

AN ORDINANCE 2006-06-01-0637

APPROVING A TOTAL OF \$696,226.40, TO INCLUDE AWARDING A \$670,000.00 CONSTRUCTION CONTRACT WITH 3TI, INC. FOR LIBRARY UPGRADES AND REPAIRS AND APPROVING A CHANGE ORDER IN A DEDUCTIVE AMOUNT OF \$64,311.00 DUE TO VALUE ENGINEERING MODIFICATIONS, FOR THE JOHNSTON BRANCH LIBRARY, MCCRELESS BRANCH LIBRARY, AND WESTFALL BRANCH LIBRARY LOCATED IN DISTRICTS 4, 3, AND 1, RESPECTIVELY, IN CONNECTION WITH THE LIBRARY IMPROVEMENTS PHASE II PROJECT; AND APPROPRIATING FUNDS FROM GENERAL OBLIGATION AND U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 108 LOAN PROGRAM FUNDS.

* * * * *

WHEREAS, the City Council has approved the use of U.S. Department of Housing and Urban Development (“HUD”) 108 Loan Program funds for the Johnston Branch Library, McCreless Branch Library and Westfall Branch Library, located in Council Districts 4, 3 and 1, respectively, in connection with the Library Improvements Phase II Project (the “Project”); and

WHEREAS, in connection with said Project, there exists a need for HVAC upgrades at the Johnston Branch Library that will provide replacement of HVAC air handling equipment, associated electrical wiring, and new HVAC ducting configuration to improve system efficiency; and

WHEREAS, in connection with said Project, there also exists a need for improvements at the McCreless Branch Library, to include some roof replacement and roof repairs, parking lot repairs, replacement of sanitary sewer piping, storm water piping and sump pump under the building, additional areaway vents, replacement of HVAC air handling equipment, and associated electrical wiring; and

WHEREAS, in connection with said Project, there also exists a need for roofing repairs and parking lot repairs at the Westfall Branch Library; and

WHEREAS, in connection with said Project, there also exists a need for a field alteration (change order); and

WHEREAS, Field Alteration No. 1 alters the construction contract by a deductive amount of \$64,311.00 due to value engineering modifications that include the deletion of roofing work at the Johnston Branch Library, and the deletion of HVAC work at both the Johnston Branch Library and the McCreless Branch Library; and

WHEREAS, in order to commence performance of such work to include Field Alteration No. 1, it is necessary to accept the lowest, responsive bid of 3TI, Inc.; **NOW THEREFORE:**

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

SECTION 1. The lowest, responsive bid of 3TI, Inc. in the amount of \$670,000.00 for the performance of the above described work in connection with the Library Improvements Phase II Project is hereby accepted. The City Manager or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager or the Director of the Public Works Department is hereby authorized to execute a standard form public works construction contract for the job. A copy of the contractor's bid is affixed hereto and incorporated herein for all purposes as Attachment I. All other bids received on this Project are rejected upon the occurrence of either the execution of a contract by the lowest, responsive bidder and deposit of all required bonds and insurance certificates, or the expiration of sixty (60) days from the effective date of this Ordinance, whichever occurs first.

SECTION 2. The appropriation and allocation of U.S. Department of Housing and Urban Development (HUD) 108 Loan Program funds in the amount of \$696,226.40 in connection with the Library Improvements Phase II Project, and a \$670,000.00 construction contract with 3TI, Inc., for library upgrades and repairs is hereby approved.

SECTION 3. The sum of \$670,000.00 is hereby authorized to be paid to 3TI, Inc. in connection with the Library Improvements Phase II Project for library improvements for Johnston Branch Library located at 6307 Sun Valley Drive in Council District 4; McCreless Branch Library located at 1023 Ada St. in Council District 3; and Westfall Branch Library located at 6111 Rosedale Court in Council District 1.

SECTION 4. Field Alteration No. 1 (Change Order) in the deductive amount of \$64,311.00 in connection with the Project is hereby approved.

SECTION 5. The sum of \$696,226.40 is authorized to be transferred from Funds 45803000, 45931000, 27040000, 45911000 and 45931000 as follows:

WBS No./IO	WBS Name/IO Name	G/L No.	G/L Name	Appropriation
GO-00046-01-01-23	2003 GO Library	6102100	Interfund Tr Out	\$113,469.45
GO-00056-01-01-38	Library Bond Balances	6102100	Interfund Tr Out	\$49,756.95
131000001343	HUD 108-McCreless Library	6102100	Interfund Tr Out	\$432,000.00
GO-00051-01-01-35	Library Bond Balance	6102100	Interfund Tr Out	\$101,000.00
			TOTALS	\$696,226.40

SECTION 6. The sum of \$696,226.40 is authorized to be transferred into Fund 45099000 as follows:

WBS No.	WBS Name	G/L No.	G/L Name	Appropriation
04-00109-90-01	Tr fr GO-00056-01-01-38	6101100	Interfund Tr In	\$113,469.45
04-00109-90-02	Tr fr GO-00056-01-01-23	6101100	Interfund Tr In	\$49,756.95
04-00109-90-30	Tr fr IO 131000001343	6101100	Interfund Tr In	\$432,000.00
04-00109-90-24	Tr fr GO-00051-01-01-35	6101100	Interfund Tr In	\$101,000.00
			TOTALS	\$696,226.40

SECTION 7. Expenditures will be allocated as follows:

WBS No.	WBS Name	G/L No.	G/L Name	Appropriation
04-00109-05-02-01	Construction Costs	5201140	Construction Cost	\$605,688.00
04-00109-05-06	Project Contingency	5201100	Architectural Fees	\$50,020.08
04-00109-05-04	Const Admin. Charges	5203020	Admin. Charges	\$40,518.32
			TOTALS	\$696,226.40

SECTION 8. The Fiscal Impact sheet set out in Attachment II is hereby approved and adopted for entry in the City Books.

SECTION 9. 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 10. This Ordinance shall become effective on and after the 11th day of June, 2006.

PASSED AND APPROVED this 1st day of June, 2006.



M A Y O R

PHIL HARDBERGER

ATTEST:



City Clerk

APPROVED AS TO FORM: Hollis Young
for City Attorney

Section 00300
**BID FORM SUBMITTED TO THE
CITY OF SAN ANTONIO, TEXAS
FOR THE CONSTRUCTION OF**
LIBRARY IMPROVEMENTS PHASE 2
IN SAN ANTONIO, TEXAS

The undersigned, as Bidder, declares that the only person or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm, corporation; that Bidder has carefully examined the Project Manual and plans therein referred to, and has carefully examined the requirements of the proposed work; and agrees that the Bidder will provide all the necessary machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the Project Manual and plans in the manner prescribed therein and according to the requirements of the Director of Public Works as therein set forth.

It is understood and agreed that the work is to be completed in full on or before ONE-HUNDRED AND TWENTY (120) calendar days.

Accompanying this Bid is a Bid Guaranty in the amount of five Percent (5%) percent of the greatest total amount of the Bid. Said Bid Guaranty, in the form of a Certified or Cashier's Check on a State or National Bank, or Bid Bond, is submitted as a guaranty of the good faith of the Bidder and that the Bidder will execute and enter into a written contract to do the work, if his bid is accepted. The Bidder by submitting this completed form hereby agrees that if he/she fails to execute the written contract and furnish satisfactory bond, within ten (10) calendar days after City Council award, the City of San Antonio shall, in any of such events, be entitled and is hereby given the right to retain said Bid Guaranty as liquidated damages. It is understood that the City of San Antonio reserves the right to reject any and all proposals whenever the City Council deems it in the interest of the City to do so, and also the right to waive any informalities in a bid.

In the event of the award of a contract to the undersigned, the undersigned will execute same on Construction Contract (General Form) and make bond for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, and to insure and guarantee the work until final completion and acceptance or the end of the guarantee period where so stipulated, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the Director of Public Works. The undersigned certifies all prices contained in this bid have been carefully checked and are submitted as correct and final.

06/04/04

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Bid Form

The Bidder by submitting this bid acknowledges that they have received Addenda/Addendum number(s) 1, 2, 3

The Bidder is:

A sole proprietorship;
 A partnership composed of _____
and _____

A corporation chartered under the laws of the State of Tx., acting by its officers pursuant to its by-laws or a resolution of its Board of Directors.

(Affix Corporate Seal here)

3TI, Inc.
Official Business name

By: Mark Tawmas / President
Type or print name/title of representative

Attest:

[Signature]

By: [Signature] 3/22/06
Signature Date

I. BASE BID

Amount of Base Bid (Insert Amount in Words and Numbers):

~~Seven Hundred thirty thousand~~ Six Hundred Seventy thousand \$ ~~730,000~~ 670,000

II. Add Alternates

Amount of each Alternate insert in Numbers:

1. ~~8,292~~ 8,292
2. 61,000
3. 48,000

3TI, Inc.

Official Name of Company (legal)
5523 Dietrich Rd #2

Address
SA Tx 78219

City, State and Zip Code

930-2923

Telephone No.
821-5524

Fax No.
3T3TIC@POL.COM

E-mail Address

Proposal Form Attachment

Certification of Non-Collusion

"The undersigned affirms that they are duly authorized to execute the proposed contract, that this company, corporation, firm, partnership or individual has not prepared this Bid in collusion with any other Bidder, and that the contents of this Bid as to prices, terms or conditions of said Bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this Bid.

By: Mark Termino

(Print or Type Name)

President

(Print or Type Title/Position with Business)

[Handwritten Signature]

(Signature)

3/27/06

(Date)

End of Section 00300

06/04/04

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Bid Form

ATTACHMENT II

CITY OF SAN ANTONIO

Request for Ordinance / Resolution Fiscal Impact

SAP FINANCIAL IMPACT

Project Name: Library Improvements
 WBS Project Fund # 45-099000
 WBS Proect Name: Gen Obl Cap Proj
 Council Date: 6/1/2006
 Council Item #: 11

Interal Order Fund #: 27-040000
 Internal Order Fund Name: HUD 108 Capital Program

REVENUE TRANSFERS OUT

WBS OR INTERNAL ORDER NO.	WBS NAME or INTERNAL ORDER NAME	G/L	G/L NAME	PLAN VERSION 0 (Optional)	PLAN VERSION 0 REVISION/ Appropriation	REVISED PLAN VERSION 0 (Optional)
GO-00046-01-01-23	2003 GO Library-Johnston	6102100	Interfund Trans Out		\$113,469.45	\$113,469.45
GO-00056-01-01-38	Library Bond Balances-Johnston	6102100	Interfund Trans Out		\$49,756.95	\$49,756.95
131000001343	HUD 108-McCreless Library	6102100	Interfund Trans Out		\$432,000.00	\$432,000.00
GO-00051-01-01-35	Library Bond Balnces-Westfall	6102100	Interfund Trans Out		\$101,000.00	\$101,000.00
TOTALS					\$696,226.40	\$696,226.40

REVENUE TRANSFERS IN (Optional)

WBS NO.	WBS NAME	G/L	G/L NAME	CURRENT PLAN VERSION 0 (Optional)	PLAN VERSION 0 REVISION (Optional)	REVISED PLAN VERSION 0 (Optional)
04-00109-90-01	Tr fr Go-00056-01-01-38	6101100	Interfund Trans In		\$ 49,756.95	\$ 49,756.95
04-001-09-90-02	Tr fr Go-00056-01-01-23	6101100	Interfund Trans In		\$ 113,469.45	\$ 113,469.45
04-00109-90-30	Tr fr IO 131000001343	6101100	Interfund Trans In		\$ 432,000.00	\$ 432,000.00
04-00109-90-24	Tr fr GO-00051-01-01-35	6101100	Interfund Trans In		\$ 101,000.00	\$ 101,000.00
TOTALS				\$0.00	\$ 696,226.40	\$ 696,226.40

EXPENDITURES

WBS NO.	WBS NAME	G/L	G/L NAME	CURRENT PLAN VERSION 0 (Optional)	PLAN VERSION 0 REVISION/ Appropriation	REVISED PLAN VERSION 0 (Optional)
04-00109-01-02	Construction Costs	5201140	Construction Cost	\$0.00	\$605,688.00	\$605,688.00
04-00109-05-06	Project Contingency	5201100	Architectual Fees	\$0.00	\$50,020.08	\$50,020.08
04-00109-01-04	Construction Admin Charges	5203020	Admin Charges	\$0.00	\$40,518.32	\$40,518.32
TOTALS				\$0.00	\$696,226.40	\$696,226.40

This is a one-time captial imprvement expenditure. This project is within budget and is included in the FY06-11 Capital Improvement Program Budget. Funds in the amount of \$649,066.65 are available for 3TI, Inc. for construction \$.

Prepared by: **Mary B Gonzalez** Dept: **PW** Ext: **7-8062**

Date prepared: **5/12/06**

Submitted Date: **5/12/06**

Date received by Finance: _____ Finance updated by: _____

Date submitted back to Dept: _____

Agenda item #12

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager
FROM: Thomas G. Wendorf, P.E., Director of Public Works
SUBJECT: Library Improvements, Phase 2
DATE: June 1, 2006

SUMMARY AND RECOMMENDATIONS

An Ordinance accepting the lowest responsive bid, appropriating funds, and awarding a construction contract in the amount of \$670,000.00 payable to 3TI, Inc., a MBE and SBE firm, authorizing \$50,020.08 for project contingency, \$40,518.32 for capital administrative costs; approving Change Order No. 1, in a deductive amount of \$64,311.00 for value engineering modifications, for a total ordinance amount of \$696,226.40, funded from General Obligations of the City, in connection with the Library Improvements for Johnston Branch Library located at 6307 Sun Valley Drive in Council District 4; McCreless Branch Library located at 1023 Ada St. in Council District 3; and Westfall Branch Library located at 6111 Rosedale Court in Council District 1.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The anticipated library improvements to these facilities will provide maintenance and repairs that may include HVAC, plumbing, and electrical, and roofing upgrades as recommended by the citywide facility condition analysis study. Specifically, there will be HVAC upgrades at the Johnston Branch Library that will provide replacement of HVAC air handling equipment, associated electrical wiring, and new HVAC ducting configuration to improve system efficiency. The McCreless Branch Library will have some roof replacement and roof repairs, parking lot repairs, replacement of sanitary sewer piping, storm water piping and sump pump under the building, additional areaway vents, replacement of HVAC air handling equipment, and associated electrical wiring. The Westfall Branch Library will have roofing repairs and parking lot repairs.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in February of 2006. In addition, the bid announcement was made on TVSA, through the Small Business Economic Development Advocacy (SBEDA) Office and the Dodge Report. Plans were also available for review by potential bidders at the office of The Arizpe Group, Inc., located at 1802 N.E. Loop 410, Suite 106, San Antonio, Texas 78217. Bids for this project were opened on March 22, 2006 with four (4) firms responding. Of these 3TI, Inc. submitted the lowest responsive bid. 3TI, Inc. currently has (1) active contract with the City

in the amount of \$1,466,000.00. A matrix of the bid outcome is included herein as Attachment 2. Construction shall begin in June 2006 with completion anticipated in October in 2006.

The Economic Development Department has reviewed and approved the Good Faith Effort Plan submitted by 3TI, Inc. and the contractor has committed that 17% of the work provided under this contract shall be completed by a MBE firm. The Memorandum from the Economic Development Department is included herein as Attachment 3.

This ordinance also authorizes Field Alteration Number 1, in the deductive amount of \$64,311.00 for value engineering modifications that include the deletion of roofing work at Johnston Library and the deletion of HVAC work at both Johnston and McCreless Library's. Field Alteration Number 1 is incorporated herein as Attachment 4.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to implement previously approved 2003-2007 General Obligation Library Improvement Bond, Community Development Block Grant (CDBG), 1989 General Obligation Library System Improvement Bond, and Housing and Urban Development (HUD) 108 Loan Program funded projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the FY 06-11 Capital Improvement Program Budget. Funds in the amount of \$264,226.00 are available from Library General Obligation Bonds and \$432,000.00 is available from HUD 108 Loan Program. Funds are authorized to be appropriated and payable as follows:

\$ 605,689.00	payable to 3TI, Inc. for construction services
\$ 50,020.08	for Project Contingency
\$ 40,518.32	for Capital Administrative Costs

COORDINATION

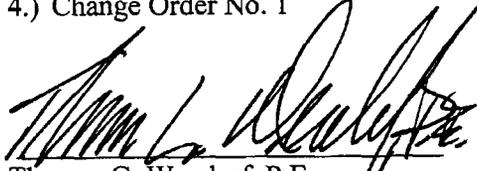
This request for ordinance has been coordinated with the Finance Department, the Office of Management and Budget, the Library Department, and the Housing and Community Development Department.

SUPPLEMENTARY COMMENTS

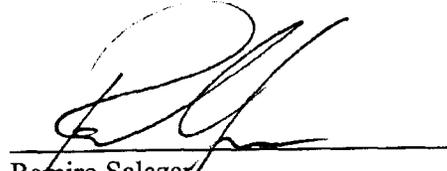
This construction contract was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ATTACHMENTS

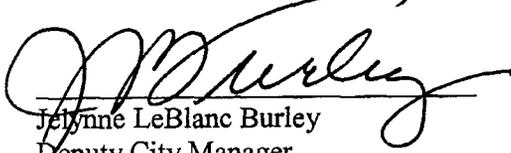
- 1.) Project Maps
- 2.) Bid Tab
- 3.) Memo from the Economic Development Department dated May 1, 2006.
- 4.) Change Order No. 1



Thomas G. Wendorf, P.E.
Director of Public Works



Ramiro Salazar
Library Director

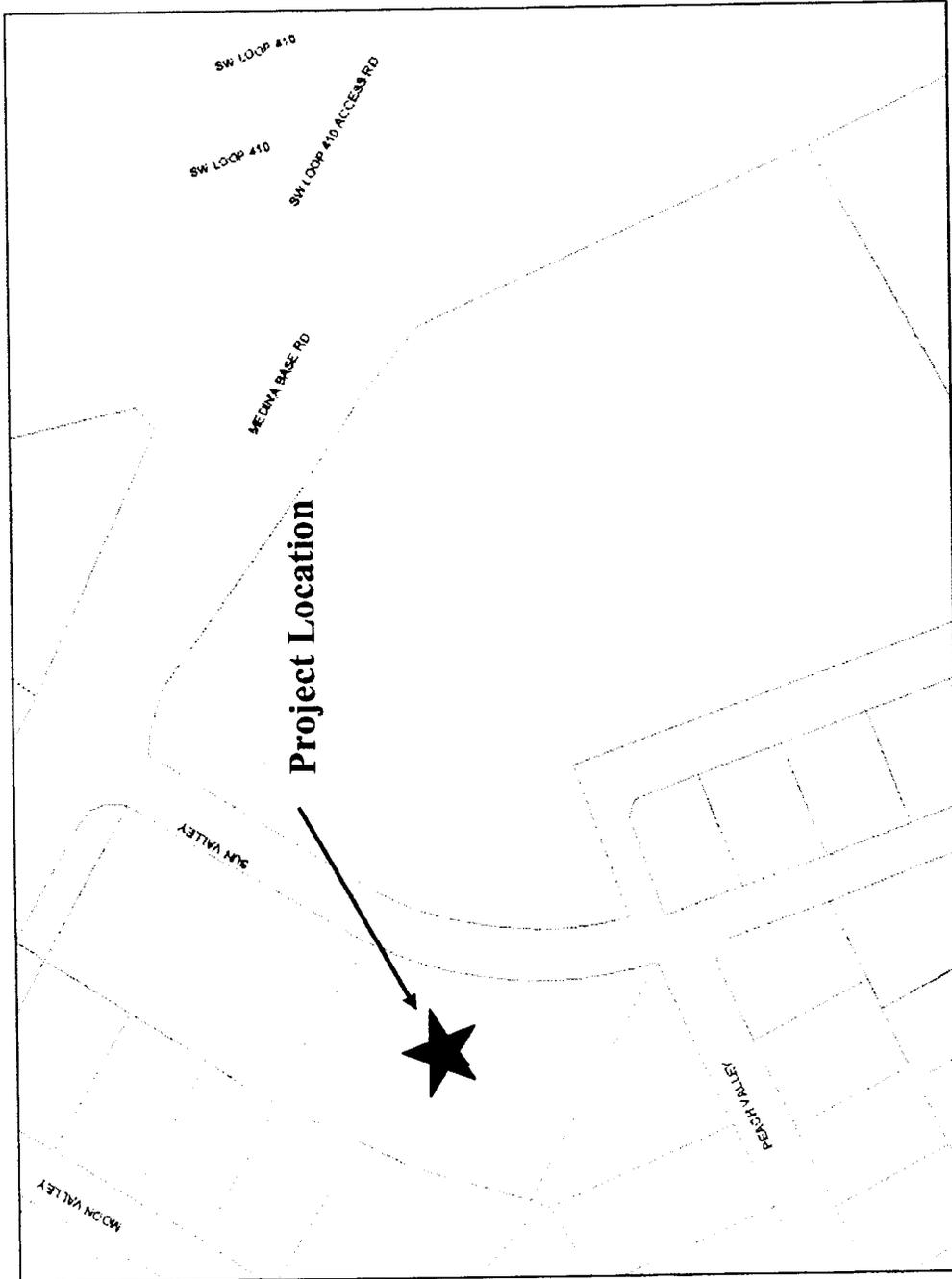


Jelynné LeBlanc Burley
Deputy City Manager



Frances A. Gonzalez
Assistant City Manager

**Attachment 1
Location Map**



Project Location

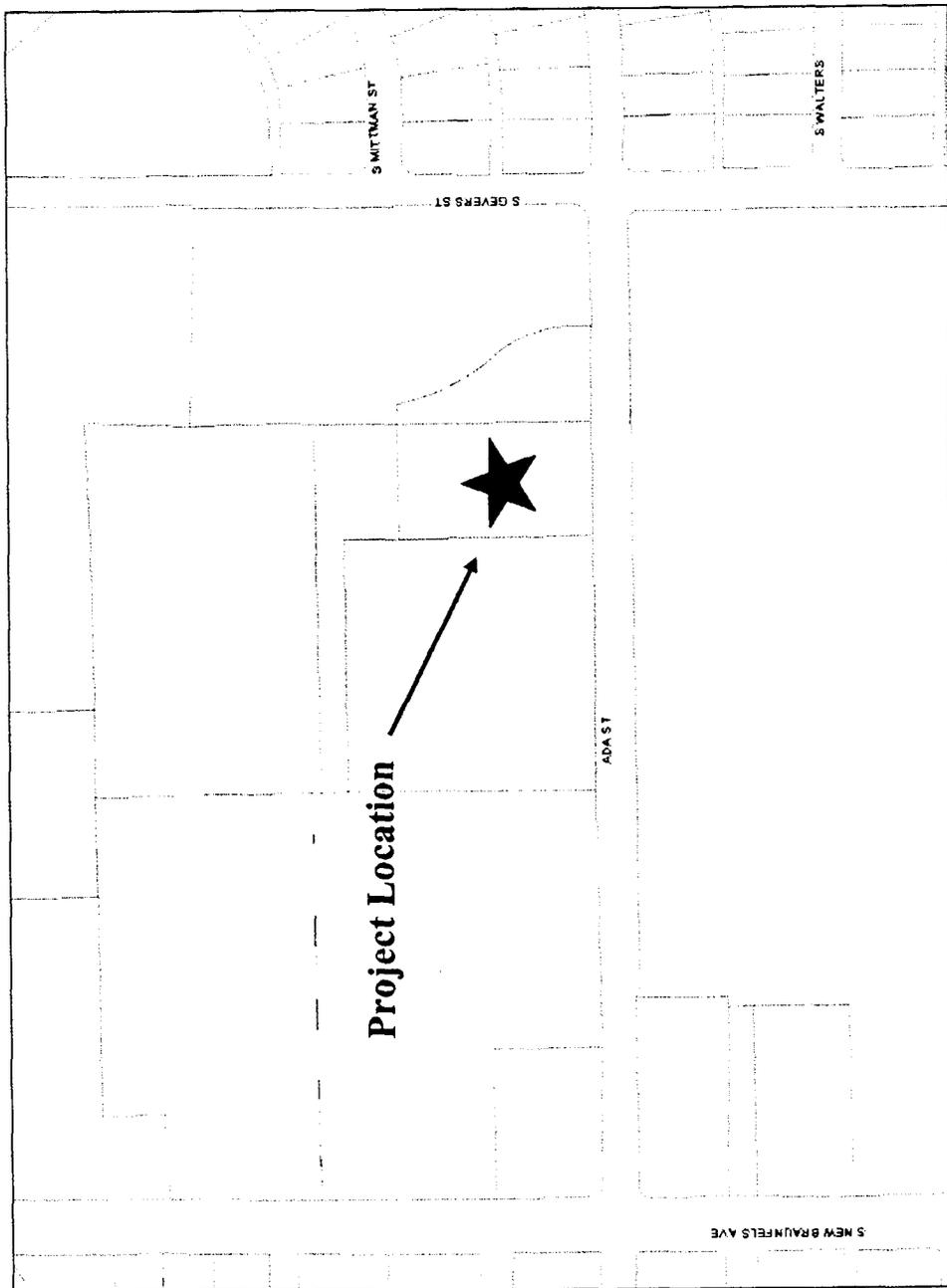
G.I.S. Location Map

Johnston Branch Library
6307 Sun Valley Drive
Council District No. 4

**Attachment 1
Location Map**



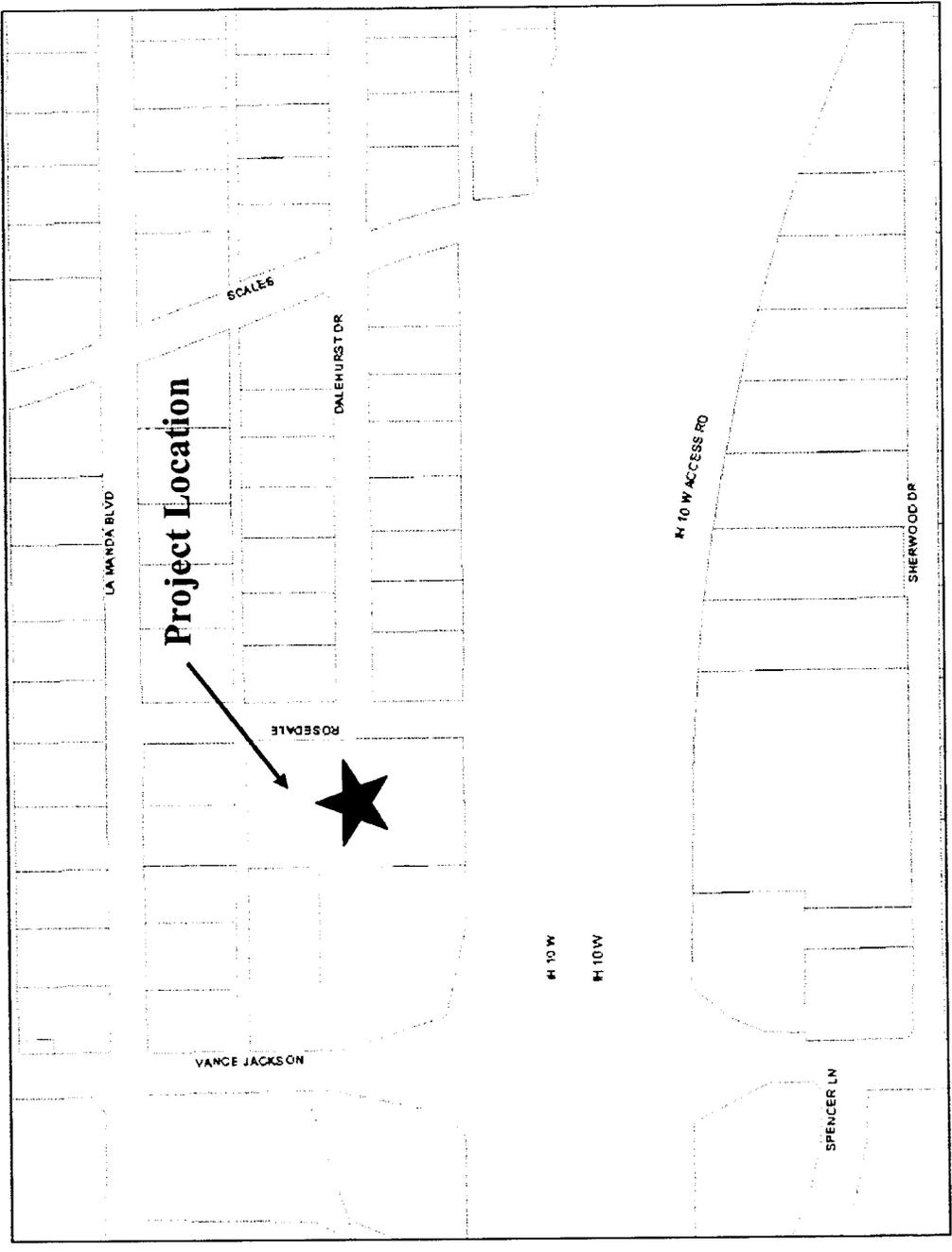
G.I.S. Location Map



Project Location

McCreless Branch Library
1023 Ada Street
Council District No. 3

**Attachment 1
Location Map**



Westfall Branch Library
6111 Rosedale Court
Council District No. 1

G.I.S. Location Map

City of San Antonio
Economic Development Department
Interdepartmental Memorandum

TO: Kent Hickingbottom, Capital Programs Manager, Public Works Department;
Yvette Ozuniga, Administrative Asst. II, Public Works Department

FROM: Manuel Longoria, Jr., Assistant Director, Economic Development Department

COPIES: Anita Uribe Martin, Manager, Economic Development Department; File

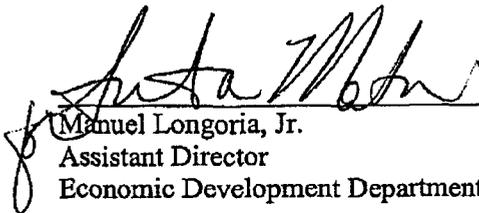
SUBJECT: Good Faith Effort Plan Submitted for the **Library Improvements, Phase II Project**

DATE: May 1, 2006

We have reviewed the Good Faith Effort Plan submitted by 3TI Inc., for the **Library Improvements, Phase II Project**. The apparent low bidder has submitted contract amounts, which are reflected in the accurate percentages below.

<u>Total Project Cost</u>						
\$670,000						
FIRM	CERTIFIED	MBE	WBE	AABE	SBE	GFEP
3TI, INC.	NO	17% \$113,900	0% \$0	0% \$0	37% \$247,900	APPROVED

If there are any questions, please feel free to contact me at (210) 207-3900.


Manuel Longoria, Jr.
Assistant Director
Economic Development Department

ML/hv



**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
FIELD ALTERATION REQUEST**

**Attachment #4
Field Alteration No. 1
(Change Order Proposal)**

Date Prepared: April 27, 2006 Field Alteration No. 1 Project No. 04-00109

Project Name: Library Improvements, Phase 2
(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.)
See attachment.

Justification for Proposed Alteration (Describe in detail why this work is to be added or deleted. Use attachments if necessary.):
Reduce scope of Work to award construction contract.

Field Alteration will result in change to Contract Cost as: [] Increase [] Decrease \$ 64,311.00
Field Alteration will result in change to Contract Days as: [] Increase [] Decrease # Days 0 (Zero)
(To be negotiated by the Contractor and the City.) [] Working Days [] Calendar Days

REQUESTED BY:

City, Consulting Engineer/ Architect, Other (Please Specify) _____	Date _____	Contractor: <u>Jake Trinidad</u>	Date _____
		Title: <u>Project Manager</u>	
		Firm: <u>3TI, Inc.</u>	

RECOMMENDED BY:

Consultant (Project Engineer/Architect Only) _____	Date _____	Others: <u>Rich Walker, Project Manager, Library Dept.</u>	Date _____
Firm: <u>The Arizpe Group, Inc.</u>		(If required; i.e., City Dept., S.A.W.S., etc.)	
<u>Dale Lange, COSA Project Manager</u>	Date _____	<u>COSA Capital Programs Manager</u>	Date _____

APPROVED BY:

City Engineer _____	Date _____	Director of Public Works (If over \$25,000)	Date _____
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-----**FOR CITY USE ONLY**-----

Ordinance Required: [] Yes [] No [] FA Amount \$25,000 (+ or -) [] Additional funds required \$ _____

WBS Element: _____	WBS Element: _____
Original Contract Amount: \$ _____	Construction Contingency Fund: \$ _____
Previous Approved FAs: \$ _____	Previous Approved FA: \$ _____
This Field Alteration: \$ _____	This Field Alteration: \$ _____
Total: \$ _____	Total Field Alterations: \$ _____
	Balance: \$ _____

Fund #: _____ Ordinance #: _____ Ordinance Date: _____

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.