

**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: Cody Library Parking Lot Expansion - Field Alteration Number 2

DATE: November 17, 2005

**SUMMARY AND RECOMMENDATIONS**

This ordinance approves Field Alteration Number 2 in the amount of \$7,121.99 payable to RAM Building Services, L.L.C., and authorizes an additional \$1,000.00 for project contingency for a total ordinance amount of \$8,121.99 in connection with the Cody Library Parking Lot Expansion Project, an authorized 2003-2007 General Obligation Bond funded project, located in Council District 8.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

This project provides for the construction of a new parking lot expansion at the Cody Library located at 11441 Vance Jackson in Council District 8. The existing parking lot has 39 parking spaces and the parking lot addition will add 28 additional parking spaces for a total of 67 parking spaces. Project construction began in July of 2005 and was completed in September of 2005.

This ordinance authorizes Field Alteration Number 2, in the amount of \$8,121.99 to pay for additional electrical conduit and telephone wiring repairs due to their embedment within concrete that was scheduled to be demolished, the addition of a metal railing at the handicapped curb ramp for compliance with the ADA, and the replacement of existing damaged asphalt located at the handicapped parking area. The project contingency of \$1,000 will be used to provide necessary loading zone signage and striping necessary for designating a library book truck delivery area. Field Alteration Number 2 is incorporated herein as Attachment 2.

A previously executed contract with RAM Building Services, L.L.C. for the Cody Library Parking Lot Expansion project in the amount of \$182,258.72 was approved by City Council on June 23, 2005, through Ordinance No. 101061. Subsequent field alterations have increased the contract amount to \$195,454.40. This field alteration will increase the total contract amount to \$202,576.39. RAM Building Services, L.L.C. has completed the construction project and a ribbon-cutting ceremony occurred at the Cody Branch Library on October 17, 2005.

## **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 Bond funded projects.

## **FISCAL IMPACT**

This is a one-time capital improvement expenditure within budget and included in the FY 06-11 Capital Improvement Program Budget. Funds in the amount of \$8,121.99 are available from 2003-2007 General Obligation Library Improvement Bonds and are appropriated and authorized payable as follows:

\$ 7,121.99 payable to RAM Building Services, L.L.C. for construction expenses

\$ 1,000.00 for Project Contingency

## **COORDINATION**

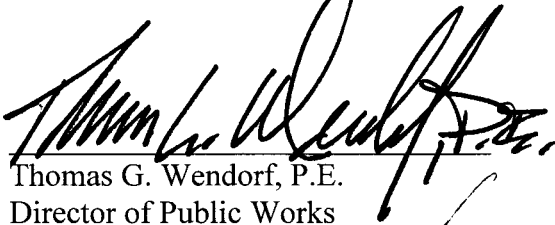
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, and the Library Department.

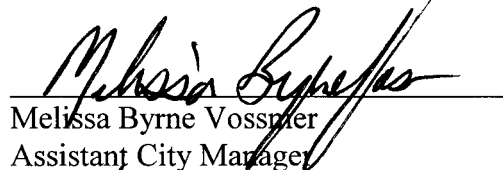
## **SUPPLEMENTARY COMMENTS**

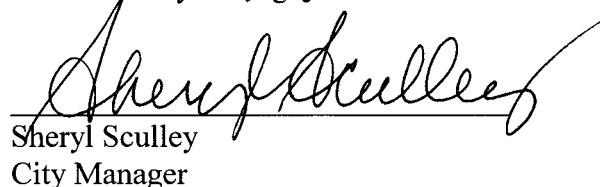
A Discretionary Contracts Disclosure Form is not required.

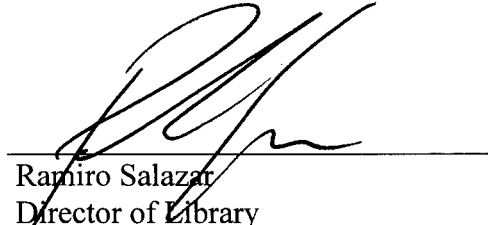
## **ATTACHMENTS**


1. Project Map
2. Field Alteration Number 2

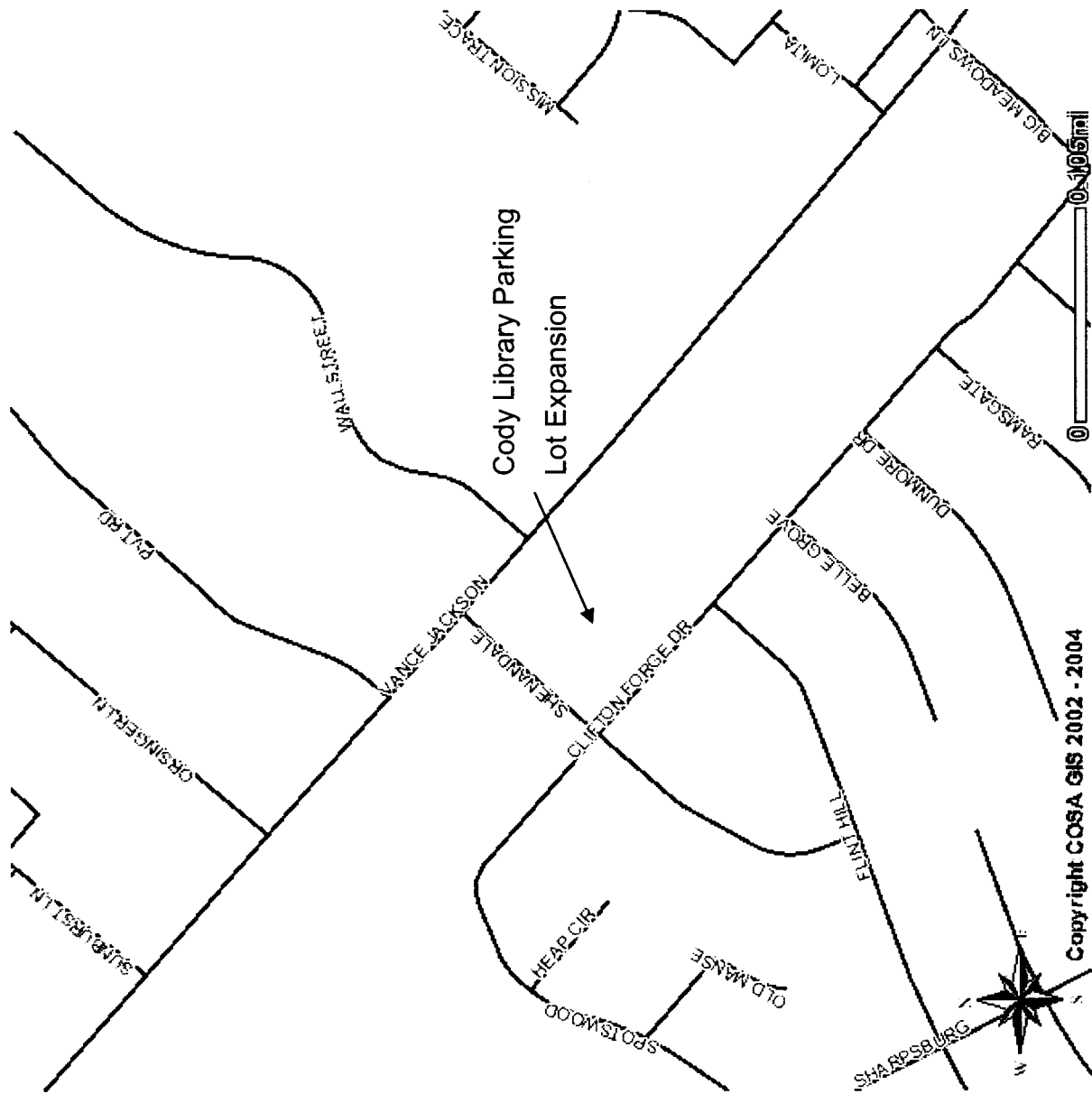
  
Thomas G. Wendorf, P.E.  
Director of Public Works

  
Melissa Byrne Vossmer  
Assistant City Manager

  
Sheryl Sculley  
City Manager

  
Ramiro Salazar  
Director of Library

  
Frances A. Gonzalez  
Assistant City Manager





CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
FIELD ALTERATION REQUEST

Attachment #2  
Field Alteration No. 2

Form PW-15  
Rev. 5/2005  
(Submit 2 Originals)

Date Prepared: Oct. 19, 2005 Field Alteration No. 2 Project No. 04-00109  
Project Name: Cody Branch Library Parking Lot Expansion  
(Project Name as shown on the Work Project Authorization)

The revision or amendment described below is to the work originally or previously specified is hereby requested, including all changes in costs. (Describe work to be added or deleted, including SAP Material number. Attach a revised plan sheet affected or drawings.)  
**Repairs to underground electrical conduit and telephone wiring due to embedment within concrete that was scheduled to be demolished, the addition of a metal railing at the handicapped curb ramp for compliance with the ADA, and the replacement of existing damaged asphalt located at the handicapped parking area.**

Justification for Proposed Alteration (Describe in detail why this work is to be added or deleted. Use attachments if necessary.):  
**Costs associated with miscellaneous repairs and compliance with with ADA requirements.**

Field Alteration will result in change to Contract Cost as: ☒ Increase ☐ Decrease \$ 7,121.99  
Field Alteration will result in change to Contract Days as: ☒ Increase ☐ Decrease # Days 0  
(To be negotiated by the Contractor and the City.) ☐ Working Days ☒ Calendar Days

REQUESTED BY:

City, Consulting Engineer/ Architect. Other (Please Specify) \_\_\_\_\_  
Address \_\_\_\_\_

Date \_\_\_\_\_

Julio C. Ramon, Sr.

Contractor Julio C. Ramon, Sr.

Title: President

Firm: Ram Building Services, LLC

10/20/05  
Date

RECOMMENDED BY:

Consultant (Project Engineer/Architect Only) \_\_\_\_\_

Date \_\_\_\_\_

Firm: THE ARIZPE GROUP, INC.

Others: \_\_\_\_\_

(If required; i.e., City Dept., S.A.W.S., etc.) \_\_\_\_\_

Date \_\_\_\_\_

COSA Project Manager

Date \_\_\_\_\_

William E. Krause, COSA Capital Programs Manager

Date \_\_\_\_\_

APPROVED BY:

Leopoldo P. Cervantes, P.E.  
Acting City Engineer

Date \_\_\_\_\_

Thomas G. Wendorf, P.E. (If over \$25,000)  
Director of Public Works

Date \_\_\_\_\_

-----FOR CITY USE ONLY-----

Ordinance Required: ☐ Yes ☐ No ☐ FA Amount \$25,000 (+ or -) ☐ Additional funds required \$ \_\_\_\_\_

WBS Element: \_\_\_\_\_

WBS Element: \_\_\_\_\_

Original Contract Amount: \$ \_\_\_\_\_

Construction Contingency Fund: \$ \_\_\_\_\_

Previous Approved FAs: \$ \_\_\_\_\_

Previous Approved FA: \$ \_\_\_\_\_

This Field Alteration: \$ \_\_\_\_\_

This Field Alteration: \$ \_\_\_\_\_

Total: \$ \_\_\_\_\_

Total Field Alterations: \$ \_\_\_\_\_

Balance: \$ \_\_\_\_\_

Fund #: \_\_\_\_\_

Ordinance #: \_\_\_\_\_

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

Purchase Requisition # \_\_\_\_\_ Contract # \_\_\_\_\_

Purchase Order # \_\_\_\_\_

NOTE: This form is a local government record and shall be retained in accordance with the provisions of the Local Government Code, Section 201. Provide two (2) originals with supporting documents.



# **RAM Building Services, LLC**

300 Western Park  
San Antonio, Texas 78228  
210-435-2000 Fax 210-435-2030  
[mail@rambuildingservices.com](mailto:mail@rambuildingservices.com)

As 3(a), SBE, HubZone, SBE, DBE, MBE Certified Contractor

Description	Quantity	Unit	Unit price	Total
Additional red striping per Haley @ library	1	ls	\$ 150.00	\$ 150.00
Add'l cost for electrical repairs @ existing conduit embedded in sidewalk that was removed by change order @ entry	1	ls	\$ 900.00	\$ 900.00
Add'l cost for SBC repairs @ existing wire embedded in sidewalk that was removed by change order @ entry (estimated)	1	ls	\$ 900.00	\$ 900.00
Seal coating @ new asphalt patches per Dale Lange	1	ls	\$ 450.00	\$ 450.00
Add'l asphalt repair @ new handicap ramp @ entry - per TAG, Inc.	1	ls	\$ 850.00	\$ 850.00
Subtotal				\$ 3,250.00
Overhead @ 10%				\$ 325.00
Subtotal				\$ 3,575.00
Profit @ 15%				\$ 536.25
Subtotal				\$ 4,111.25
Bond @ 2.5%				\$ 102.78
Subtotal				\$ 4,214.03
Add'l cost for overrun of \$15,000 mechanical allowance (submitted to Chris Ahumada @ TAG, Inc.)	1	ls	\$ 2,379.96	\$ 2,379.96
Total				\$ 6,593.99

Julio Ramon  
RAM Building Services, LLC  
300 Western Park  
San Antonio, Texas  
210-435-2000  
Fax 210-435-2030



**RAM Building Services, LLC**

300 Western Park  
San Antonio, Texas 78228  
210-435-2000 Fax 210-435-2030  
[mail@rambuildingservices.com](mailto:mail@rambuildingservices.com)

As 8(a), SDB, HubZone, SBE, DBE, MBE Certified Contractor

**TO:** Mr. J Randle Ramseur  
The Arizpe Group, Inc.  
1802 NE Loop 410, Suite 106  
San Antonio, TX 78217  
Fax 210-930-6997 Ph. 210-930-6999

**FROM:** Julio Ramon

**DATE:** October 7, 2005

**RE:** Cody Library Parking Lot Expansion

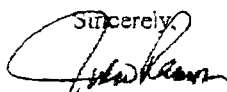
**Cc:**

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This proposal shall cover all costs for labor, equipment, materials and subcontract costs to install one handrail at the ADA ramp, Cody Library. The handrail will be manufactured and installed per drawings.

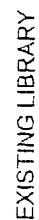
**Total Cost for work as described above for one location.....\$528.00**

Thank you for the opportunity to provide you with this proposal. Please do not hesitate to call on us should you need additional information.

Sincerely,  
  
Julio Ramon

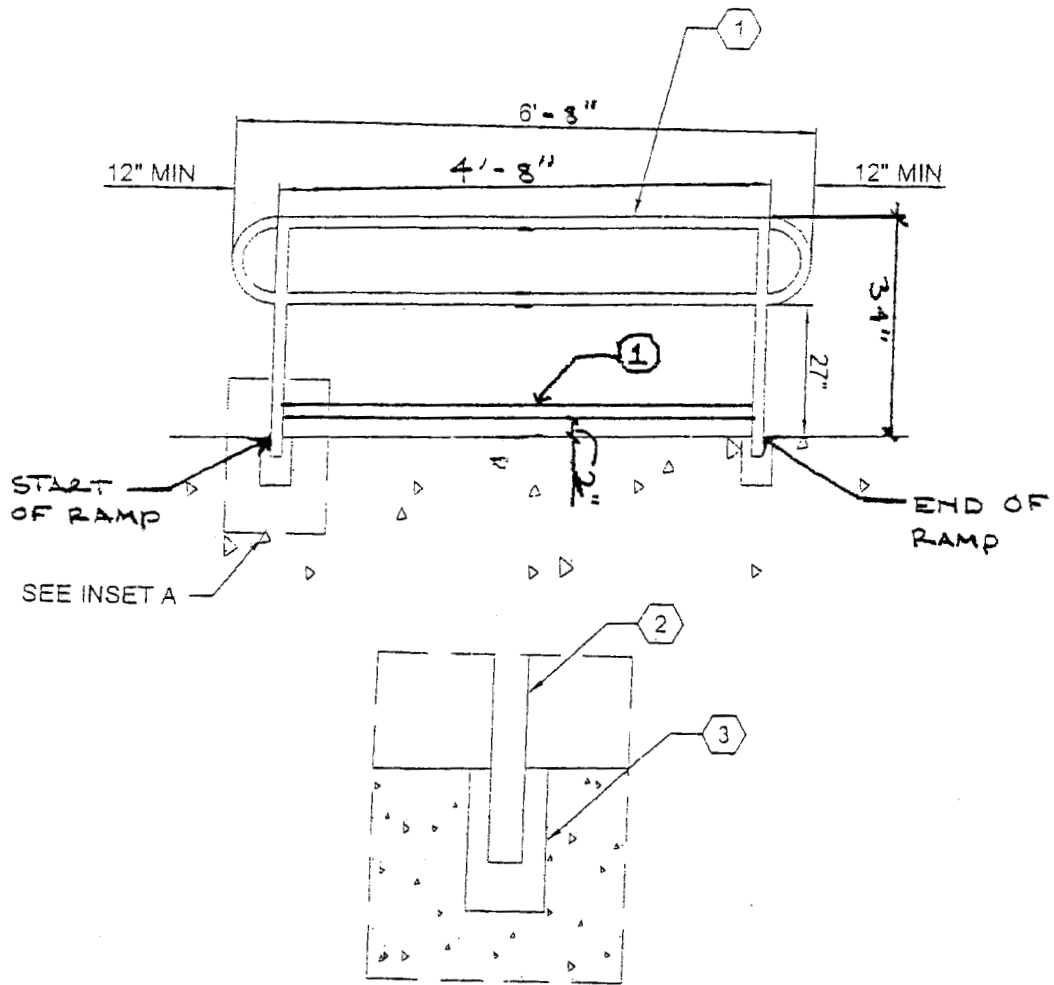
Received Time Oct.13. 8:39AM

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 之機器  
 也



# NEW HANDRAIL

ELEVATION



INSET A  
N.T.S.

## KEYED NOTES

- ① 1 3/4" GALVANIZED STEEL TUBING WITH WELDED SMOOTH JOINTS.
- ② 1 3/4" GALVANIZED STEEL TUBING POST OF HANDRAIL.
- ③ 2 3/4" GALVANIZED STEEL TUBE SLEEVE IMBEDDED IN CONCRETE.

HANDRAIL  
N.T.S.