



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 16

Agenda Date: January 30, 2025

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Contract Amendments (Design and Utility Construction): South Alamo Street (Market Street to East Cesar E. Chavez Boulevard)

SUMMARY:

An ordinance approving three contract amendments as follows: (1) three design contract amendments in the increased total amount not to exceed \$507,020.00 for a total design contract of \$5,264,218.65 with Moore Iacofano Goltsman, Inc. (MIG, Inc.) and (2) a utility construction contract amendment in the increased amount not to exceed \$116,937.00, and (3) a City construction contract amendment in the increased amount of \$3,000,000.00 for related construction changes, for a total construction contract of \$42,530,795.65 with Sundt Construction, Inc. of which \$116,937.00 will be reimbursed by City Public Service Energy (CPS) for related field design and construction changes as part of the South Alamo Street (Market Street to East Cesar Chavez) project, located in Council District 1; and authorizing the acceptance and appropriation of funds. Funds are available from the 2017 General Obligation Bond, Certificates of Obligation, and Hemisfair Tax Increment Reinvestment Zone funds included in the FY 2025 Capital Budget.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$9,000,000.00 for the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) project in Council District 1. The project is located in downtown San Antonio, between Market Street and Cesar E. Chavez Boulevard. Street improvements will include roadway reconstruction, drainage, traffic signals, pedestrian lighting, and landscaping. The project will also include utility upgrades to San Antonio Water System (SAWS) water, sewer, and chilled water mains, CPS gas and roadway lighting including main extensions and services for adjacent Public-Private Partnership at Hemisfair project consisting of water, fire line, wastewater, natural gas, electric and telecommunications. Construction began in December 2022 and is estimated to be completed in Summer 2025.

Design Contract Amendment

On November 17, 2011, City Council approved a Professional Engineering Services Agreement with MIG, Inc. for the Hemisfair Park Area Street Projects in the amount of \$3,100,000.00 through Ordinance 2011-11-17-0928.

On January 30, 2020, City Council authorized the execution of an initial 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 through Ordinance 2020-01-30-0047. On April 20, 2023, City Council authorized the execution of an amendment to this agreement with MIG, Inc. in an increased amount not to exceed \$261,450.00 for design, engineering, and construction phase services related to the construction of utilities for development parcels within the northwest quadrant of Hemisfair which is to be constructed as part of the South Alamo Street (Market to East Cesar E. Chavez Boulevard) Project through Ordinance 2023-04-20-0244. Additional authorized design contract amendments to modify and enhance the project have increased this contract by \$724,627.10. The proposed three amendments will increase the contract capacity by a total of \$507,020.00 for a revised contract amount of \$5,264,218.65.

The following table illustrates the previously authorized amendments which have occurred since the construction of this project began:

Item	Amount
Original Contract Value	\$3,100,000.00
Previously Authorized Amendments	\$1,657,198.65
Proposed Contract Amendments	\$507,020.00
Revised Contract Value	\$5,264,218.65

This contract amendment will compensate the consultant for work and costs associated with additional design and construction services related to field changes as part of the South Alamo Street (Market to East Cesar E. Chavez Boulevard) Project.

Construction Contract Amendments

On November 3, 2022, City Council approved the construction contract with Sundt Construction,

Inc. in the amount of \$36,628,793.61, of which \$14,795,445.61 was funded from previously authorized 2017 Bond Funds; \$750,000 from Tree Mitigation Fund; \$14,369,555.00 reimbursed by San Antonio Water System (SAWS); \$1,488,793.00 reimbursed by CPS Energy; and \$5,225,000 from Hemisfair Tax Increment Reinvestment Zone (TIRZ) for the South Alamo Street (Market Street to East Cesar Chavez) project through Ordinance 2022-11-03-0839.

On February 9, 2023, an amendment was approved by the City Council in the increased amount of \$1,500,556.00, reimbursed by AT&T through Ordinance 2023-02-09-0079. On January 11, 2024, an amendment was approved by the City Council in the increased amount of \$462,045.89, reimbursed by SAWS through Ordinance 2024-01-11-0009. Additional various construction contract amendments to modify and enhance have also been approved in the amount of \$822,463.15 for a total of \$2,785,065.04. This proposed amendment will increase the contract capacity by \$3,116,937.00 to a revised contract amount of \$42,530,795.65.

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

Item	Amount
Original Contract Value	\$36,628,793.61
Previous Contract Amendments	\$2,785,065.04
Proposed Contract Amendment	\$3,116,937.00
Revised Contract Value	\$42,530,795.65

The utility related contract amendment will compensate the contractor for work and costs, in the not to exceed amount of \$116,937.00, associated with CPS-related field changes associated with the removal of CPS gas main as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) project.

The City related contract amendments will compensate the contractor for work and costs, in the not to exceed amount of \$3,000,000.00, related to upcoming field changes associated with project redesigns and unforeseen conditions as part of the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) project.

ISSUE:

This ordinance approves three contract amendments as follows: (1) three design contract amendments in the increased total amount not to exceed \$507,020.00 for a total design contract of \$5,264,218.65 with Moore Iacofano Goltsman, Inc. (MIG, Inc.) and (2) a utility construction contract amendment in the increased amount not to exceed \$116,937.00, and (3) a City construction contract amendment in the increased amount of \$3,000,000 for related construction changes, for a total construction contract of \$42,530,795.65 with Sundt Construction, Inc. of which \$116,937.00 will be reimbursed by City Public Service Energy (CPS) for related field design and construction changes as part of the South Alamo Street (Market Street to East Cesar Chavez) project, located in Council District 1.

Design Contract Amendment

The original scope of work for MIG, Inc. included a professional services agreement for the Hemisfair Park Area Streets project to provide the reconstruction of South Alamo Street from Market Street to East Cesar E. Chavez Boulevard including the construction of pedestrian amenities and enhancements as appropriate and within available funding. During construction, it was discovered that existing utilities conflicted with varying proposed utilities. For this reason, proposed utility alignments required redesign. These three contract amendments are necessary to add and revise the scope of work for additional design, engineering, and construction services associated with these design revisions.

Utility Construction Contract Amendment

CPS's original scope of work included different alignments for the proposed gas main and storm drain lines from East Cesar E. Chavez Boulevard to East Market Street along the South Alamo Street corridor. During construction, it was discovered that portions of existing utilities conflicted with varying proposed utilities. For this reason, proposed utility alignments were redesigned, revised, and relocated. This contract amendment is necessary to add and modify the scope, work, and quantities costs associated with all these design revisions.

City Construction Contract Amendment

The original scope of work included reconstruction of S. Alamo Street and improvements to underground storm sewer and utilities including utilities to the adjacent developments at Hemisfair. These designs were based off of provided as-built information from the partnering utilities and known information about potential conflicts. During construction, it was discovered that portions of the underground improvements conflicted with varying proposed utilities and unknown existing conditions, including archeological and environmental findings. In addition, the utility improvements for the developments exceeded the original budget. For these reasons, the project has been redesigned multiple times. This contract amendment is necessary to add contract capacity to the construction contract to promptly address construction changes associated with all these design revisions.

ALTERNATIVES:

None.

FISCAL IMPACT:

Design Contract Amendment

This is a one-time capital improvement expenditure in the amount not to exceed \$507,020.00 payable to MIG, Inc., for additional design, engineering, and construction services related to the utility conflicts associated with the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) project.

Construction Contract Amendments

This is a one-time capital improvement expenditure in the amount not to exceed \$3,116,937.00,

payable to Sundt Construction, Inc., for construction services related to the CPS gas removal and City change orders associated with this project. This ordinance also authorizes the acceptance of funds in the amount not to exceed \$116,937.00 from CPS to the South Alamo Street (Market Street to East Cesar E. Chavez Boulevard) project.

Funds for these amendments are available from 2017 General Obligation Bond, Certificates of Obligation, and Hemisfair Tax Increment Reinvestment Zone funds.

RECOMMENDATION:

Staff recommends approval.