

PW:MB
03/04/10
Item No. 10

AN ORDINANCE 2010-03-04-0163

AUTHORIZING AN AMENDMENT IN THE INCREASED AMOUNT OF \$49,270.00 TO THE \$90,594.00 PROFESSIONAL SERVICES AGREEMENT WITH ALAMO ARCHITECTS INC., FOR ADDITIONAL DESIGN SERVICES FOR THE MARKET SQUARE - EL MERCADO BUILDING PROJECT, AN AUTHORIZED 2007 GENERAL OBLIGATION BOND PROJECT.

* * * * *

WHEREAS, on March 13, 2008, Ordinance No. 2008-03-13-0192 authorized the execution of a professional services contract with Alamo Architects, Inc. in the amount of \$90,594.00 for architectural and engineering services in connection to the Market Square - El Mercado Building Project; and

WHEREAS, this ordinance amends the contract with Alamo Architects, Inc. and provides for additional compensation in the amount not to exceed \$49,270.00 for additional design services to address the Life Safety Code issues and increased project scope associated with Market Square - El Mercado Building Project; and

WHEREAS, this project consists of additional rehabilitation to the existing accessibility, architectural, structural, mechanical, electrical, HVAC, roof, and fire protection system; and

WHEREAS, this ordinance increases the total authorized for this professional service contract to \$139,864, the current construction estimate for this project is \$90,594.00; and

WHEREAS, approval of this ordinance will be a continuation of Council policy to construct previously approved FY 2010-2015 Capital Improvements Program funded projects; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The professional services contract between the City of San Antonio and Alamo Architects, Inc. which was originally authorized by Ordinance 2008-03-13-0192 dated March 13, 2008 is hereby amended by \$49,270.00. The additional funds in an amount not to exceed \$49,270.00 for additional architectural and engineering design services in connection with the Market Square – El Mercado Building Project is hereby authorized. A copy of the proposal is attached hereto as **Attachment I**.

SECTION 2. The budget in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00102, Market Square El Mercado Building, shall be revised by increasing/decreasing the SAP WBS Elements as follows:

WBS NO.	WBS NAME	G/L	G/L NAME	CURRENT PLAN VERSION 0 (Optional)	PLAN VERSION 0 REVISION/ Appropriation	REVISED PLAN VERSION 0 (Optional)
40-00102-01-03	Consultant Contractor Fees	5201170	Engineering Fees	\$94,056.75	\$45,807.25	\$139,864.00
40-00102-01-04	Consultant Contingency	5201170	Engineering Fees	\$0.00	\$12,920.00	\$12,920.00

40-00102-01-07	Project Capital Admin Cost	5402010	Cap Prog Admin Cost	\$49,014.28	-\$434.31	\$48,579.97
40-00102-01-08	Design Enhancement	5201040	Fees to Prof Contractors	\$8,500.00	-\$8,500.00	\$0.00
40-00102-01-09	Program Management	5201040	Fees to Prof Contractors	\$1,548.18	\$512.23	\$2,060.41
40-00102-01-09	Program Management	5402010	Cap Prog Admin Cost	\$0.00	\$414.30	\$414.30
40-00102-05-01	Advertising/Printing	5203040	Adv and Publications	\$0.00	\$3,000.00	\$3,000.00
40-00102-05-02	Construction Costs	5201140	Construction Cost	\$952,045.00	-\$78,812.79	\$873,232.21
40-00102-05-05	Const Mandatory Prj Fees	5201040	Fees to Prof Contractors	\$0.00	\$3,000.00	\$3,000.00
40-00102-05-06	Material Testing	5201040	Fees to Prof Contractors	\$0.00	\$2,500.00	\$2,500.00
40-00102-05-07	Project Contingency	5201140	Construction Cost	\$59,474.03	\$19,593.32	\$79,067.35
			TOTALS	\$1,164,638.24	\$0.00	\$1,164,638.24

SECTION 3. Payment in the amount not to exceed \$49,270.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00102, Market Square El Mercado Building, is authorized to be encumbered and made payable to Alamo Architects, Inc. for design services.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Chief Financial Officer, City of San Antonio. The Chief Financial Officer may, subject to concurrence by the City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. Staff is authorized to transfer funds within the project budget to accomplish the project, in accordance with established financial procedures.

SECTION 6. This Ordinance shall be effective immediately if it receives eight affirmative votes, otherwise, it shall be effective on the tenth day after passage.

PASSED AND APPROVED this the 4th day of March, 2010.

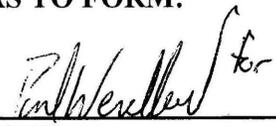

M A Y O R
Julián Castro

ATTEST:

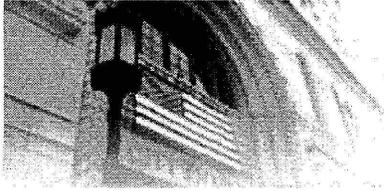


Leticia M. Vacek, City Clerk

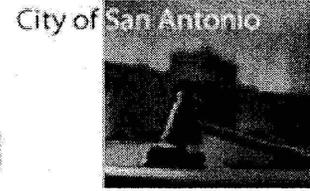
APPROVED AS TO FORM:



Michael Bernard, City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 10

Name:	6, 7, 9, 10, 11, 12, 13, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 14J, 14K, 18, 19						
Date:	03/04/2010						
Time:	10:11:48 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing an amendment in the increased amount of \$49,270.00 to the \$90,594.00 professional services agreement with Alamo Architects Inc., for additional design services for the Market Square - El Mercado Building Project, an authorized 2007 General Obligation Bond project. [Pat DiGiovanni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Philip A. Cortez	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				



January 22, 2010

Mr. Carlos Mendez
Capital Improvements Management Services
114 W. Commerce St.
CIMS dept., 4th floor
SA TX 78205

*Re: Market Square El Mercado Building Project
Contract No. 4600008333
Proposal to Amend Contract, Version 1.6*

Dear Carlos:

Alamo Architects is pleased to provide the following proposal to amend the contract for architectural and engineering services for the El Mercado building.

Scope of Work

We understand that approximately \$250,000 of the construction budget is slated to be diverted from the Civil Engineering portion of the project into building improvements. This brings the total estimated budget for architectural improvements to \$1,115,000. Furthermore, the complexity of the complete scope of work has increased over that which is stipulated in our contract as detailed below. We will provide architectural, structural, mechanical, electrical, plumbing, and geo-technical engineering services for the additional scope.

Previously Approved Additional Scope

The following items have been added to the scope of work in place of the recommendation to replace the entire existing interior slab:

1. Stabilize the moisture content in the soils around the perimeter of the building. This work will largely be handled in conjunction with the Phase II Civil work.
2. Create new ramps as required and agreed on with existing Tenants to remain within the existing grid of vendor stalls to deal with accessibility issues.
3. Modify the existing fire protection sprinkler system to allow the roofs that have been constructed by tenants over their spaces to remain.
4. Remove existing stair to second floor retail space in southeast corner of the building and make provisions for new dark shell space below to allow for the relocation of said retail space.
5. Re-route existing electrical systems to serve a new vendor stall configuration. Provide new electrical service as required to facilitate relocated retail spaces.

6. Replace the standing seam roof of the building. Provide a new overlay membrane roof at "flat" roof areas.
7. Replace up or two HVAC units and install integration control of all units.
8. Install life safety signage.
9. Remove concrete additions and storefront at east entry from Produce Row. Infill missing portion of building to match existing in base bid. Infill existing opening with new storefront system as deductive alternate.
10. Close the central entrance along Produce Row and relocate two entries on Produce Row.
11. Remove steel grills on openings along Produce Row and Commerce. Install new storefront windows along Produce Row.
12. Create new awning on the outside of the building along Produce Row.
13. Remove the rolling door on the east side of the building at the service court and replace with wall and windows.
14. Coordinate the performance of a fire protection study and incorporate code-required modifications as a performance specification.
15. Remove existing non-accessible ramp at east end of the building interior and construct a new accessible ramp to the existing accessible restrooms.

Compensation

For the services described above we propose the following:

Architecture:	\$33,840.00
MEP Engineering:	\$6,500.00
Fire Protection Engineering Additional Services:	\$9,265.00
Coordination of Fire Protection Engineering:	\$1,390.00
Structural Engineering Credit:	-\$1,725.00
Total:	\$49,270.00

The following spreadsheet shows the Additional Scope fees listed in this proposal added to the original contract for comparison.

11/18/08	SF	\$/SF	Costs	Fee %	Consultant Fee	Architect	Total Fee
Building and Building Site Development							
Basic Services							
Building Repairs							
El Mercado		\$ 1,115,000					
Architecture			8.00%		\$ 89,200	\$ 89,200	
Structural Engineering					\$ 5,800	\$ 5,800	
MEP Engineering					\$ 13,200	\$ 13,200	
Sub-Total		\$ 1,115,000			\$ 108,200	\$ 108,200	
Design Contingency						\$ 10,820	
Less Design Cont. for work in this proposal						\$ (4,927)	
						\$ 114,093	
Additional Services							
					Consultant	Architect	Sub-total
						Coordination	
Programming							
					Included Above		
TDLR							
TDLR Review and Inspection					\$ 1,000	\$ 150	\$ 1,150
Civil Engineering							
Civil Engineering					\$ 1,500	\$ 225	\$ 1,725
Testing							
Geo-Technical					\$ 4,495	\$ 674	\$ 5,169
Asbestos Survey					\$ 1,395	\$ 209	\$ 1,604
Materials Testing					\$ 595	\$ 89	\$ 684
Fire Protection Engineering					\$ 9,265	\$ 1,390	\$ 10,655
Electronic Documents					\$ 600	\$ -	\$ 600
Reimbursables Expenses					\$ 1,000	\$ 150	\$ 1,150
Printing			Estimate		\$ 600	\$ 90	\$ 690
Sub-Total					\$ 20,450	\$ 2,978	\$ 23,428
Design Contingency							\$ 2,343
Re-Cap							
Basic Services						\$ 108,200	
Additional Services						\$ 23,428	
Contingency Fees						\$ 8,236	
Total						\$ 139,863	
					\$	1,115,000	12.54%

No consultant services save MEP additional scope and consultant services specified in the contract are currently included in our fees for Additional Scope or Design Criteria. Should further consultant services become necessary, we will solicit proposals from qualified consultants as needed to supplement the concept work and will engage them only after your approval of their proposed fees and terms. Consultant costs will be billed as a reimbursable with a 15% service charge.

Additional Services, though not now anticipated, would be billed to you in lump sum form based on a specifically proposed set of tasks. Should these services be required, we will submit an individual not-to-exceed proposal specific to the scope change for your written approval prior to beginning any work. For additional work we may be requested to do or changes in scope of more than 10% from the Program supplied us, we will bill at the following rates.

Principal:	\$180.00 / hr.
Associate Principal:	\$160.00 / hr
Associate:	\$145.00 / hr
Senior Project or Design Manager:	\$130.00 / hr.
Project Manager and Project Designer:	\$115.00 / hr.
Senior Architectural Staff I:	\$100.00 / hr.
Senior Architectural Staff II:	\$90.00 / hr.
Architectural Staff I:	\$85.00 / hr.
Architectural Staff II:	\$75.00 / hr.

Senior Interior Designer:	\$115.00 / hr.
Interior Designer:	\$85.00 / hr.
Draftsperson I:	\$65.00 / hr.
Draftsperson II:	\$55.00 / hr.
Administrative/IT Support:	\$45.00 / hr.
Graphic Designer:	\$125.00 / hr.

We will notify you prior to undertaking any additional services, and shall not proceed until we receive written authorization.

Reimbursable Expenses

In addition to professional fees, reimbursable expenses will be billed to you at 1.15 times our direct cost. Reimbursable expenses are all monies expended specifically on your behalf in order to do a proper job. They include, but are not limited to, long distance telephone calls, courier services, out of town travel expenses, reproduction of drawings, plotting of CAD drawings, photocopying, facsimile transmissions, printing of documents and drawings for presentations and/or submissions to governmental agencies or authorities, and film processing and digital photo printing. I have estimated these expenses as part of the fees shown above.

It is our understanding that this proposal will be appended to an amended standard City Contract for Architectural Services, which you will prepare for signature.

Thank you for your attention and please feel free to call us if you have any questions.

Sincerely,



Michael L. Lanford, Principal
Alamo Architects