



## AGENDA MEMORANDUM

Future Agenda Item for the City Council Meeting of March 18, 2014  
Action Agenda Item for the City Council Meeting of March 25, 2014

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**DATE:** February 26, 2014

**TO:** Ronald L. Olson, City Manager

**THRU:** Gustavo Gonzalez, P. E., Assistant City Manager of Public Works and Utilities  
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**FROM:** Daniel Biles, P. E., Executive Director, Public Works  
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<b><u>Amendment No. 1 to Architectural Design Contract</u></b> Museum Roof Replacement
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**CAPTION:**

Motion authorizing the City Manager or designee to execute Amendment No. 1 to an Architectural Design Contract with Solka Nava Torno, LLC from Corpus Christi, Texas in the amount of \$81,450, for a total re-stated fee of \$130,040, for Museum Roof Replacement for the design, bid, and construction phase services. BOND ISSUE 2012.

**PURPOSE:**

The purpose of this Agenda Item is to obtain authority to execute Amendment No. 1 to an Architectural Design Contract with Solka Nava Torno, LLC for Museum Roof Replacement Project so design work may begin.

**BACKGROUND AND FINDINGS:**

The engineering services of this project consist of Phase 1 Engineering Inspection and Phase 2 Detailed Engineering Services. Phase 1 Engineering Inspection aimed to evaluate the existing status of roof structure and determine the engineering measures for roof improvements/replacement through site inspection and survey, which was complete in December 2013.

Based on the findings of the Phase 1 Engineering Inspection Report, the scope of this amendment contract includes the following:

1. Replace the entire existing Museum deteriorated roof system including insulation, multi-layer membrane, base and parapet flashing, sheet metal flashing and parapet caps and other related roofing components and accessories on all 11 independent roof section areas of the building with a new 20 year warrantied two-ply white mineral granule surfaced modified bitumen roof system.

2. Replace the roof-mounted HVAC unit and external ductwork serving the Discovery Dome as well as various other defective roof-mounted equipment such as exhaust fans, fresh air intakes and gravity vents.
3. Replace the existing two-story high exterior glass curtain wall in the Children's Area with a windstorm impact-resistant compliant aluminum and glass curtain wall system.

The proposed Amendment No. 1 allows Solka Nava Torno, LLC, to move forward to Phase 2 Engineering Design.

**ALTERNATIVES:**

1. Authorize execution of Amendment No. 1.
2. Do not authorize execution of Amendment No. 1. (Not recommended)

**OTHER CONSIDERATIONS:**

This project was approved November 6, 2012 in the Bond Issue 2012 Package under Proposition No. 5 Museum and Library Improvements. Solka Nava Torno, LLC of Corpus Christi, Texas was selected for this project as a result of RFQ No. 2012-03 Bond Issue 2012 and CIP Projects, dated August 31, 2012. Solka Nava Torno, LLC was selected based upon qualifications, wide working knowledge of applicable project fundamentals, and understanding of project requirements.

**CONFORMITY TO CITY POLICY:**

The Architectural Design Contract and selection process comply with the Professional Procurement Act and City Policy.

**EMERGENCY / NON-EMERGENCY:**

Not applicable

**DEPARTMENTAL CLEARANCES:**

Tourism Department (Museum)

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year 2013-2014</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget	\$0.00	\$1,600,000.00	\$0.00	\$1,600,000.00
Encumbered / Expended Amount	\$0.00	\$0.00	\$0.00	\$0.00
This item	\$0.00	\$81,450.00	\$0.00	\$81,450.00
Future Anticipated Expenditures	\$0.00	\$1,518,550.00	\$0.00	\$1,518,550.00
<b>BALANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Fund(s): Public Facility Bond Issue 2012.

**COMMENTS:** Not applicable.

**RECOMMENDATION:**

City Staff recommends the approval of Amendment No. 1 to the Architectural Design Contract with Solka Nava Torno, LLC so design may be completed by the end of August 2014.

**LIST OF SUPPORTING DOCUMENTS:**

Project Budget  
Location Map  
Amendment No. 1  
Presentation