
CITY OF PORT LAVACA

COUNCIL MEETING: FEBRUARY 14, 2022

AGENDA ITEM __

DATE: 02.09.2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: CITY HALL IMPROVEMENTS - UPDATE

BACKGROUND:

As you recall, we budgeted \$280,000 this year for renovations to City Hall. To begin working on the project at the outset of the fiscal year, in October I contracted with RMA for a fee of 9% of the estimated cost of the scope of work proposed for bid, which was \$275,000 resulting in a \$24,750.00 professional services fee.

Generally the scope items include the following:

- Rework northside storefront for ADA accessibility
- Rework southside storefront for ADA accessibility
- Demolish patio concrete block wall and overhead arbor
- Replace Low windows with architectural panels along south length of west wall
- Paint ground floor exterior plaster areas
- Landscaping and irrigation
- Police Department entry sidewalks
- Pipe Bollards at PD and North entrance

(Understand that some of this proposed scope was included with the intent of them being alternate bid items).

Attached is a rendering of a conceptual design of the southwest side of City Hall (Virginia Street and Railroad) which includes 2 new supporting columns for the existing plaster overhang at the Virginia door exit and to complement this overhang, a proposed patio canopy on the north end of the existing "garden area" with two matching support columns. The canopy has a standing seam roof with wood framing, glulam beam and metal soffit panel. With the addition of these two features to the architectural design scope, the estimated construction cost would increase to \$316,100 and thus their fee would increase to \$28,449.00. (reference the attached letter from RMA)

Note there are a few additional fees for surveying, windstorm certification, and ADA inspection that are not covered in the Architectural fee, which is estimated to cost around \$7,000

FINANCIAL IMPACT: As I mentioned above, some of the design scope will be included as alternate bid items, so don't necessarily need to be awarded. The question at this point is if Council likes the design of the canopy and the 4 masonry wrapped steel columns and would like to move forward with the design of these elements for bid. To do so will add \$3,699 to the Architectural fee and bring the estimated construction costs of the scope being bid to \$316,100.00.

RECOMMENDATION: As long as Council likes the look of the proposed Virginia Street side, staff recommends authorizing the additional architectural fees to design for an estimated scope of \$316,100.00. There is no need to authorize any additional funds at this time, because we won't know if in fact we need more than budgeted until the project is bid. However, with this authorization, it is likely that additional general fund dollars will be needed, particularly if the decision is to award the base bid and alternates.

ATTACHMENTS:

- Letter from RMA
- Renderings



Memorandum

TO: Jody Weaver, City Manager
CC:
FROM: Brian Parker
PROJECT NO 954-1021
DATE: 02-08-2022
RE: **City of Port Lavaca - City Hall Master Plan - Phase 2 –
Canopy Addition to Scope**

Ms. Weaver,

The original construction budget estimate of \$275,000.00 that is referenced in our contract, did not include a new wood/metal canopy or supporting columns over the patio door along N. Virginia St. in the scope of work. To add the canopy to the scope of work will increase the current construction budget estimate in our contract to \$316,100.00. This increase in the estimated construction budget includes estimates for the canopy construction as well as increases in the estimated contractor's general conditions, bonds & insurance, overhead & profit, and owner contingency for the increased scope.

RMA's fee for the project will remain at 9%, but our billing will now be based on the updated construction budget number of \$316,100.00. If council is in agreement with the construction scope increase, we will send an amendment to our contract to reflect the change for approval and signature.

Thank you

By: Brian Parker



