

ORDINANCE 2022-06-23-0510

APPROVING AN AMENDMENT IN AN AMOUNT NOT TO EXCEED \$119,111.00 INCREASING THE DESIGN SERVICES AGREEMENT AMOUNT TO \$185,320.10 WITH MARMON MOK ARCHITECTURE FOR ADDITIONAL DESIGN SERVICES TO COMPLETE THE MASTER PLAN FOR THE TEXANA RESOURCE CENTER; AND APPROVING A TASK ORDER TO A JOB ORDER CONTRACT WITH BELT BUILT CONTRACTING, LLC IN THE AMOUNT OF \$510,179.79 FOR THE TEXANA RESOURCE CENTER PROJECT LOCATED IN THE CENTRAL LIBRARY IN COUNCIL DISTRICT 1. FUNDING IN THE DONATED AMOUNT OF \$448,217.93 IS AVAILABLE FROM SAN ANTONIO LIBRARY FOUNDATION (SAPLF) AND \$510,179.79 IS AVAILABLE FROM THE 2017 - 2022 GENERAL OBLIGATION BOND PROGRAM INCLUDED IN THE FY 2022 - FY 2027 CAPITAL IMPROVEMENT PROGRAM.

* * * * *

WHEREAS, On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$700,000.00 for improvements to the overall appearance and functionality of the Texana Resource Center; and

WHEREAS, The San Antonio Public Library Foundation (SAPLF) is a 501 (c)(3) non-profit organization that supports enhancements which will strengthen library services to the community; and

WHEREAS, the Foundation is donating funding in the total amount of \$448,217.93 for improvements related to the Texana Resource Center, \$119,111.00 will be used for additional design services to complete the Master Plan and the remaining \$329,106.93 will be used towards the construction of the Master Plan improvements, associated with the Texana Resource Center project at the Central Library; and

WHEREAS, on October 5, 2017, through Ordinance No. 2017-10-05-0742 City Council approved a professional architectural design services agreement in an amount not to exceed \$66,209.10 payable to Marmon Mok Architecture to provide professional design services for the Texana Resource Center Master Plan (6th Floor of Central Library) Project; and

WHEREAS, the proposed first amendment, attached hereto as **Attachment I**, will increase the total contract capacity to provide additional design services to complete the Master Plan for the Texana Resource Center at the Central Library; and

WHEREAS, this task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by City Council on February 17, 2022; and

WHEREAS, this task order will improve the Texana Resource Center, including interior renovations consisting of new furniture, carpet and painting, mechanical, electrical, plumbing, technology and security advancements; and

WHEREAS, of the ten contractors approved as part of the JOC, Belt Built Contracting, LLC was selected; and

WHEREAS, this contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which the Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal; and

WHEREAS, construction is anticipated to begin in July 2022 and is estimated to be completed by April 2023; and

WHEREAS, it is necessary to reallocate a total of \$448,217.93 from San Antonio Library Foundation donations into the Texana Resource Center Project and amends the FY 2022 to FY 2027 Capital Improvement Program; and

WHEREAS, this Ordinance approves an amendment in an amount not to exceed \$119,111.00 increasing the design services agreement amount to \$185,320.10 with Marmon Mok Architecture for additional design services to complete the Master Plan for the Texana Resource Center; approves a task order to a Job Order Contract with Belt Built Contracting, LLC in the amount of \$510,179.79 for the Texana Resource Center project located in the Central Library in Council District 1; approves reallocates a total of \$448,217.93 from San Antonio Library Foundation donations into the Texana Resource Center Project; and approved to amends the FY 2022 to FY 2027 Capital Improvement Program; **NOW THEREFORE**,

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

SECTION 1. The City Manager or designee or the Director of the Public Works Department or designee, is authorized to amend the design services agreement with Marmon Mok Architecture in an amount not to exceed \$119,111.00 for additional design services to complete the Master Plan for the Texana Resource Center; is authorized to approve a task order to a Job Order Contract with Belt Built Contracting, LLC in the amount of \$510,179.79 for the Texana Resource Center project; is authorized to reallocate a total of \$448,217.93 from San Antonio Library Foundation donations into the Texana Resource Center Project; and is authorized to amend the FY 2022 to FY 2027 Capital Improvement Program

SECTION 2. Funds in the amount of \$650,000.00 are authorized to be received from San Antonio Public Library Foundation (SAPLF) to SAP Fund 29804000 Library Donations.

SECTION 3. Funds in the amount of \$105,000.00 are authorized to be received from the estate of Hugh Haynes Jr. to SAP Fund 29804000 Library Donations.

SECTION 4. The amount of \$755,000.00 is appropriated in SAP Fund 29804000 Library Donations and transfer is approved in the amount of \$105,000.00 to Fund 45099000 General Obligation Capital Projects, Project 23-01720 Central Library, and in the amount of \$650,000.00 to Fund 45099000, Project 23-01728 Texana Resource Center.

SECTION 5. The budget in Project 23-01720 shall be adjusted by increasing WBS 23-01720-90-10-05 with GL 6101100 and WBS 23-01720-05-02-10 with GL 5201140 each by \$105,000.00

SECTION 6. The budget in Project 23-01728 shall be adjusted by increasing the WBS Elements with GL accounts by the amounts in the tables below each totaling \$650,000.00

WBS	GL	AMOUNT
23-01728-90-10-01	6101100	\$10,000.00
23-01728-90-10-02	6101100	100,000.00
23-01728-90-10-03	6101100	70,000.00
23-01728-90-10-04	6101100	66,987.14
23-01728-90-10-05	6101100	20,000.00
23-01728-90-10-06	6101100	50,000.00
23-01728-90-10-08	6101100	50,623.63
23-01728-90-10-09	6101100	76,597.34
23-01728-90-10-10	6101100	2,139.82
23-01728-90-10-11	6101100	500.00
23-01728-90-10-12	6101100	28,870.00
23-01728-90-10-13	6101100	2,500.00
23-01728-90-10-xx	6101100	801,782.07
TOTAL		\$650,000.00

WBS	GL	AMOUNT
23-01728-01-02-02	5201170	\$119,111.00
23-01728-05-02-01	5201140	329,106.93
23-01728-05-06	5201140	201,782.07
		\$650,000.00

SECTION 7. Payment is authorized to be encumbered and made payable to Marmon Mok Architecture in an amount not to exceed \$119,111.00. Payment is in support of the Texana Resource Center Project using Fund 45099000 with the WBS element 23-01728-01-02-02 and GL account 5201170. Funding for this project is provided by GO Bonds and donations and is in the FY2022-FY2027 CIP Budget as amended above.

Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.


SECTION 8. Payment is authorized to be encumbered and made payable to Belt Built Contracting, LLC in an amount not to exceed \$510,179.79. Payment is in support of the Texana Resource Center Project using Fund 45099000 with the WBS element 23-01728-05-02-01 and GL account 5201140. Funding for this project is provided by GO Bonds and donations and is in the FY2022-FY2027 CIP Budget as amended above.

Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 9. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 10. This Ordinance is effective immediately upon its passage by eight or more affirmative votes; otherwise, it is effective on the tenth day after passage.

PASSED and APPROVED this 23rd day of June, 2022.



M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Debbie Racca-Sittre, City Clerk



Andrew Segovia, City Attorney



City of San Antonio

City Council A Session Meeting June 23, 2022

20.

2022-06-23-0510

Ordinance approving an amendment in an amount not to exceed \$119,111.00 increasing the design services agreement amount to \$185,320.10 with Marmon Mok Architecture for additional design services to complete the Master Plan for the Texana Resource Center; and approving a task order to a Job Order Contract with Belt Built Contracting, LLC in the amount of \$510,179.79 for the Texana Resource Center project located in the Central Library in Council District 1. Funding in the amount of \$119,111.00 is available from San Antonio Library Foundation (SAPLF) donations for the Master Plan and \$510,179.79 is available from the 2017 General Obligation Bond Program included in the FY 2022 FY 2027 Capital Improvement Program. This item also reallocates a total of \$448,217.93 from SAPLF donations into the Texana Resource Center Project and amends the FY 2022 FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKeeRodriguez, Viagran, Rocha Garcia, Castillo, Cabello
Havrda, Pelaez, Courage, Perry

Absent: Sandoval

ATTACHMENT I
Amendment Marmon Mok

**FIRST AMENDMENT
TO
PROFESSIONAL SERVICES AGREEMENT
FOR ADDITIONAL SERVICES FOR THE
MASTER PLAN OF THE TEXANA RESOURCE CENTER
CENTRAL LIBRARY 2017-2022 BOND PROJECT
PROJECT NUMBER: 23-01728**

This amendment to the Professional Services Agreement for Additional Services for the Master Plan of the Texana Resource Center Project located on the 6th Floor of Central Library Project, a 2017-2022 General Obligation Bond funded Project, located in Council District 1 authorized by **Ordinance No. 2022-_____**, is entered into by and between the **City of San Antonio ("City")**, a home rule municipal corporation, and **Marmon Mok Architecture ("Consultant")**, referred to collectively herein as the "Parties".

WHEREAS, on May 6, 2017, voters approved the 2017 Bond Program, which authorized \$700,000.00 for improvements to the overall appearance and functionality of the Texana Resource Center located on the 6th Floor of Central Library Project, located in Council District 1; and

WHEREAS, on October 5 , 2017 through Ordinance No. 2017-10-05-0742 City Council approved a professional architectural design services in an amount not to exceed \$66,209.10 authorized payable to Marmon Mok Architecture, to provide professional design services for Texana Resource Center Master Plan (6th Floor of Central Library) Project, a 2017-2022 General Obligation Bond funded Project, located in Council District 1 to be delivered through the 2017 Bond Program; and

WHEREAS, improvements to the Texana Resource Center building including interior renovations consisting of new furniture, carpet and painting, as well as mechanical, electrical, plumbing, technology and security; and

WHEREAS, it is necessary to amend the Original Agreement to add additional design services for the Master Plan of the Texana Resource Center located in Council Districts 1; and

WHEREAS, this amendment increases the total contract capacity by an amount not to exceed \$119,111.00 to provide for the cost of the additional services for total contract amount of \$185,320.10; and

NOW THEREFORE, in consideration of the terms, covenants, agreements and demises herein contained each to the other given, the sufficiency and receipt of which are hereby acknowledged, the Original Agreement, as previously amended, is amended as follows:

Exhibit 1 - Fee Summary. The not-to-exceed contract amount set out in Exhibit 1 – Fee Summary of the Original Agreement is hereby increased by **ONE HUNDRED NINETEEN THOUSAND ONE HUNDRED ELEVEN AND 00/100 DOLLARS (\$119,111.00)** for a total not-to-exceed contract amount of **ONE HUNDRED EIGHTY-FIVE THOUSAND THREE HUNDRED TWENTY AND 10/100 DOLLARS (\$185,320.10).**

1. **Exhibit A.** The 05112022 Marmon Mok Architecture AE Design Services 6th Floor Texana Resource Center Renovation of Central Library Project signed proposal attached hereto as Attachment 1 is hereby incorporated into and made a part of Exhibit A of the Original Agreement.

Except as amended hereby, all other provisions of the Agreement are hereby retained in their entirety and remain unchanged.

EXECUTED and AGREED to as of the dates indicated below.

CITY OF SAN ANTONIO

Marmon Mok Architecture

(Signature)

Razi Hosseini

Director,

Public Works Department

Date: _____

DocuSigned by:

Briant A. Harkiewicz

FE3F2A9EA1CC423...

Printed Name: Briant A. Harkiewicz

Title: Architect, Partner

Date: 5/12/2022

Approved as to Form:

Assistant City Attorney

ATTACHMENT 1

The 05112022 Marmon Mok Architecture AE Design Services 6th Floor Texana Resource Center Renovation of Central Library Project signed proposal



May 11, 2022

Stacy E. Gonzales, Project Manager
City of San Antonio
Transportation and Capital Improvements
114 West Commerce Street
San Antonio, TX 78205

Via Email: stacy.gonzales@sanantonio.gov

Re: Proposal for AE Design Services
6th Floor Texana Resource Center Renovation of Central Library
San Antonio Public Library Foundation Funded Scope for 2017 - 2022 Bond Program

Dear Stacy,

I am pleased to present this Additional Service Fee Proposal, as requested, for the San Antonio Public Library Foundation (SAPLF) funded scope associated with the 2017 - 2022 Bond Project for the renovation of the Central Library 6th Floor Texana Resource Center and Genealogy Research Center.

As you are aware, the 2017 - 2022 Bond Program allocated approximately \$700,000.00 (\$425,000.00 construction cost) for 6th Floor Renovation scope which has been targeted to staff work areas including the valuable documents vault. The SAPLF has agreed to supplement that funding through a fundraising campaign to expand the scope renovation to include public service facilities and enhancements including the following elements developed through programming sessions with Library Staff and SAPLF Stakeholders. Values have been assigned to each element as target values for estimated costs of construction or the sums attained to date via committed donations as noted.

1.	High Density Shelving	\$345,000 (estimate/ target cost)
2.	Flexible Classroom Space	\$100,000 (committed donation)
3.	Reading Room	\$150,000 (estimate/ target cost)
4.	Gallery and Exhibit Space	\$200,000 (estimate/ target cost)
5.	Texana History Center	\$200,000 (estimate/ target cost)
6.	Family History Center	\$ 50,000 (committed donation)
7.	Microform Collection	\$ 75,000 (estimate/ target cost)
8.	Listening Station(s)	\$ 25,000 (committed donation)
9.	Texana Connect	\$ 15,000 (estimate/ target cost)

The individual costs itemized listed are budgetary pending final design development. The total sum of all potential SAPLF Funded elements to be considered in the design for the 6th floor renovation is \$1,160,000. However, as you are aware, recent market cost impacts have significantly impacted these values and Belt Built Construction, the assigned Job Order Contractor has updated current cost values.

Mr. Stacy Gonzales | May 11, 2022

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Accordingly, this proposal reflects project design and packaging along with bidding as one overall project with elements defined as bid alternates in the documents in lieu of multiple separate project packages. The library will then determine final scope items to be completed in the sequence allowed by available supplemental funding for the project.

Please note also that this proposal excludes renovation of the 6th floor restrooms. That scope is currently not funded in the Bond Project or targeted for SAPLF funding.

The revised proposal is summarized as follows:

SAPLF Funded Elements (Construction Budget of \$1,160,000)

Marmon Mok Architecture:	\$72,860.00
CNG Engineering:	\$41,751.00
Combs Consulting:	<u>\$ 4,500.00</u>
Total:	\$119,111.00

Total Fee Request: \$119,111.00

Fee Allocated by Phase:

Schematic Design	15%; \$17,866.65
Design Development	20%; \$23,822.20
Construction Documents	40%; \$47,644.40
Bidding	5%; \$ 5,955.55
Construction Administration	20%; \$23,822.20

This proposal incorporates the schematic design fee associated with developing the 6th floor design of SAPLF which has been developed to date through the Bond Project but which was excluded from that approved contract fee. We understand that the SAPLF has committed to funding that portion of the fee in recognition that this would provide necessary fundraising campaign resources to support their efforts. We would request that our bond contract be modified to incorporate those funds should the SAPLF elect to not continue with proceeding with this project effort in recognition of their commitment to fund that portion of the work.

If accepted, we presume this work will be fully completed under the contract terms authorized by the contract in place for the bond scope of work.

Basic services for this scope will include the following primary consultant team members to support design efforts:

CNG Engineering: MEP and Fire Protection System Design.
Combs Consulting Group, Inc.: Technology, Security and AV System Design.

The design scope as noted by CNG anticipates that current base building systems are adequate to support the new space improvements.

The design scope as noted by Combs Consulting Group anticipates IT system scope that includes, basic structured cabling; required audio visual; access control pathways and cabling; video surveillance systems pathways and cabling. Devices and equipment for these systems will be provided by the city.

This proposal presumes design of all work elements as one project with bid alternates as required to separate work items as necessary for funding purposes. This work will be packaged with current funded

Mr. Stacy Gonzales | May 11, 2022

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work elements which will be identified as Base Bid scope. Pursuing this additional scope as separate individual bid packages may require separate additional services for management and packaging of multiple bid packages and contractors and permitting processes.

Thank you for the opportunity afforded by this project. We look forward to continuing to work with you and the Library Team in developing this project to its fullest potential. We are available to discuss this proposal further with you at your convenience.

Sincerely,



Briant A. Harkiewicz, AIA, LEED AP
Partner

Attachment

Fee/Price Proposal Breakdown for Professional Services: Central Library/5th Floor Central Library SAPLF Scope

Project Name:	2012 - 2017 Bond Projects: Central Library P
Name of Firm/Subconsultant:	Marmion Mok
Date Proposal Submitted:	1/7/20
Project Manager:	Stacy Gonzalez

	Principal/ Partner	Associate Partner	Senior Project Manager	Senior Architect	Project Manager	Architect	Arch. Designer 2	Arch. Designer 1	Arch. Technician	Spec. Writer/Cost Estimator	Sr. Interior Designer	Interior Designer	Graphic Designer	Clerical
Position/Personnel Title Fully-Loaded Hourly Wage Rates * (as defined below)	\$200.00	\$175.00	\$150.00	\$140.00	\$130.00	\$115.00	\$105.00	\$90.00	\$75.00	\$115.00	\$125.00	\$100.00	\$85.00	\$60.00
Task to be performed/Phase Description (including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
Project Management	20										80			100
6th Floor Plan West Elements														0
Field Investigation									16		16			32
Design	20		8			24			24	24	128	80	40	364
Construction Administration (5mos)	8					20					80			108
														0
Total Hours:	48	0	0	8	0	44	0	0	40	24	304	80	40	620
Total Fee Proposal (Not to Exceed)	\$9,600.00	\$0.00	\$0.00	\$1,120.00	\$0.00	\$5,060.00	\$0.00	\$0.00	\$3,000.00	\$2,760.00	\$38,000.00	\$8,000.00	\$3,400.00	\$72,860.00

* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).



January 6, 2020

Briant A. Harkiewicz, AIA, LEED AP
Marmon Mok Architecture
1020 NE Loop 410, Suite 201
San Antonio, Texas 78209

Re: *Engineering Additional Services Proposal (Revised)*
City of San Antonio Central Library Texana 6th Floor – ASR No. 1 - SAPLF
San Antonio, Texas
CNG Project No. 0013-19, ASR No. 01

Dear Mr. Harkiewicz,

Per our conversation, CNG Engineering, PLLC (CNG) is submitting the following additional services request proposal to perform the following design services listed below:

1. Bid Option No. 2 – Technology Enhancements
 - a. Scope involves providing the electrical infrastructure to technology enhancement designed and specified by others.
2. SAPLF Item No. 2. – Addition of Flexible Classroom, furniture storage and service room.
 - a. Power, lighting and HVAC system modifications will be provided.
 - b. Plumbing modifications will not be included in the scope of work.
3. SAPLF Item No. 3. – Addition of Reading Room.
 - a. Existing ceilings and lighting to remain. Lighting and ceiling modification will be made at new wall partitions.
 - b. HVAC modifications will be made to accommodate new space.
4. SAPLF Item No. 4. – Addition of Gallery and Exhibit.
 - a. Power, lighting and HVAC system modifications will be provided.
5. SAPLF Item No. 5. – Renovations of Texana History Area.
 - a. Existing ceilings and lighting to remain. Lighting and ceiling modification will be made at new wall partitions.
 - b. HVAC modifications will be made to accommodate new space partitions.

1917 N. New Braunfels Ave., Ste. 201 ☎ San Antonio, Texas 78208-1419 ☎ Phone (210) 224-8841

Engineering Additional Services Request
CoSA Texana 6th Floor – ASR No. 1 - SAPLF
CNG Project No. 0013-19, ASR No. 01

January 6, 2020
Page 2 of 2

6. SAPLF Item No. 6. – Renovation of Family History Area.
 - a. Power modifications will be provided for technology systems.
 - b. No ceiling, lighting or HVAC modifications will be made in this area.
7. SAPLF Item No. 7. – Addition of Microform Collection Area.
 - a. Power modifications will be provided for technology systems.
8. SAPLF Item No. 8. – Addition of Listening Station Area.
 - a. Power modifications will be provided for technology systems.
9. SAPLF Item No. 9. – Addition of Texana Connect Area.
 - a. Power modifications will be provided for technology systems.

COMPENSATION

CNG Engineering, PLLC's compensation for performing the Basic Services listed above shall be a lump sum amount of **FORTY-ONE THOUSAND SEVEN HUNDRED AND FIFTY-ONE DOLLARS (\$41,751.00)**.

BILLING AND PAYMENT

Billing for services shall be monthly, plus reimbursable expenses. Engineer's billing date shall be consistent with Client's billing date.

Payment is due to CNG within 10 days of the CLIENT receiving payment from the Owner for that portion of the work. All legal fees incurred in collecting past due amounts shall be reimbursed to CNG.

Please indicate your acceptance of this proposal by signing in the space provided and returning one signed copy.

Sincerely,

Travis E. Wiltshire, P.E.

Travis E. Wiltshire, P.E.
President

Accepted for:
Marmon Mok Architecture

By: _____

Date: _____

TEW/ra

cc: File

This Proposal Letter Agreement is valid only if signed on or before January 31, 2020 unless extended in writing by both parties.

Unless specifically excluded in the description above, all terms and conditions of the base Contract agreement shall apply to this additional service request.

Engineering Additional Services Request
CoSA Texana 6th Floor – ASR No. 1 - SAPLF
CNG Project No. 0013-19, ASR No. 01

January 6, 2020
Page 2 of 2

6. SAPLF Item No. 6. – Renovation of Family History Area.
 - a. Power modifications will be provided for technology systems.
 - b. No ceiling, lighting or HVAC modifications will be made in this area.
7. SAPLF Item No. 7. – Addition of Microform Collection Area.
 - a. Power modifications will be provided for technology systems.
8. SAPLF Item No. 8. – Addition of Listening Station Area.
 - a. Power modifications will be provided for technology systems.
9. SAPLF Item No. 9. – Addition of Texana Connect Area.
 - a. Power modifications will be provided for technology systems.

COMPENSATION

CNG Engineering, PLLC's compensation for performing the Basic Services listed above shall be a lump sum amount of FORTY-ONE THOUSAND SEVEN HUNDRED AND FIFTY-ONE DOLLARS (\$41,751.00).

BILLING AND PAYMENT

Billing for services shall be monthly, plus reimbursable expenses. Engineer's billing date shall be consistent with Client's billing date.

Payment is due to CNG within 10 days of the CLIENT receiving payment from the Owner for that portion of the work. All legal fees incurred in collecting past due amounts shall be reimbursed to CNG.

Please indicate your acceptance of this proposal by signing in the space provided and returning one signed copy.

Sincerely,

Accepted for:
Marmon Mok Architecture

Travis E. Wiltshire, P.E.

By: _____

Travis E. Wiltshire, P.E.
President

Date: _____

TEW/ra

cc: File

This Proposal Letter Agreement is valid only if signed on or before January 31, 2020 unless extended in writing by both parties.

Unless specifically excluded in the description above, all terms and conditions of the base Contract agreement shall apply to this additional service request.

**City of San Antonio
Capital Improvements Management Services**

Fee/Price Proposal Breakdown for Professional Services - Sixth Floor - Texana

Project Name:	Central Library Texana 6th Floor - ASR No. 1 (Revised)
Name of Firm/Subconsultant:	CNG Engineering, PLLC
Date Proposal Submitted:	1/6/19
Project Manager:	Jerry Caballero

Position/Personnel Title Fully-Loaded Hourly Wage Rates * (as defined below)	Principal/ Partner	Project Manager	Senior Engineer / Architect	Design Engineer / Architect	EIT	Construction Administrator	Engineering Tech	Admin / Clerical	
	\$187.25	\$144.45	\$117.70	\$107.00	\$90.95	\$90.95	\$80.25	\$53.50	
Task to be performed/Phase Description (Including Sub-consultant work)	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Total Hours
Sixth Floor - Texana Renovation									0
Administration	1	1							2
Field Investigation		4	4	4	8				20
Design Development		16	30	40	60		12	6	164
Construction Documents		10	20	24	40		12	3	109
QA/QC			4	2	4		10	4	24
Construction Administration		10	16	4	20	30		16	96
									0
									0
									0
									0
									0
									0
									0
Total Hours:	1	41	74	74	132	30	34	29	415
Total Fee Proposal (Not to Exceed):	\$187	\$5,922	\$8,710	\$7,918	\$12,005	\$2,729	\$2,729	\$1,552	\$41,751

* A fully-loaded Hourly Wage Rate is defined as an employee's base hourly rate plus labor overhead (including fringe benefits), general and administrative (indirect) expenses, profit and escalation (if applicable).



December 2, 2019

Briant A. Harkiewicz, AIA, LEED AP
Marmon Mok Architecture
1020 NE Loop 410, Suite 201
San Antonio, Texas 78209

Re: Additional Services for City of San Antonio Central Library 6th Floor Renovations for "Texana"

Mr. Harkiewicz,

Thanks for the opportunity to submit our fees for additional services for the above referenced project.

We understand the City of San Antonio 2017 Bond funded \$750K for the Central Library 6th floor project and Marmon Mok has been working with the library and TCI staff over the past several months to identify the areas to renovate for this scope, which includes the document "vault" and the staff work areas.

Additionally, the library foundation is seeking funds to renovate remaining areas of the floor to include adding a new classroom, reading room, gallery space and general areas of floor renovation for zones targeted for "Texana History" and "Genealogy/Family History". The success of their campaign will determine how much is renovated for these programs. Lastly, we understand there are additional scope items that are likely outside the available bond funding and library foundation scope. These areas include the restrooms and certain technology items.

Therefore, the library has requested additional services proposals be provided with some flexibility that can respond to the fund-raising success. Accordingly, there are four distinct additional services scopes, which have been identified:

- ASL #1 – West Side SAPLF Scope Items
- ASL #2 – East Side SAPLF Scope Items
- ASL #3 – Bid Option 1 (Restrooms)
- ASL #4 – Bid Option 2 (Technology Enhancements).

COMBS Consulting Group is prepared to provide for the complete design and construction administration services for additional services fees as identified below:

- ASL #1 – West Side SAPLF Scope Items - **\$1,000.00**
- ASL #2 – East Side SAPLF Scope Items - **\$1,000.00**
- ASL #3 – Bid Option 1 (Restrooms) – **N/A for COMBS Scope of Work**
- ASL #4 – Bid Option 2 (Technology Enhancements) - **\$2,500.00**

*\$4,500 TOTAL
CONSOLIDATED*

8200 IH-10 West, Suite 2103 • San Antonio, Texas 78230 • Voice: 210-698-7887
4425 South MoPac, Building 4, Suite 850 • Austin, Texas 78735



Please let us know if you have any questions or require any additional information regarding this or any other matter.

Best Regards,

A handwritten signature in dark ink, appearing to read 'Brian K. Combs', is positioned above the printed name.

Brian K. Combs, RCDD, Vice President
COMBS Consulting Group, LP

Enclosure: Signature Page

8200 IH-10 West, Suite 2103 • San Antonio, Texas 78230 • Voice: 210-698-7887
4425 South MoPac, Building 4, Suite 850 • Austin, Texas 78735

Please sign below acknowledging acceptance of the COMBS Consulting Group, LP Proposal for Additional Services for City of San Antonio Central Library 6th Floor Renovations for "Texana" dated December 2, 2019. Your signature will serve as approval of our proposal and notice to proceed.

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