

**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, Frances Gonzalez, Andrew Martin, Louis A. Lendman, Milo D. Nitschke, Doug Yerkes, Tim Palomera, Aubrey George, Dale Lange, and file

SUBJECT: San Pedro Branch Library Improvements

DATE: March 27, 2003

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low qualified responsive bid and awards a construction contract in the amount of \$41,096.00 payable to Mangold Roofing & Sheet Metal, Inc., a non-MBE firm, and authorizes \$8,904.00 for construction contingency for a total amount of \$50,000.00. Of this amount, \$25,000.00 will be funded with Community Development Block Grant (CDBG) funds and \$25,000.00 will be funded by a contribution from the San Antonio Conservation Society in connection with the San Pedro Branch Library Improvements, an authorized CDBG project located at 1315 San Pedro Ave. in Council District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The San Pedro Park Branch Library was built in 1930, designed by Atlee B. and Robert M. Ayres and was the first branch library in San Antonio. The library is located within San Pedro Springs Park, which was entered into the National Register of Historic Places in 1979. This project has been coordinated with the neighborhood association of "The Friends of San Pedro Springs Park", the San Antonio Conservation Society, and the Texas Historical Commission. Construction for this project has been approved by the Library Board at their monthly meeting held on February 26, 2003.

Approval of this ordinance will provide for a contract with Mangold Roofing & Sheet Metal, Inc. to replace the existing roofing at San Pedro Park Branch Library located at 1315 San Pedro Ave. (see attachment #1) in Council District 1. The existing roof is an asphalt-based composition shingle roofing on the main roof and built-up gravel roofs in the rear of the facility.

This project will replace the asphalt-based composition shingle roofing with clay tile roofing, which historically matches the original design for the Library. Also, necessary repairs to the two low roofs will be performed to eliminate roof leaks.

The San Antonio Conservation Society hired the architectural firm of Kinnison & Associates in December 2002 to prepare the construction plans and specifications for this project. This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in February 2003. In addition, the bid announcement was made on TVSA, through the SBEDA office, and Dodge Report. Plans were also available for review by potential bidders in the Public Works Department's Plans and Records Office.

Bids for this project were opened on March 5, 2003, with five bidders responding. A bid tabulation matrix is attached (see attachment #2). The apparent low bidder was Mangold Roofing & Sheet Metal, Inc. The Base Bid and Alternate No. 1 (see attachment #3) are being accepted for a total contract amount of \$41,096.00. The construction contract provides for approximately 45 working days or 2 months. The construction is expected to start in April 2003 and be completed in May 2003. The architectural consultant has reviewed the bids and offered a recommendation to accept the apparent low bid (see attachment #4).

The San Antonio Conservation Society agrees to provide \$25,000.00 for construction from their Historic Neighborhood Preservation Project funds. The City of San Antonio shall apply \$25,000.00 for construction from their Neighborhood Challenge Match program using reprogrammed Community Development Block Grant (CDBG) funds.

POLICY ANALYSIS

Approval of this ordinance shall be a continuation of City Council policy to complete previously approved facility upgrade projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the current Capital Improvement Program Budget. Funds in the amount of \$25,000.00 are available from Community Development Block Grant (CDBG) funds and \$25,000.00 will be funded by a contribution from the San Antonio Conservation Society for an overall total of \$50,000.00 to be authorized payable as follows:

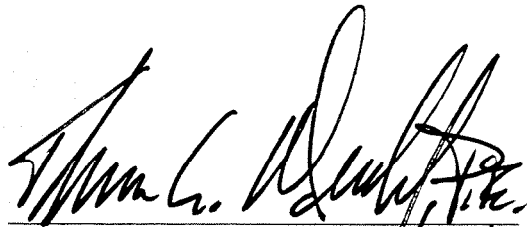
\$ 41,096.00	payable to Mangold Roofing & Sheet Metal, Inc. for construction expenses
\$ 8,904.00	payable for construction contingency

COORDINATION

The request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, and the Housing and Community Development Department. The Good Faith Effort Plan is not required by the Economic Development Department for this project due to cost limitations.

ATTACHMENTS

- 1.) Project Map
- 2.) Bid Tabulation Matrix
- 3.) Apparent Low Bidder's Proposal and Bid Alternate
- 4.) A/E Consultant's Bid Review Letter

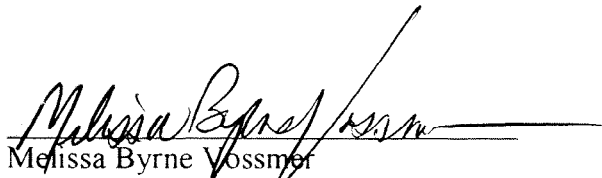


Thomas G. Wendorf, P. E.
Director of Public Works

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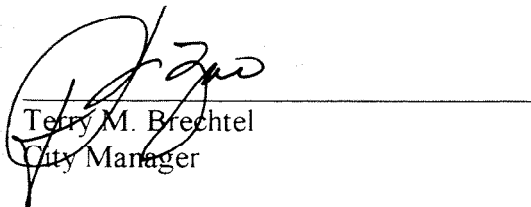


Laura J. Isenstein
Library Department Director

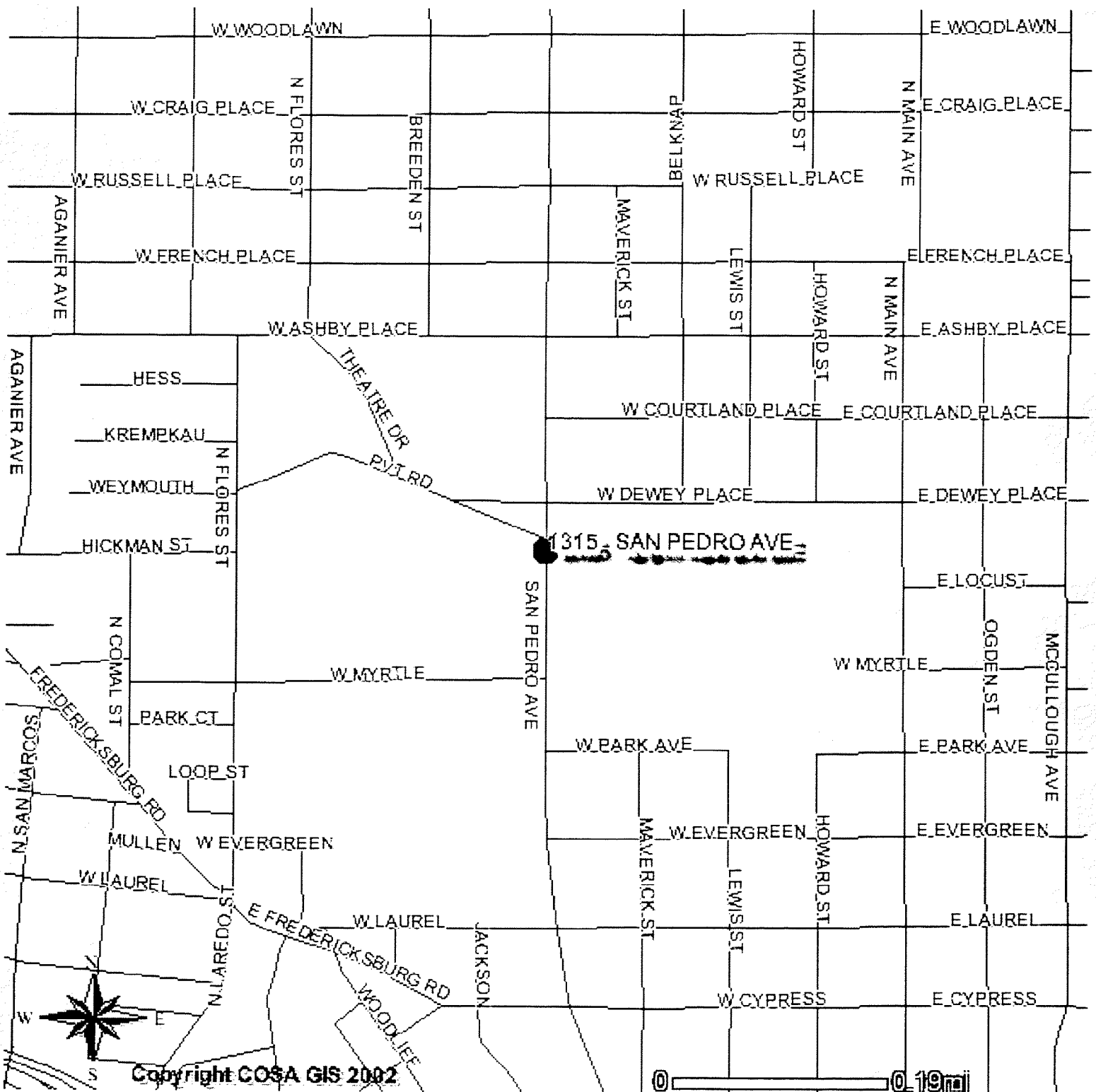


Melissa Byrne Vossmer
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager



Project: San Pedro Park Branch Library Roofing Replacement Location: Municipal Plaza Bldg., 114 W. Commerce St., Conf. Rm. B				Date: 03/05/2003 Time: 1:00 PM
Rank	Company Name	Base Bid Amount	Add Alt. No. 1	Base Bid & Alt. No. 1
1	Mangold Roofing	\$ 35,998.00	\$ 5,098.00	\$41,096.00
2	1904 Corp.	\$ 64,540.00	\$ 6,469.00	\$71,009.00
3	LVA Construction Co.	\$ 72,000.00	\$ 5,000.00	\$77,000.00
4	Beldon Roofing Co.	\$ 75,242.00	\$ 7,110.00	\$82,352.00
5	Cram Roofing Co., Inc.	\$ 78,851.00	\$ 10,336.00	\$89,187.00

PROPOSAL
TO
CITY OF SAN ANTONIO TEXAS
FOR THE CONSTRUCTION OF

IN SAN ANTONIO, TEXAS

The undersigned, as bidder, declares that the only person or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, corporation; that Bidder has carefully examined the form of contract, instructions to bidders, profiles, grades, specifications, and the plans therein referred to, and has carefully examined the locations, conditions and classes of materials of the proposed work; and agrees that Bidder will provide all the necessary machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Director of Public Works as therein set forth.

It is understood that the following quantities of work to be done are approximate only, and are intended principally to serve as a guide in figuring out the bids.

It is understood and agreed that the work is to be completed in full in 45
~~calendar~~
working days.

Accompanying this Proposal is a Bid Guaranty in the amount of ^{TOM} 20 TWO THOUSAND

FIFTY FOUR — 80% — Dollars (\$ 2054.80) said amount being

5 per cent of the total bid. Said Bid Guaranty, in the form of a Certified or Cashier's Check on a State or National Bank, or Bid Bond, is submitted as a guaranty of the good faith of the Bidder and that the Bidder will execute and enter into a written contract to do the work, if his bid is accepted. It is hereby agreed that the Bidder may, at any time prior to opening of the bids withdraw this Proposal without penalty; it is also agreed that if Bidder shall, at any time after opening of bids, withdraw this Proposal or if this Bid is accepted and Bidder shall fail to execute the written contract and furnish satisfactory bond, within twenty (20) days after the date of transmittal of the contract documents by Owner to Contractor, the City of San Antonio shall, in any of such events, be entitled and is hereby given the right to retain said Bid Guaranty as liquidated damages. It is understood that the City of San Antonio reserves the right to reject any and all bids whenever the City Council deems it in the interest of the City to do so, and also the right to waive any informalities in a bid.

In the event of the award of a contract to the undersigned, the undersigned will execute same on Standard Form City construction Contract and make bond for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, and to insure and guarantee the work until final completion and acceptance or the end of the guarantee period where so stipulated, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the Director of Public Works.

The undersigned certifies that the bid prices contained in this proposal have been carefully checked and are submitted as correct and final.

Bidder is:

- ☐ An individual proprietorship;
☐ A partnership composed of _____ and _____
☒ A corporation chartered under the laws of the State of Texas, acting by its officers pursuant to its by-laws or a resolution of its Board of Directors.

Mangold Roofing
(Name of Bidder)

By: Tom McG
(Signature) Date

ATTEST:

Melanie Stevenson

Project Manager
(Title)

Amount of Base Bid (Insert Amount in Words and Numbers): THIRTY FIVE THOUSAND

NINE HUNDRED NINETY EIGHT - 00/100 - Dollars

\$ 35998

Alternates (if applicable):

(1) 5098 (3) _____

(2) _____ (4) _____

Mangold Roofing + Sheet Metal Inc
Company's Name

3222 THOUSAND OAKS
Address

San Antonio, Texas
City & State

210 494 7615
Telephone No.

210 494 1198
Fax No.

78247
Zip Code

ADDITIVE ALTERNATE PROPOSAL NO. 1: This proposal includes the removal of the existing built-up roofing systems and associated flashing assemblies on the two flat roof portions of the building and replacement with new modified bitumen roofing systems with associated flashing assemblies in accordance with the specifications and as indicated on the Drawings. This Additive Alternate Proposal shall include flat roof/flashing removal, debris disposal, substrate preparation and new modified bitumen roofing and flashing.

KINNISON AND ASSOCIATES, ARCHITECTS

342 West Woodlawn Avenue • San Antonio, Texas 78212-3394
TEL (210) 732-2248 • FAX (210) 736-5955 • EMAIL kinnison@kinnison-architects.com

6 March 2003

City of San Antonio, City Architects Office, P.O. Box 839966, San Antonio, Texas 78283-3966

ATTN: Mr. Dale Lange

cc: San Antonio Conservation Society, attn: Ron Bauml

RE: San Pedro Park Brand Library Roofing Replacement, San Antonio, Texas

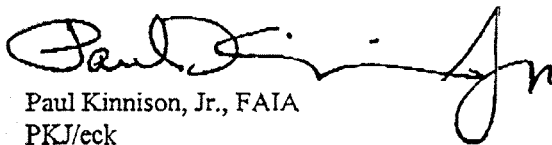
MR. LANGE: Kinnison and Associates has reviewed the bid proposals received by the City of San Antonio on 5 March 2003 at 1:00 p.m. The apparent low bidder for the Base Bid is Mangold Roofing. Additionally, Mangold Roofing is the apparent low bidder for the combination of Base Bid and the Additive Alternate No. 1.

Based on the information noted herein, our discussion with the apparent low bidder, our documentation that the bids included the requirements of the drawings, specifications and Addendum No. 1, and our professional judgement at this time, Kinnison and Associates, Architects recommends the City of San Antonio accept the apparent low Base Bid of Mangold Roofing. Further, Kinnison and Associates, Architects recommends the City of San Antonio accept the Mangold Roofing's bid for Alternate No. 1.

We recommend proceeding with the construction contract for the referenced project in accordance with the following:

Contract Documents for Base Bid	\$35,998.00
Additive Alternate No. 1 (Add flat roofs)	<u>\$ 5,098.00</u>
Contract Amount	\$41,096.00

Please feel free to contact me if I can be of further assistance. We look forward to working with you on this important project for the City of San Antonio.


Paul Kinnison, Jr., FAIA
PKJ/eck