



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 8

Agenda Date: April 20, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Professional Engineering Services Agreement Amendment: South Alamo Street (Market Street to Cesar Chavez Street) Project

SUMMARY:

An ordinance approving an amendment in the increased amount not to exceed \$261,450.00 to the previously approved \$3,987,825.55 Professional Engineering Services Agreement with Moore Iacafano Goltsman, Inc. (MIG) for design, engineering and construction phase services related to the construction of utilities for development parcels within the northwest quadrant of Hemisfair to be constructed as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project. Funding is available from the Hemisfair Tax Increment Reinvestment Zone and the 2017 – 2022 General Obligation Bond Program funds included in the FY 2023 - FY 2028 Capital Improvement Program.

BACKGROUND INFORMATION:

Hemisfair Public Private Partnership

The City created HPARC (Hemisfair Park Area Redevelopment Corporation) in 2009 and City Council adopted the Hemisfair Master Plan in 2012. After the plan adoption, City staff worked with the State legislature to realign designated park land to delineate park land from non-park areas

available. Acting under the authority of specific legislation for Hemisfair, the City Council, in December 2013, designated 18.47 acres of park land in Hemisfair. City Council also designated several parcels for intended future development and conveyed those to the Hemisfair Park Public Facilities Corporation (HPPFC), a corporation governed by City Council.

In April 2022, City Council authorized an Amendment to the Development Sublease Agreement between the HPARC and ZH Downtown, which requires the City to construct critical public utility infrastructure improvements as part of its South Alamo Street project. This infrastructure will support future utility customer connections in the downtown area, particularly at Hemisfair and the development parcels in the Northwest Quadrant (Civic Park Area).

On May 6, 2022, the Hemisfair TIRZ Board of Directors approved a Funding Agreement through Resolution T34 2022-05-06-01R for an amount not to exceed \$8,000,000.00 plus costs associated with debt service for the construction of utilities and potential environmental remediation, located in the Northwest Quadrant of Hemisfair on the corner of South Alamo Street and Market Street.

South Alamo Street Project

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$9,000,000.00 for South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) in Council District 1. The South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) continues previous bond-funded projects that have resulted in various street and sidewalk improvements within and surrounding the Hemisfair area. This project will provide for the reconstruction of South Alamo Street from Market to Cesar E. Chavez, including constructing pedestrian amenities and enhancements as appropriate and within available funding.

Amendment

A previously executed a Professional Engineering Services Agreement with MIG, Inc. for the HemisFair Park Area Street Projects in the amount of \$3,100,000.00 was approved by City Council on November 17, 2011, through Ordinance 2011-11-17-0928. On January 30, 2020, City Council authorized the execution of an amendment to this agreement with MIG, Inc. in an increased amount not to exceed \$671,121.55 for additional design, engineering and construction phase services in relation to the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project, a 2017 Bond funded project. Previous amendments to this contract have increased this contract by a total of \$887,825.55 to a total of \$3,987,825.55. This amendment will increase the contract by \$261,450.00 to a contract amount of \$4,249,275.55.

The following table illustrates the previously authorized amendments since the execution of this contract:

Item	Amount
Original Contract Value	\$3,100,000.00
Previously Authorized Amendments	\$887,825.55
Proposed Amendment	\$261,450.00
Revised Contract Value	\$4,249,275.55

The proposed amendment will compensate MIG, Inc. for the design, engineering and construction

phase services related to the construction of utilities for development parcels within the northwest quadrant of Hemisfair which to be constructed as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project.

ISSUE:

This ordinance approves the execution of an amendment in the increased amount not to exceed \$261,450.00 to the previously approved \$3,987,825.55 Professional Engineering Services Agreement with MIG, Inc., for design, engineering and construction phase services related to the construction of utilities for development parcels as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project.

This amendment will provide for the design, engineering and construction phase services and plan modifications necessary to complete the design of utilities for development parcels located in the northwest quadrant of Hemisfair was not included in the original scope of the South Alamo Street project. The design and construction of these utilities are scheduled to be completed in Summer 2024.

ALTERNATIVES:

City Council could choose not to approve this amendment; however, the City would then need to procure a separate Professional Engineering Services Agreement to design utilities. This would delay the construction of the utilities and potentially delay other projects within the Hemisfair area.

FISCAL IMPACT:

This ordinance approves a contract amendment in the increased amount not to exceed \$261,450.00 to the previously approved \$3,987,825.55 Professional Engineering Services Agreement with MIG, Inc., for design, engineering and construction phase services related to the construction of utilities for development parcels within the northwest quadrant of Hemisfair to be constructed as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project. Funding is available from the Hemisfair Tax Increment Reinvestment Zone and the 2017 – 2022 General Obligation Bond Program funds included in the FY 2023 - FY 2028 Capital Improvement Program.

RECOMMENDATION:

Staff recommends the approval of an amendment in the increased amount not to exceed \$261,450.00 to the Professional Engineering Services Agreement with MIG, Inc., for design, engineering and construction phase services related to the construction of utilities for development parcels within the northwest quadrant of Hemisfair to be constructed as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) Project.