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City Council Agenda Item Meeting of April 19, 2016

TO: The Honorable Mayor and Members of the City Council

FROM: James R. O'Connor, City Manager

DATE: April 11, 2016

SUBJECT: **Final Pay Application from Bill Bryant & Associates, Inc., for Airport Terminal Building Modifications**

REQUESTED BY: City Manager/Airport Director

The following is requested as it relates to the above-referenced agenda item:

- Request Council review and approval based on the attached documentation.
 - No action required. (Information only)
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MEMORANDUM

TO: James R. O'Connor, City Manager
FROM: Ericson W. Menger, Airport Director
DATE: April 04, 2016
SUBJECT: FINAL PAY APPLICATION FROM BILL BRYANT & ASSOCIATES, INC. FOR AIRPORT TERMINAL BUILDING MODIFICATIONS

Please see the attached final pay application from Bill Bryant & Associates, Inc. in the amount of \$21,135.14.

Background:

City Council approved this contract (Bid #300-15-JO) to modify the Vero Beach Airport Terminal Building to ensure passenger comfort and meet Transportation Security Administration (TSA) equipment and staff requirements for the new airline service. This construction contract was part of an overall project budget of \$350,000, also authorized by the Council.

The construction contract was awarded to Bill Bryant & Associates, Inc., in the amount of \$168,171. An additional amount of \$30,000 was included in the budget for contingencies. However, due to additional requirements made by the Indian River County Building Department, Fire Department, and TSA, total change orders to the contract came to \$43,180.40, which brings the total due to Bill Bryant and Associate equal to \$211,351.40. Additional costs to completely prepare for the airline services to the public were: engineering and architectural fees, additional electrical modifications to meet TSA requirements, unforeseen terminal building modifications, new lobby furniture as needed, signage, and additional ground support equipment for baggage handling, and a passenger loading bridge. With the additional requirements the total cost to-date comes to \$333,525.71, about \$16,474.29 under budget. Please see the attached spreadsheet that outlines total project costs.

All costs will be borne by the airport from unrestricted reserve funds. Finance has issued Account Number 443.4400.542.616051 to be used for all these expenses. There may be additional costs associated with the terminal building as we continue to discuss potential changes with the airline and TSA. Therefore, a final budget amendment is not recommended until close-out of the fiscal year.

Analysis:

Strengths: Elite Airways was able to begin operations December 10, 2015, and has been extremely successful over the past couple of months. Load factors have all been greater than 80%, with 97% recorded in March, 2016.

Weaknesses: All costs will be borne by the airport from unrestricted reserve funds.

Opportunities: With the Terminal renovations complete the Airport has additional opportunities from commercial airline activity include increased restaurant activity, new real estate and hotel business, increased retail business, and increased tax base, mostly from out-of-town visitors.

Threats: The airline service may not be as successful during the summer months. However, the Airport will continue to pursue new opportunities with Elite Airways and other airlines.

Recommendation:

Staff recommends this item be placed on the **April 19, 2016**, City Council Agenda for approval of the Final Pay Request from Bill Bryant & Associates, Inc., in the amount of **\$21,135.14** for the terminal modifications. A budget amendment will be requested at a later date.

EWM:drg

Attachments

cc: Airport Commission Members (via email/US mail)
City Manager's Office (via email)
Finance Department (via email)

AIA[®] Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: City of Vero Beach P.O. Box 1389 Vero Beach, FL 32961	PROJECT: Vero Beach Regional Airport 3400 Cherokee Drive Vero Beach, FL 32960	APPLICATION NO: RETENTION	Distribution to: OWNER:
FROM CONTRACTOR: Bill Bryant & Associates, Inc. 1550 Old Dixie Highway Vero Beach, FL 32960	VIA ARCHITECT: Donadio & Associates, Architects, P. A. 609 17th Street Vero Beach, FL 32960	PERIOD TO: CONTRACT FOR: General Construction CONTRACT DATE: November 04, 2015 PROJECT NOS: 1694-C / 15-030 /	ARCHITECT: CONTRACTOR: FIELD: OTHER:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 168,171.00
2. NET CHANGE BY CHANGE ORDERS	\$ 43,180.40
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 211,351.40
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 211,351.40
5. RETAINAGE:	
a. 0 % of Completed Work (Column D + E on G703)	\$ 0.00
b. 0 % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 211,351.40 (Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 190,216.26 (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE	\$ 21,135.14
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 43,180.40	\$ 0.00
Total approved this Month	\$ 0.00	\$ 0.00
TOTALS	\$ 43,180.40	\$ 0.00
NET CHANGES by Change Order	\$	43,180.40

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: W. Bryant
By: _____ Date: 12-30-15
State of: FLORIDA

County of: INDIAN RIVER

Subscribed and sworn to before me this 30 day of December, 2015

Notary Public: GLORIA J. CUTTING
My Commission expires: August 18, 2018



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 21,135.14
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____
By: _____ Date: 01/11/16

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

AIA Document G702, Application and Certificate for payment, containing Contractor's signed Certification, is attached.

Application No.: RENTENTION
 Application Date: 12/30/2015
 Period To: 12/30/2015
 Architect's Project No.: 15-030

A Phase	B Description	C Scheduled Value	D -----Work Completed-----		F Materials Stored	G Total Comp & Stored	H Pct Cmp	I Balance to Finish	Retainage Amount
			Previous	This Period					
01-1	GENERAL CONDITIONS	10,800.00	10,800.00	1,080.00	0.00	10,800.00	100.00	0.00	0.00
01-2	FINAL CONST CLEAN	1,877.88	1,877.88	187.79	0.00	1,877.88	100.00	0.00	0.00
01-3	GENERAL LABOR	2,000.00	2,000.00	200.00	0.00	2,000.00	100.00	0.00	0.00
01-4	P/P BOND	2,535.00	2,535.00	253.50	0.00	2,535.00	100.00	0.00	0.00
01-5	PROJECT MGR/ADMIN	3,720.00	3,720.00	372.00	0.00	3,720.00	100.00	0.00	0.00
01-6	PUNCHLIST/ASBUILTS	1,000.00	1,000.00	100.00	0.00	1,000.00	100.00	0.00	0.00
01-7	SPVN/TRK/EQUIP	12,880.00	12,880.00	1,288.00	0.00	12,880.00	100.00	0.00	0.00
02780	PAVERS	4,835.00	4,835.00	483.50	0.00	4,835.00	100.00	0.00	0.00
02810	LANDSCAPE	4,200.00	4,200.00	420.00	0.00	4,200.00	100.00	0.00	0.00
02820	FENCING	4,689.00	4,689.00	468.90	0.00	4,689.00	100.00	0.00	0.00
02920	FRAMING DEMO	2,700.00	2,700.00	270.00	0.00	2,700.00	100.00	0.00	0.00
03050	CONCRETE/MASONRY	4,600.00	4,600.00	460.00	0.00	4,600.00	100.00	0.00	0.00
03100	CONCRETE CUTTING	700.00	700.00	70.00	0.00	700.00	100.00	0.00	0.00
06050	LUMBER/TRIM	800.00	800.00	80.00	0.00	800.00	100.00	0.00	0.00
06200	FINISH CARPENTRY	3,400.00	3,400.00	340.00	0.00	3,400.00	100.00	0.00	0.00
06410	CABINETS	14,231.00	14,231.00	1,423.10	0.00	14,231.00	100.00	0.00	0.00
08110	DOORS/HDWE	9,158.00	9,158.00	915.80	0.00	9,158.00	100.00	0.00	0.00
	Page Total	84,125.88	84,125.88	8,412.58	0.00	84,125.88	100.00	0.00	0.00

Continuation Sheet

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Application No.: RENTENTION
 Application Date: 12/30/2015
 Period To: 12/30/2015
 Architect's Project No.: 15-030

A	B	C	D		E	F	G	H	I
			Scheduled Value	-----Work Completed----- Previous					
Phase	Description	Scheduled Value	Previous	This Period	Materials Stored	Total Comp & Stored	Pct Cmp	Balance to Finish	Retainage Amount
08400	STOREFRONT	15,100.00	15,100.00	1,510.00	0.00	15,100.00	100.00	0.00	0.00
09200	DRYWALL	21,830.00	21,830.00	2,183.00	0.00	21,830.00	100.00	0.00	0.00
09220	STUCCO PATCH	200.00	200.00	20.00	0.00	200.00	100.00	0.00	0.00
09300	FLOORING	12,063.00	12,063.00	1,206.30	0.00	12,063.00	100.00	0.00	0.00
09900	PAINTING	5,000.00	5,000.00	500.00	0.00	5,000.00	100.00	0.00	0.00
10221	WIREWALL GATE	4,750.00	4,750.00	475.00	0.00	4,750.00	100.00	0.00	0.00
13850	FIRESPRINKLER	800.00	800.00	80.00	0.00	800.00	100.00	0.00	0.00
15900	HVAC	6,385.00	6,385.00	638.50	0.00	6,385.00	100.00	0.00	0.00
17000	CONTRACTORS FEE	16,917.12	16,917.12	1,691.71	0.00	16,917.12	100.00	0.00	0.00
20-01	CO#1 PLAN REV/OWNER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CO#1 PLAN REV/OWNER	30,354.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	REVISED CONTRACT	30,354.77	30,354.77	3,035.48	0.00	30,354.77	100.00	0.00	0.00
20-02	CO#2 VAR CHGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	CO#2 VAR	12,825.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	REVISED CONTRACT	12,825.63	12,825.63	1,282.56	0.00	12,825.63	100.00	0.00	0.00
50030	SIGNAGE (A)	1,000.00	1,000.00	100.00	0.00	1,000.00	100.00	0.00	0.00
	Final Total	211,351.40	211,351.40	21,135.14	0.00	211,351.40	100.00	0.00	0.00