

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

CONSENT AGENDA
ITEM NO. 19

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 Field Alteration No. 3

DATE: June 19, 2003

SUMMARY AND RECOMMENDATIONS

This ordinance approves Field Alteration No. 3 in the amount of \$399,755.00 payable to Constructors & Associates, Inc., a non-MBE/DBE firm, for construction expenses in connection with the Municipal Plaza Exterior Renovation Project, a Certificates of Obligation funded project, located at 114 W. Commerce in Council District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

City Council Ordinance No. 96695, passed and approved November 7, 2002, initially authorized \$2,050,000.00 in Certificates of Obligation for the Municipal Plaza Exterior Renovation Project. Field Alteration No. 1, the result of value engineering to stay within budget, deleted roofing work, fire escape renovation work, granite base and other miscellaneous work from the project to decrease the contract amount by \$511,566.00 to \$1,538,434.00. Field Alteration No. 2 increased the contract amount by \$7,773.00 to \$1,546,207.00.

Field Alteration No. 3 increases the total contract amount by \$399,755.00 to \$1,945,962.00 and reinstates roofing, upgrading and painting of the metal fire escape, and restoration of the granite facing at the base of the Municipal Plaza Building that were deleted by Field Alteration No. 1.

Field Alteration No. 3 is the result of the recommendations of the Historic Civic Center (HCC) Facility Development Plan for which the latest update was presented to City Council at a "B" Session on April 3, 2003. The HCC Facility Development Plan includes recommendations for the expenditure of \$2.6 M in Certificates of Obligations for critical capital improvements in several downtown City facilities based on recommendations from the ISES Facility Condition Assessments of 21 core City facilities conducted in 2001. Major components of the HCC Facility Development Plan include the modernization of elevators in City Hall, exterior façade replacement at the Plaza de Armas, replacement of roofing and exhaust fans at City Hall. This project is currently underway and is scheduled for completion in April 2004.

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 within budget and included in the FY 03-08 Capital Program Budget. Funds in the amount of \$399,755.00 are available from Certificates of Obligation and authorized payable as follows:

\$399,755.00	payable to Constructors & Associates, Inc. for construction expenses
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COORDINATION

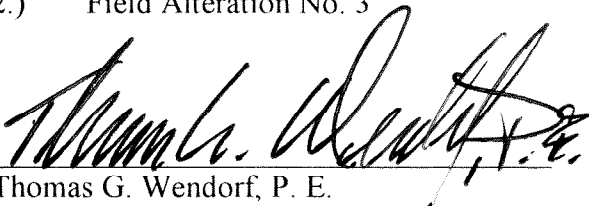
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, and the Department of Asset Management.

SUPPLEMENTAL COMMENTS

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

ATTACHMENTS

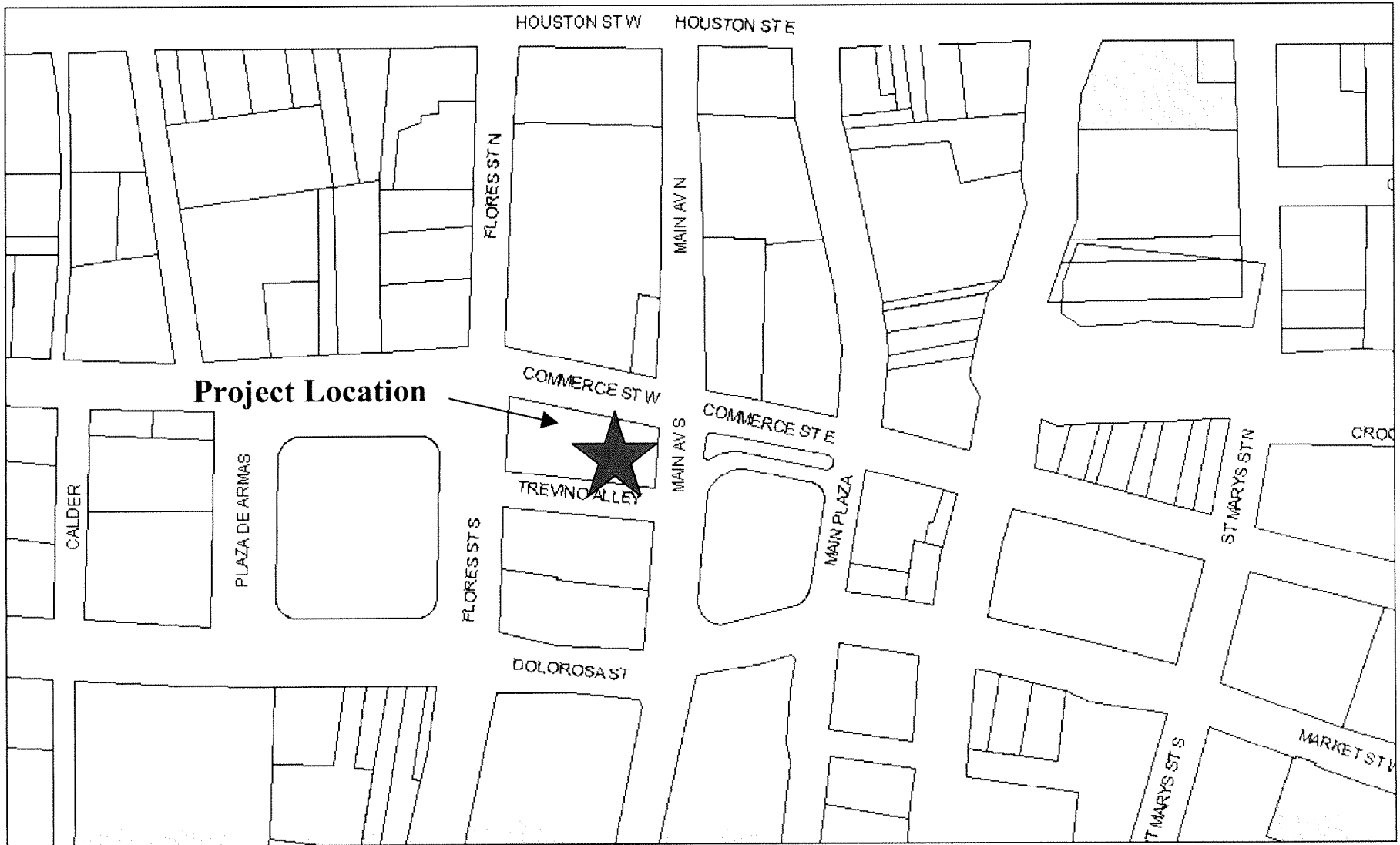
- 1.) Project Map
- 2.) Field Alteration No. 3


Thomas G. Wendorf, P. E.
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



CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
FIELD ALTERATION REQUEST

Attachment # 2

Date May 8, 2003

Field Alteration No. 3

Project Name (as shown on the Work Project Authorization): MUNICIPAL PLAZA EXTERIOR RESTORATION

The revision or amendment described below in the work originally or previously specified is hereby requested; including all changes in costs. (Described 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 5/2/03, reinstating portions of the original project that were value engineered out of the original scope of work as part of Field Alteration No. 1, dated October 1, 2002. Refer to the Construction Documents, dated July 15, 2002, for complete description of work.

1. Roofing replacement
2. Fire Escape restoration
3. Granite Base restoration

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

City of San Antonio has allocated additional funds to reinstate portions of the original project that were value engineered out of the original scope of work as part of Field Alteration No. 1, dated October 1, 2002.

Resulting change in contract cost by this Field Alteration: \$ 399,755.00 ☒ Increase (attach summary)
[] Decrease

Resulting in an: ☒ Increase of 15 ☒ Working Days. (To be negotiated by the Contractor and the City)
[] Decrease [] Calendar

Requested by:

Constructors & Associates, Inc.
Contractor (type in full name)

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

By: 
(Signature of authorized representative)

Title: Vice President

RECOMMENDED:


Consultant (Project Engr/Arch Only)


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

Firm Name: Ford, Powell & Carson Architects and Planners, Inc.

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.	\$	
Previous Approved FAs	\$	
This Field Alteration	\$	
Total	\$	

Const. Contg. Fund	\$	
Previous Approved FA	\$	
This Field Alteration	\$	
Total Field Alterations	\$	
Balance	\$	