

Agenda item #12

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

TO: Sheryl Sculley, City Manager

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

SUBJECT: Library Improvements, Phase 2

DATE: June 1, 2006

SUMMARY AND RECOMMENDATIONS

An Ordinance accepting the lowest responsive bid, appropriating funds, and awarding a construction contract in the amount of \$670,000.00 payable to 3TI, Inc., a MBE and SBE firm, authorizing \$50,020.08 for project contingency, \$40,518.32 for capital administrative costs; approving Change Order No. 1, in a deductive amount of \$64,311.00 for value engineering modifications, for a total ordinance amount of \$696,226.40, funded from General Obligations of the City, in connection with the Library Improvements for Johnston Branch Library located at 6307 Sun Valley Drive in Council District 4; McCreless Branch Library located at 1023 Ada St. in Council District 3; and Westfall Branch Library located at 6111 Rosedale Court in Council District 1.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The anticipated library improvements to these facilities will provide maintenance and repairs that may include HVAC, plumbing, and electrical, and roofing upgrades as recommended by the citywide facility condition analysis study. Specifically, there will be HVAC upgrades at the Johnston Branch Library that will provide replacement of HVAC air handling equipment, associated electrical wiring, and new HVAC ducting configuration to improve system efficiency. The McCreless Branch Library will have some roof replacement and roof repairs, parking lot repairs, replacement of sanitary sewer piping, storm water piping and sump pump under the building, additional areaway vents, replacement of HVAC air handling equipment, and associated electrical wiring. The Westfall Branch Library will have roofing repairs and parking lot repairs.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in February of 2006. 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 The Arizpe Group, Inc., located at 1802 N.E. Loop 410, Suite 106, San Antonio, Texas 78217. Bids for this project were opened on March 22, 2006 with four (4) firms responding. Of these 3TI, Inc. submitted the lowest responsive bid. 3TI, Inc. currently has (1) active contract with the City

in the amount of \$1,466,000.00. A matrix of the bid outcome is included herein as Attachment 2. Construction shall begin in June 2006 with completion anticipated in October in 2006.

The Economic Development Department has reviewed and approved the Good Faith Effort Plan submitted by 3TI, Inc. and the contractor has committed that 17% of the work provided under this contract shall be completed by a MBE firm. 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 \$64,311.00 for value engineering modifications that include the deletion of roofing work at Johnston Library and the deletion of HVAC work at both Johnston and McCreless Library's. 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 implement previously approved 2003-2007 General Obligation Library Improvement Bond, Community Development Block Grant (CDBG), 1989 General Obligation Library System Improvement Bond, and Housing and Urban Development (HUD) 108 Loan Program 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 \$264,226.00 are available from Library General Obligation Bonds and \$432,000.00 is available from HUD 108 Loan Program. Funds are authorized to be appropriated and payable as follows:

\$ 605,689.00	payable to 3TI, Inc. for construction services
\$ 50,020.08	for Project Contingency
\$ 40,518.32	for Capital Administrative Costs

COORDINATION

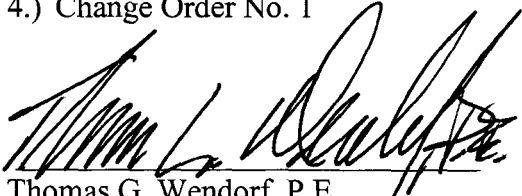
This request for ordinance has been coordinated with the Finance Department, the Office of Management and Budget, the Library Department, and the Housing and Community Development Department.

SUPPLEMENTARY COMMENTS

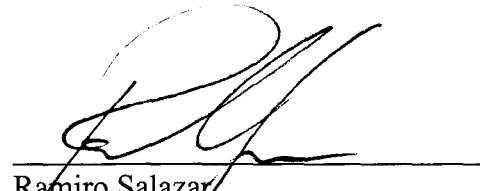
This construction contract was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ATTACHMENTS

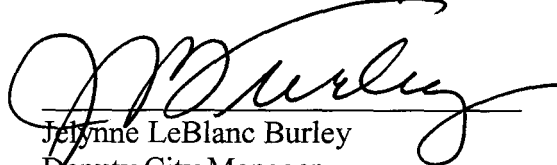
- 1.) Project Maps
- 2.) Bid Tab
- 3.) Memo from the Economic Development Department dated May 1, 2006.
- 4.) Change Order No. 1




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



Ramiro Salazar
Library Director

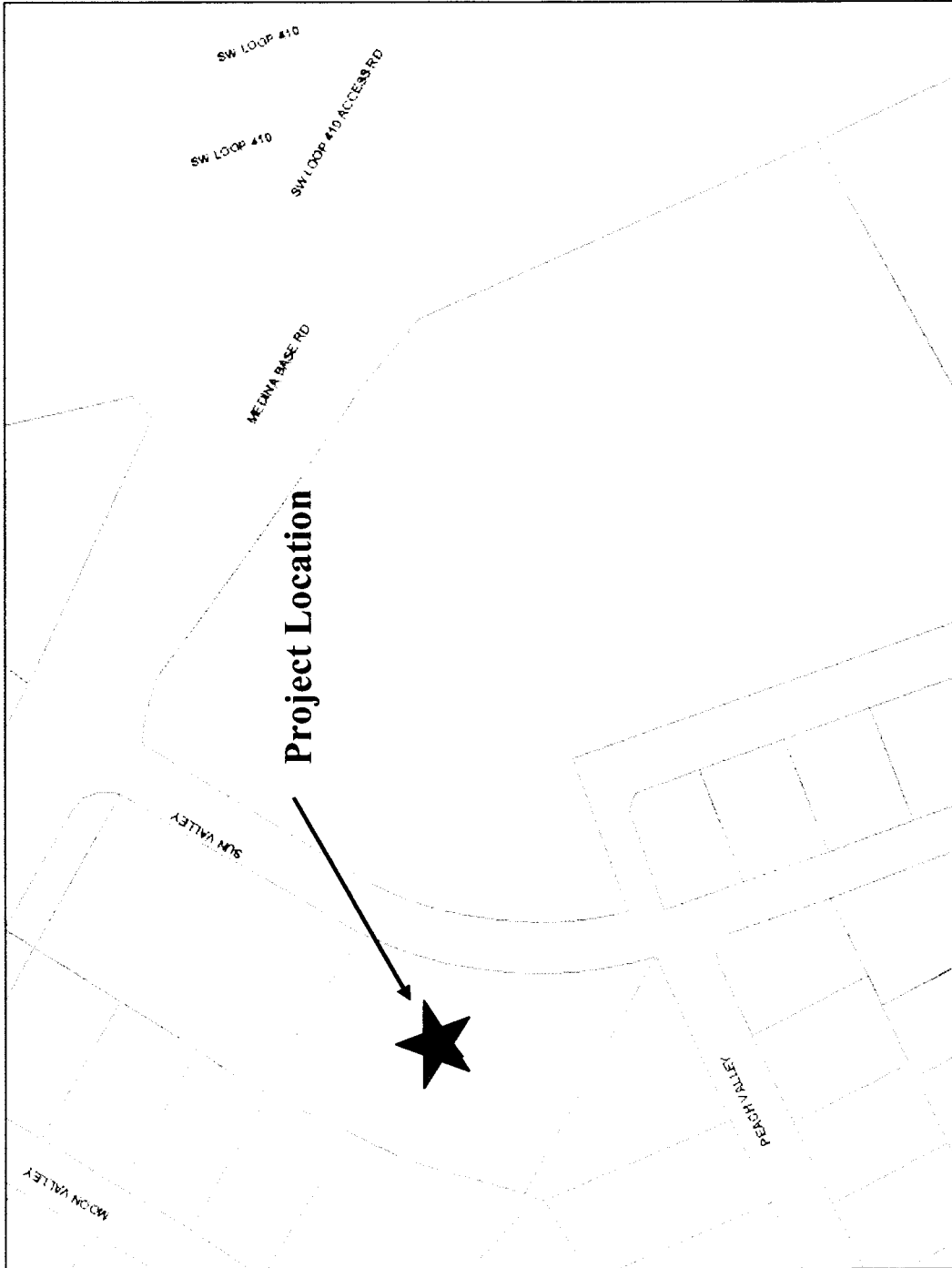
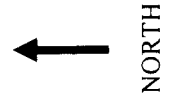


Jelynné LeBlanc Burley
Deputy City Manager



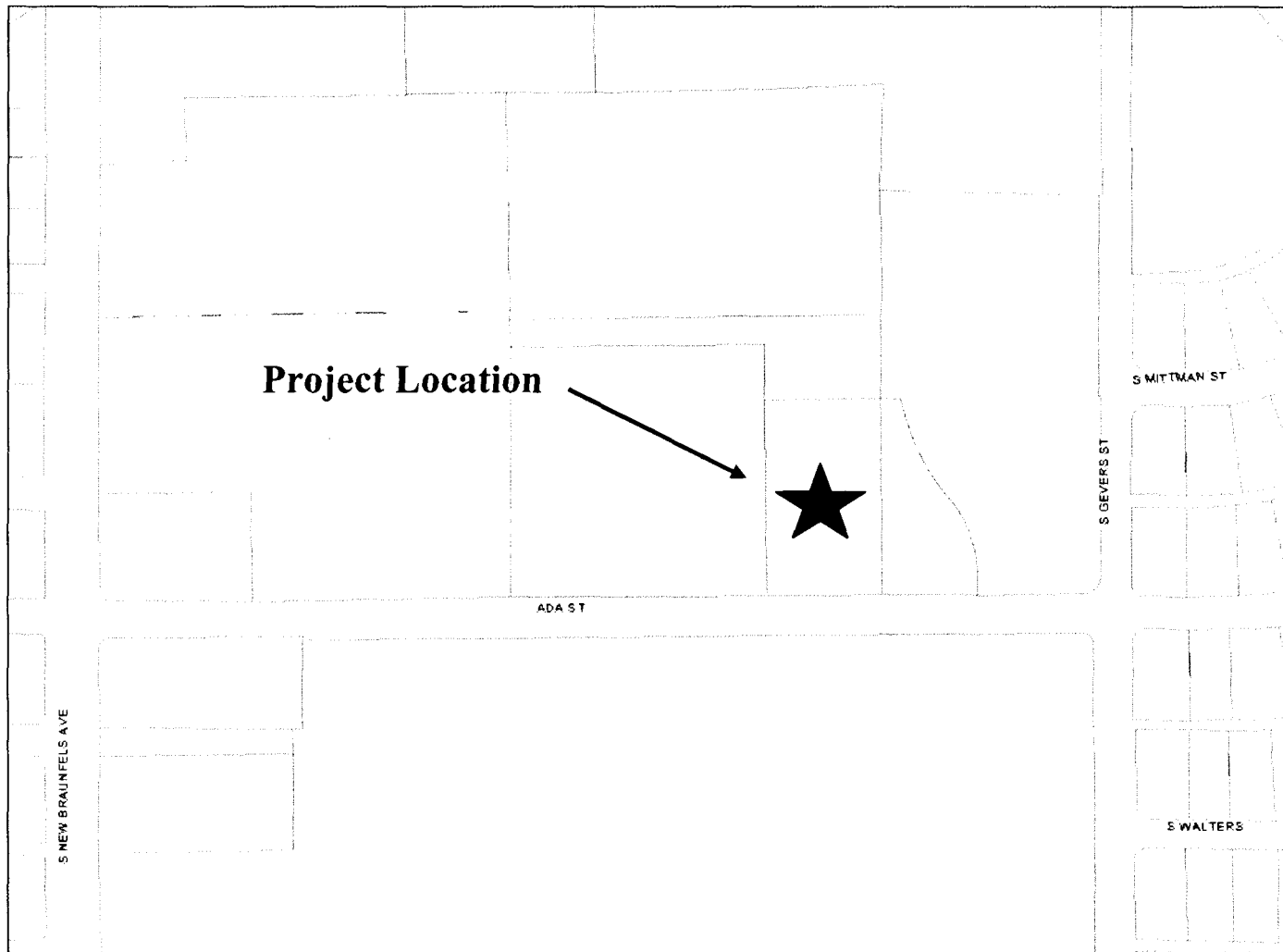
Frances A. Gonzalez
Assistant City Manager

Attachment 1
Location Map



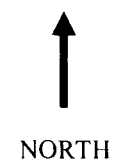
G.I.S. Location Map

Johnston Branch Library
6307 Sun Valley Drive
Council District No. 4



McCreless Branch Library
1023 Ada Street
Council District No. 3

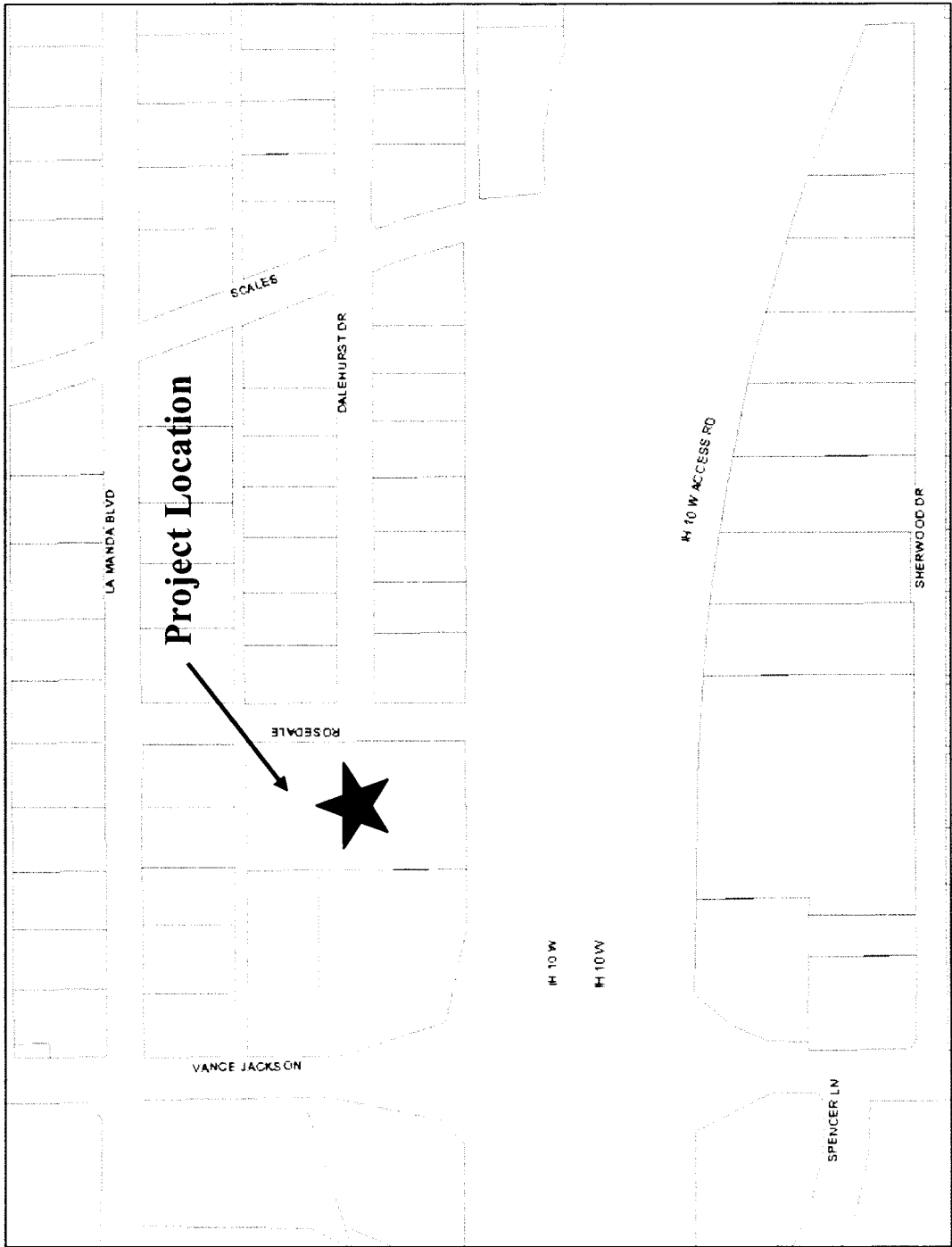
G.I.S. Location Map



Attachment 1
Location Map



G.I.S. Location Map



Westfall Branch Library
6111 Rosedale Court
Council District No. 1

Library Improvements

Bid Date: 3-22-06

	Company Name of Bidder	Base Bid	Alt. No. 1	Alt. No. 2	Alt. No. 3	Total Alternates 1 thru 3	Total Base + All Add Alternates	
1	CASIAS CONSTRUCTION, LLC	No Bid						
2	WALLACE L. BOLDT, G. C.	\$709,000	\$11,670	\$60,800	\$39,800	\$112,270	\$821,270	
3	CHARLIE & COMPANY	\$750,000	\$4,200	\$62,500	\$35,000	\$101,700	\$851,700	
4	3TI, INC.	\$670,000	\$8,292	\$61,000	\$48,000	\$117,292	\$787,292	

ADD ALTERNATES:

1. REPAIRS TO EXTERIOR SIDING - JOHNSTON
2. INTERIOR FINISHES (CARPET, VCT & BASE) - MCCRELESS
3. A/C REPAIRS - WESTFALL

ALLOWANCES:

1. SECURITY SYSTEM - MCCRELESS (\$4,500)
2. STACK LIFT SYSTEM - MCCRELESS (\$10,000)

City of San Antonio
Economic Development Department
Interdepartmental Memorandum

TO: Kent Hickingbottom, Capital Programs Manager, Public Works Department;
Yvette Ozuniga, Administrative Asst. II, Public Works Department

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

COPIES: Anita Uribe Martin, Manager, Economic Development Department; File

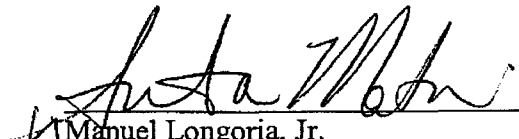
SUBJECT: Good Faith Effort Plan Submitted for the **Library Improvements, Phase II Project**

DATE: May 1, 2006

We have reviewed the Good Faith Effort Plan submitted by 3TI Inc., for the **Library Improvements, Phase II Project**. The apparent low bidder has submitted contract amounts, which are reflected in the accurate percentages below.

<u>Total Project Cost</u>						
\$670,000						
FIRM	CERTIFIED	MBE	WBE	AABE	SBE	GFEP
3TI, INC.	NO	17% \$113,900	0% \$0	0% \$0	37% \$247,900	APPROVED

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


Manuel Longoria, Jr.
Assistant Director
Economic Development Department

ML/hv



**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
FIELD ALTERATION REQUEST**

Attachment #4
Field Alteration No. 1
(Change Order Proposal)

Date Prepared: April 27, 2006

Field Alteration No. 1

Project No. 04-00109

Project Name: Library Improvements, Phase 2
(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.)

See attachment.

Justification for Proposed Alteration (Describe in detail why this work is to be added or deleted. Use attachments if necessary.):

Reduce scope of Work to award construction contract.

Field Alteration will result in change to Contract Cost as: ☐ Increase ☒ Decrease \$ 64,311.00

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

REQUESTED BY:

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

Contractor: Jake Trinidad _____ Date _____
Title: Project Manager
Firm: 3TI, Inc.

RECOMMENDED BY:

Consultant (Project Engineer/Architect Only) _____ Date _____
Firm: The Arizpe Group, Inc.

Others: Rich Walker, Project Manager, Library Dept. _____ Date _____
(If required; i.e., City Dept., S.A.W.S., etc.)

Dale Lange, COSA Project Manager _____ Date _____

COSA Capital Programs Manager _____ Date _____

APPROVED BY:

City Engineer _____ Date _____

Director of Public Works (If over \$25,000) _____ 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.