

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

CONSENT AGENDA
ITEM NO. 21

TO: Mayor and City Council

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

SUBJECT: Medical Center Area Senior Multi-Services and Health Center

DATE: November 3, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the proposal and amends a professional service agreement in the amount of \$175,930 payable to Chesney, Morales & Associates, Inc., an MBE firm, for architectural services, authorizes \$17,593 for Project Contingency, \$13,547 for Capital Administrative fees and \$2,000 for Advertising Expenses for a total ordinance amount of \$209,070, in connection with the Medical Center Area Senior Multi-Services and Health Center project, an authorized 2003-2007 General Obligation Public Health and Safety Improvements Bond project, located at 2219 Babcock in the Medical Center Area in Council District 8, which is a collaborative effort between Bexar County and the City.

Staff recommends approval of this Ordinance.

BACKGROUND INFORMATION

This project will provide for the renovation of a 24,772 square-foot former Children's Shelter that was purchased by the City of San Antonio. The adaptive reuse of this facility will provide services to senior citizens offered by multiple City departments and Bexar County. The Department of Community Initiatives will provide meals, activities and counseling services for senior citizens. The Health Department will provide directly or through partnerships counseling services, immunization services (foreign travel, and domestic) nursing support, health and well being education. Bexar County will also provide assistance on information regarding utility assistance programs, senior safety and guardianship services. Collaboration between the City and Bexar County will be formalized by an Interlocal Agreement, which will be brought before City Council for approval at a later date.

The first phase of this project, which includes re-roofing, abatement of mold, lead and asbestos, repainting the exterior and stabilizing soil retainers is currently in progress. Construction of renovations is anticipated to begin in March of 2006 and to be completed in December of 2006.

Additional funding from Community Development Block Grant funds and U.S. Department of Housing and Urban Development (HUD) funds now provides for the implementation of the second phase of the project. The second phase provides for a field measure; developing base plans for the existing building; providing design development and construction documents for the project; and organizing standard bidding, negotiation, and basic construction administration for the project. This ordinance authorizes compensation in the amount of \$175,930 payable to Chesney, Morales & Associates, Inc., for these additional professional architectural services and authorizes \$17,593 for project contingency, \$13,547 for capital administrative fees and \$2,000 for advertising expenses. The consultant's proposal is included herein as Attachment 2.

A previously executed professional service agreement with Chesney, Morales & Associates, Inc., was approved by Ordinance no. 99350 on June 10, 2004 and authorized \$110,000 for professional architectural programming and design build plans. Subsequent City Council action on May 19, 2005, through Ordinance No. 100880, increased the contract amount to \$255,603. This ordinance will increase the total amount approved for this contract to \$431,533.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to participate in the development and construction of 2003-2007 General Obligation Public Health and Safety Improvement Bonds.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the FY 06-11 Capital Program Budget. Funds in the amount of \$209,070 are available from 2003-2007 General Obligation Public Health and Safety Improvement Bond funds and are appropriated and authorized payable as follows:

\$ 175,930.00	payable to Chesney, Morales & Associates, Inc. for architectural and sub-consultant services
\$ 17,593.00	for Project Contingency
\$ 13,547.00	for Capital Administrative fees
\$ 2,000.00	for Advertising Expenses

COORDINATION

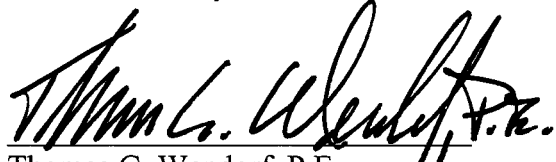
This request for ordinance has been coordinated with the Finance Department, the Office of Management and Budget, the Community Initiatives Department, the Health Department and Bexar County.

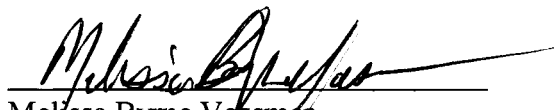
SUPPLEMENTARY COMMENTS

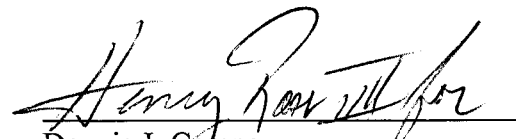
The Discretionary Contracts Disclosure Form required by the Ethics ordinance is attached.

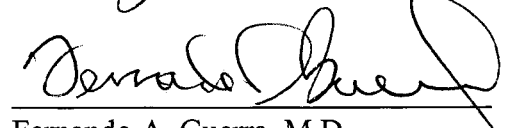
ATTACHMENTS

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


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

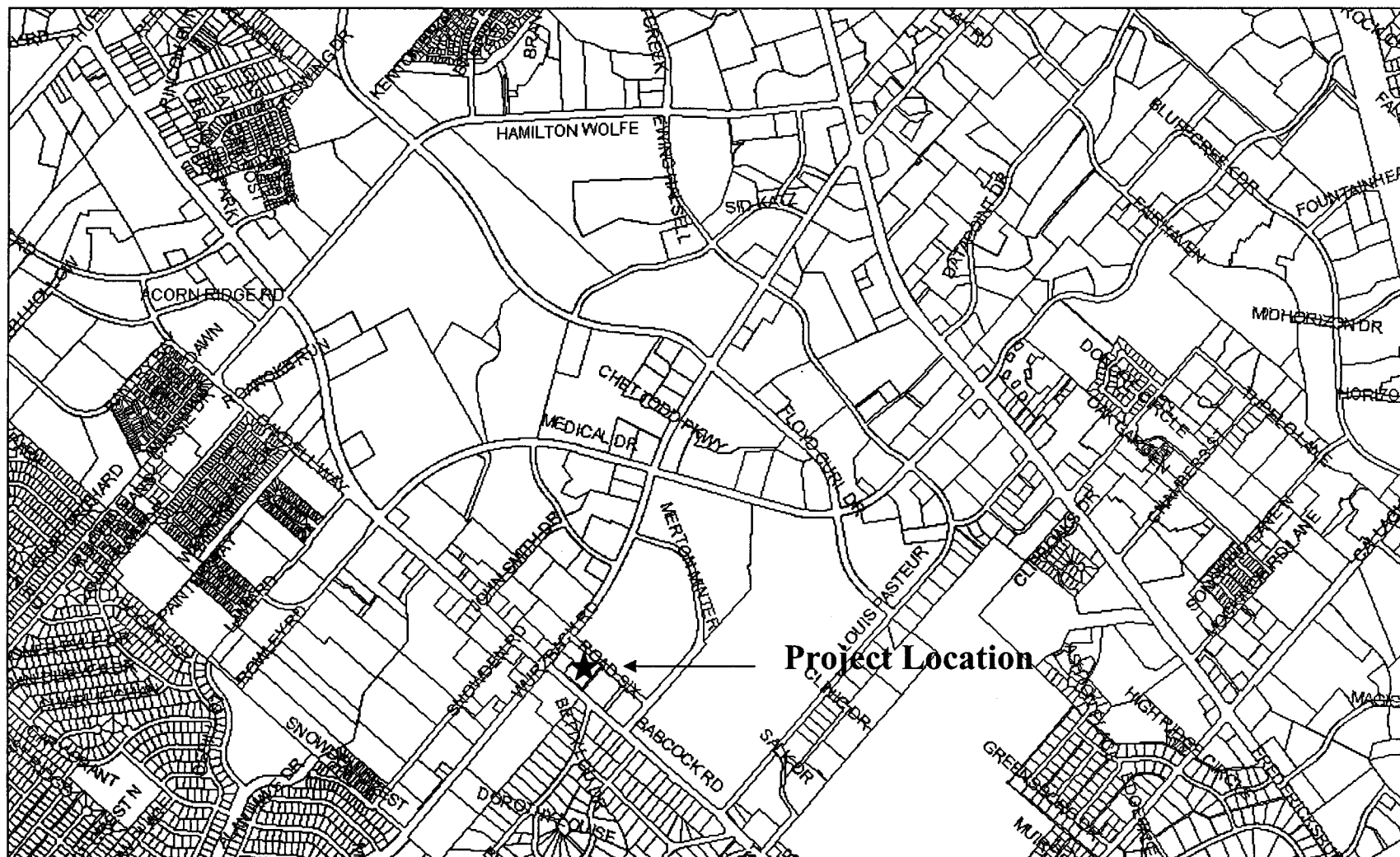

Melissa Byrne Vossmer
Assistant City Manager


Dennis J. Campa
Director of Community Initiatives


Fernando A. Guerra, M.D.
Director of Health

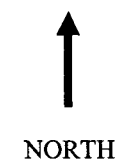

Frances A. Gonzalez
Assistant City Manager


+ J. Rolando Bono
City Manager



Medical Center Area
 Senior Citizen Health Center
 Council District No. 8

G.I.S. Location Map



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

4901 Broadway / Suite 250
San Antonio, Texas 78209
210-828-9481 Fax 210-828-9719

December 27, 2004
Revised: April 12, 2005
Second Revision: April 27, 2005
Third Revision: May 5, 2005
Fourth Revision: June 21, 2005
Fifth Revision: June 24, 2005
Sixth Revision: September 22, 2005
Seventh Revision: October 13, 2005

Mr. Bill Hensley
City Architect
City of San Antonio
114 West Commerce 8th Floor
San Antonio Texas 78205

RE: Fee Proposal For The Renovation of 24,772 Sq. Ft.
of the Bob Ross Senior Health Center

Dear Mr. Hensley:

We are pleased to submit the following proposal for Design Services for the Renovation to the Bob Ross Senior Health Center. The building is approximately 24,772 Sq. Ft., with an A/E Construction Budget of \$2,928,040.00 (which includes alternates) for the building and site, plus \$228,000.00 for the mold and asbestos, for a total budget of \$3,156,040.00

- | | |
|--|--------------|
| • Basic A/E Design Services fixed fee | \$248,883.00 |
| • Additional Service Fees (see attachment) | \$ 15,000.00 |

A/E Design Services will include:

1. Field Measure / Verification of the existing Building.
2. Develop base plans for the existing 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.

A/E FEE PER PHASE

Fees are due upon completion of each Phase

Schematic Design	15% of A/E Fee*
Design Development	20% 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 Architect	\$ 75.00 per hour
Cadd Manager	\$ 65.00 per hour
Interior Designer	\$ 60.00 per hour
Cadd 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.

Sincerely,

CHESNEY MORALES & ASSOCIATES, INC



Richard G. Morales, AIA
NCARB Certified

RGM/vem

Enclosure(s)

ADDITIONAL SERVICE FEES

Additional Services to include printing, abating, window(s) survey, GeoTechnical services, and GeoTechnical Construction Administration.

TOTAL \$15,000.00

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:

Richard G. Morales

(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:

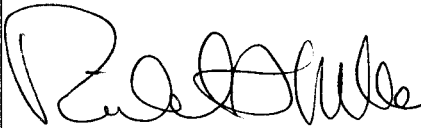
(6) Disclosures in Proposals

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 & Associates, Inc.	Date: October 12, 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.