

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Engineering and Construction Management

AGENDA DATE: December 10, 2013

CONTACT PERSON NAME AND PHONE NUMBER: Irene D. Ramirez, P.E., Interim City Engineer, 541-4428

DISTRICT(S) AFFECTED: All

SUBJECT:

That the City Manager be authorized to sign the First Amendment to the Agreement for Professional Services by and between the City of El Paso and Demattei Wong Architecture, Inc., a California Corporation, for a project known as "El Paso International Airport Consolidated Rental Car Facility" to add additional professional services for revised scope/fee proposal for Task 1 Program Validation/Concepts through Task 7 Post Construction in the amount of Eight Hundred Thirty Three Thousand Five Hundred Sixty Eight and 00/100 Dollars (\$833,568.00) thereby extending the contract amount from \$2,700,000.00 to \$3,533,568.00.

BACKGROUND / DISCUSSION:

Additional design and analysis are necessary in order to provide a secure facility that will serve the users of the Consolidated Car Rental Facility. The additional design and analysis include Level 3 hard cap storage deck and shuttler ramp/landing, site grading analysis and grading excavation analysis, elevated road/bridge/ramp connector for secure access, fully conditioned circulation core, construction documentation for flooring concept, raised median and roundabout design, as well as supplemental cost estimate analysis and design and coordination of the airport employee parking lot security access.

PRIOR COUNCIL ACTION:

Agreement awarded by City Council on October 9, 2012.

AMOUNT AND SOURCE OF FUNDING:

\$833,568.00.00 Customer Facility Charge

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign the First Amendment to the Agreement for Professional Services by and between the City of El Paso and Demattei Wong Architecture, Inc. a California Corporation, for a project known as "El Paso International Airport Consolidated Rental Car Facility" to add additional professional design services as a result of expansion to project scope, in the amount of Eight Hundred Thirty Three Thousand Five Hundred Sixty Eight and 00/100 Dollars (\$833,568.00) thereby extending the contract amount from \$2,700,000.00 to \$3,533,568.00.

ADOPTED THIS _____ DAY OF _____ 2013.

CITY OF EL PASO:

Oscar Leeser,
Mayor

ATTEST:

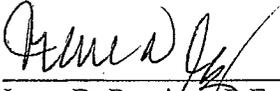
Richarda Duffy Momsen,
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT



Irene D. Ramirez, P.E.
Interim City Engineer

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

FIRST AMENDMENT
AGREEMENT
FOR PROFESSIONAL SERVICES

This First Amendment to that certain Agreement for Professional Services is made this ____ day of _____, 2013, by and between the City of El Paso, a Texas municipal corporation (the "**Owner**"), and Demattei Wong Architecture, Inc., (the "**Consultant**").

WHEREAS, on October 9, 2012, the Owner entered into an Agreement for Professional Services (the "**Agreement**") with the Consultant for a Project known as "El Paso International Airport Consolidated Rental Car Facility" (the "**Project**"); and

WHEREAS, the Agreement may be amended under the provisions of Section 3.2 and Attachment "C"; and

WHEREAS, the parties hereto desire to amend the Agreement to provide additional design services for Task 1 Program Validation/Concepts through Task 7 Post Construction at an additional cost of \$833,568.00, thereby extending the contract amount from \$2,700,000.00 to \$3,533,568.00.

NOW THEREFORE, in consideration of the mutual promises set forth in this Amendment and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Scope of Services.** The Owner hereby authorizes the Consultant to continue to perform the Services as described in Attachment "A" of the Agreement as well as perform the additional services as further described in Attachment "A" to this First Amendment.
2. **Payments to Consultant.** Payments to the Consultant shall be made pursuant to the schedule enumerated within Attachment "D" of the Agreement. Payment to the Consultant for the additional services the subject of this First Amendment shall not exceed Eight Hundred Thirty Three Thousand Five Hundred Sixty Eight and 00/100 (\$833,568.00.)
3. **Time of Completion.** The additional services the subject of this First Amendment shall be completed within the original project schedule as set forth in the Agreement, following the Owner's written Notice to Proceed to the Consultant.
4. **Terms and Conditions.** All terms and conditions of the Agreement and all subsequent Amendments thereto, except as herein revised, shall remain in full force and effect.

(Signatures begin on following page)

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

Joyce A. Wilson
City Manager

CONSULTANT
DEMATTIE WONG ARCHITECTURE, INC.

By: _____

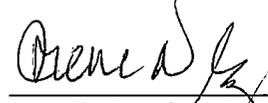
By: Wesley Wong, Jr. AIA
Title: Chairman & Principal

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



Irene D. Ramirez, P.E.
Interim City Engineer

(Acknowledgements begin on following page)

ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §**

This instrument was acknowledged before me on this _____ day of _____, 2013,
by **Joyce A. Wilson, as City Manager of the City of El Paso, Texas.**

Notary Public, State of Texas

My commission expires:

ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
 §
COUNTY OF EI PASO §**

This instrument was acknowledged before me on this _____ day of _____, 2013,
by **Wesley Wong, Jr. AIA, as Chairman & Principal of Demattie Wong Architecture, Inc.**

Notary Public, State of Texas

My commission expires:



Attachment A

November 20, 2013

Ms. Margaret K. Schroeder, P.E.
Engineering Division Manager
City of El Paso

Re: El Paso International Airport Consolidated Rental Car Facility
Comprehensive Professional Architectural and Engineering Consultant Services
Revised Scope/Fee Proposal for Increased Construction Budget and Additional Services

Dear Ms. Schroeder,

Demattei Wong Architecture (DWA) is pleased to present the following revised scope/fee proposal for Task 1 Program Validation/Concepts through Task 7 Post Construction for the new Consolidated Rental Car Facility (ConRAC) at the El Paso International Airport. The original design fee was based on a construction value of \$30,000,000. The following, in italics, is from the original Scope/Fee proposal as approved September 20, 2012.

Fee Proposal Summary

Total Fee:

<i>Architectural/Engineering Services</i>	<i>\$2,441,700</i>
<i>Reimbursables</i>	<i>\$258,300</i>
<i>Total Fee</i>	<i>\$2,700,000</i>

Based on the agreed original fee percentage of 8.139% of the construction costs, the new fee would be calculated as follows:

Current Construction Budget: Additional project scope and subsequent construction cost - \$40,241,651
Construction Cost Increase \$10,241,651
Fee Percentage - 8.139%
Total Additional A/E Fee - \$833,568

Fee Per Phase

Programing - \$50,181
Schematic Design - \$143,373
Design Development - \$215,061
Construction Documents - \$308,253
Bidding- \$7,794
Construction Administration - \$101,112
Post Construction - \$7,794
Total Additional A/E Fee - \$833,568



Construction cost increase due to the following additional scope items:

1. Design of Level 3 hard cap storage deck
2. Level 3 hard cap shuttler ramp/landing
3. Site grading analysis due to substantial grade differential
4. Grading excavation analysis due to remaining Cargo 1 building foundations
5. Analysis and Design of Elevated Road/Bridge/Ramp Connector for Remote Storage secure access
6. Design of fully conditioned Circulation Core
7. Construction Documentation for artist designed terrazzo flooring concept
8. Supplemental Cost Estimate Analysis
9. Design/coordination of Airport Employee Parking lot security access
10. Raised Median and Roundabout Analysis and Design

Local Design Team

Raba Kistner – Geotechnical
Brock & Bustillos - Survey
Moreno Cardenas Inc.- Civil
Robert Navarro Associates – Structural
Site Southwest Inc. - Landscape
McCormick Architecture
Bath Engineering

We are grateful for this opportunity and look forward to continuing our progress towards a successful project. Please feel free to call if you have any questions.

Best Regards,
Wesley Wong Jr., AIA

A handwritten signature in black ink, appearing to read 'Wesley Wong Jr.', written over a horizontal line.

Project Director
Demattei Wong Architecture Team



EPIA Consolidated Rental Agency Complex





Scope:

The project consists of the design and construction of a Consolidated Rental Agency Complex (ConRAC).

Includes:

- Customer circulation core and ready/return structure
- Quick turn around (QTA) area
 - Car washes
 - Vacuums
 - Fuel islands
 - RAC administration space
 - Vehicle storage and stacking
- Third party operator service yard
- Vehicle transporter delivery/pickup area
- Light maintenance facility
- Vehicle long term/overflow storage

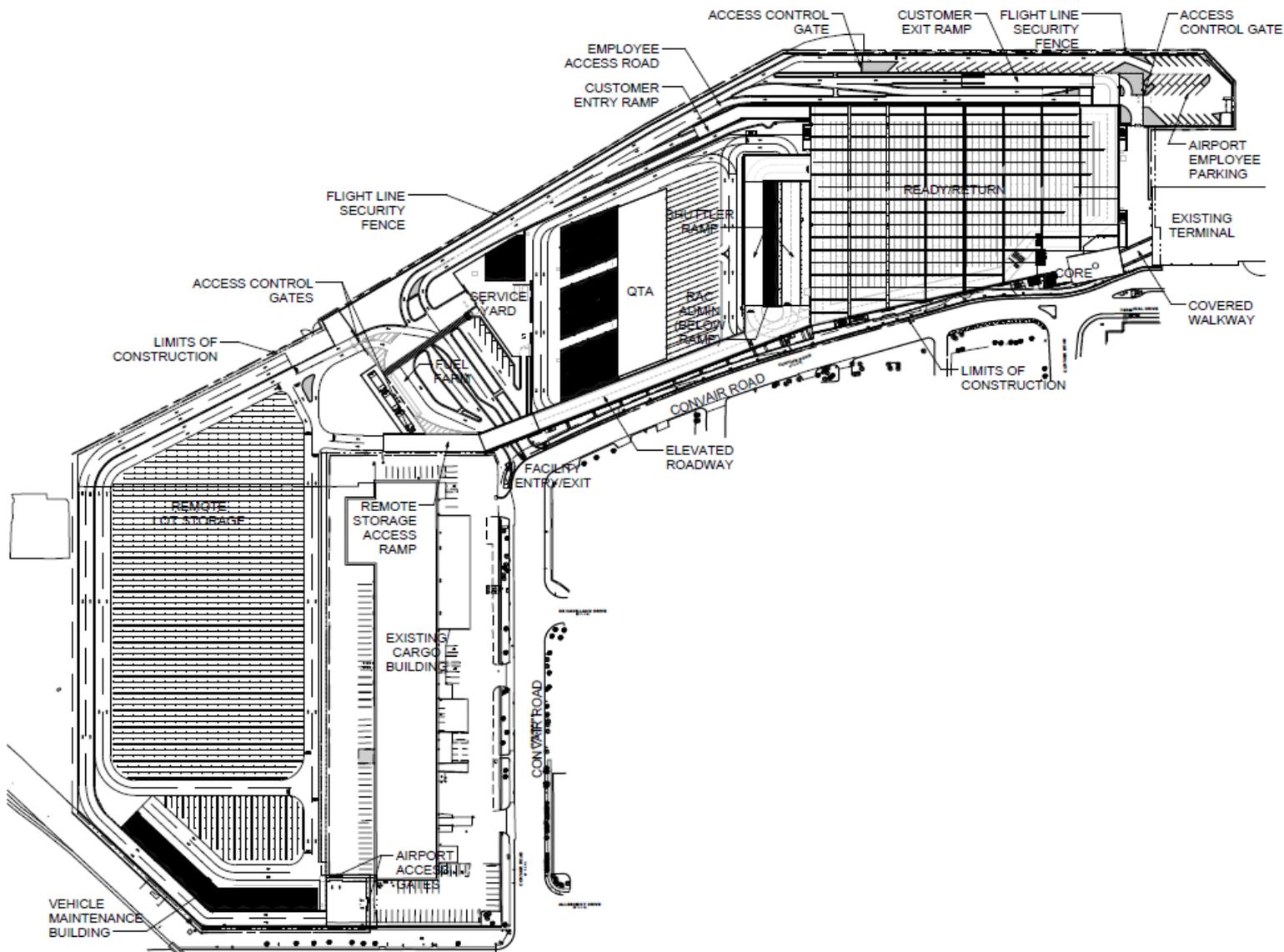
The facility will also incorporate public art as part of the project and the architectural design will match/complement the existing terminal building.



Scope Changes:

- Analysis/design of elevated connector ramp required to secure facility
- Design of the Ready/Return Area Level 3 hard cap storage deck and access ramp/landing
- Site grading analysis due to substantial grade differential
- Design of fully conditioned circulation core
- Construction documentation for artist-designed terrazzo flooring
- Supplemental cost estimate analysis
- Design/coordination of Airport employee parking lot security access
- Raised median design and roundabout analysis for facility entry

SERVICE SOLUTIONS SUCCESS





Facility Entrance & Elevated Connector Ramp





Demattei Wong Architecture Contract Amendment

- Current Contract Value: \$2,700,000
- Amendment: \$833,568
- Extended Contract Value: \$3,533,568

- Funding Source: Customer Facility Charge
 \$3.50 per transaction day effective 2/1/2012

Local Design Team:

- Moreno Cardenas Inc.
- Raba Kistner
- Brock & Bustillos
- Robert Navarro Associates
- Site Southwest Inc.
- McCormick Architecture
- Bath Engineering



Questions/Comments