

**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: Medical Center Area Senior Multi-Services & Health Center Re-roofing

DATE: February 9, 2006

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the lowest responsive bid, appropriates funds, and awards a construction contract in the amount of \$596,310.00 payable to Bentley Sheet Metal & Roofing Co., Inc., and authorizes \$59,631.00 for Project Contingency \$45,915.87 for Capital Administrative Costs and \$2,000.00 for Advertising Expenses, and approves Field Alteration No. 1, deducting \$148,620.00 for architectural modifications, for a total ordinance amount of \$555,236.87 in connection with the re-roofing of the Bob Ross Multi-Service Health and Resource Center project, an authorized HUD 108 Loan funded 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 the approval of this ordinance.

BACKGROUND INFORMATION

The first phase of this project includes re-roofing the existing flat roof in its entirety. The built-up ballast roof is near the end of its life cycle and shows significant signs of deterioration. Additionally, all gutters will be replaced. This project is scheduled to begin construction in February of 2006 and to be completed by May of 2006.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in October of 2005. In addition, the bid announcement was made on TVSA, through the Small Business Economic Development Advocacy (SBEDA) Office and the Dodge Report. Plans were also available for review by potential bidders at the office of Chesney, Morales & Associates, Inc., located at 4901 Broadway, Suite 250, San Antonio, Texas 78209. Bids for this project were opened on November 30, 2005 and two (2) firms responded. Of these Bentley Sheet Metal & Roofing Co., Inc., submitted the lowest responsive bid. Bentley Sheet Metal & Roofing Co., Inc. currently has no active contracts with the City. A matrix of the bid outcome is included herein as Attachment 2.

The Economic Development Department has reviewed and approved the Good Faith Effort Plan submitted by Bentley Sheet Metal & Roofing Co. and the contractor has committed that none of the work to be provided under this contract shall be completed by a MBE firm, WBE's or AABE's. The Memorandum from the Economic Development Department is included herein as Attachment 3.

This ordinance also authorizes Field Alteration Number 1, in the deductive amount of \$148,620.00 for architectural modifications that include the deletion of the proposed HVAC system that were part of the original construction documents. Field Alteration Number 1 is incorporated herein as Attachment 4.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to participate in the development and construction of HUD 108 Loan funded project.

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 \$376,000.00 are available from Community and Development Block Grant funds and \$179,506.87 are available from HUD 108 Loan funded project funds. Funds are authorized to be appropriated and payable as follows:

\$ 447,690.00	payable to Bentley Sheet Metal & Roofing Co., Inc. for construction services
\$ 59,631.00	for Project Contingency
\$ 45,915.87	for Capital Administrative Costs
\$ 2,000.00	for Advertising Expenses

COORDINATION

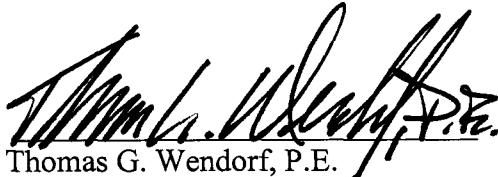
This request for ordinance has been coordinated with the Finance Department, the Office of Management and Budget, the Community Initiatives Department, the Health Department and Bexar County.

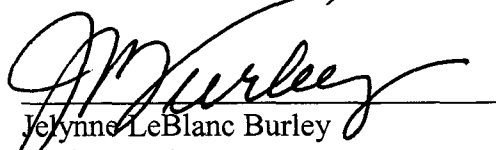
SUPPLEMENTARY COMMENTS

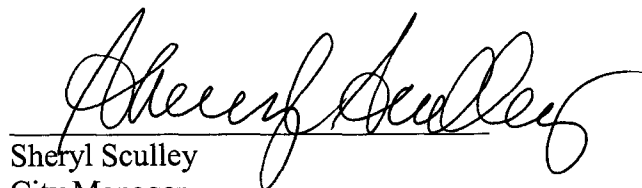
This construction contract was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ATTACHMENTS

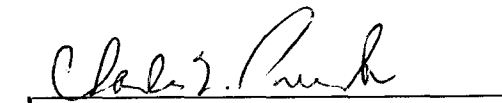
- 1.) Project Map
- 2.) Bid Tab
- 3.) Memo from the Economic Development Department dated January 19, 2006.
- 4.) Field Alteration No. 1

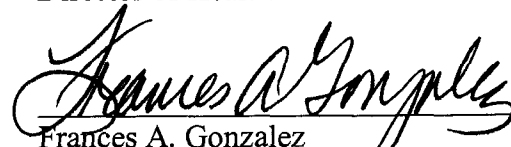

Thomas G. Wendorf, P.E.
Director of Public Works

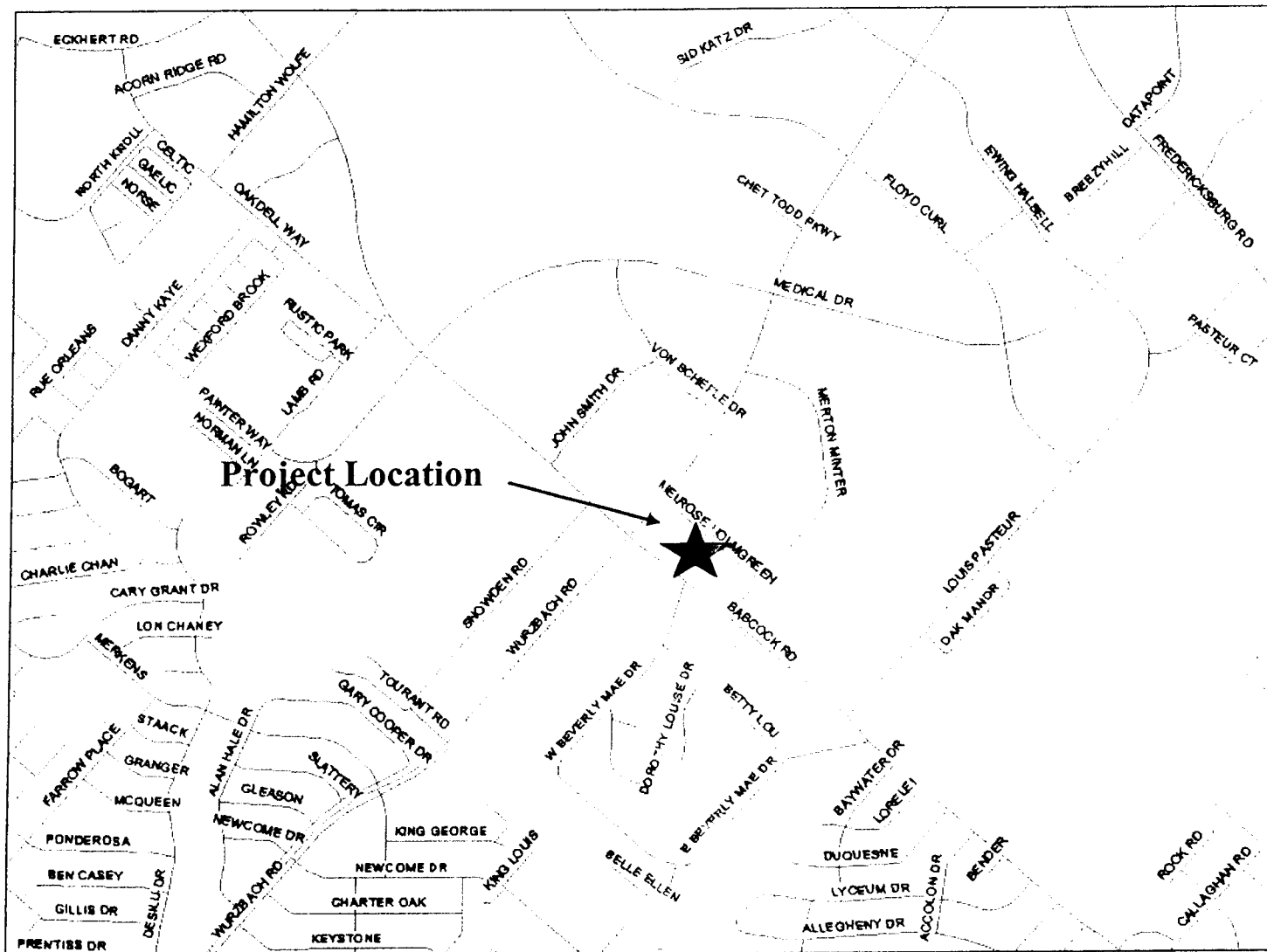

Jelynnne LeBlanc Burley
Assistant City Manager


Sheryl Sculley
City Manager


Dennis J. Campa
Director of Community Initiatives

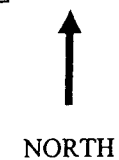

Fernando A. Guerra, M.D.
Director of Health


Frances A. Gonzalez
Assistant City Manager



**Reroofing Of Bob Ross Senior Multi-Service Health And
Resource Center**
2210 Babcock Road
Council District No.8

G.I.S. Location Map



Attachment 1
G.I.S. Location Map



M E M O R A N D U M
C I T Y A R C H I T E C T S O F F I C E

DATE: January 9, 2006

TO: William Krause, Capital Programs Manager

FROM: William Hensley, Assistant City Architect

SUBJECT: Reroofing of Bob Ross Senior Multi-Service Health and Resource Center

Bids opened and received: **November 30, 2005**

BID TABULATION

No.	CONTRACTOR	BASE BID	NO ADDITIVES ON THIS BID			TOTAL
01	Bentley Sheet Metal & Roofing Co., Inc	\$ 596,310				\$ 596,310
02	Ranger Contracting. Inc.	\$ 537,500				\$ 537,500

Plans and specifications prepared by:

Chesney Morales and Associates, Inc.
4901 Broadway, Suite 250
San Antonio, Texas 78209
210.828.9481

City of San Antonio
Economic Development Department
Interdepartmental Memorandum

TO: Maria Villagomez, Public Works Department

FROM: Manuel Longoria, Jr., Assistant Director, Economic Development Department

COPIES: Maggie Flores Scheppers; Anita Uribe Martin; File

SUBJECT: Good Faith Effort Plan Submitted for the Public Works Capital Improvement Project: **BOB ROSS SENIOR MULTI-SERVICE HEALTH CENTER RE-ROOFING**

DATE: January 19, 2006

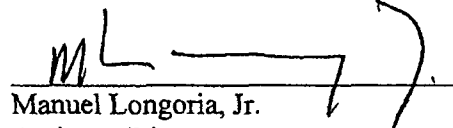
We have reviewed the Good Faith Effort Plan for the Public Works Capital Improvement Project: **BOB ROSS SENIOR MULTI-SERVICE HEALTH CENTER RE-ROOFING**. The apparent low bidder has submitted contract amounts, which are reflected in the accurate percentages below.

We have worked with the prime contractor, Bentley Sheet Metal & Roofing Co., to seek subcontracting opportunities for the project. However, due to a change in the scope of work, the prime contractor has not been able to find sub-contracting opportunities and will be completing the entire roofing project in house.

Bentley Sheet Metal & Roofing is a local company and we are working with them to get certified as a Small Business Enterprise.

<u>Total Project Cost</u>					
\$437,190					
FIRM	CERTIFIED	MBE	WBE	AABE	GFEP
BENTLEY SHEET METAL & ROOFING CO., INC.	NO	0%	0%	0%	Approved

If there are any questions, please feel free to contact Anita Martin at (210) 207-3900.


Manuel Longoria, Jr.
Assistant Director
Economic Development Department

ML\ma



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
FIELD ALTERATION REQUEST

Form PW-15
Rev. 5/2005
(Submit 4 Originals)

Date Prepared: 1/10/06

Field Alteration No. 1
Medical Center Area

City Project No. 38-00110
36-00101

Project Name: **Re-Roofing of Bob Ross Senior Multi-Service Health and Resource Center**
(Project Name as shown on the Work Project Authorization)

2006 JAN 27 PM 1:19

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.)

Refer to hereto attached letter from Bentley Sheet Metal & Roofing Company, Inc.
Dated: January 6, 2006

\$ 148,620.00 T.W. JAN 2006

Field Alteration will result in change to Contract Cost as: ☐ Increase ☒ Decrease \$ ~~159,120.00~~
Field Alteration will result in change to Contract Days as: ☐ Increase ☐ Decrease # Days N/A
(To be negotiated by the Contractor and the City.) ☐ Working Days ☒ Calendar Days

REQUESTED BY:

City, Consulting Engineer/ Architect, Other (Please Specify) Date

William A. Hensley

Ted Bentley

Title: President

Firm: Bentley Sheet Metal & Roofing Co., Inc.

RECOMMENDED BY:

Consultant (Project Engineer/Architect Only) Date

Firm: Chesney-Morales & Associates, Inc.

William A. Hensley, COSA Architect, Project Manager Date

Others:

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

Cindy Schoenmakers

Dept. of Community Initiatives

Kent Hickenbottom, P. E. COSA Date

APPROVED BY:

Leopold Cervantes, P.E. 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.