

**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; Andrew Martin; Louis A. Lendman; Milo D. Nitschke; file

SUBJECT: Henry A. Guerra Branch Library – Field Alteration Request No. 6

DATE: December 4, 2003

**SUMMARY AND RECOMMENDATIONS**

This Ordinance approves Field Alteration No. 6 in the amount of \$32,550.00 and amends the contract of SIA Engineering, Inc. d/b/a ALL Construction Company, and authorizes additional construction contingency in the amount of \$25,000.00 in connection with the Henry A. Guerra Branch Library Project, a 1999 General Obligation Library Improvement Bond project located in Council District 6.

Staff recommends approval of this Ordinance.

**BACKGROUND INFORMATION**

This project provides for the construction of a new 15,000 square foot library facility located at 7978 S.W. Military Drive and includes site development, landscaping, parking for 64 vehicles, future growth, controlled entry/exit, book stacks, reading and staff areas with a community meeting room, on-site detention pond and includes the coordination of pedestrian circulation between the facility, a local church and elderly housing. The project construction is underway and is scheduled to be completed in March of 2004.

The construction contract was approved by City Council on January 30, 2003, by Ordinance Number 97119 and initially authorized \$1,768,701.00 for construction services related to this project. Previously approved Field Alterations totaling \$75,035.51 increased the total contract award to \$1,843,736.51. This Council action approves the addition of \$32,550.00 to the contract amount for the Mill and Overlay of Military Drive West to repair street cuts made for the installation of water lines for the library and will adjust the final contract amount to \$1,876,286.51.

## **POLICY ANALYSIS**

Approval of this ordinance will be a continuation of City Policy to complete previously approved Library Improvement Bond and CDBG funded projects.

## **FISCAL IMPACT**

This is a one-time capital improvement expenditure and not included in the FY 04-09 Capital Improvement Program Budget. Funds in the amount of \$57,550.00 are available from 1999 General Obligation Library Improvement Bonds and are authorized payable as follows:

\$32,550.00	Payable to SIA Engineering, Inc. d/b/a ALL Construction Company;
\$25,000.00	Payable for miscellaneous construction contingency.

## **COORDINATION**

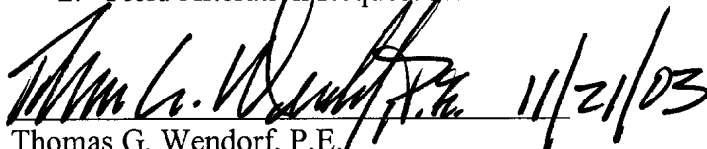
This action was coordinated with the Office of Management and Budget, the Library Department, the Housing and Community Development Department and the Finance Department.

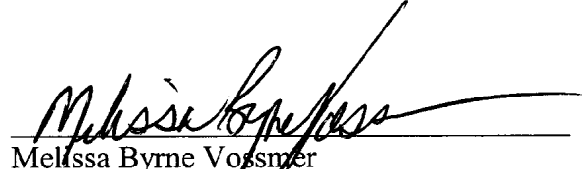
## **SUPPLEMENTARY COMMENTS**

This contract was developed using the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required for this amendment.


## **ATTACHMENTS**

1. Project Map
2. Field Alteration Request No. 6

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

  
Melissa Byrne Vossmer  
Assistant City Manager

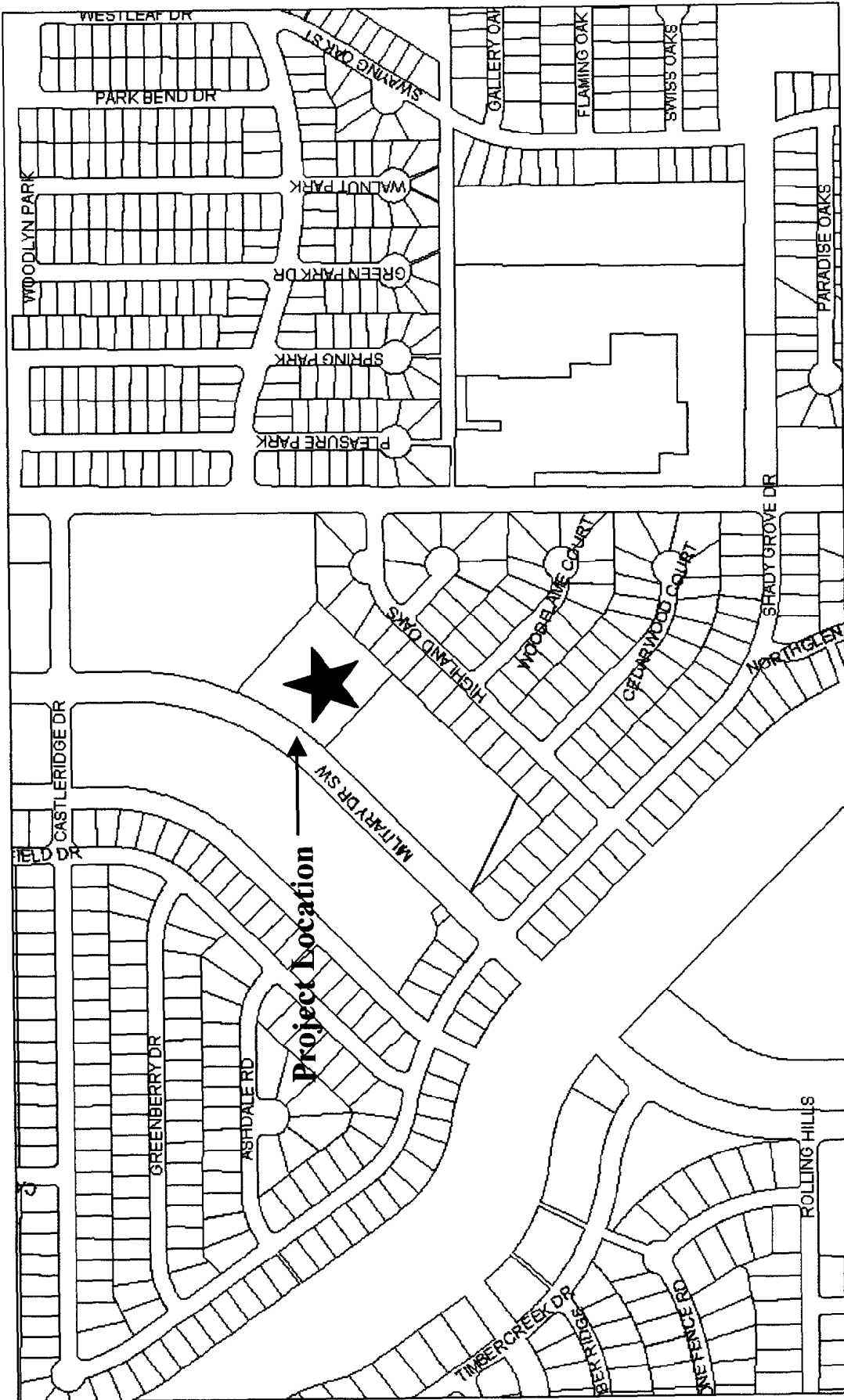
## **APPROVED:**

  
Terry M. Brechtel  
City Manager

NORTH  
↑

G.I.S. Location Map

Guerra Branch Library  
7978 Military Dr. SW  
Council District No.6



CITY OF SAN ANTONIO  
DEPARTMENT OF PUBLIC WORKS  
FIELD ALTERATION REQUEST

Date November 19, 2003

Field Alteration No. 6

Project Name: HENRY A. GUERRA, JR., BRANCH LIBRARY

The revision or amendment described below in the work originally or previously specified is hereby requested; including all changes in costs:

REFER TO FIELD ALTERATION REQUEST – ATTACHMENT No.1

Justification for proposed alteration:

REFER TO FIELD ALTERATION REQUEST – ATTACHMENT No. 1

Resulting change in contract cost by this Field Alteration: \$32,550.00 ☒ Increase  
☐ Decrease

Resulting in an: ☐ Increase of 0 ☐ Working Days.  
☐ Decrease ☒ Calendar Days.

Requested by:

ALL Construction Company

Contractor

William A. Hensley, AIA  
City Architect's Office

By:

Jimmy Huizar

20 Nov 03  
Date

Title: Project Manager

RECOMMENDED

Thomas E. Robey, AIA – Consultant Architect Nov. 19, 2003 Date  
Sprinkle Robey Architects, AIA, LLC exp. 2.28.04

William A. Hensley 11.20 Date  
City Architect's Office

Aubrey George – Acting Director 11/21/03 Date  
San Antonio Public Library

Doug Yerkes, Ph.D., P.E. – City Engineer 11/21/03 Date  
Public Works Department

APPROVED:

T.W.  
City Manager

11/24/03  
Date

Thomas L. ...  
Director of Public Works

11/24/03  
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 \$ \_\_\_\_\_

CITY OF SAN ANTONIO  
DEPARTMENT OF PUBLIC WORKS  
FIELD ALTERATION REQUEST

Date November 19, 2003

Field Alteration No. 6

Project Name (as shown on the Work Project Authorization):  
HENRY A. GUERRA, JR., BRANCH LIBRARY

The revision or amendment described below in the work originally or previously specified is hereby requested, including all changes in costs. Justification for proposed alteration is also included below.

<u>COST</u>	<u>TIME</u>	<u>DESCRIPTION</u>
\$32,550.00	0 Days	<p><b>Asphalt Paving Replacement @ Military Drive:</b> Additional costs in the amount of <b>THIRTY-TWO THOUSAND FIVE-HUNDRED FIFTY and NO/100 (\$32,550.00)</b> are associated with the asphalt removal and replacement at Military Drive as directed by City Right-of-Way Managers. Four separate water taps will be made along Military Drive in order to install two fire hydrants, one domestic water meter, and one irrigation system meter. The City Right-of-Way Managers have determined that the existing condition of Military Drive West is sound and smooth, thus precluding the option of installing asphalt patches over the four separate trenches. An 18,600 square foot area of Military Drive West will be removed and replaced with 300 linear feet of new paving. This new paving section will better match the existing paving in terms of both appearance and performance.</p> <p>During the design process, the potential for asphalt replacement was anticipated due to recent precedents on similar projects. A unit price (\$1.75 per square foot) was established during the bidding period as outlined by the Contract Documents and submitted by the General Contractor. This unit price was used to generate the overall costs outlined in the attached exhibits.</p>
\$32,550.00	0 Days	Totals

# Unit Price No.5

Project: **Henry A. Guerra, Jr., Branch Library**  
Contractor: All Construction Co.  
Address: 438 West Maplewood  
City / State / Zip: San Antonio, TX 78216  
Date: 14-Nov-03

Owner: Department of Public Works  
Architect: Sprinkle Robey Architects, LLC, AIA  
Address: 1710 North Main Avenue  
City / State / Zip: San Antonio, TX 78212

Architects Project #0013

## Complete Description of Work:

*Unit Price No.5 - Asphalt Paving Replacement @ Street for 18,600 SF only: (300'x62')*

Item No. 1: Asphalt Paving Replacement / 18,600 SF X 1.75 \$ 32,550.00

Sub-Total Amount: \$ 32,550.00

Total Add Amount \$ **32,550.00**

## As Shown Unit Price No.5 in Bid Documents

Signature of all parties authorizes this change to contract and is required prior to payment.

The contract **sum** will be **increased** by this Change Order \$ **32,550.00**

The contract **time** will be **unchanged pending** project status when approved.

(Architect)  
Sprinkle Robey Architects, LLC

(Owner)  
Dept. of Public Works

(Contractor)  
All Construction Co.

Date:

Date:

Date:

## LOCATION MAP

2.600 ACRE TRACT  
VOLUME 4007 PAGE 383 R.P.R.  
OWNER: RESURRECTION OF THE LORD CHURCH

SCALE: 1"=20'

300' OF OVERLAY FOR THE FULL WIDTH OF R.O.W. MANAGEMENT  
ACQUIRED BY THE CITY'S DEPARTMENT OF R.O.W. MANAGEMENT

S.W. MILITARY DRIVE

REMAINING PORTION OF 6.498 ACRE TRACT  
VOLUME 7761 PAGE 2026 R.P.R.  
OWNER: SAN ANTONIO ALTERNATIVE  
HOUSING CORPORATION

## GENERAL NOTES

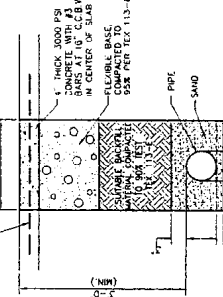
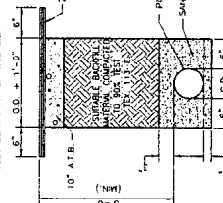
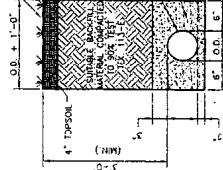
ALL TYPES OF VEHICLES ARE SUBJECT TO THE SAME INSPECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: PASSENGER VEHICLES, TRUCKS, BUSES, MOTORCYCLES, AND ALL TYPES OF SPECIALIZED VEHICLES. THIS SERVICE IS AVAILABLE TO ALL TYPES OF VEHICLES, REGARDLESS OF THE TYPE OF INSURANCE COVERAGE OR THE TYPE OF LICENSE. THE INSPECTION IS CONDUCTED BY A LICENSED INSPECTOR WHO IS TRAINED TO IDENTIFY AND REPORT ANY DEFECTS. THE INSPECTION IS CONDUCTED AT THE INSPECTOR'S OFFICE, AND THE INSPECTOR WILL PROVIDE A WRITTEN REPORT OF THE RESULTS OF THE INSPECTION. THE INSPECTION IS CONDUCTED AT THE INSPECTOR'S OFFICE, AND THE INSPECTOR WILL PROVIDE A WRITTEN REPORT OF THE RESULTS OF THE INSPECTION.

0.0' + 1'-0" — REPLACE WITH  
SOLID CORR.

## PIPE TRENCH IN NATURAL GROUND

## PIPE TRENCH IN PAVEMENT

# PIPE TRENCH IN CONCRETE



**PROPOSAL**  
**TO**  
**CITY OF SAN ANTONIO TEXAS**  
**FOR THE CONSTRUCTION OF**  
**HENRY A. GUERRA, JR. BRANCH LIBRARY**  
**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 another 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 class 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 Three Hundred Sixty (360) calendar days.

Accompanying this Proposal is a Bid Guaranty in the amount of \_\_\_\_\_

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ) said amount being

Five percent 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.



**Unit Price No. 2 - Concrete Piers:** Change in length of pier from lengths indicated according to Division 2 Section "Concrete Piers."

Greater Depth: (\$ 18.00 ) Unit price per linear foot of excavation, steel reinforcing and concrete in place for 24" diameter shaft.

Lesser Depth: (\$ 5.75 ) Unit price per linear foot of excavation, steel reinforcing and concrete in place for 24" diameter pier shaft.

**Unit Price No. 3 - Casings:** Casings required according to Division 2 Section "Concrete Piers."

(\$ 9.85 ) per linear foot of depth of casings and price per pier shaft.

**Unit Price No. 4 - New Concrete Sidewalk:** The complete preparation of subgrade and complete installation of 4" thick concrete sidewalk as detailed in Civil drawings, in locations as directed by the Owner or the City of San Antonio Building Inspection's.

(\$ 3.50 ) per square foot of 4" thick concrete sidewalk per the standard detail of the Construction documents.

**Unit Price No. 5 - Asphalt Paving Replacement @ Street:** The complete removal, preparation of subgrade and existing adjacent conditions required for the complete installation of asphalt pavement section, to match existing street pavement section, located within the public right-of-way as directed and/or required by the City of San Antonio.

(\$ 1.75 ) per square foot section of asphalt pavement per City of San Antonio's Standards.

<u>ALL Construction Co.</u>	<u>(210) 308-8626</u>
Company's Name	Telephone No.
<u>438 W. Maplewood</u>	<u>(210) 308-0662</u>
Address	Fax No.
<u>San Antonio, Texas</u>	<u>78216-6203</u>
City & State	Zip Code

City of San Antonio - San Antonio Public Library

**Henry A. Guerra, Jr., Branch Library**  
**7900 Block of Military Drive W.**  
**San Antonio, Texas 78227**

**PROJECT ARCHITECT**  
**SPRINKLE ROBEY ARCHITECTS, AIA, LLC**  
1710 N. Main Avenue  
San Antonio, Texas 78212  
(210)227-7722

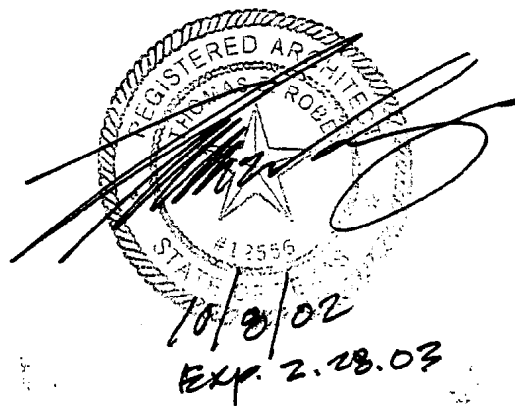
**CIVIL ENGINEER**  
**Slay Engineering Company, Inc.**  
4335 W. Piedras Drive, Suite 210  
Lamar Building  
San Antonio, Texas 78228

**LANDSCAPE ARCHITECT**  
**Bender Wells Clark Design**  
8600 Wurzbach, Suite 801  
San Antonio, Texas 78240

**STRUCTURAL ENGINEER**  
**Accu-Tech Consultants, LLC**  
909 N.E. Loop 410, Suite 900  
San Antonio, Texas 78209

**MECHANICAL/ELECTRICAL/PLUMBING ENGINEER**  
**Lizcano Consulting Engineers, Inc.**  
3408 North St. Mary's Street  
San Antonio, Texas 78212

**CODE CONSULTANT**  
**Edens, Inc.**  
8801 Lockway  
San Antonio, Texas 78216



**PROJECT MANUAL**  
**7 October 2002**

## SECTION 01026 - UNIT PRICES

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 1 Section "Modification Procedures" for procedures for submitting and handling Change Orders.
  - 2. Division 1 Section "Quality Control Services" for general inspection requirements.
  - 3. Division 2 Section "Drilled Piers" for procedures for measurement for payment for greater or lesser depths for drilled piers, removal of rock or boulders obstructions encountered during pier excavations and steel casing as required.

## 1.3 DEFINITIONS

- A. Unit price is an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if the estimated quantities of Work required by the Contract Documents are increased or decreased.

## 1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, overhead, profit, and applicable taxes.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves use of established unit prices, and to have this work measured, at the Owner's expense, by an independent surveyor acceptable to the Contractor.
- D. Schedule: A "Unit Price Schedule" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials described under each unit price.

## PART 2 - PRODUCTS (Not Applicable)

## PART 3 - EXECUTION

## 3.1 UNIT PRICE SCHEDULE

## A. Unit Price No. 1 - Rock Excavation:

1. Description: Rock excavation according to Division 2 Section "Concrete Piers."
2. Unit of Measurement: Cu. yard of rock excavated.

## B. Unit Price No. 2 - Concrete Piers:

1. Description: Change in length of pier from lengths indicated according to Division 2 Section "Concrete Piers."
2. Unit of Measurement: Linear foot of excavation, steel reinforcing and concrete in place.


## C. Unit Price No. 3 - Casings:

1. Description: Casings required according to Division 2 Section "Concrete Piers."
2. Unit of Measurement: Linear foot of depth of casings and price per pier.

## D. Unit Price No. 4 - New Concrete Sidewalk:

1. Description: The complete preparation of subgrade and complete installation of 4" thick concrete sidewalk as detailed in Civil drawings, in locations as directed by the Owner or the City of San Antonio Building Inspection's.
2. Unit of Measurement: Square foot of 4" thick concrete sidewalk per the standard detail of the Construction documents.

## E. Unit Price No. 5 - Asphalt Paving Replacement @ Street:

- 
1. Description: the complete removal, preparation of subgrade and existing adjacent conditions required for the complete installation of asphalt pavement section, to match existing street pavement section, located within the public right-of-way as directed and/or required by the City of San Antonio.
  2. Unit of Measurement: Square foot section of asphalt pavement per City of San Antonio's Standards.

END OF SECTION 01026

0013-01026\_100702

City of San Antonio - San Antonio Public Library

**Henry A. Guerra, Jr., Branch Library**  
**7900 Block of Military Drive W.**  
**San Antonio, Texas 78227**

**PROJECT ARCHITECT**

**SPRINKLE ROBEY ARCHITECTS, AIA, LLC**

1710 N. Main Avenue  
San Antonio, Texas 78212  
(210)227-7722

**CIVIL ENGINEER**

**Slay Engineering Company, Inc.**

4335 W. Piedras Drive, Suite 210  
Lamar Building  
San Antonio, Texas 78228

**LANDSCAPE ARCHITECT**

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8600 Wurzbach, Suite 801  
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**MECHANICAL/ELECTRICAL/PLUMBING ENGINEER**

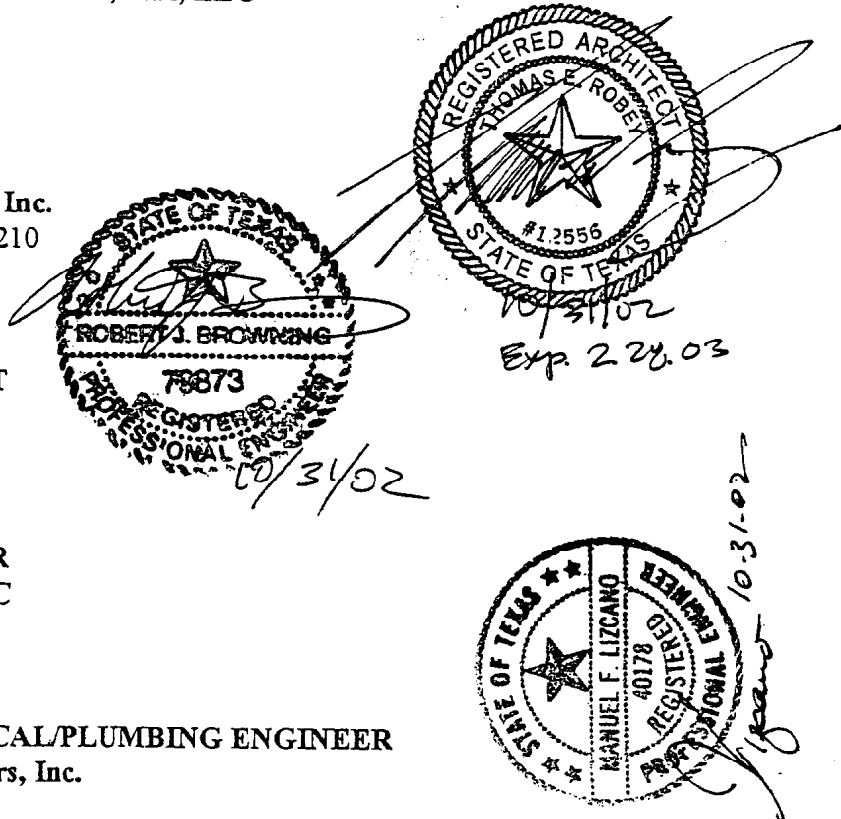
**Lizcano Consulting Engineers, Inc.**

3408 North St. Mary's Street  
San Antonio, Texas 78212

**CODE CONSULTANT**

**Edens, Inc.**

8801 Lockway  
San Antonio, Texas 78216



**ADDENDUM No. 3**

**October 31, 2002**