

AN ORDINANCE 2008-06-19-0566

AUTHORIZING ISSUANCE OF A \$134,091.56 JOB ORDER TO ALPHA BUILDING CORPORATION FOR MODIFICATIONS TO THE NORTHEAST SERVICE CENTER, 10303 TOOL YARD, LOCATED IN COUNCIL DISTRICT 10, APPROPRIATING FUNDS, RATIFYING CHANGE ORDER NO. 1, IN THE AMOUNT OF \$64,397.00, AND AUTHORIZING \$49,000.00 FOR ASSOCIATED PROJECT COSTS IN CONNECTION WITH THE COMPRESSED NATURAL GAS REFUELING PROJECT.

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

SECTION 1. The City Manager and her designee, severally, are authorized and directed to issue a \$134,091.56 job order to Alpha Building Corporation for facility improvements to five San Antonio Metropolitan Health District Clinics including: Buena Vista (WIC) Clinic, 2322 Buena Vista; Buena Vista Administration Building, 2322 Buena Vista; Southwest Branch Clinic, 9011 Poteet-Jourdanton Freeway; Vector Control Clinic, 400 Culberson; and Main Metro Health Clinic, 332 W. Commerce.

SECTION 2. The work under the job-order contracts will include gas detection, additional or resized exhaust fans, relocation of existing thermostats and outlets, and the relocation of existing fire sprinkler piping. The specifications are to be determined by the City Manager or her designee in the best interests of the City.

SECTION 3. The City Manager and her designee, severally, are further authorized and directed to enter into a change order consistent with the Change Order Request set forth at **Attachment I**, the change order to amend the contract authorized by Ordinance 2007-10-04-1056 by increasing the contract amount. Attachment I is incorporated into this Ordinance for all purposes as if fully set forth.

SECTION 4. The City Manager and her designee, severally, should take all actions necessary or convenient to effectuate the transactions authorized by this Ordinance, including executing and delivering all necessary or convenient instruments and agreements.

SECTION 5. The amount of \$336,475 is appropriated in SAP Fund 2600855003, TX Emission Reduction, SAP Internal Order # 155000000032, SAP GL account 6102100 – Interfund Transfer out entitled Transfer to 55-00011-90-02. The amount of \$336,475 is authorized to be transferred to SAP Fund 43099000.

SECTION 6. The budget in fund 43099000, SAP Project Definition 55-00011, CNG Fueling Facility, shall be revised by increasing SAP WBS Element 55-00011-90-02 entitled Trf Fr I/O# 155000000032, SAP GL Account 6101100 – Interfund Transfer In, by the amount \$336,475.

SECTION 7. The amount of \$88,986.44 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 55-00011, CNG Fueling Facility, SAP WBS Element 55-00011-05-02-01, entitled City Construction, SAP GL Account 5201140.

SECTION 8. The amount of \$134,091.56 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 55-00011, CNG Fueling Facility, SAP WBS Element 55-00011-05-02-01, entitled City Construction, SAP GL Account 5201140, and is authorized to be encumbered and made payable to the order of Alpha Building Corporation.

SECTION 9. The amount of \$64,397 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 55-00011, CNG Fueling Facility, SAP WBS Element 55-00011-05-02-01, entitled City Construction, SAP GL Account 5201140, and is authorized to be encumbered and made payable to Clean Energy.

SECTION 10. The amount of \$49,000 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 55-00011, CNG Fueling Facility, SAP WBS Element 55-00011-05-04, entitled Construction Capital Admin., SAP GL Account 5201140.

SECTION 11. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance 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 12. This Ordinance becomes effective 10 days after passage.

PASSED AND APPROVED this 19th day of June 2008.



M A Y O R

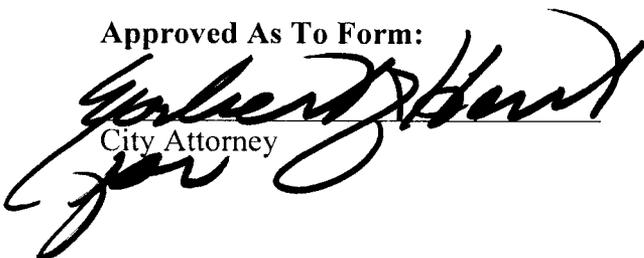
PHIL HARDBERGER

Attest:



City Clerk

Approved As To Form:



City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 26

Name:	9, 16, 17, 18, 19, 21, 24, 25, 26, 27, 31, 32, 33, 34, 41, 42, 43, 44, 45, 46, 48, 49, 50, 52, 55, 56A, 56B, 57, 58, 59, 61, 62, 66, 68, 69, 70, 72, 73, 75, 76, 78, 80, 81A, 81B, 81C, 81D, 81E, 81F, 81G, 81H, 81I, 81J
Date:	06/19/2008
Time:	02:48:38 PM
Vote Type:	Motion to Approve
Description:	An Ordinance authorizing issuance of a \$134,091.56 job order to Alpha Building Corporation for modifications to the Northeast Service Center, 10303 Tool Yard, located in Council District 10, appropriating funds, ratifying Change Order No. 1, in the amount of \$64,397.00, and authorizing \$49,000.00 for associated project costs in connection with the Compressed Natural Gas Refueling Project. [Penny Post oak Ferguson, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				x
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9		x				
John G. Clamp	District 10	x					

Attachment I



CITY OF SAN ANTONIO CAPITAL IMPROVEMENTS MANAGEMENT SERVICES CHANGE ORDER REQUEST

(Submit 2 Originals)

Date Prepared: MAY 13 2008 Change Order No. CIMS-01 Project No. 55-00011

Project Name: COMPRESSED NATURAL GAS REFUELING FACILITY - TOOL YARD
(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.)
PROVISION FOR UTILITY PATH, EXCAVATION, ELECTRIC WORK AND RECOVER

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

Change Order will result in change to Contract Cost as: Increase Decrease \$ 64,397.00
Change Order 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 / CONTRACTOR _____
City, Consulting Engineer/ Architect, Other (Please Specify) _____
Clean Energy Representative _____ Date 5-20-08

RECOMMENDED BY:

Solid Waste Department _____	Date _____	Date _____
City Architect _____	Date _____	CIMS Project Representative _____ Date _____

APPROVED BY:

_____	Date _____	Director of Capital Improvements Management Services _____ Date _____
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FOR CITY USE ONLY

Ordinance Required: Yes No CO Amount \$25,000 (+ or -) Additional funds required \$64,397

WBS Element: _____	WBS Element: _____
Original Contract Amount: _____	Construction Contingency Fund: _____
Previous Approved COs: _____	Previous Approved CO: _____
This Change Order: _____	This Change Order: _____
Total: _____	Total Change Orders: _____
	Balance: _____

Fund #: _____ Ordinance #: 2007-10-04-1056 Ordinance Date: October 4, 2007

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.

U/G Electric Provision Cost Detail

Division	Item	Qty	Unit	Subtotal
Duct Bank Costs	Private Mark out	1	LS	\$ 605.00
	trenching	500	LF	\$ 10,890.00
	4" conduit with pull string	1000	LF	\$ 13,310.00
	Concrete Duct bank Cap	9	yd	\$ 3,049.00
	Back fill and compact	500	LF	\$ 9,075.00
	Subtotal			\$ 36,929.00
Restoration costs	Saw cut concrete	1	LS	\$ 726.00
	saw cut driveways	1	LS	\$ 726.00
	demo concrete and drive ways	1	LS	\$ 1,452.00
	Epoxy dowel @ fuel island 12" OC	185	Ea	\$ 4,477.00
	Concrete @ fuel island w/ rebar	7	yd	\$ 1,936.00
	curb restorations	1	LS	\$ 2,420.00
	Sidewalk restoration	1	LS	\$ 1,211.00
	Paving Base	10	yd	\$ 3,630.00
	milling	1200	SFT	\$ 3,630.00
	Re-pave driveways	1200	SFT	\$ 6,050.00
	MOT Plan, Traffic Control	1	LS	\$ 1,210.00
	Subtotal			\$ 27,468.00
	TOTAL ESTIMATED COSTS			\$ 64,397.00



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # 26
Council Meeting Date: 6/19/2008
RFCA Tracking No: R-3464

DEPARTMENT: Capital Improvements
Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
City Wide

SUBJECT:
CNG Facility Modifications & Ratification of Change Order No.1 (Owner Requested)

SUMMARY:

An ordinance authorizing the use of Job Order Contract (JOC) delivery method, accepting a proposal in the amount of \$134,091.56 payable to Alpha Building Corporation for the modifications to the Northeast Service Center, located at 10303 ToolYard in Council District 10. In addition, this ordinance item appropriates funds and approves the ratification of Change Order No. 1 (Owner Requested), to Clean Energy in the amount of \$64,397.00 and the appropriates \$49,000.00 for associated project costs in connection with the Compressed Natural Gas Refueling Project.

BACKGROUND INFORMATION:

Project Description

In May 2007, City Council directed staff to proceed with using compressed natural gas (CNG) as a fueling alternative to diesel when replacing garbage trucks. These new trucks are reliant on CNG and have specialized 2007 GNG engines. Prior to this direction, the City's truck replacement program replaced trucks with the same fueling source, diesel. The new CNG trucks were designed to meet the Environmental Protection Agency's (EPA) 2010 diesel NOx (nitrogen oxide) emission reduction standards.

With the new trucks, the City needed to modify the current fuel facility at the Northeast Service Center to upgrade for the new fuel type and incorporate maintenance shop upgrades to safely handle natural gas fueled trucks, the incremental truck cost, and any required mechanic training.

Council Action History

A. Job Order Contracting: This project was selected to utilize the JOC delivery method, in which four contractors (Alpha Building Corporation, Centennial Contractors Enterprises, Inc., Con-Cor Inc, and Jamail & Smith Construction) were approved by City Council on March 29, 2007 with Ordinance 2007-03-29-0342 to perform on-call facility maintenance.

B. Change Order with Clean Energy Contract: On May 31, 2007, City Council passed Ordinance 2007-05-31-0602 authorizing the purchase of 15 solid waste collection vehicles fueled by compressed natural gas and subsequently a design-build contract was awarded by City Council on October 4, 2007 through Ordinance 2007-10-04-1056 in the amount of \$979,944.00 authorizing Clean Energy to construct a compressed natural gas refueling facility at the Northeast Service Center. This change order will increase the contract amount \$64,397.00

Change Order Categories

Change Orders are identified as one of four (4) different categories. They are defined as follows:

- Owner requested – Owner requested change orders are the result of changes requested by the City, not included in the original project scope of a project. These changes may occur after final design had been completed and/or during the construction phase of a project. Examples of an owner requested change order may include the addition or deletion of items such as sidewalks, driveway approaches, traffic devices, etc.
- Utility driven – Utility driven change orders are usually the result of an unexpected conflict with a utility facility. The conflict could result in additional costs for emergency repair or to avoid and maneuver around the utility facility. Emergency utility repairs are usually the result of lack of knowledge about the location of the utility facility.
- Unforeseen conditions – Change orders due to unforeseen conditions are primarily the direct or indirect result of conditions that are not anticipated or preventable. Unforeseen conditions may be the result of severe weather conditions, archeological requirements and services, discovery of endangered species, etc.
- Error/omissions – Change orders due to error or omissions are usually the result of requirements for the project unrealized by the design consultant during the design phase or realized during the construction phase and are necessary for the completion of the project.

ISSUE:

This Ordinance will be consistent with the direction received from City Council in May 2007 to proceed with compressed natural gas as a fueling alternative and will allow the necessary modifications in order to service the vehicles reliant on this type of fuel.

This project was selected to utilize the JOC delivery method and Alpha Building Corporation was selected to submit a proposal and project schedule for the modifications of this facility. The modification to the Northeast Service Center are necessary in order to service the new solid waste collections vehicles due to the new type of fuel (compressed natural gas) utilized by these vehicles. These modifications and upgrades to the facility include: gas detection, additional or resized exhaust fans, relocation of existing thermostats and outlets, and the relocation of existing fire sprinkler piping.

In addition, this ordinance ratifies and approves Change Order No. 1 to Clean Energy to provide electrical power to the CNG Refueling facility. The change order approves work on the utility paths, utility excavations, electric work and excavation recovery performed at the Northeast Service Center. It was necessary to go to City Council with the ratification as provisions for this electric work were not included in the offering associated with this contract and the contractor is the proper entity to provide the work.

ALTERNATIVES:

Alternative provision for vehicle maintenance would be to service CNG vehicles in the outdoors; however, servicing these vehicles outdoors would create an unsuitable work environment.

Alternatives to the Job Order Contract delivery method are numerous and it is determined that the JOC method is the most suitable in consideration of time and specialized complexity of the modifications needed. An alternative would be not to authorize the ratification of the change order and find an alternative power source or work provider for the construction of the electric work to serve the CNG Refueling facility. Not authorizing the change order would result in construction delays. The subject work has been completed by the contractor.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$247,488.56 within budget. Funds for this project were appropriated through Ordinance 2007-10-04-1056 approved by City Council on October 4, 2007. In addition, this Ordinance will appropriate \$336,475.00 from the TX Emission Reduction Plan TERP - CNG2007 grant's funding source into the capital project's funding source. Funds are payable as follows:

Item	Amount
Alpha Building Corporation for Construction Services	\$ 134,091.56
Clean Energy	\$ 64,397.00
Capital Administrative Costs	\$ 49,000.00
Total	\$ 247,488.56

RECOMMENDATION:

Staff recommends approval of the JOC Method for the Compressed Natural Gas Refueling Project.

ATTACHMENT(S):

File Description	File Name
Vehicle Maintenance Bldg Upgrade Proposal	JOCshopsMods.pdf
Change Order	cngCO10508un.pdf
Fiscal Impact Sheet	Fiscal Impact Sheet.pdf
Voting Results	
Ordinance/Supplemental Documents	200806190566.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

David W. McCary Director Environmental Services
Debbie Sittre Assistant Director Capital Improvements Management Services

APPROVED FOR COUNCIL CONSIDERATION:

Penny Postoak Ferguson Assistant City Manager