Architect

APPROVED:

City Manager

Date

Director of Public Works

Date

FOR CITY USE ONLY:

Professional Services Fees for this Field Alteration are: ☐ eligible ☐ ineligible.

Original Contract Amt. \$ _____

Const. Contg. Fund \$ _____

Previous Approved FAs \$ _____

Previous Approved FA \$ _____

This Field Alteration \$ _____

This Field Alteration \$ _____

Total \$ _____

Total Field Alterations \$ _____

Balance \$ _____



CONSTRUCTORS

September 16, 2002

National Ms. Carolyn Peterson, FAIA
Ford Powell & Carson, Inc.
Arlington, VA 1138 E. Commerce Street
Austin, TX San Antonio, Texas 78205

Boston, MA
Dallas, TX
Denver, CO

Re: Municipal Plaza Building Restoration
Value Engineering Proposal

Fort Lauderdale, FL
Fort Worth, TX
Greenwich, CT
Houston, TX
Lyndhurst, NJ
Miami, FL
New York, NY
San Antonio, TX

Dear Ms. Peterson:

Thank you for the opportunity to furnish you and your organization with the following voluntary alternates required to meet the City's revised budget. Please refer to the following items in regards to the voluntary alternates. The voluntary alternate items total a credit of Five Hundred Eleven Thousand Five Hundred Sixty-Six Dollars (\$511,566.00)

BASE BID TOTAL:	<u>\$2,050,000.00</u>
1) Delete Roofing Scope of Work:	\$ (271,576.00)
2) Delete Fire Escape Scope of Work:	\$ (117,656.00)
3) Delete Granite Base Scope of Work:	\$ (10,523.00)
4) Delete SS Drips at Wood Windows:	\$ (49,037.00)
5) Deduct Clarification of Paint at Wood Windows:	<u>\$ (62,774.00)</u>
NEW TOTAL WITH VE ALTERNATES:	<u>\$1,538,434.00</u>

San Juan, PR
International
Dublin, Ireland
Frankfurt, Germany
Hong Kong, China
London, England
Madrid, Spain
Milan, Italy
Paris, France

As per previous meetings and discussions, Constructors and their subcontractors will honor the deleted items deducted amount as possible additive change orders for the duration of the project, contingent upon a drastic change in the economy. Again, thank you for the opportunity and we are eagerly looking forward to proceeding with this high-profile project. We are anxious to work again with the City and Ford Powel & Carson. If you should have any question or need any clarification, please do not hesitate to phone Denise Uselton (Estimator) or myself at 210.541.0651.

Sincerely,
Constructors & Associates, Inc.

Mark Wohlfarth
Managing Director

File: Docs/Municipal Plaza-01.doc

Constructors & Associates, Inc.

10100 Reunion Place • Suite 120 • San Antonio, TX 78216
Tel: 210.541.0651 • Fax: 210.541.0656

RECEIVED

SEP 17 2002

FORD, POWELL & CARSON, INC.

FORD, POWELL & CARSON,
ARCHITECTS AND PLANNERS, INC.

Architecture
Planning
Landscape Architecture
Interior Design

1138 East Commerce Street
San Antonio, Texas 78205
210/226-1246
210/226-6482 (fax)

e-mail: office@fpcarch.com
Website: www.fpcarch.com

Principals

O'Neil Ford, FAIA
(1905-1982)
Boone Powell, FAIA
Chris Carson, FAIA
Carolyn Peterson, FAIA
Roy A. F. Lowey-Ball, AIA
John Gutzler, ASID, IIDA
John Mize, AIA

Senior Associates

Ellen Berky, CCS, AIA
Gary Coombs, AIA
Yu-Long Yang, AIA
Jeffrey C. Fetzner, AIA
Viola Lopez, AIA

Associates

David Achterberg, RA
Cullen Coltrane, ASLA
Hector Machado, RA
Tim Appgar, RA
Mark Allison, AIA
Doug Lipscomb, AIA

Attachment # 4
Architect's Letter of
Recommendation

**FORD
POWELL
& CARSON**

September 30, 2002

William Hensley, AIA
Project Manager
City Architect's Office
Municipal Plaza Building
114 Main Plaza
San Antonio, Texas, 78205

**Ref: Review of Bid Proposal and Supporting Documentation for the
Municipal Plaza Exterior Restoration Project
FPC Project No. 05642**

Dear Bill,

We have reviewed the Bid Proposal and supporting documentation submitted by Constructors & Associates, Inc. on August 14, 2002. Based on the documentation, as well as our first hand experience working with Constructors on the exterior restoration of the Texas Capitol, we recommend that the City of San Antonio enter into a Construction Contract with them for the Municipal Plaza Exterior Restoration Project. We believe they are qualified to perform the scheduled work of the Construction Documents.

The exterior restoration of the Texas Capitol was a difficult project since it involved working on an occupied building, working with various state agencies, and working in the spotlight of the most important building in the state. The Municipal Plaza Exterior Restoration project is similar in scope, complexity and local prominence. Constructors & Associates successfully completed the Texas Capitol project, restoring the building exterior to the quality standards set forth in the Construction Documents, as well as working successfully with the state agencies and minimizing disruption of the occupants.

We look forward to working with you and Constructors on the restoration of the exterior of the Municipal Plaza Building.

Sincerely,


Carolyn Peterson, FAIA