



TO: Mayor via City Secretary REQUEST FOR COUNCIL ACTION

SUBJECT: Accept Work Construction Manager at Risk (CMAR) Contract Teal Construction Company New Bureau of Animal Regulation and Care (BARC) Adoption Center WBS No. D-650001-0001-4	Page 1 of 2	Agenda Item:
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FROM (Department or other point of origin): General Services Department	Origination Date:	Agenda Date:
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DIRECTOR'S SIGNATURE: C.J. Messiah, Jr., Interim Director 	Council District(s) affected: B
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For additional information contact: Jacquelyn L. Nisby  Phone: 832.393.8023	Date and identification of prior authorizing Council action: Ordinance No. 2013-1058; November 13, 2013
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RECOMMENDATION: The General Services Department recommends approval of final construction amount of \$5,648,039.84 and acceptance of work on contract with Teal Construction Company for the New BARC Adoption Center – 8.77% over the original construction amount and under the 8.80% contingency.

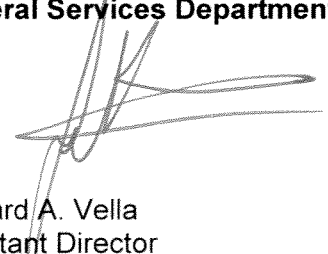

Amount and Source of Funding: No Additional Funding Required Previous Funding: \$3,266,295.00 General Improvement Consolidated Construction Fund (4509) \$2,785,705.00 Reimbursement of Equipment/Projects Fund (1850) \$6,052,000.00 Total	Finance Budget:
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SPECIFIC EXPLANATION: On November 13, 2013, by Ordinance No. 2013-1058, City Council awarded a CMAR contract to Teal Construction Company to provide pre-construction and construction phase services for the new BARC Adoption Center. The General Services Department and Teal Construction Company agreed to a Guaranteed Maximum Price (GMP) for construction services in the amount of \$5,192,787.00. The General Services Department recommends that City Council approve the final construction amount of \$5,648,039.84 or 8.77% over the original GMP, accept the work and authorize final payment to Teal Construction Company.

PROJECT LOCATION: 3300 Carr Street (Key Map 454W)

PROJECT DESCRIPTION: This project constructed a new BARC Adoption Center and expanded the visitors parking area. The scope of work included the construction of a 1,700 square feet adoption center to house 64 puppies; 2,000 square feet kennel building for 32 dogs; and 7,200 square feet building for the public lobby, administration support, and a future cattery shell space for 120 cats. Site improvements included 43 parking spaces, lighting, landscaping, drainage, sidewalks and a bridge for light vehicles (ATV Utility).

The new kennel building utilized the LEED™ (Leadership in Energy and Environmental Design) Green Building rating system to achieve certification and is anticipating Silver Certification.

REQUIRED AUTHORIZATION CUIC ID#25CONS309	
General Services Department:  Richard A. Vella Assistant Director	Administration and Regulatory Affairs Department:  Tina Paez Director

Date	Subject: Accept Work Construction Manager (CMAR) at Risk Contract Teal Construction Company New Bureau of Animal Regulation and Care (BARC) Adoption Center WBS No. D-650001-0001-4	Originator's Initials KTH	Page 2 of 2
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CONTRACT COMPLETION AND COST: The contractor completed the project within 590 days: the original contract time of 365 days, plus 225 days approved by Change Orders. The final construction cost of the project including Change Orders is \$5,648,039.84, an increase of \$455,252.84 over the original GMP.

Jackson & Ryan Architects, Inc. was the project design consultant.

PREVIOUS CHANGE ORDERS: Change Orders 1 – 9 allowed for the payment of Water/Wastewater Impact and Construction permit fees; changed the type of exterior materials covering the main façade elevation; installed communication and data conduits and cabling directly between the new facility and the existing facility; revised and improved the mechanical yard design, layout and security; changed specified patterned stained concrete floors to epoxy resin coated concrete; added drainage structures to the Northwest entrance to help mitigate flooding issues; added a catwalk structure including handrails, grating and lighting at all above ceiling HVAC units to allow for safer maintenance; revised the HVAC equipment and duct layout to allow for the catwalk system; added a roof drain piping around the perimeter of the buildings to help alleviate ponding; revised the main electrical service entrance; increased roof deck insulation to meet R-38 standards; added structural supports for the canopy at the front façade; revised the wall construction at the west end of the Administration and Kennel buildings; revised the interior glass storefront doors type and style; changed the specified door hardware to the 'cyberlock' system as well as added CCTV cameras and access control items; increased the amount of emergency egress lighting; and added sod and irrigation system to the area of the 'future' kennel building.

MBE/SBE PARTICIPATION: The contract contained a combined MBE/SBE goal of 24%. According to the Office of Business Opportunity, the contractor achieved 23.14% MBE/SBE participation and was assigned a satisfactory rating.

CJM:JLN:RAV:CRC:KTH:abc

c: Marta Crinejo, Jacquelyn L. Nisby, Greg Damianoff, Morris Scott, Calvin Curtis, File 1107