

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
CONVENTION CENTER EXPANSION OFFICE**

TO: Mayor and City Council

FROM: Jelynn LeBlanc Burley, Assistant City Manager

THROUGH: Terry M. Brechtel, City Manager

COPIES: Frances Gonzalez, Assistant to the City Manager; Marc Kimball, Architect, Project Management Office; Andrew W. Cameron, Director, Housing and Community Development Department; Dennis J. Campa, Director, Community Initiatives Department

SUBJECT: Carver Cultural Center Building Repairs, Phase II - Field Alteration No. 1

DATE: June 26, 2003

SUMMARY AND RECOMMENDATIONS

This Ordinance amends the Construction Contract for Phase II of the Carver Cultural Center Building Repairs Project with Vaughn Construction Company from \$679,534 to \$729,534 utilizing Community Development Block Grant Funds in the amount of \$50,000.00; establishes a construction contingency for the Carver Cultural Center Building Repairs Project, Phase II in the amount of \$182,383.50, approves Field Alteration No. 1 in the total amount of \$133,203.00 payable to Vaughn Construction Company, and provides for payment.

Staff recommends approval of this Ordinance.

BACKGROUND INFORMATION

On September 26, 2002, City Council approved, through Ordinance No. 96444, a contract with Vaughn Construction Company in the amount of \$98,156 to complete Phase I of construction work at the Carver Community Cultural Center (Center). At the same time, Council was briefed on other renovations needs at the Center, which were to be completed in three phases. Phase I provided for asbestos abatement and mold remediation, and was completed and closed in January of 2003. On February 13, 2003, City Council approved, through Ordinance No. 97190, a contract with Vaughn Construction Company in the amount of \$679,534 for Phase II of the project construction, which included restoration of the exterior façade, window and roof replacement, initialization of required structural repairs to address failing floor slabs in the lobby and the addition of structural bracing to existing roof joints. On February 20, 2003, by Ordinance Number 97235, an additional \$50,000 in Community Development Block Grant (CDBG) funds was reprogrammed and designated for the project budget. City staff has reviewed potential change orders for Phase II of the Project and negotiated the related values acceptable for the scope of work to be performed. The changes included in this Field Alteration provide for the following:

<i>Scope of work increase (Field Alteration No.1) for costs associated with Owner requested changes and Unforeseen Conditions.</i>	<i>\$133,203.00</i>
--	---------------------

There are four (4) owner requested changes consisting of:

- Replacing clear glass in front lobby with frosted glass;
- Providing credit for new windows in theater, and the re-use of existing steel casement windows;
- Performing additional interior demolition in preparation for new interior finishes required for Phase III work to be awarded in the future;
- Refinishing/Re-upholstering all existing theater seating.

Two (2) Contractor requested changes involved:

- Filling voids located at existing light wells uncovered during excavation of lobby slab;
- Providing revised concrete column seat in lobby area for new column installation.

FINANCIAL IMPACT

This expenditure of \$133,203.00 for Field Alteration Number 1 will be funded by Community Development Block Grant (CDBG) funds and is authorized payable to Vaughn Construction Company.

Contingency Established for Phase II	\$182,383.50
This action (Field Alteration No. 1)	133,203.00
Total Remaining Contingency	\$49,180.50

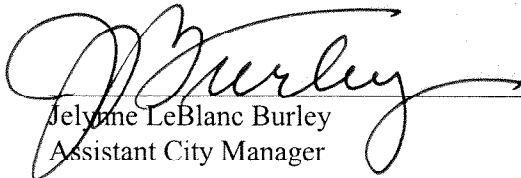
This ordinance increases the overall construction budget by \$50,000, and this expenditure will be funded from the construction contingency established for Phase II of the Project.

COORDINATION


This action was coordinated with the City Attorney's Office, Community Initiatives Department, Carver Development staff and the Finance Department.

SUPPLEMENTARY COMMENTS

This action does not require an Ethics Ordinance Disclosure Statement.


Jelynn LeBlanc Burley
Assistant City Manager

APPROVED:


Terry M. Brechtel
City Manager