

It's real.

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Greg Odom, Director of Facilities

Through: Rick Cortes, Deputy City Manager

Subject: Award of Contract to Sullivan Contracting Services for exterior repairs to City Hall
205 N. River Street

Date: August 31, 2021

On June 16, 2021, the City of Seguin entered into an agreement with Acton Partners for engineering services related to the exterior damage to the limestone facade of City Hall. Acton Partners' scope of service included an assessment of the entire building's envelope. They were to assess the damage and develop a method-of-repairs document to include narrative description and sketches so that quotes could be obtained for the project. Acton Partners will also provide on-site inspections during the repair project to ensure the job is completed per the contract and specifications.

The repair project will include:

- removal of damaged stone panels above the South entrance,
- repair spalled limestone in numerous locations and retrofit anchoring with stainless steel helical anchors,
- route and repoint deteriorated mortar joints,
- cut out and reseal all window perimeters and building joints,
- clean and coat exposed steel lintels above window openings,
- clean extents of exterior masonry, and
- remove ferrous anchors attached through units.

Sullivan Contracting Services provided a quote of \$169,146 based on their contract through the Choice Partners National Purchasing Cooperative which meets all state bidding requirements. Given the nature of the work and the age of the building, a contingency fee in an amount not to exceed \$200,000 is to be established for agreed change orders found necessary by conditions that are not presently visible.

Acton Partners and City staff reviewed the quote and recommends entering into contract negotiations with Sullivan Contracting Services based on their experience with similar projects.