

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, P.E.; Jason Cosby, P.E.; Tim Palomera; William Hensley

SUBJECT: Municipal Plaza Exterior Renovation, Field Alteration Number 4

DATE: September 18, 2003

**SUMMARY AND RECOMMENDATIONS**

This Ordinance approves Field Alteration No. 4 in the total amount of \$33,206.25 payable to Constructors & Associates, Inc., a non-MBE/DBE firm, for construction expenses associated with the Municipal Plaza Exterior Renovation Project, a Certificates of Obligation funded project, located at 114 W. Commerce Street, and provides for payment.

Staff recommends approval of this Ordinance.

**BACKGROUND INFORMATION**

City Council Ordinance No. 96695, passed and approved on November 7, 2002, accepted the low, qualified bid of Constructors & Associates, Inc. in the amount of \$2,050,000.00 for the Municipal Plaza Exterior Renovation Project, a Certificates of Obligation funded project, established a construction contingency in the amount of \$161,566.00 and approved Field Alteration Number 1, which through value engineering, deleted roofing work, fire escape renovation work, granite base and other miscellaneous work from the project, thereby reducing the base bid amount by \$511,566.00 to \$1,538,434.00 for a total project cost of \$1,700,000.00.

Field Alteration Number 2 increased the contract amount by \$7,773.00 to \$1,546,207.00 and established May 6, 2003 as the start date for the on-site work to begin. Field Alteration Number 3 resulted from 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 included recommendations for the expenditure of \$2.6 Million in Certificates of Obligation for critical capital improvements in several downtown City facilities based on recommendations from the ISES Facility Condition Assessments of 21 core City facilities that were conducted in 2001. Major components of the HCC Facility Development Plan included the modernization of the elevators in City Hall, exterior façade replacement at the Plaza de Armas and replacement of roofing and exhaust fans at City Hall. Field Alteration Number 3 was passed and approved by Ordinance Number 97795 on June 19, 2003, increased the total contract amount by \$399,755.00, and reinstated some of the items in the Project Scope of Work that were deleted by Field Alteration Number 1, to include the roofing work, the upgrading and painting of the metal fire escape, and the restoration of the granite facing at the building's base.

Field Alteration No. 1 also reduced the original scope of work for the removal/abatement of lead-based paint around the building's windows with a resulting deduction in cost of \$62,774.00. Instruction under this reduced scope required that only loose and flaking paint be removed from the window frames, leaving any well-adhered paint, and that paint removal should be accomplished by scraping and wet sanding in lieu of chemical stripping.

The consulting Architect has determined through inspection of the required on-site test areas that this value-engineered method will not produce an acceptable surface for re-painting and delays completion of the project. In order to expedite the work and meet acceptable standards, the window frames' surfaces must be scraped and "feather-sanded" and then chemically stripped. Field Alteration Number 4, as requested in the "Field Alteration Request No. 4" (attached hereto as Attachment "2"), provides for this revision in the scope of work for the paint removal/abatement at the building's windows and adds \$33,206.25 to the contract with Constructors & Associates, Inc. for completion of this work. Completion of the Project is anticipated in June of 2004.

### **FINANCIAL IMPACT**

This is a one-time capital improvement expenditure within budget and included in the FY 03-08 Capital Improvement Program Budget. Funds in the amount of \$33,206.25 are available from the project construction contingency previously funded with Certificates of Obligation.

### **COORDINATION**

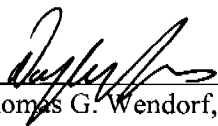
This action was coordinated with the Office of Management and Budget, the Finance Department and the Asset Management Department.

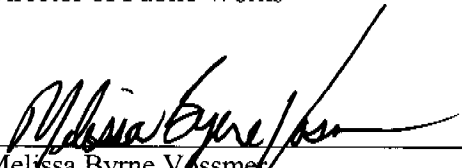
### **SUPPLEMENTARY COMMENTS**

This action does not require an Ethics Ordinance Disclosure Statement.

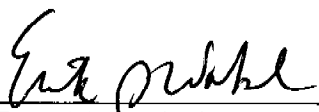
### **ATTACHMENTS**

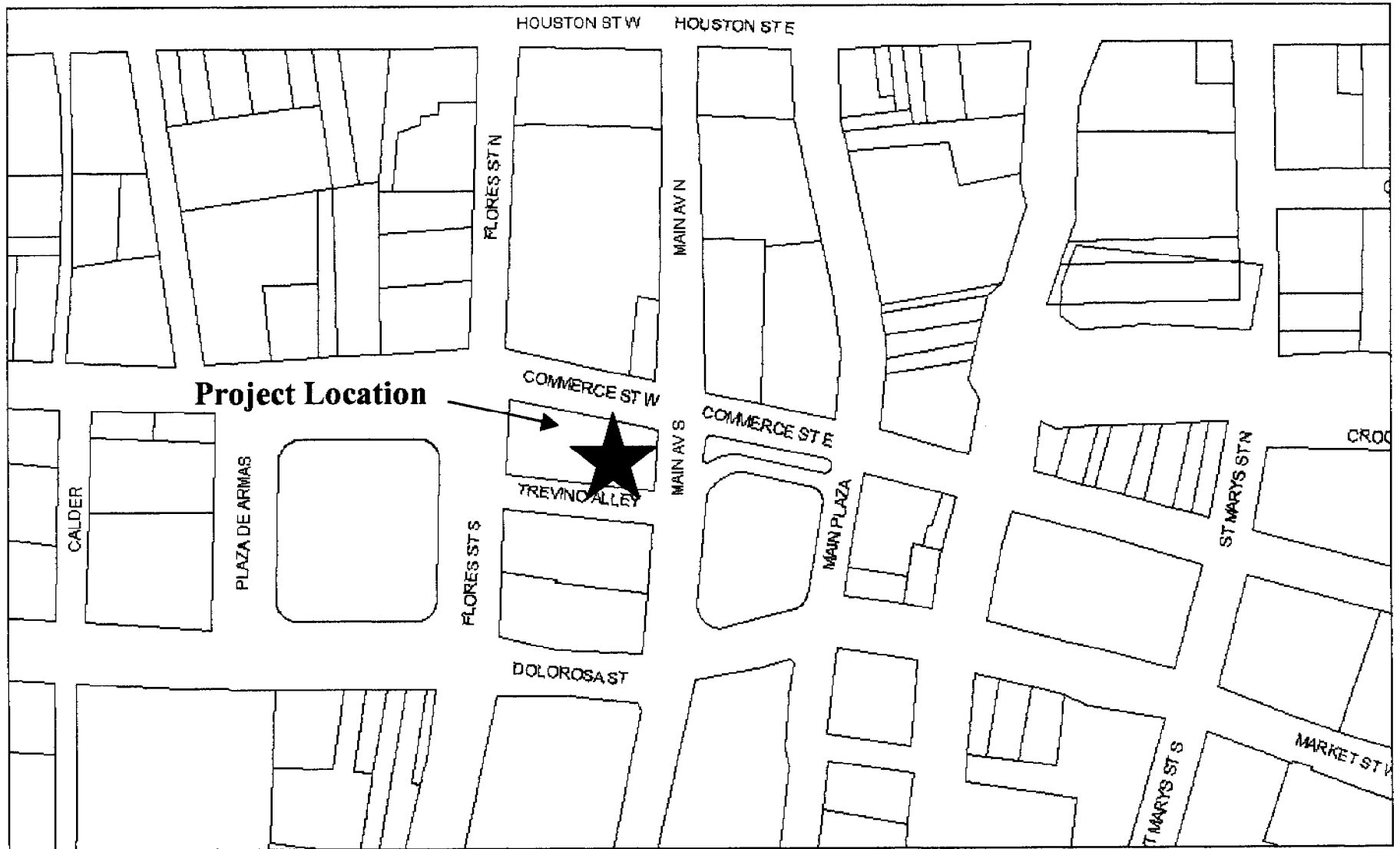
- 1) Project Map
- 2) Field Alteration Request No. 4

 P.E. 7/11/03  
✓ 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

Date August 29, 2003

Field Alteration No. 4

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):

Add the use of chemical stripper to the specified paint removal methods for windows (scraping and feather sanding) in order to expedite the progress of the work.

1. Refer to attached memo (with attachments) from Constructors & Associates to Ford, Powell & Carson, dated 8/14/03, detailing the events leading up to this request

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

In order to properly prepare the windows for repainting, the Contractor found that they must remove almost all of the paint and required the use of chemical stripper. This work was more than was anticipated in the value engineering proposal (Item 5 in Field Alteration #1).

Resulting change in contract cost by this Field Alteration: \$ 33,206.25 ☒ Increase (attach summary)  
☐ Decrease

Resulting in an: ☐ Increase of 0 ☒ 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]  
(Signature of authorized representative)

Title: Vice President

RECOMMENDED:

[Signature]  
Consultant (Project Engr/Arch Only)

[Signature]  
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.	\$		Const. Contg. Fund	\$	
Previous Approved FAs	\$		Previous Approved FA	\$	
This Field Alteration	\$		This Field Alteration	\$	
Total	\$		Total Field Alterations	\$	
			Balance	\$	



National August 14, 2003

Arlington, VA Mr. Jeff Fetzter  
Ford, Powell & Carson Architects  
Austin, TX 1138 E. Commerce St.  
San Antonio, Texas 78205

Boston, MA Dear Mr. Fetzter:

Dallas, TX Per numerous discussions, and now that a field mock-up of abatement on an  
Houston, TX exterior window has been approved, we feel that we must notify you in writing as  
an official request for a change in scope. Please refer to the attached Proposed  
Change Order Five.

Lyndhurst, NJ As you might recall the original scope called for the complete abatement of paint  
Miami, FL from the window by means of chemical stripper and the value engineered method  
New York, NY requested that "...only loose and flaking paint needs to be removed. Any paint  
San Antonio, TX that is well adhered can remain. Removal should be able to be done by scraping  
Stamford, CT and wet sanding, in lieu of chemical stripping." (Attached) The value-engineered  
International method of removal did not produce an acceptable surface so we were advised to  
Dublin, Ireland try a method, which involved dry scraping and feather sanding. It too, did not  
yield an acceptable surface. By means of trial and error, we have formulated a  
method of removal that meets your satisfaction, which requires both dry scraping  
and feather sanding and finally the use of a chemical stripper. We understand and  
agree that the use of the stripper is less burdensome, but it cannot be used alone.  
In order to meet your standards of acceptability, we still need to dry scrape and  
feather sand the surface, before the usage of the chemical stripper. Please bear in  
mind that the originally proposed deduct for the "value-engineering" scope of  
work was \$62,774.00 and we are now only requesting \$41,047.00.

Hong Kong, China Again, please refer to the attached Proposed Change Order Five for what we feel is  
London, England a fair alternative proposal in lieu of what was originally bid. If you should need  
any further information of clarification, please do not hesitate to contact us at your  
convenience.

Madrid, Spain Sincerely,

Milan, Italy

Paris, France

Chris Davidson  
Project Manager

FORD POWELL CARSON  
FAX MEMORANDUM

Date 29 August 2002

Project Municipal Plaza  
Building Exterior  
Restoration

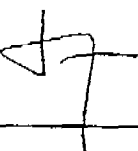
To CONSTRUCTORS & ASSOCIATES  
10100 Reunion Place #120  
San Antonio, Texas 78216  
Phone 541-0651  
Fax 541-0656

Project No. 05642

Reference Clarification  
Value Engineering

Attn Mark Wohlfarth

From Jeff Fetzer



FORD  
POWELL  
& CARSON

Attached is a letter from PSI regarding discussions with the abatement subcontractors.

To clarify the surface preparation for painting of the windows, refer to Specification Section 09900, page 3, Item 3.2, Preparation:

"B. Remove existing coatings that are flaking or otherwise in unacceptable condition to receive paint."

ADDITIONAL  
VE OPTION

→

This means that only loose and flaking paint needs to be removed. Any paint that is well adhered can remain. Removal should be able to be done by scraping and wet sanding, in lieu of chemical stripping.

The Construction Documents call for the surface preparation on the fire escape to completely remove the paint. As a value engineering option we would consider, in lieu of complete removal, only removing loose and flaking paint, to a sound substrate, similar to the windows EXCEPT at the steel member connections, bolted, riveted, welded. These connections need to be stripped to bare metal. This will allow a thorough structural review of all of the connections of the fire escape.

Please clarify these requirements with the abatement and painting subcontractors.

ADDITIONAL  
VE OPTION

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In addition to identifying the savings for deleting the fire escape upgrades (rail extensions, wire mesh and checker plates at landings, painting), please include the following in the list of value engineering items: identify the savings for leaving the fire escape as is. Deleting all work associated with the fire escape would include the new ladder cage, lead paint abatement, structural steel, and painting.

Please call if there are any questions.

cc: Carolyn Peterson / Ellen Berky / John Amos  
Bill Hensley (Fax 207-4418)  
Ted Cleveland (Fax 342-9401)  
File



CONSTRUCTORS

CHANGE PROPOSAL

Project: Municipal Plaza Building Exterior Restoration  
114 W. Commerce Street  
San Antonio, Texas 78205

A / E Reference number :

Reference number : 5

Proposal date :

Contractor: Constructors - San Antonio  
10100 Reunion Place, Suite 120  
San Antonio, TX 78216

Project number :

Proposal number :

Owner's project number:

ITEM DESCRIPTION

REVISE VALUE ENGINEERING ALTERNATE:

LEAD - BASED PAINT REMOVAL ON THE WINDOWS

DELETE UTILIZING CHEMICAL STRIPPER / NOT JUST LOOSE & FLAKEY PAINT

Cost of the work total (SEE ATTACHED PAGE 2) \$30,000

General conditions 10.00% ~~\$3,000~~

Supervision (night time/off hours) 1570 PER WEEK ~~\$1,570~~

Project management 2000 PER WEEK ~~\$2,000~~

Trash removal 325 PER DUMP \$1,625

Clean up/Protection \$0

Sub Total: \$38,195

Sub-contract bond premium \$0

Safety program premium \$30

Liability insurance \$98

Builders risk \$3

Sub Total: \$38,326

Fee 5.00% \$1,916

Sub Total: \$40,242

P&P bond 2.00% \$805

Sub Total: \$41,047

Sales tax 8.25% EXEPMT

TOTAL CHANGE

NOTE: THE ATTACHED CHANGES WILL CONSTITUTE

15 DAYS EXTENSION TO THE CONTRACT PERIOD

ENTIRE PROJECT ~~\$41,047~~ 33,206.25

Contractor: \_\_\_\_\_

Owner: Chris Davidson

Date: \_\_\_\_\_

Date: 3/15/03

CHRIS DAVIDSON  
Project Manager  
Constructors - San Antonio  
10100 Reunion Place, Suite 120

JEFF FETZER  
PROJECT ARCHITECT  
FORD POWELL & CARSON  
1138 E. COMMERCE