



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4817

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 3/31/2016

**Title:** 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]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Form 1295 Executed, 2. Executed Amendment 1, 3. Draft Ordinance, 4. Ordinance 2016-03-31-0219

| Date      | Ver. | Action By              | Action  | Result |
|-----------|------|------------------------|---------|--------|
| 3/31/2016 | 1    | City Council A Session | adopted | Pass   |

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICT(S) IMPACTED:** Citywide

**SUBJECT:**

Amendment: Terminal A Renovations Project at San Antonio International Airport

**SUMMARY:**

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.

**BACKGROUND INFORMATION:**

### Project Background

Terminal A Renovations Scope of Work provided for new terrazzo flooring throughout ticketing, concourse, baggage and restrooms. Terrazzo is a composite material poured in place or precast which is used for floor and wall treatments. It consists of marble, quartz granite, glass or other suitable chips poured with a binder to adhere to a concrete slab. Terrazzo is cured, grouted, ground, and polished, resulting in a uniform smooth surface which is aesthetically pleasing and easy to maintain. The final step of the process provides for a surface guard or application of several coats of sealer and wax.

Prior to final completion of the Project, the floor began showing signs of premature deterioration. Further investigation showed the subcontractor used an unapproved grout substitution when it installed the terrazzo floor, which negatively impacted the finished product. To add to the subcontractor's error, the City decided to self-perform the application of the sealer and wax in order to save money on the project. The City directed the contractor to remove the protective surfaces to avoid trips and falls, and in turn it exposed the terrazzo floor to luggage and foot traffic before it was cured. This caused the contractor to rush portions of the terrazzo process in order to ensure the floor was ready for use the following business day.

Since the flooring is requiring a full replacement, the City has requested an upgraded finish which will provide equivalent finishes on the terrazzo in both Terminal A and Terminal B reducing maintenance cost by approximately \$70,000 per year, and standardizing maintenance operations, thereby reducing equipment and supply costs. SpawGlass Contractors, Inc. is contributing \$1,283,844.00 to this portion of the project while the City will pay \$716,931.00. The design consultant is contributing \$82,000.00 to this work because the initial errors were missed during consultant's inspection.

The replacement of the terrazo will bring the flooring up to a higher standard providing a harder surface which will be more resistant to scuffing and damage. Upon completion of this work, SpawGlass will provide a new one-year warranty. Work will be done at night in phases and within barricades. Project construction is scheduled to begin April 2016 and is estimated to be completed by November 2016.

### Previous Council Action

A previously executed contract with SpawGlass Contractors Inc., in the amount of \$24,300,000.00 was approved by City Council on January 19, 2012 through 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 change order will increase the contract by \$816,931.00 to a contract amount of \$30,564,018.00.

The following table illustrates the change orders that have occurred since construction of this project began:

| <b>Item</b>                        | <b>Amount</b>          |
|------------------------------------|------------------------|
| Original Contract Value            | \$24,300,000           |
| Previously Authorized Amendment    | \$5,592,082.00         |
| Administrative Deductive Amendment | -\$144,995.00          |
| Proposed Amendment                 | \$816,931.00           |
| <b>Revised Contract Value</b>      | <b>\$30,564,018.00</b> |

### **ISSUE:**

This ordinance authorizes 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 allocates 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 amends the FY 2016-2021 Capital Budget, located Citywide.

This amendment will provide for the remediation of premature deterioration and includes additional work that will provide a harder floor surface more resistant to scuffing and damage. The remediation and new work will include utilizing the correct grout, grinding to a 3000 grit polished finish and adding two stone protector coats.

### **ALTERNATIVES:**

As an alternative, City Council could choose not to approve these additional services; however, that would adversely affect the timely remediation of the terrazzo flooring and likely incur an increase in price. The most effective option is to approve this amendment.

### **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$916,931.00 of which \$816,931.00 is authorized payable to SpawGlass Contractors Inc. and \$100,000.00 will be available for construction inspections services. This amendment increases its not to exceed contract amount from \$29,747,087.00 to \$30,564,018.00. Funding is available from Aviation Capital Improvements Fund by appropriating and amending the FY 2016-FY 2021 budget and will be allocated to the project.

### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of an amendment to the existing Construction Manager at Risk Contract with SpawGlass Contractors, Inc. increasing to contract amount by \$816,931.00 for a total contract value not to exceed \$30,564,018.00 for the Terminal A Renovations Project.