

AN ORDINANCE **2016-03-31-0219**

AUTHORIZING AN AMENDMENT IN AN AMOUNT NOT TO EXCEED \$816,931.00 TO A CONSTRUCTION MANAGER AT RISK CONTRACT WITH SPAWGLASS CONTRACTORS, INC. AND ALLOCATING AN ADDITIONAL \$916,931.00 FROM THE AVIATION CAPITAL IMPROVEMENTS FUND TO THE TERMINAL A RENOVATION PROJECT.

* * * * *

WHEREAS, in January 2012, the City executed a Construction Manager at Risk Contract with SpawGlass Contractors, Inc. (SpawGlass) for the Terminal A Renovation Project (Project); and

WHEREAS, this Ordinance authorizes the execution of an amendment, in an amount not to exceed \$816,931.00, for new terrazzo flooring in the ticketing, concourse, baggage and restroom areas of Terminal A of the San Antonio International Airport, for a revised total contract value not to exceed \$30,564,018.00; and

WHEREAS, this Ordinance further allocates \$916,931.00 from the Aviation Capital Improvements Fund to the Project of which \$816,931.00 is authorized payable to SpawGlass and \$100,000.00 will be available for construction inspection services related to the Project; **NOW THEREFORE**,

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

SECTION 1. The City Manager, her designee or the Transportation and Capital Improvements Department Director is authorized to execute an amendment to the Construction Manager at Risk Contract with SpawGlass in an amount not to exceed \$816,931.00 for the Project. A copy of the amendment is attached as **Exhibit I**.

SECTION 2. The amount of \$916,931.00 is appropriated in SAP Fund 51013000, Capital Improvements Funds, SAP WBS AV-00006-01-02-42, SAP GL account 6102100 - Interfund Transfer out entitled Transfer to 33-00061-90-04. The amount of \$916,931.00 is authorized to be transferred to SAP Fund 51099000.

SECTION 3. The budget in SAP Fund 51099000, Airport Capital Project, SAP Project Definition 33-00061, Terminal A Renovations and Refurbishment, shall be revised by increasing SAP WBS element 33-00061-90-04 entitled Transfer from AV-00006-01-02-42, SAP GL account 6101100 - Interfund Transfer In, by the amount \$916,931.00.

SECTION 4. The amount of \$916,931.00 is appropriated in SAP Fund 51099000, Airport Capital Projects, SAP Project Definition 33-00061, Terminal A Renovations and Refurbishment, and the budget shall be revised by increasing SAP WBS Elements as follows:

KRH
 03/31/16
 Item No. 9

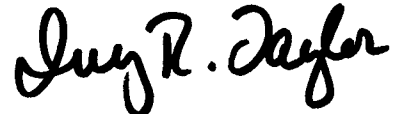
WBS NO.	WBS NAME	G/L	G/L NAME	PLAN VERSION 0 REVISION/ Appropriation
33-00061-05-03-03	Terminal A - Construction	5201140	Construction Cost	816,931.00
33-00061-05-03-03	Inspection	5201040	Fees to Prof Contr	100,000.00
			TOTALS	\$916,931.00

SECTION 5. A Construction Manager at Risk contract was previously awarded to SpawGlass Contractors, Inc. in the amount of \$24,300,000.00 for construction services on Ordinance 2012-01-19-0026. Previous change orders and administrative deductive change orders increased the contract amount by \$5,447,087.00 to a total contract amount of \$29,747,087.00. This Ordinance is increasing the contract amount by \$816,931.00 to a revised contract total of up to \$30,564,018.00 and is authorized to be encumbered with a purchase order and made payable to SpawGlass Contractors, Inc. for construction services.

SECTION 6. 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 allocations 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.

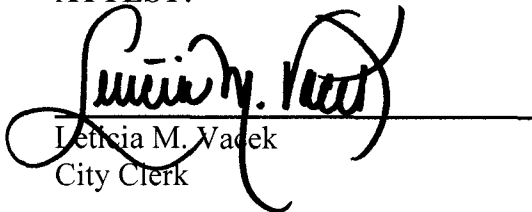
SECTION 7. This Ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED this 31st day of March, 2016.



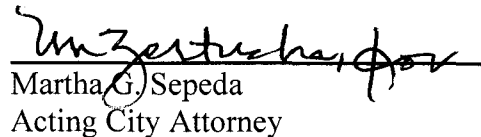
M A Y O R
 Ivy R. Taylor

ATTEST:



Leticia M. Vadek
 City Clerk

APPROVED AS TO FORM:



Martha G. Sepeda
 Acting City Attorney

Agenda Item:	9 (in consent vote: 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24)						
Date:	03/31/2016						
Time:	09:12:22 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing the execution of an amendment in the amount of \$816,931.00 to the existing Construction Manager at Risk Contract with SpawGlass Contractors Inc. for a total contract value not to exceed \$30,564,018.00 and allocating an additional \$916,931.00 from the Aviation Capital Improvements Fund of which \$816,931.00 is authorized payable to SpawGlass Contractors Inc. and \$100,000.00 will be available for construction inspection services related to the Terminal A Renovation Project and amending the FY 2016-2021 Capital Budget, located Citywide. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Exhibit I

**AMENDMENT 1
TO THE
CONSTRUCTION MANAGER AT RISK CONTRACT
TERMINAL A RENOVATIONS
AT THE SAN ANTONIO INTERNATIONAL AIRPORT

(PROJECT NUMBER 33-00061)**

This Amendment (herein called the "Amendment") to the Construction Manager at Risk Contract for the Terminal A Renovations at the San Antonio International Airport is entered into by and between the City of San Antonio (herein called "the City"), a Texas municipal corporation, acting by and through its City Manager and SpawGlass Contractors, Inc. (herein called "CM@Risk" or "Construction Manager"), acting by and through its duly authorized corporate representative, as set out below.

WITNESSETH:

WHEREAS, in January 2012 the City and CM@Risk entered into the Construction Manager at Risk Contract for the Terminal A Renovations at the San Antonio International Airport (herein called "the Agreement") pursuant to Ordinance No. 2012-01-0026; and

WHEREAS, the Amendment provides for stripping of floor wax and sealer, installing new grout, and application of a new sealant for the terrazzo surfaces in Terminal A resulting in a harder floor surface more resistant to scuffing and damage; and

WHEREAS, this work is in addition to the work previously performed by CM@Risk pursuant to the Guaranteed Maximum Price (GMP) and must be added to the scope of the Agreement; and

WHEREAS, CM@Risk will not be entitled to General Conditions costs or a CM@Risk Fee for this additional work; and

WHEREAS, the GMP is hereby increased by \$816,931.00 for the cost of the aforementioned remediation and additional work; and

NOW THEREFORE, in consideration of the terms, covenants, agreements and demises herein contained each to the other given, the sufficiency and receipt of which are hereby acknowledged, the Agreement, as previously amended, entered into by and between the City and the CM@Risk, is amended as follows:

1. The scope of work set out in Exhibit A, Additional Scope, attached hereto is hereby incorporated into and made a part of the Agreement and the GMP. The terrazzo areas that are the subject of the scope of work are set out in Exhibit B, Terminal A Terrazzo.
2. The GMP is hereby increased by \$816,931.00 as set out in Exhibit C, Proposal, attached hereto. CM@Risk shall not receive General Conditions costs or a CM@Risk Fee on this increase in the amount of the GMP.

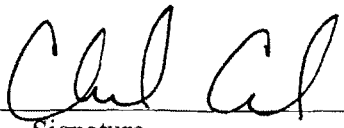
Except as amended hereby, all other provisions of the Agreement are hereby retained in their entirety and remain unchanged.

EXECUTED AND AGREED TO this _____ day of _____, 2016.

CITY OF SAN ANTONIO

SPAWGLASS CONTRACTORS, INC.

By: _____
Sheryl Sculley
City Manager

By:  _____
Signature

CHUCK CALVIN
Printed Name

PRESIDENT REGIONAL MGR
Title

APPROVED:

By: _____
City Attorney

Exhibit A
Additional Scope

Terminal A Terrazzo Work with 3000 polish/Guard

CM@R shall perform terrazzo work at San Antonio Airport Terminal A at the locations set out in Exhibit B, Terminal A Terrazzo, in following manner and phasing sequence. All phases assume a 5 to 8 hour work window over a 5 day work week. CM@R estimates the project to take approximately 116 working days after Notice to Proceed.

Each Work Week shall consist of:

Night 1

- Strip existing floor wax and sealer down to natural terrazzo: approx. 1000 sf.

Night 2

- Clean prior nights work area from airport operation daily foot traffic.
- Epoxy grout terrazzo floor stripped on night 1: approx. 1000 sf.
- Strip existing floor wax and sealer on next 1000 sf.

Night 3

- Clean prior nights work area from airport operation daily foot traffic.
- Epoxy grout terrazzo floor stripped on night 2: approx. 1000 sf.
- Use 120 grit diamond pucks to clean epoxy grout residue installed on night 2.
- Polish epoxy grouted floor to 3000 finish on floor area grouted on night 2.
- Strip existing floor wax and sealer on next 1000 sf.

Night 4

- Clean prior nights work area from airport operation daily foot traffic.
- Epoxy grout terrazzo floor stripped on night 3 : approx. 1000 sf.
- Use 120 grit diamond pucks to clean epoxy grout residue installed on night 3.
- Polish epoxy grouted floor to 3000 finish on floor area grouted on night 3.
- Strip existing floor wax and sealer on next 1000 sf.
- Apply 2 coats "Prosoco" Guard on floor area polished to 3000 on night 3

Nights 3 and 4 work activities shall be repeated until the Ticket Hall, Concourse, Baggage Claim, Basement and Restroom Areas have been covered.

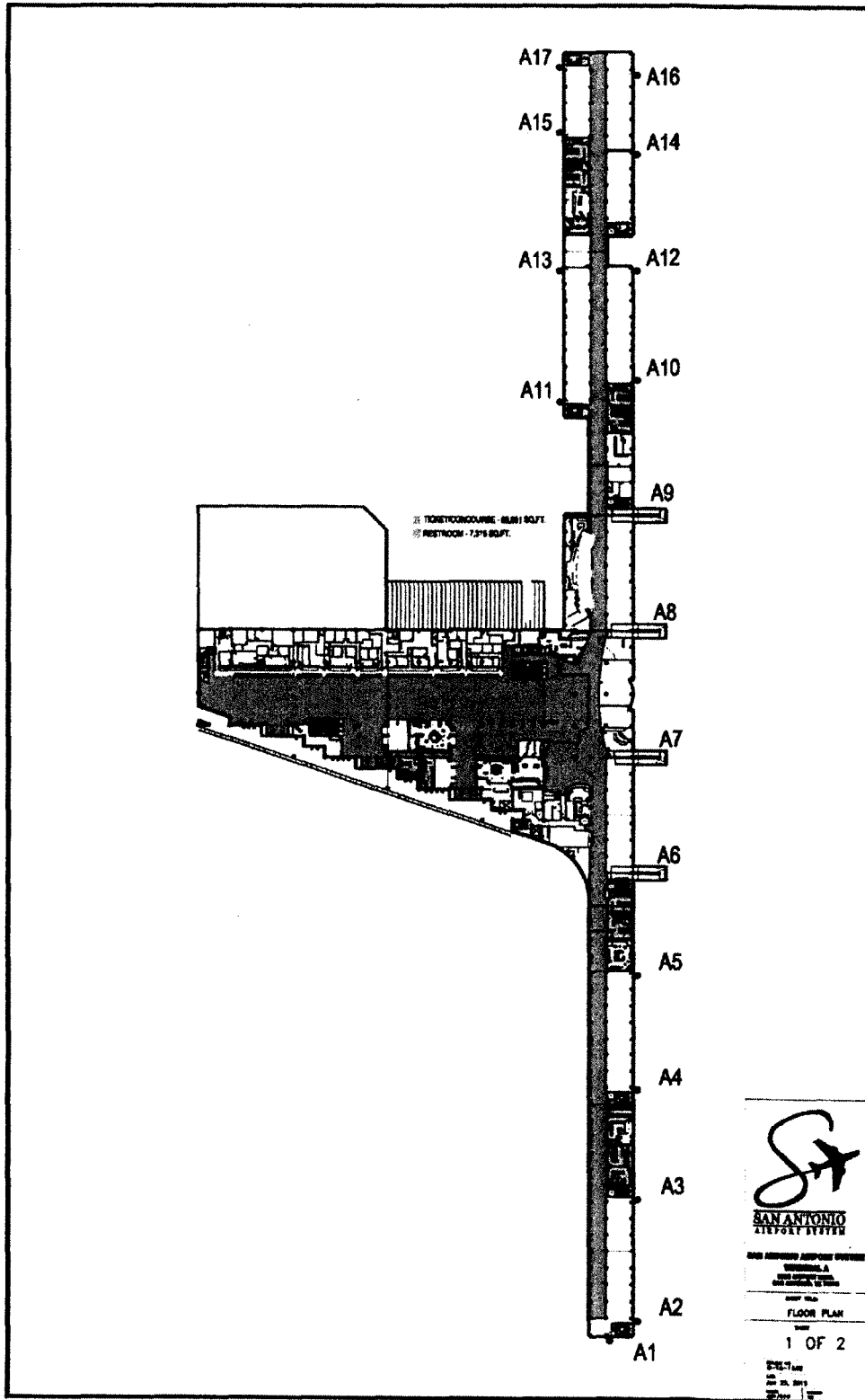
CM@R is anticipating the following work hours:

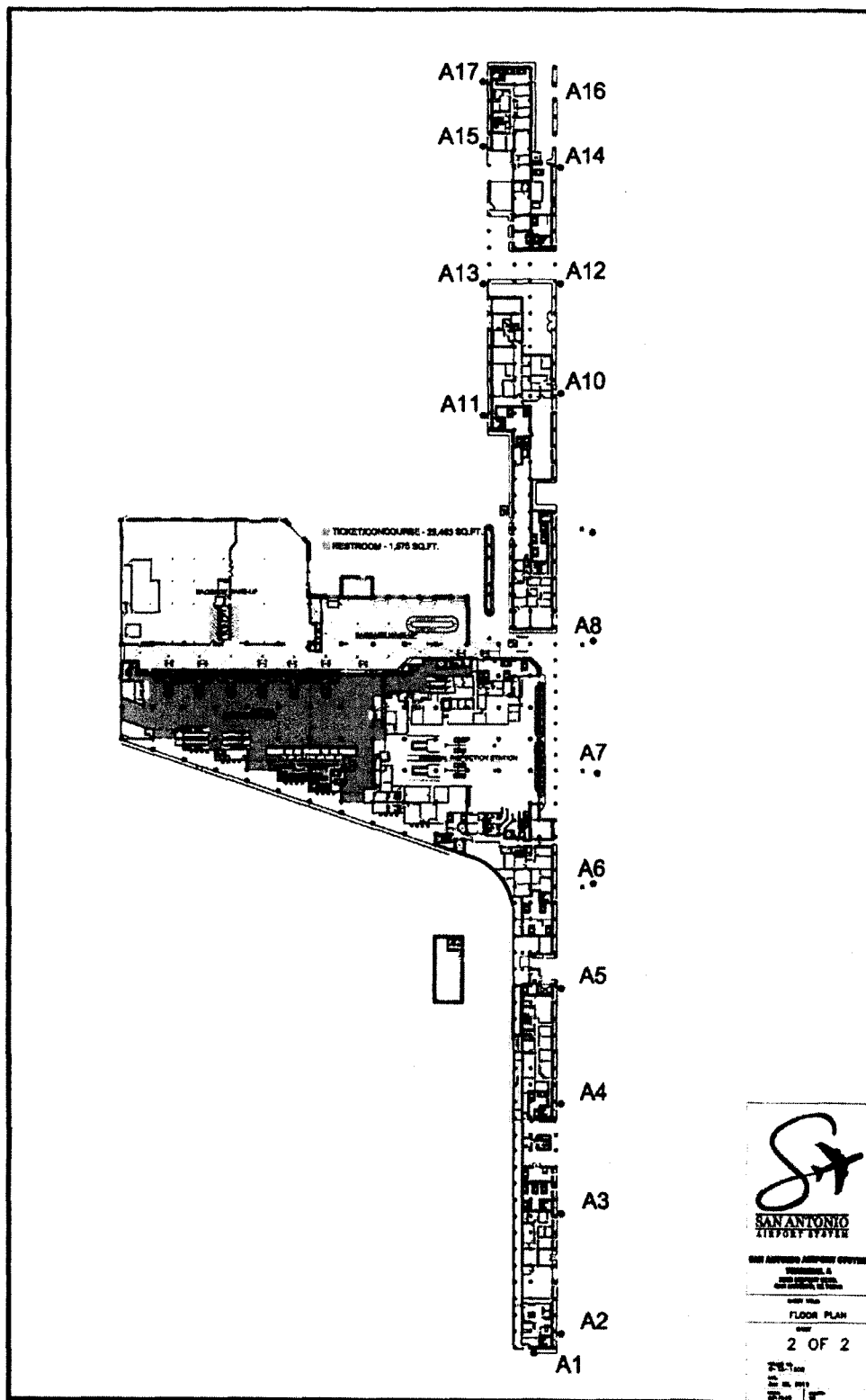
- Concourse: 10:00 pm to 3:00 am
- Ticket Hall: 8:00 pm to 3:00 am
- Baggage Claim: Midnight to 8:30 am
- Basement: Anytime
- Restrooms: Individual restrooms shut down entirely upon request

The scope excludes the following:

- Security/Police Officers at concourse level: Contractors to be badged
- Removal/reinstallation of tables, chairs and furniture in areas affected by that night work activities: By Aviation
- Floor protection

Exhibit B
Terminal A Terrazzo






SAN ANTONIO
AIRPORT SYSTEM
 SAN ANTONIO AIRPORT SYSTEM
 TERMINAL A
 RENOVATION &
 CONSTRUCTION
 2011
 FLOOR PLAN
 2 OF 2
 2/1/11
 10:00 AM
 10:00 AM

Exhibit C
Proposal



February 26, 2016

Curt VanDeWalle
San Antonio International Airport Expansion Program
Capital Improvements Management Services
1303 N. Terminal Drive #2
San Antonio, Texas 78216

RE: San Antonio International Airport - Terminal A Renovation
Description: Terminal A Terrazzo Work with 3000 polish/Guard

Attached is our proposal for the above referenced Proposal Request. The result of this change is an add of **\$ 816,931.00** and a change in our contract time of 116 working days after notice to proceed (includes 10 working to procure material / mobilize).

Terrazzo Work	\$ 329,225.00
Terrazzo Finish with 3000 polish & Guard	\$ 387,706.00
Owners Contingency	\$ 100,000.00
	=====
Grand Total Bid	\$ 816,931.00

Exclusions: sales tax

If this proposal is acceptable, please sign at the indicated places and return. This proposal is valid for 10 working days.

Sincerely,

SpawGlass Contractors, Inc.

Mike Merritt
Mike Merritt
Project Manager

RS and H: _____ **DATE:** _____
(Approve / Disapprove)

TCI: _____ **DATE:** _____
(Approve / Disapprove)

09-Terrazzo

SAIA Terminal A 3012003 San Antonio, TX February 25, 2016		Cost of Work	National / SpawGlass Contribution	C.O.S.A. Additional Work
Base Bid: Work Included in Per Original Specification		\$1,080,890	\$1,080,890	\$0
Match Mock Up				
Strip existing wax and sealer	C.F.	\$0	-\$92,760	\$92,760
Epoxy Grout Terrazzo	N.T.	\$0	-\$134,663	\$134,663
Buff/Polish off epoxy film/residue (24 hr cure)	C.F.	\$0	-\$53,703	\$53,703
Generator		\$36,000	\$36,000	\$0
Use polyaspartic Poly urea coating in restrooms		\$0	-\$10,000	\$10,000
Hand work at stainless base, columns and TSA		yes		yes
Schedule: 106 working Days		yes		yes
Floor Protection		supply if needed		\$0
Pre-Installation Conf. per spec 1.03E		yes		yes
Submittals on materials being used		yes		yes
Use of Key Resin as Manufacture		yes		yes
Dumpster		no		no
Badging		included		included
SpawGlass				
Supervision 1: Eddie (34 weeks @ \$1600/wk)		\$54,400	\$54,400	\$0
Supervision 2: Chris E. (34 Weeks @ \$1500/wk)		\$51,000	\$51,000	\$0
Mike Merritt at 25% of time		\$30,400	\$30,400	\$0
Certified Payroll administration at 20% of time		\$8,000	\$8,000	\$0
Laborers: 1 ea x 34 wks @ \$1250./wk)		\$85,000	\$85,000	\$0
AOA / Badging		\$695	\$0	\$695
Dumpsters		\$6,000	\$0	\$6,000
Cleaning Supplies / Small Tools		\$7,000	\$0	\$7,000
Barricades/Fencing/Protection		\$15,000	\$0	\$15,000
Electrical Pig Tails		\$5,500	\$0	\$5,500
Police Officer: (34 wks x 45 hrs/wk x \$40/hr)		\$61,200	\$61,200	\$0
(Zero Cost Subcontractors will be badged. Adjust if TSA Requests Officers)				
Officer Scheduling: (34 wks x 4 hrs/wk x \$40/hr)		\$5,440	\$5,440	\$0
G.L./B.R. Insurance		\$18,700	\$14,796	\$3,904
Overhead and Profit at 7%		\$102,566	\$102,566	\$0
Total Base Bid:		\$1,567,791	\$1,238,566	\$329,225
Work Not Included per Original Specification				
Polish to 3000 w/guard "Prosoco" 2 coats		\$368,109	\$0	\$368,109
Repair scar in concourse terrazzo		\$15,000	\$0	\$15,000
G.L./B.R. Insurance		\$4,597	\$0	\$4,597
Overhead and Profit at 7%		\$27,139	\$27,139	\$0
Subtotal:		\$414,845	\$27,139	\$387,706
Total Bid:		\$1,982,636	\$1,265,705	\$716,931
Owners Contingency		\$0	\$0	\$100,000
Grand Total Bid:		\$1,982,636	\$1,265,705	\$816,931