

AN ORDINANCE 2008-02-07-0094

AUTHORIZING CHANGE ORDER NO. 4 IN THE AMOUNT OF \$173,396.45 TO THE \$4,084,601.70 CONTRACT WITH GARCO CONTRACTING COMPANY, INC. FOR CONSTRUCTION OF THE NEW OPERATIONS AND CUSTOMER FACILITY AT STINSON MUNICIPAL AIRPORT FOR A REVISED CONTRACT VALUE OF \$4,257,998.15.

* * * * *

WHEREAS, the City entered into a construction contract with Garco Contracting Company, Inc., to construct the New Operations and Customer Service Facility at Stinson Municipal Airport pursuant to Ordinance 2006-04-06-0450; and

WHEREAS, cost increases and time delays were incurred due to unforeseen conditions, improvements for customer service, weather delays, and enhancements to public safety; and

WHEREAS it is now necessary to authorize Change Order No. 4 to increase the contract value by \$173,396.45, and provide for additional calendar days, materials, labor, and scope of work;
NOW THEREFORE:

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

SECTION 1. The City Manager or her designee is authorized to execute the attached Change Order No. 4 in the amount of \$173,396.45 to the construction contract with Garco Contracting Company, Inc.

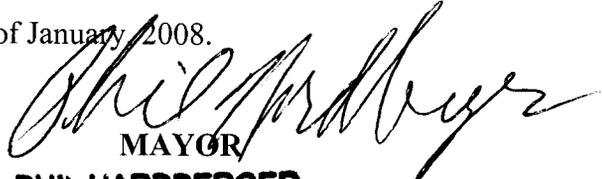
SECTION 2. The budget in SAP Fund 51016000, Stinson Airport Improvements & Contingency, SAP Project Definition 33-00138, New Administration Facility at Stinson, shall be revised by increasing SAP WBS Element 33-00138-05-02-01 entitled Garco Contracting Company, Inc., SAP GL Account 5201140, by the amount of \$173,396.45.

SECTION 3. The budget in SAP Fund 51016000, Stinson Airport Improvements & Contingency, SAP Project Definition 33-00138, New Administration Facility at Stinson, shall be revised by decreasing SAP WBS Element 33-00138-05-02-02 entitled Garco Contingency, SAP GL account 5406530, by the amount of \$173,396.45.

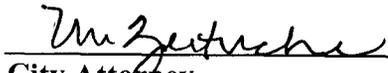
SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon passage by eight (8) affirmative votes; otherwise it shall be effective ten (10) days after its passage.

PASSED AND APPROVED this 7th day of January 2008.


MAYOR
PHIL HARDBERGER

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

**NEW OPERATIONS AND CUSTOMER SERVICE FACILITY @ STINSON
MUNICIPAL AIRPORT**

ATTACHMENT 1 – CHANGE ORDER SUMMARY

Change Order No. 4

- Item 1 – Additional contract time and cost for the hand digging of site due to unforeseen underground utilities for the period between September 5, 2006 through December 31, 2006. Additional compensation of \$71,818.16 was determined to be fair and reasonable.
- Item 2 – Relocation of existing underground Federal Aviation Administration (FAA) cables, Café gas line and 1” fire alarm conduits not shown on plans since their location was unknown. Additional compensation of \$42,236.04 was determined to be fair and reasonable.
- Item 3 – Demolition of unforeseen subsurface concrete duct bank, underground pipes and black asphalt base. Also included with item is tracing and locating unforeseen subsurface miscellaneous utility piping. Additional compensation of \$11,296.38 was determined to be fair and reasonable.
- Item 4 – Provide the Temporary Power Modifications included in the original contract documents and as identified by the provided credit listed in Change Order 1. (Change Order 1 deleted this portion of the work and provided a credit of \$16,800 for Temporary Power Modifications. Due to unforeseen conditions, this portion of the work is being reinstated) Additional compensation of \$16,800.00 was determined to be fair and reasonable.
- Item 5 – Provide (9) nine concealed door closers at exterior doors (door hardware upgrade) Additional compensation of \$4,582.70 was determined to be fair and reasonable.
- Item 6 – Revision to stair landings, delete 32 lineal feet of handrail and adjust wall location. Credit amount of \$2,048.00 was determined to be fair and reasonable.
- Item 7 – Revised Dumpster Enclosure with overhead obstruction for safety purposes. Additional compensation of \$4,215.36 was determined to be fair and reasonable.
- Item 8 – Add 26 calendar days to total number of contract days allowed due to additional rain days that occurred in June and July, 2007. No additional compensation was required.
- Item 9 – Furnish & install 150 lineal feet of electrical conduit for new lease space. Additional compensation of \$1,408.00 was determined to be fair and reasonable.
- Item 10 – Added 80 calendar days to total number of contract days allowed due to unforeseen conditions and additional rain days plus General Conditions costs for unforeseen conditions from January 1, 2007 to June 7, 2007. Additional compensation of \$23,087.81 was determined to be fair and reasonable.



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
FIELD ALTERATION REQUEST

Form PW-15-AVIATION
Rev. 3/2006
(Submit 6 Originals)

RECEIVED
AVIATION DEPT.
PLAN. & ENG

Date Prepared: 12.12.07 Field Alteration No. 4 Project No. 33-00138

Project Name: New Administration Facility at Stinson Municipal Airport
(Project Name as shown on the Work Project Authorization)

2007 DEC 18 AM 8:13

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.)

	# days	\$ amount
ITEM 01: Extra time and cost for hand digging and unforeseen site conditions for the period of time between September 5, 2006 through December 31, 2006.	110	\$71,818.16
ITEM 02: Relocation of existing FAA Cables, Café Gas Service, and 1" Fire Alarm Conduit.	10	\$42,236.04
ITEM 03: Demolition of unforeseen subsurface concrete duct bank, underground pipes, and black base. Also included with this item is tracing and locating of unforeseen subsurface miscellaneous utility piping.	0	\$11,296.38
ITEM 04: Provide the Temporary Power Modifications included in the original contract documents and as identified by the provided credit listed in FAR No. 1. FAR No. 1 deleted this portion of the work and provided a credit of \$16,800.00 for Temporary Power Modifications. Due to unforeseen conditions this portion of the work is being reinstated.	0	\$16,800.00
ITEM 05: PR No. 5 Concealed Closers - provide (9) nine LCN 2034 concealed closers at the following exterior doors: 109B, 110A, D110B, D121A, D121B, D147A, D147B, D147C, D147D. (Door Hardware Upgrade)	0	\$4,582.70
ITEM 06: PR No. 12 - Revision to Stair Landings per ASI #10 - Delete 32 lf of handrail and adjust wall location.	0	-\$2,048.00
ITEM 07: PR No. 13 - Revised Dumpster Enclosure with overhead obstruction.	0	\$4,215.36
ITEM 08: Add 26 Calendar Days to the total number of Contract Days for rain in the months of June and July, 2007.	26	\$3.00
ITEM 09: Spare conduits to shell lease space.	0	\$1,408.00
ITEM 10: Additional Days and general conditions requested for unforeseen conditions from January 1st to June 7th, 2007.	80	\$23,087.81

Justification for Proposed Alterations (Describe in detail why this work is to be added or deleted. Use attachments if necessary.)

See Attachment "A" for justifications of proposed alterations.

Field Alteration will result in change to Contract Cost as: Increase Decrease \$ 173,396.45
Field Alteration will result in change to Contract Days as: Increase Decrease # Days 226
(To be negotiated by the Contractor and the City.) Working Days Calendar Days

REQUESTED BY:
Consulting Architect # City 12/20/07
City, Consulting Engineer/Architect, Other (Please Specify) _____ Date _____

Contractor Richard Garza/President 12-17-07
Title: _____ Date _____
Firm: Garza Contracting Co., Inc.

RECOMMENDED BY:
[Signature] 12.14.07
Consultant (Project Engineer/Architect Only) _____ Date _____
Firm: _____

COSA Project Manager _____ Date _____

APPROVED BY:
Planning & Engineering Manager _____ Date _____
Director of Public Works (If over \$25,000) _____ Date _____

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: \$ _____

Vendor #: _____ 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 six (6) originals with supporting documents.



**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
FIELD ALTERATION REQUEST
Attachment "A"**

Date Prepared: 12.12.07 Field Alteration No. 4 Project No. 33-00138

Project Name: New Administration Facility at Stinson Municipal Airport
(Project Name as shown on the Work Project Authorization)

Justification for Proposed Alterations:

ITEM 01: Hand digging was required to uncover any existing utilities under the new addition foundations. Given the extensive history of the site and the nature of undocumented subgrade services, hand digging was required to ensure that utilities to the existing airport remained intact for continuous uninterrupted operation. Refer to the attached dated photos documenting subsurface conditions encountered during excavation of the South and North Wings. Garco Contracting initially requested 120 days for the period between September 5th and December 31st, 2006 including associated costs incurred for hand digging personnel, sub contractor hand digging, and general conditions for time lost, refer to attached change request from Garco Contracting. Upon review of Garco's request for additional days it was determined that there are only a total of 117 days between September 5th and December 31st, 2006. Additionally, the contract includes a total of 24 rain days for the period from September to December bringing the total possible additional days to 93.

FAR #2 provided 5 additional days to be added to the contract for work associated with PR-8, which included additional owner requested conduits. This work was completed in December of 2006 and days cannot be added that have already been approved, which brings the total days to be added to the contract for this item to 88 total days. Through previous meetings, discussions, and written correspondence the team has agreed to add 110 days to the contract with 88 days associated with cost for general conditions and an additional 22 days at no additional cost to the owner.

ITEM 02A: Due to the unforeseen condition of the existing FAA cable installation which was approximately placed 18" deep and ran across the proposed building pad for the South Wing Addition. This service had to be relocated below the proposed building slab so that preparation of the building pad could commence without interruption of service to the FAA. This portion of the work was completed after January 1st, 2007.

days: 7 \$ amount: \$20,496.34

ITEM 02B: In order for the construction of the North Wing to commence the existing gas service had to be relocated. It was determined after pricing was received from CPS that Garco Contracting could complete the work for a cost savings when compared to the CPS proposal.

days: 0 \$ amount: \$15,073.31

ITEM 02C: The 1" fire alarm conduit was located with the building pad preparation area and had to be relocated in order for building pad preparation to commence on the South Wing. This portion of the work was completed after January 1st, 2007.

days: 0 \$ amount: \$6,666.39

Total for Item 2

days: 7 \$ amount: \$42,236.04

ITEM 03A: During the excavation for the building pad of the South Wing an existing unforeseen concrete duct bank was discovered. It was determined that the services within the ductbank were abandoned and subsequently the duct bank had to be demolished and removed to allow for preparation of the South Wing building pad. To date, Garco has requested 4 additional days be added to the contract time for work associated with this item, however this work was completed during the period between September 5th and December 31st, 2006 and no time will be added for this item.

days: 0 \$ amount: \$3,500.13

ITEM 03B: During preparation of the South Wing building pad numerous unforeseen abandoned and in use services were discovered during hand digging. Upon discovery of such unforeseen utilities there locations and current status of use had to be determined with special tracing equipment. Once these services were discovered tracing was used to help determine where the services went and what their use was and ultimately whether or not they were still in use. Services discovered included, but were not limited to abandoned gas lines, irrigation lines, water supply lines, and clay pipe sewer lines. Refer to attached photos and descriptions of various conditions encountered that required tracing. To date, Garco has requested 10 additional days be added to the contract time for work associated with this item, however this work was completed during the period between September 5th and December 31st, 2006 and no time will be added for this item.

days: 0 \$ amount: \$3,468.10

ITEM 03C: Subsequently, once unforeseen utilities were discovered and their use and status had been determined by tracing, it was required to remove the materials from the building pad area to allow for construction of the South Wing building pad. Refer to attached photos and descriptions of various conditions encountered that required tracing and subsequent demolition. To date, Garco has requested 7 additional days be added to the contract time for work associated with this item, however this work was completed during the period between September 5th and December 31st, 2006 and no time will be added for this item.

days: 0 \$ amount: \$2,302.47

ITEM 03D: During site demolition an area of unforeseen black base was discovered. Black base is a form of asphalt paving material that is used for heavy duty applications and is harder and usually placed in greater thicknesses than conventional asphalt thereby making it more difficult to demolish and remove from the site. The existing parking area in front of the Terminal Building consisted of this material and covered an approximate area of 12,000 sf and was an average of 8" thick. To allow for construction of the both the North and South Wings this area of black base had to be demolished and removed completely from the site. To date, Garco has requested 3 additional days be added to the contract time for work associated with this item, however this work was completed during the period between September 5th and December 31st, 2006 and no time will be added for this item.

days: 0 \$ amount: \$2,025.68

Total for Item 3

days: 0 \$ amount: \$11,296.36

ITEM 04: In Field Alteration Request No. 1, \$24,846.00 was added to the Contract Cost due to escalations in copper wiring prices from the bid date to the award of the Contract to Garco Contracting Company. In order to offset the cost of the copper wiring price escalations of \$110,413.00, several credits were given, including one credit for \$16,800.00 for Temporary Power Modifications. As recommended by Fred Clark Electric, this credit was to delete the Temporary Power Modifications as included in the original Construction Documents. At the time, it was assumed by Fred Clark Electric that permanent electrical services could be installed in lieu of the temporary electrical work, but due to the unforeseen condition of the existing electrical services it was determined as the work progressed that the Temporary Electrical Power Modifications would be required in order to prepare the South Wing Building Pad. Refer to attached previous Field Alteration Request No. 1.

ITEM 05: It was decided to upgrade the door closer hardware at key locations to maintain a high level of quality at these heavily used entry points into the buildings. Refer to attached PR No. 5 and the corresponding contractor pricing.

ITEM 06: PR No. 12 revised the layout of the stair landings at the North and South Wing Additions to coordinate with structural cross bracing members. Subsequently, 32 linear feet of wall mounted Stainless Steel Handrail were deleted as it was not required by code and could provide a cost savings to the project. Refer to attached PR No. 12 and the corresponding contractor pricing.

ITEM 07: PR No. 13, the Revised Dumpster Enclosure was required due to existing overhead lines that surround the footprint of the new facility on three sides. To prevent contact between the overhead power lines and garbage trucks with overhead dumpster lifts an overhead obstruction with warning graphics was added to the dumpster enclosure. Refer to PR No. 13 and the corresponding contractor pricing.

ITEM 08: Due to the frequent rainfall in the months of June and July Garco has requested ten additional days for the month of June and nineteen additional days for the month of July in addition to the number of days included in the contract.

For the month of June, Garco has requested 15 rain days minus the 5 days included in the contract for a total of 10 additional days to be added to the contract. The number of days recorded in Garco's log of on-site conditions for the month of January generally coincides with the National Weather Service statistics for the month. It is our determination that the request for 10 additional days to the contract time is valid.

For the month of July, Garco has requested 23 rain days minus the 4 days included in the contract for a total of 19 additional days to be added to the contract. Garco's log presented for the month of July indicates a total of 14 rain and 9 mud days. When compared to National Weather Service data it appears that 20 rain and mud days would be more appropriate for a total of 16 days to be added to the contract period. As recorded by the National Weather Service 15 days had measurable rainfall amounts, which allows for 5 mud days.

ITEM 09: Spare conduits to shall lease space. At LEASE SPACE 247 Alternate No. 1 was not accepted. This Alternate included all of the associated work to finish out the space as an office suite. Fred Clark Electric recommended providing spare electrical conduits to the lease space for future tenant finish out to limit disturbance of the adjacent finished spaces.

ITEM 10: We have reviewed Garco Contracting Company's request for 100 additional days and general conditions due to unforeseen conditions in the 2007 Calendar Year. Through discussion, field observation, and meetings, the existing unforeseen subsurface and utility conflicts were resolved by June 7th, 2007; therefore, the remaining period of time that was effected by unforeseen conditions was from January 1st, 2007 to June 7th, 2007. This period includes a total of 157 calendar days. The total number of rain days accounted for during this period is 67 days, as provided by Field Alteration No. 3 and Specification Section 01110. Additionally, time extensions totaling 10 days are included in the latest draft of Field Alteration Request No. 4 for work involving FAA Cabling and relocation of a Fire Alarm Conduit. This work was completed during the period from January 1st to June 7th and therefore cannot be included in the request for additional days during this period.

Out of a total of 157 calendar days from January 1st to June 7th the 67 rain days and 10 days allowed for the FAA Cabling and Fire Alarm Conduit relocation must be subtracted, leaving the maximum allowable number of days at 80. Further, Garco Contracting was not held up on the entire scope of the project and was able to continue work on the North Wing during this period. Garco Contracting Company's latest and most up to date schedule has indicated a substantial completion date for the associated work areas of the project for April 4th, 2008 which would require that 65 days be added to the contract time. Through previous discussions and meetings the project team has agreed to add a total of 80 days to the contract time with cost for general conditions associated with 65 of those days and the remaining 15 days to be added to the contract at no additional cost to the owner.