



City of San Antonio

Agenda Memorandum

File Number: 14-2720

Agenda Item Number: 14.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Contract Award: Amendment for District 10 (Northeast) Senior Center Project

SUMMARY:

An ordinance, for the District 10 (Northeast) Senior Center Project, authorizing the negotiation and execution of an amendment to the existing Construction Manager at Risk contract with Guido Brothers Construction, in an amount not to exceed \$866,770.00, as part of the 2012-2017 General Obligation Bond funded Project, located in Council District 10.

BACKGROUND INFORMATION:

Project Background

Under the voter approved 2012-2017 Bond Program, \$10 million was designated for Parks, Recreation and Open Space Improvements for a Senior Center in District 10. A City-owned 6.2 acre property at the intersection of Thousand Oaks and Scarsdale was the selected site for this Project.

This Project provides for the construction of an approximate 28,150 square foot Senior Center designed for prominence along Thousand Oaks while still addressing the residential scale of the Northern Hills community across Scarsdale. The building consists of a reception area, classrooms for arts & crafts, computers, etc, offices, health screening, exercise and dance facilities, meeting rooms, pool table and lounge areas, and a warming kitchen. The design also includes a large multi-purpose/dining room that can seat up to 300 persons in a banquet style setting that will overlook an outdoor activity space and landscaped site feature.

The site improvements will include parking for 250 vehicles, including 35 accessible spaces, sidewalks and walking paths, vehicular drop off areas, native and low water use landscaping, community garden areas and outdoor activity spaces.

District 10 Infrastructure Improvements funds in the amount of \$305,448.00 are included in previously approved project funds and will be used for infrastructure improvements along Scarsdale and Thousand Oaks including a pedestrian refuge island on Scarsdale, wider public sidewalks, two new vehicular access points off Thousand Oaks and one off Scarsdale, improvements and reconfiguration of the existing drainage easement across the District 10 Senior Center site.

Site and foundation construction on the project began in October 2014, with the building superstructure construction operations to begin in January 2015 with an anticipated completion by August 2015.

Previous Council Action

A previously executed Construction Manager at Risk contract in the amount not to exceed \$6,913,230.00, with Guido Brothers Construction, for construction of Northeast Senior Center Project was approved by City Council on August 15, 2013 through Ordinance 2013-08-15-0527.

Following the initial Council Action and consistent with the CMR contract development, the quantities and pricing have been finalized. This resulted in an amount of \$866,770.00 greater than the initial pricing, but within the approved project budget.

This will be the contract’s first amendment and will increase the contract by \$866,770.00 to a contract amount of \$7,780,000.00. The following table illustrates the amendment to this contract since this project began:

Item	Amount
Original Contract Value	\$6,913,230.00
Proposed Amendment	\$866,770.00
Revised Contract Value	\$7,780,000.00

ISSUE:

An ordinance approving an amendment, as requested by the City, in the increased amount of \$866,770.00 and authorizes payment to Guido Brothers Construction for the District 10 (Northeast) Senior Center Project, a 2012-2017 General Obligation Bond funded Project located in Council District 10.

This amendment will increase the amount of the Guido Brothers Construction Manager at Risk contract to cover the final Guaranteed Maximum Price for the construction of the District 10 (Northeast) Senior Center Project including the infrastructure work on Scarsdale and Thousand Oaks. Funds are available from the District 10 Senior Center Project budget and Council District 10 infrastructure improvements funds.

This action does not require funding beyond the prior City Council approved project budget and is consistent with voter approved project budget.

ALTERNATIVES:

As an alternative, City Council could choose not to authorize this amendment and require staff to implement steps to reduce Project scope or bid the street and drainage work separately. However, considering the additional time and expenditure required to reduce scope or develop a new solicitation at this point in the Project, the delay would adversely affect the timely completion of this Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$866,770.00, payable to Guido Brothers

Construction. \$561,322.00 is available from previously authorized 2012-2017 General Obligation Bond Program and \$305,448.00 is available from Council District 10 Infrastructure Improvement funds. Funds are included in the FY 2015-2020 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approving this ordinance authorizing negotiation and execution of an amendment to the Construction Manager at Risk contract with Guido Brothers Construction in an amount not to exceed \$866,770.00, for the District 10 (Northeast) Senior Center Project.