



AGENDA MEMORANDUM

Future Item for the City Council Meeting of May 14, 2019
Action Item for the City Council Meeting of May 21, 2019

DATE: May 8, 2019

TO: Keith Selman, Interim City Manager

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Professional Services Contract Amendment No. 4
Central Library Roof Replacement
Bond 2012 and Bond 2018

CAPTION:

Motion authorizing the City Manager, or designee, to execute professional services contract Amendment No. 4 with Solka, Nava, Torno, LLC, of Corpus Christi, Texas, in the amount of \$75,740 for a total restated fee of \$125,030 for Central Library Roof Replacement project.

PURPOSE:

This provides engineering and design for major improvements to the existing Central Library Roof.

BACKGROUND AND FINDINGS:

The existing roof of the Central Library was constructed in 1986. The roof system is comprised of approximately 18,000 SF of Spanish clay tiles and 17,000 SF modified bitumen roof (membrane) with gutters, flashing, trim, seams, and other roof materials. Water entered the building's interior in several areas of the library during previous storm events. Hurricane Harvey caused further damage to the roof creating a safety hazard to pedestrians and building occupants due to falling tiles. Pre-existing roof damage was ineligible for FEMA funding.

The initial project (Phase 1) was approved under Bond 2012. During design it was determined complete restoration exceeded funds available. The project moved forward within available funds only targeting areas in need of immediate repair to mitigate further damage.

The project bid in May 2017 with significant cost overruns in the bid items compared to the architect's Opinion of Probable Construction Costs (OPCC). It was determined cost overruns were primarily due to roof access, site restrictions, and safety requirements being disproportional within the limited scope of work. Bids were rejected, and the project was deferred until sufficient funding to complete necessary improvements was secured.

Additional funding was approved in Bond 2018 and Facility Certificates of Obligation. New design includes complete restoration of the roof. Approximately 70% of the existing clay tiles will be salvaged and combined with new tiles to minimize cost. All work will be designed to comply with requirements of TDI Windstorm Code and City of Corpus Christi Building Code.

This amendment provides for:

- Inspection, evaluation and proposed improvements to existing roof-mounted equipment
- Design submittals and design review meetings
- Revised construction drawings and specifications
- OPCC and Bid Phase Services
- Construction Administration Phase Services including:
 - Participation in pre-construction meetings and project progress meetings
 - Periodic site visits and inspections to ensure compliance with the design requirements
- Windstorm design, inspection and certification services

ALTERNATIVES:

1. Authorize execution of Amendment. (Recommended)
2. Do not authorize execution of Amendment. (Not Recommended)

OTHER CONSIDERATIONS:

Solka, Nava, Torno, LLC was selected for this project under RFQ 2012-03 Bond Issue 2012 and CIP Projects.

CONFORMITY TO CITY POLICY:

Complies with statutory requirements for professional services contracts; Conforms to FY 2018-2019 Capital Improvement Planning (CIP) Budget.

EMERGENCY / NON-EMERGENCY:

Not applicable

DEPARTMENTAL CLEARANCES:

Asset Management
Library Department

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☒ Capital ☐ Not applicable

Fiscal Year 2018-2019	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Budget	90,600	2,019,400		2,110,000
Encumbered / Expended Amount	90,600			90,600
This item		75,740		75,740
Future Anticipated Expenditures This Project		66,190		66,190
BALANCE	0	1,877,470		1,877,470

Funds: Public Facility Fund 3162 (Bond 2012), Library Fund 3227 (Bond 2018), and Public Facility Certificates of Obligation Fund 3165

COMMENTS:

Fund Name: Public Facility 2013 GO Fund 3162 (Bond 2012)
Project No. E12121 Central Library Roof Replacement
Activity: E12121-01-3162-EXP
Account No. 550950 (Professional Services)
Sequence No. Public Facility CIP Sequence No.3

RECOMMENDATION:

City staff recommend approval of Amendment No. 4 professional services contract with Solka, Nava, Torno, LLC, of Corpus Christi, Texas.

LIST OF SUPPORTING DOCUMENTS:

Project Budget
Location Map
Presentation
Contract