

City of Leon Valley 2012 Bond Program Oversight Committee Meeting February 26, 2015

Chairman Esquivel called the 2012 Bond Program Oversight Committee meeting to order at 6:00 pm. Committee Members Uvietta, Zavala, Davis, Yarnell, and Dean were present.

Councilman Diaz, City Manager Manuel Longoria Jr., Fire Chief Luis Valdez, and Police Chief Randall Wallace were also present.

Councilmember Sanchez and Public Works Director Melinda Moritz were absent.

A quorum was present.

Approval of Minutes

The Chairman asked for approval of the minutes and after a discussion of two items by Member Zavala, the minutes were changed to reflect these two items. Member Hill made a motion to approve the minutes, and this was seconded by Member Zavala.

Financial Report

The Chairman introduced the City Manager who gave the financial report. The City Manager advised that there was nothing much to report since the last meeting. The City Manager advised the Committee that two numbers which were important was the percentage of the construction budget spent, which was 54% and the total of the overall budget which has been spent, which is \$4.2 million. The City Manager advised that the budget was pretty much on target and that nothing was alarming to him.

The Chairman asked the Fire Chief if staff was happy with the new facilities to which the Fire Chief replied yes. The Fire Chief further stated that the City recently hosted the Alamo Fire Chief's meeting and that everyone in attendance was envious of the new station.

Member Yarnell asked when the fence was going to be installed and the Fire Chief advised that the fence for the food was going to be installed, but after looking at the facilities, the decision was made to not fence the back, so they could keep the nice view.

Member Zavala asked the City Manager about a telephone post that was going to be in the way of the fence. The City Manager advised that while it looks as if the telephone pole will be in the way of the fence, when you look at it closely, the post will not affect the placement of the fence.

Member Yarnell asked if the building's emergency generator was installed and the Fire Chief advised that it would be installed in May or June. The Fire Chief reminded the Committee that the generator for the Fire Department was the one currently at City Hall.

Councilman Diaz advised that his office is near the San Antonio Fire Department Fire Marshal's office, and that in that office there is a buzz about Leon Valley's new Fire Station and they wanted a tour to see the new station.

Project Update and Schedule

The Chairman introduced the City Manager who advised the project was moving along with no alarming issues except for what Bartlett Cocke described as an easter egg. During the renovation of the old Fire Department, an issue was found in the area the showers were located at.

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It was found that the showers had been leaking behind the wall, and the result was an erosion of the support columns. An engineer was brought in and a fix was found for the problem. The cost for the fix is going to be \$30,000 - \$40,000 and this money will be coming from the owners contingency. Member Hill asked where the contingency was located on the financial report given and the City Manager advised this was in the construction budget itself.

Another issue found during the renovation was a slight slope in the area of the offices/day room of the Fire Department. The slope was identified by our Construction Superintendent and the after consultation with the architect and engineers', the consensus is that it is not a big issue, but they will continue to monitor.

The City Manager was asked what was affected and he advised the room that was the most affected was the Sergeants Office. The Chairman asked if the foundation was cracked and the City Manager advised the foundation was not cracked and this was more of an aesthetic issue. The City Manager reminded the Committee that during the initial design phase, this area was identified as an area with the potential for problems. These problems were caused by the two trees that were at the location. The Committee was told that the solution for this, as decided by the engineers was to put a clay cap.

Member Zavala asked if they were going to put piers at the location and also asked if a structural engineer was going to sign off that there will be no failures.

Member Yarnell asked if the engineer has signed off, and what was the warranty for this items.

The City Manager advised that this problem has been looked at by three engineers and that all three have concluded that the solution proposed would take care of the problem. The City Manager further reminded the Committee that we will have a warranty and that in the contract process; the City has protection as well.

Member Yarnell again asked if an engineer will sign a document guaranteeing that there will be no failures and the City Manager advised that no one would give us such a guarantee.

The Chairman advised that in the process he was familiar with; after a repair or renovation is made an inspection report is signed stating that if there is a failure, this will be repaired.

The City Manager reminded the Committee that during the initial design process our architect, OCO, was concerned about this area and advised the City that the repairs to this area could potentially be in the \$250,000 range. Upon examination of the area by OCO's structural engineers, it was found the issue was not as severe as OCO thought, and the clay cap solution was decided and included within the costs of the project.

Member Davis asked if there was an issue with the slab, and the City Manager advised there was none that he has been advised of.

Member Zavala spoke of several projects he has been involved in which has soil issues and the solution to each was drilling holes down to bedrock and then supporting the building with beams.

The Chairman advised that while that information was informative, he feels that the contractor will do the best job for us and while the Committee cannot control the project, they can control the money to pay for the best person for the job.

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The City Manager advised that we are getting our monies worth with Bartlett Cocke and all they can control.

Member Davis stated he was in agreement with Member Zavala and said that we needed to go to bedrock. Member Davis also asked that if there is a problem in the future, who is going to pay for it?

Chairman Esquivel state that no one can guarantee that it will not happen, but they can guarantee to fix it if it does.

The City Manager stated that the biggest concern everyone has on this project is when the City Hall renovations occur and this money may be needed during that phase.

The Chairman advised that the Committee's responsibility was to insure that the funds were being spent on a project that will last and he believes that the solutions to the problem will take care of the issue.

The Committee then asked about the sloping to the proposed area of the Police Department and what solutions were available. The City Manager stated one solution is to build up the floor with concrete, leveling the floor in the process. After discussions with the Construction Superintendent, it was decided to wait until the walls were up and then look at the area to determine if we need to actually level the floor.

The Committee asked if there were any issues with leaving the floor and it was explained that the only issue brought up by Bartlett Cocke with an un-level floor would be the swing of doors, and the design had not doors that are affected.

The Committee asked the cost of the repairs and they were told \$30,000. The Committee had a discussion on the usage of the offices and was advised that these offices were not for regular employees, but for Police Officers who should be on the streets patrolling for most of their shift. The City Manager advised the Committee that the City was still looking for areas to move during the renovation to City Hall, and once this was identified the Committee would be advised.

The City Manager reminded the Committee that he has been looking for a Project Manager and has gone as far as interviewing Raba Kistner but the price was too high. The City Manager stated that he has found an individual who he is in negotiations with to be our in house Project Manager

The Chairman again cautioned the City Manager on keeping a list of companies/individuals who donated items to the Fire Department and that if we go out on bids for anything, to be cognizant of this list during the process. The Chairman cautioned about the perception of favoritism in these processes.

The City Manager showed the Committee a rendition of how the dais may look. While the design was complete, the City Manager advised staff was still working on the color scheme for the area. The City Manager stated that the dais has positions for ten persons, including the City Manager and City Secretary.

Member Hill asked about wheelchair access and was advised that a ramp would lead to the dais and this ramp was behind the City Manager's chair. Member Yarnell asked if the dais was going to moved out, due to the difficulties in walking behind someone who is already seated.

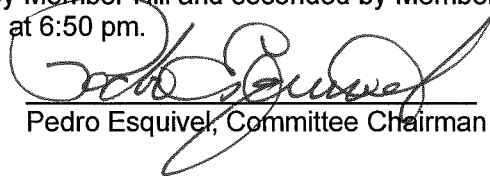
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The City Manager did not know this, but advised he would check.

Member Uvietta asked where the lectern was going to be and the City Manager stated he believed it would be located in the center.

Adjourn

Hearing no further business a motion was made by Member Hill and seconded by Member Dean to adjourn the meeting. The meeting was adjourned at 6:50 pm.



Pedro Esquivel, Committee Chairman