

**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: Henry B. Gonzalez Convention Center Partial Re-Roofing
DATE: September 8, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the proposal, appropriates funds, and amends a professional service agreement in the amount of \$28,185 payable to Chesney Morales & Associates, Inc., a MBE/SBE firm, for additional architectural and engineering services, authorizes \$2,818.50 for Project Contingency, and \$2,260 for Environmental Services costs, for an overall total amount of \$33,263.50 for the re-roofing and exterior waterproofing of the Universidad Nacional Autonoma De Mexico, in connection with the Henry B. Gonzalez Convention Center Partial Re-Roofing project located in Council District 1, an authorized 2004 B Hotel Occupancy Tax Revenue Bond funded project.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The scope of this project provides for the cleaning, repair, and resurfacing of the existing roofing on older portions of the Henry B. Gonzalez Convention Center. The additional services are necessary for the re-roofing and exterior waterproofing of the Universidad Nacional Autonoma De Mexico, which was previously removed from the project scope due to lack of funding.

This ordinance accepts the proposal and amends the professional services agreement with Chesney Morales & Associates, Inc., and appropriates and authorizes compensation in the amount of \$28,185 for additional architectural and engineering services for the Universidad Nacional Autonoma De Mexico, provides for \$2,818.50 in project contingency and \$2,260 for environmental services.

A previously executed professional service agreement in the amount of \$194,541 with Chesney Morales & Associates, Inc., was approved by City Council on January 6, 2005, through Ordinance No. 100213. This ordinance will increase the total amount approved for this contract to \$224,986.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to complete previously approved 2004 B Hotel Occupancy Tax Revenue Bond funded Capital Improvement Projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget in the amount of \$33,263.50 and is included in the FY 05-10 Capital Improvement Program Budget. Funds in the amount of \$33,263.50 are available from 2004 B Hotel Occupancy Tax Revenue Bonds and are authorized payable and appropriated as follows:

\$28,185.00	payable to Chesney Morales & Associates, Inc. for additional architectural and engineering services
\$ 2,818.50	payable for Project Contingency
\$ 2,260.00	payable for Environmental Services cost

COORDINATION

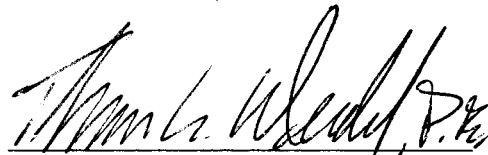
This request for ordinance has been coordinated with the Office of Management and Budget, the Convention Facilities Department, and the Finance Department.

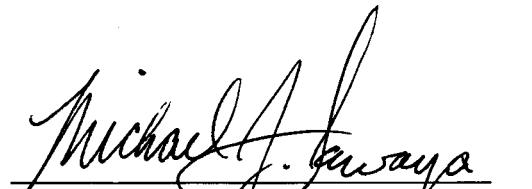
SUPPLEMENTARY COMMENTS

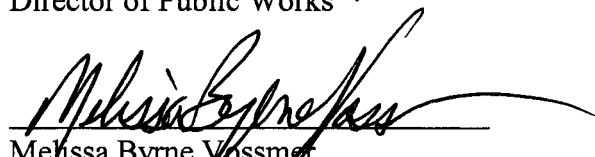
The Discretionary Contracts Disclosure Form required by the Ethics Ordinance is attached.

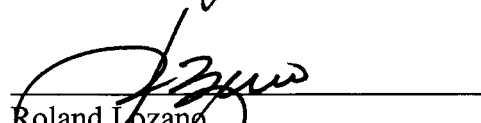
ATTACHMENTS


1. Project Map
2. Consultant's Proposal
3. Discretionary Contracts Disclosure Form

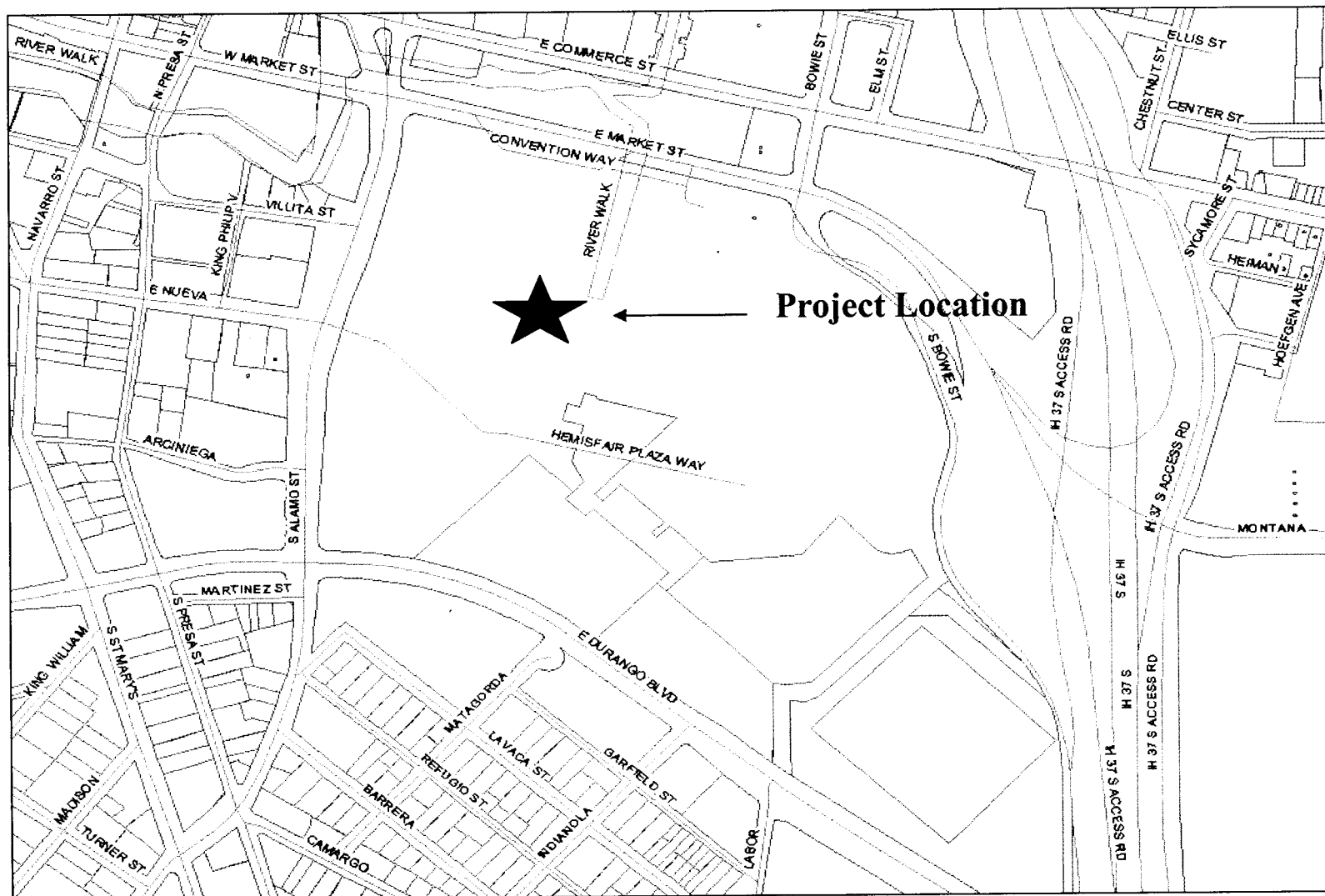

Thomas G. Wendorf, P.E.
Director of Public Works


Michael Sawaya
Director of Convention Center Facilities


Melissa Byrne Vossmer
Assistant City Manager


Roland Lozano
Assistant to the City Manager


J. Rolando Bono
City Manager



Universidad Nacional Autonoma De Mexico (UNAM)
600 Hemisfair Park
Council District No.1



G.I.S. Location Map

**Chesney
Morales ARCHITECTS/PLANNERS
& Associates, Inc.**

4901 Broadway, Suite 250
San Antonio, Texas 78209
(210) 828-9481 (210) 828-9719 (FAX)

July 7, 2005 (Revised July 18, 2005)

City of San Antonio
City Architect's Office
114 W. Commerce, 8th Floor
San Antonio, Texas 78205-2413
Attn: Mr. Gerlach Laven, Architect

**RE: Fee Proposal For The Re-roofing and Exterior Waterproofing of The
Universidad Nacional Autonoma De Mexico**

Dear Mr. Laven,

We are pleased to the following proposal for Design Services for the re-roofing of The Universidad Nacional Autonoma De Mexico.

- Basic A/E Design Services fixed fee.....27,775.00
(Basic A/E Design Services fixed fee based on a Probable Construction Cost of \$308,607.00)
- Investigative Services fee.....410.00
- Environmental Services.....2,260.00

We have reviewed the scope and as-built drawings. As we understand the scope, we propose the following:

A/E Design Services will include:

1. Field Measure / Verification of the existing UNAM building.
2. Develop base plans for the re-roofing of the UNAM building.
3. Provide Design Development and Construction Document for this project.
4. Provide standard bidding, negotiation, and basic Construction Administration for this project.
5. Submit for HDRCC review if required.

Refer to attached Opinion of Probable Cost

Reimbursables, such as postage, deliveries, overnight deliveries, mileage, etc. are included in our fee and are billed monthly at cost.

A/E FEE PER PHASE

Fees are due upon completion of each Phase.

Programming Phase	5% of A/E Fee*
Schematic Design	15% of A/E Fee*
Design Development	15% of A/E Fee*
Construction Documents	40% of A/E Fee*
Bidding/Negotiation	5% of A/E Fee
Construction Administration	20% of A/E Fee

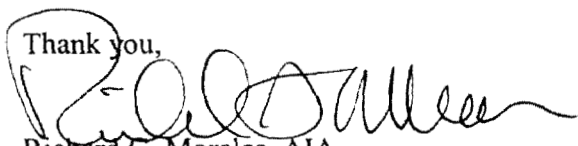
* An Opinion of Probable Cost will be submitted with the plans at the end of each phase for your review. Your approval of the plans and opinion of probable cost will be required prior to beginning the next phase of design. This will help ensure that your project is progressing according to scope and within budget.

If required, additional services beyond the Scope of the Work would be billed at an hourly rate as follows:

Principal	\$125.00 per hour
Staff Architect	\$100.00 per hour
Project Manager	\$ 75.00 per hour
Cad Manager	\$ 65.00 per hour
Interior Designer	\$ 60.00 per hour
Cad Technician	\$ 50.00 per hour
Secretary	\$ 25.00 per hour

Please review this proposal and call me with any questions you may have. We are delighted to be involved with the City of San Antonio and look forward to beginning this project with you.

Thank you,



Richard G. Morales, AIA

President of

Chesney-Morales & Associates, Inc.

CC: File
RGM/REB

HENRY B. GONZALES CONVENTION CENTER - UNAM Waterproofing

July 18, 2005

OPINION OF PROBABLE COST

Item	Cost	Description	Cost	
1. ESTIMATED CONSTRUCTION COST				
a. Reroofing/Water Repellant of UNAM		Reroofing Construction Cost	\$308,607	
		Estimated Roofing Construction Costs Subtotal		\$308,607
b. Hazardous Material Abatement		Abatement Cost	\$7,150	
		Estimated Abatement Subtotal		\$7,150
2. FEES				
a. A/E Design Basic Services				
i. UNAM - A/E Fee Basic Services		9% of \$308,607 Roofing Construction Cost	\$27,775	
		A/E Design Basic Services Subtotal		\$27,775
b. Investigative Services				
i. Roof Cores (3 samples)			\$410	
		Investigative Services Subtotal		\$410
c. Environmental Services				
i. Hazardous Material Roof Survey			\$1,800	
ii. Hazardous Materials Work Plan			\$900	
iii. Construction Phase Air Monitoring			\$1,360	
		Environmental Services Subtotal		\$4,060
d. Reimbursables		Allowance	\$1,200	
		Reimbursables Subtotal		\$1,200
3. CONTINGENCY				
a. A/E Design Fee Contingency		10% of Total A/E Basic Services Fee	\$2,777	
		Contingency Subtotal		\$2,777
4. MISCELLANEOUS COSTS				
a. Capital Administrative Costs		7% of A/E Design Basic Services	\$1,944	
b. Advertising		Allowance	\$800	
		Miscellaneous Cost Subtotal		\$2,744
Total Estimated Construction Cost, Fees, Contingency, and Miscellaneous Costs			Grand Total	\$354,723

City of San Antonio
Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.*

(1) Identify any individual or business entity¹ that is a **party** to the discretionary contract:

Chesney-Morales & Associates, Inc

(2) Identify any individual or business entity which is a **partner, parent** or **subsidiary** business entity, of any individual or business entity identified above in Box (1):

☒ No partner, parent or subsidiary; or

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

(3) Identify any individual or business entity that would be a **subcontractor** on the discretionary contract.

☒ No subcontractor(s); or

List subcontractors:

(4) Identify any **lobbyist** or **public relations firm** employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

☒ No lobbyist or public relations firm employed; or

List lobbyists or public relations firms:

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

City of San Antonio
Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.*

(5) Political Contributions

List all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made to any *current or former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☒ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:


(6) Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☒ Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: President Company or D/B/A: Chesney-Morales & Assoc	Date: 08/16/2005
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² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.