

**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

Page 2 of 3

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

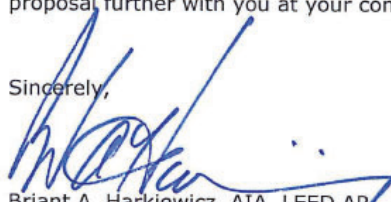
Mr. Stacy Gonzales | May 11, 2022

Page 3 of 3

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.

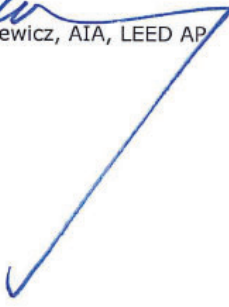
Thank you for the opportunity afforded by this project. We look forward to continuing to work with you and the Library Team in developing this project to its fullest potential. We are available to discuss this proposal further with you at your convenience.

Sincerely,



Briant A. Harkiewicz, AIA, LEED AP
Partner

Attachment





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,



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.

**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		Total Hours
	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	Hours	Rate	
Task to be performed/Phase Description (including Sub-consultant work)																	
Sixth Floor - Texana Renovation																	
Administration	1																0
Field Investigation	4				4												2
Design Development	30				30			40									20
Construction Documents	10				20			24									164
QA/QC	4				4			4									109
Construction Administration	10				16			4									24
								20									96
																	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 black ink, appearing to read 'Brian K. Combs', is written over a light blue horizontal line.

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



Signature Page

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.

COMBS Consulting Group, LP

Firm Name

Carrie E. Combs, President

Printed Name

Carrie E. Combs

Authorized Signature

December 2, 2019

Date

Firm Name

Printed Name

Authorized Signature

Date

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