

Legislation Details (With Text)

File #:	21-218	Name:	
Type:	Report	Status:	Individual Item Ready
File created:	2/24/2021	In control:	City Council
On agenda:	3/8/2021	Final action:	
Title:	Discuss and consider approval of a construction contract with Stoddard Construction Management Inc., a materials testing contract with Raba Kistner, payment to New Braunfels Utilities (NBU) for water and sewer impact fees, a contract with Hill International for on-site Owner's Representative services and authorize the City Manager to execute any change orders up to the contingency amount as part of the 2019 Bond Westside Library Branch Project.		

Sponsors:**Indexes:****Code sections:****Attachments:**

Date	Ver.	Action By	Action	Result
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Presenter/Contact

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SUBJECT:

Discuss and consider approval of a construction contract with Stoddard Construction Management Inc., a materials testing contract with Raba Kistner, payment to New Braunfels Utilities (NBU) for water and sewer impact fees, a contract with Hill International for on-site Owner's Representative services and authorize the City Manager to execute any change orders up to the contingency amount as part of the 2019 Bond Westside Library Branch Project.

BACKGROUND / RATIONALE:

On September 26, 2018, City Council approval a contract with Komatsu Architecture for conceptual design for a new Westside Library in support of the 2019 Bond Election. On October 14, 2019 City Council approved final design with Komatsu Architecture. On October 12, 2020 City Council approved the competitive sealed proposal (CSP) project delivery method.

The proposed new Westside Library will be located on existing Westside Community Center property. The new building will be approximately 8,000 square feet and could include but is not limited to a Library, program room, study rooms, and an outdoor garden.

The City issued a CSP on January 6, 2021 and was fortunate to receive 11 responses on February 3, 2021. The City project team evaluated responses and interviewed the top two firms based on their cost of work, project experience and qualifications, proposed schedule/contract time, previous experience with the City or other municipalities, references and interviews. Staff is recommending award to Stoddard Construction Management Inc., as the highest ranked vendor. The construction contract is a base price of \$3,980,000 and an add alternate price for the community garden of

\$152,764. Including a ten percent contingency, the contract total is \$4,546,040.

In addition, staff are recommending approval of a materials testing contract with Raba Kistner for \$24,960, water/sewer impact fees to NBU for \$69,839, and a third party on-site representative services contract with Hill International for \$35,000 as a part of this item to supplement the Westside Library Branch Project. Raba Kistner has a Master Service Agreement with the City for materials testing services.

A summary of the total costs requested for approval is provided on the following page.

Cost Summary - Westside Library Branch Project (for 3/8/2021)		
Construction - Base Price	\$	3,980,00
Community Garden - Funded by Library Foundation		152,764
Contingency		<u>413,276</u>
Total Construction Contract - Stoddard Construction		4,546,040
Additional Costs		
Materials Testing - Raba Kistner	\$	24,960
Impact Fees - NBU		69,839
On-site Rep - Hill International		<u>35,000</u>
Total Additional Costs	\$	129,799
Total requested for approval (3/8/2021)	\$	4,675,839

At a future regular meeting, staff will bring the remaining additional contracts to City Council associated with this project such as the purchase of furniture, equipment and technology related items once they are ready for recommendation and approval.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	Yes	City Plan/Council Priority:	Strategic Priorities Infrastructure Objective 3: Implement ongoing program of infrastructure construction and maintenance.
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FISCAL IMPACT:

The proposed contract amounts are within the cost estimates developed for the 2019 bond projects. In addition, the Library Foundation will support the full costs of the community garden. Those funds will be managed and accounted for separate from the other costs associated with this project. Therefore, sufficient funds are available to approve and begin expensing bond proceeds for the expenditures as described above.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of a construction contract with Stoddard Construction Management Inc., a materials testing contract with Raba Kistner, payment to New Braunfels Utilities (NBU) for water and sewer impact fees, a contract with Hill International for on-site Owner's Representative services and authorize the City Manager to execute any change orders up to the contingency amount as part

of the 2019 Bond Westside Library Branch Project.