

CONSENT AGENDA
ITEM NO. 10

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

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

SUBJECT: Municipal Plaza Exterior Renovation, Field Alteration Number 13

DATE: February 17, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance authorizes Field Alteration No. 13 in the amount of \$46,272.00 payable to Constructors & Associates, Inc., a non-MBE/DBE firm, for construction expenses, and authorizes \$29,728.00 for Construction Contingency for a total amount of \$76,000.00 in connection with the Municipal Plaza Exterior Renovation Project, a Certificates of Obligation funded project, located in District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This ordinance transfers funds in the amount of \$76,000.00 from the Municipal Plaza Elevator Renovation Project to the Municipal Plaza Exterior Renovation Project, and authorizes payment of Field Alteration 13 in the amount of \$46,272.00 for the repairing of chipped stone, cleaning and re-grouting of stone, at the low west end of the building.

The additional \$29,728.00 will be used to replenish the project contingency in connection with the Municipal Plaza Exterior Renovation Project. These funds will allow for the further renovation of the west one story portion of the building to be renovated similarly to the 11 story main building. Restoration includes, but is not limited, to restoration of large antique clock at northeast corner of the building, repairing and painting of the south brick wall, and repairing, cleaning and painting of the west and north canopies.

The Municipal Plaza Elevator Renovation Project is currently 85% complete and has a project contingency balance of \$141,884.08. Upcoming changes totaling approximately \$39,000 are the only additional expenses on the elevator project currently anticipated.

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 Alterations Number 2 - 12 has increased the contract to \$2,098,454.25. This Ordinance

will increase the total amount approved for this contract to \$2,144,726.25. Completion of the Project is anticipated in May of 2005.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to construct previously approved General Obligation funded capital improvement projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and not included in the FY 2005 - 2010 Capital Improvement Program Budget. Approval of this ordinance will appropriately modify the Capital Budget. Funds in the amount of \$76,000 are available from Certificates of Obligation and are authorized payable as follows:

| | |
|--------------|--|
| \$ 46,272.00 | payable to Constructors and Associates, Inc. |
| \$ 29,728.00 | payable for Construction Contingency |

COORDINATION

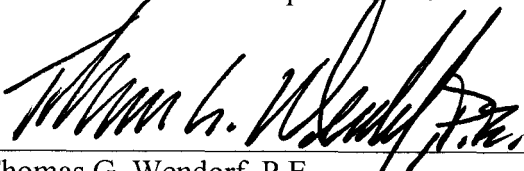
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department and the Asset Management Department.

SUPPLEMENTARY COMMENTS

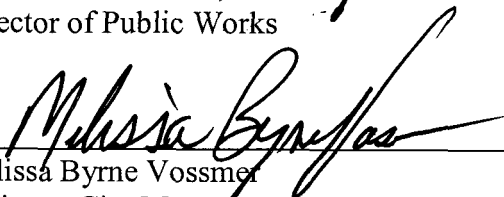
A Discretionary Disclosure Form is not required.

ATTACHMENTS

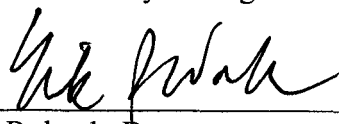
1. Project Map
2. Field Alteration Request No. 13



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



Melissa Byrne Vossmer
Assistant City Manager



J. Rolando Bono
Interim City Manager

Date: 02/03/2005

Field Alteration No. 1312

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

The revision or amendment described below in the Work Project Authorization is hereby requested including all changes in costs. (Describe work to be added or deleted. Attach revised plan sheet, attached or drawings as required.)

CP#24 Refer to attached materials (add 35 days Additional Work @ \$46,272.00)

Total \$ 46,272.00

Justification for proposed alteration (description in detail as to why this work is to be added or deleted. Use attachments if necessary): CP#23R11 additional costs incurred due to additional work requested by Owner and additional hazardous materials monitoring.

Resulting change in contract cost by this Field Alteration: \$ 46,272.00 (XXX) Increase (Attach Summary)

Resulting in an (XXX) Increase of 35 (XXX) Working Days (to be negotiated by the Contractor and the City) (XXX) Decrease (XXX) Calendar Days

Requested by:

Ford, Powell & Carson, Architects & Planners, Inc.
Consulting Engineer/Architect

Constructors & Associates, Inc.
Contractor

By: [Signature] Date: 02/03/05

By: [Signature] Date: [Signature]

Title: Principal in Charge

Title: Project Manager

RECOMMENDED

[Signature] Date: 2/3/05
Bill Hensley, AIA
City Architect's Office

Capital Programs Manager

Date:

Douglas W. Yarkos, Ph.D., P.E.
City Engineer

Date:

APPROVED

City Manager

Date:

Director of Public Works

Date:

FOR CITY USE ONLY:

Professional Services Fees for this Field Alteration are:

Original Contract Amt. \$
Previous Approved FAS \$
This Field Alteration \$
Total \$

Eligible (X) Ineligible

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



CONSTRUCTORS

CHANGE PROPOSAL

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

A / E Reference number :

Reference number : FA #13
Proposal date : 3-Feb-2005
Project number : 11097
Proposal number : 24

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

Owner's project number:

ITEM DESCRIPTION

Further work proposed by contractor for FA #13.
See attached FA#13 list of items.

| | | |
|--|--------|-----------------|
| Cost of the work total (SEE ATTACHED PAGE 2) | | \$35,295 |
| General conditions | 10.00% | \$3,530 |
| Supervision (night time/off hours) | | |
| Project management | | \$4,160 |
| Trash removal | | \$350 |
| Clean up/Protection | | \$0 |
| Sub Total: | | \$43,335 |
| Sub-contract bond premium | | \$25 |
| Safety program premium | | \$35 |
| Liability insurance | | \$161 |
| Builders risk | | \$3 |
| Sub Total: | | \$43,559 |
| Fee | 5.00% | \$2,178 |
| Sub Total: | | \$45,737 |
| P&F bond | 1.17% | \$535 |
| Sub Total: | | \$46,272 |
| Sales tax | 0.00% | \$0 |
| TOTAL CHANGE | | \$46,272 |

NOTE: THE ATTACHED CHANGES WILL CONSTITUTE 35 DAYS EXTENSION TO THE CONTRACT PERIOD

Contractor: _____

Owner: _____

Date: _____

Date: _____

Vidal Garcia
Project Manager
Constructors - San Antonio
10100 Reunion Place, Suite 120
San Antonio, TX 78216

John Amos
Project Architect
Ford, Powell and Carson Architects, Inc.
1138 E. Commerce Street
San Antonio, Texas 78205



CONSTRUCTORS

CHANGE PROPOSAL

Project: Municipal Plaza Building Ext. Restoration
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San Antonio, Texas 78205

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Proposal date : 3-Feb-2005
Project number : 11097
Proposal number : 24

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

Owner's project number:

This pricing is being submitted for :

Further work proposed by contractor for FA #13.

See attached FA#13 list of items.

See attached sheet A301.

| VENDOR | WORK DESCRIPTION | EXTENSION |
|-------------------------|--|-----------|
| 1 Arahed Lath & Plaster | Stucco opening in south wall over windows. | \$800 |
| 2 | Grout granite on east handicap ramp. | \$150 |
| 3 Mid Cont. Restoration | Clean, re-point all stone. Patch stone @ 12 locations at Annex Building. | \$34,000 |
| 4 R/J Construction | Increase counterweight at fire escape stairs and paint. | \$345 |
| 5 | | |
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| 7 | | |
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| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 By Owner | Light fixtures, storefront window seals, replace missing stars on plaques. | |

COST OF THE WORK - TOTAL \$35,295