

**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.

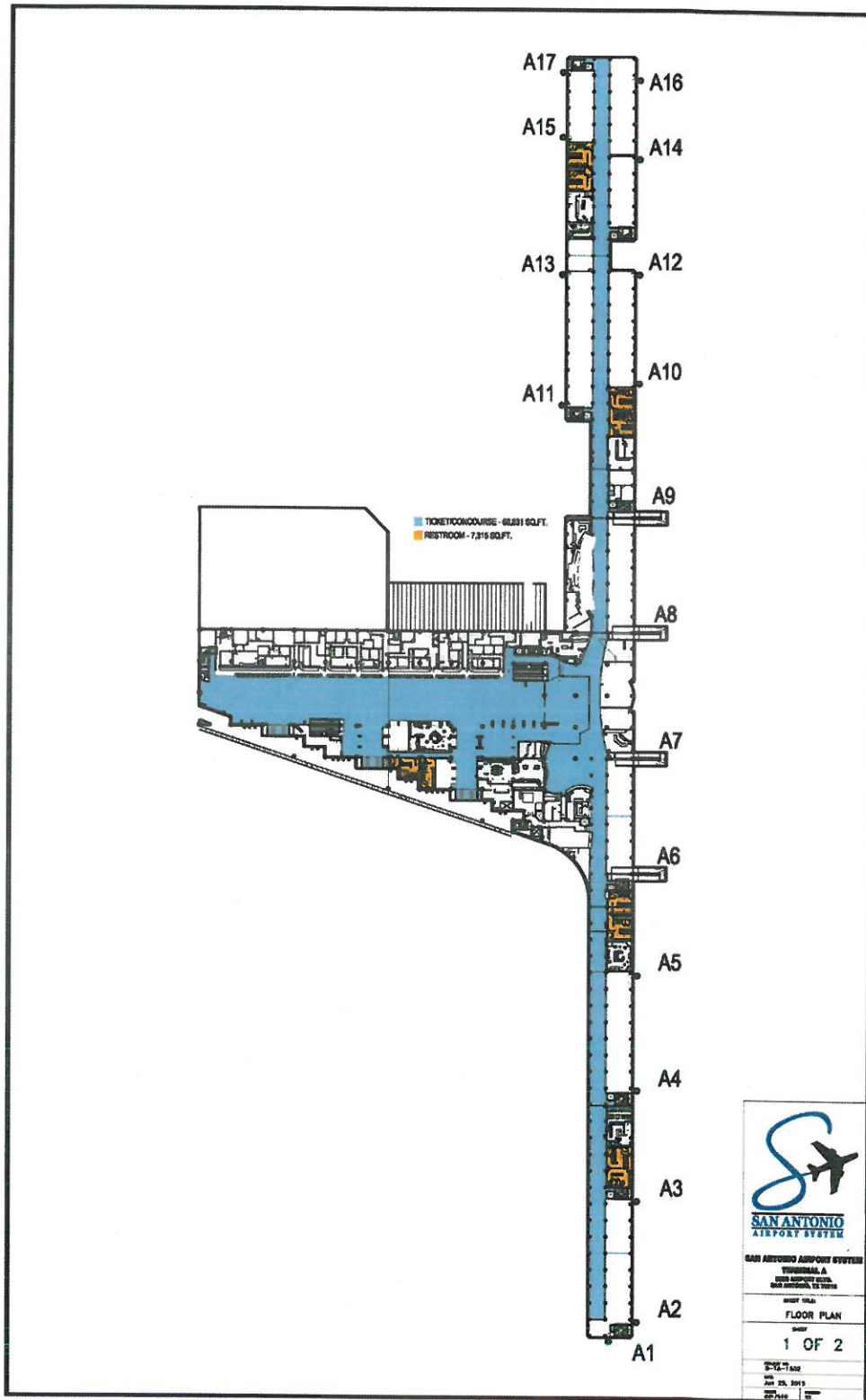
CM@R is anticipating the following work hours:

- 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**



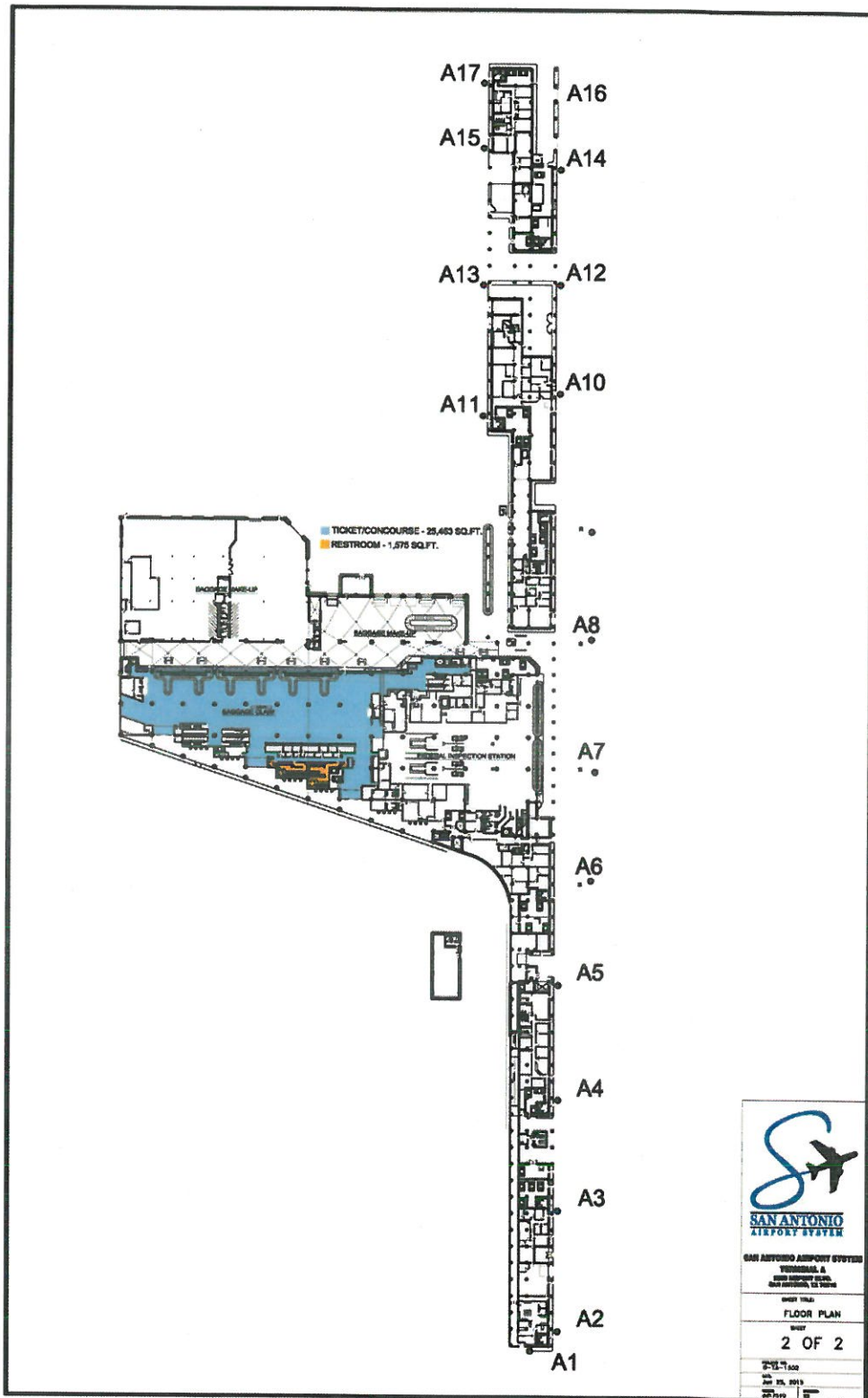


Exhibit C  
Proposal



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
<b>Base Bid: Work Included in Per Original Specification</b>		\$1,080,890	\$1,080,890	\$0
<b>Match Mock Up</b>				
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		yes
Pre-Installation Conf. per spec 1.03E		yes		\$0
Submittals on materials being used		yes		yes
Use of Key Resin as Manufacture		yes		yes
Dumpster		no		yes
Badging		included		no
				included
<b>SpawGlass</b>				
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
<b>(Zero Cost Subcontractors will be badged. Adjust if TSA Requests Officers)</b>				
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
<b>Total Base Bid:</b>		<b>\$1,567,791</b>	<b>\$1,238,566</b>	<b>\$329,225</b>
<b>Work Not Included per Original Specification</b>				
Polish to 3000 w/guard "Proso" 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
<b>Subtotal:</b>		<b>\$414,845</b>	<b>\$27,139</b>	<b>\$387,706</b>
<b>Total Bid:</b>		<b>\$1,982,636</b>	<b>\$1,265,705</b>	<b>\$716,931</b>
Owners Contingency		\$0	\$0	\$100,000
<b>Grand Total Bid:</b>		<b>\$1,982,636</b>	<b>\$1,265,705</b>	<b>\$816,931</b>