



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: May 16, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Contract Amendments: District 4 Heritage Community Center and Heritage Neighborhood Park Projects

SUMMARY:

An ordinance approving two contract amendments for two projects located in Council District 4 Heritage Neighborhood Park: (a) execution of a contract amendment in the increased amount not to exceed \$78,100.00 for a total professional design services agreement amount of \$869,240.00 with Robey Architecture, Inc. to extend construction administration services through the completion of District 4 Heritage Community Center project, a 2017 Bond Program, General Fund and Certificates of Obligation funded project; and, (b) execution of a contract amendment in the increased amount of \$481,162.00 for a total construction contract of \$9,091,862.96 with FA Nunnelly (dba "Nunnelly General Contractor") for additional construction services related to the Heritage Neighborhood Park project, a 2022 Bond Program and Tree Preservation funded project. Funding for both projects is available from previously authorized 2017 and 2022 General Obligation Bond, General Fund, Certificates of Obligation and Tree Preservation funds included in the FY 2024 - FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

District 4 Heritage Community Center

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$8,500,000 for the District 4 Heritage Community Center. Additional funds were approved in the FY 2021 Adopted Budget to provide storm drainage improvements directly adjacent to the site. The community center is envisioned to provide senior services and youth programs lacking in this area of the City. The Department of Human Services and the Parks and Recreation Department will operate this facility jointly with services and programs for all ages.

The project is located at 1423 S. Ellison Drive, adjacent to the Heritage Neighborhood Pool. The new 17,000 square foot facility will consist of a gymnasium, classrooms, dining room, warming kitchen, exercise and game/lounge areas, staff offices, and covered outdoor seating. The site improvements will include parking for approximately 150 vehicles, sidewalks, vehicular drop-off areas, drainage improvements, landscaping and outdoor activity spaces. Drainage mitigation work will also be included as part of this project.

The original contractor was unable to complete construction of this project resulting in the execution of a mutual Termination for Convenience Agreement to release the original contractor from the construction contract with the City. A new construction contract was approved on June 22, 2023, by City Council through Ordinance 2023-06-22-0464 authorizing the execution of a construction contract with FA Nunnelly (dba “Nunnelly General Contractor”) to complete the construction of the District 4 Heritage Community Center project. Construction of this project has since resumed and is estimated to be completed in Fall 2024. Since construction was restarted an amendment is necessary to extend services through the remaining duration of construction.

Design Services Agreement Amendment

On October 5, 2017, City Council approved a Professional Design Services Contract in an amount not to exceed \$557,290.00 with Robey Architecture, Inc., for design and construction administration services for the District 4 Heritage Community Center project, through Ordinance 2017-10-05-0742. Contract amendments to modify and enhance the project have increased this contract by \$233,850.00. This proposed amendment will increase the contract capacity by \$78,100.00 to a revised contract amount of \$869,240.00.

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

Item	Amount
Original Contract Value	\$557,290.00
Previous Amendments	\$233,850.00
Proposed Amendment	\$ 78,100.00
Revised Contract Value	\$869,240.00

The proposed contract amendment will compensate Robey Architecture, Inc. to extend construction administration services necessary for the duration of construction for the District 4 Heritage Community Center project.

Heritage Neighborhood Park

On May 7, 2022, voters approved the 2022 Bond Program, which authorized \$800,000 for the Heritage Neighborhood Park for construction of general park improvements. The project is located at 1423 S. Ellison Drive, adjacent to the Heritage Neighborhood Pool and on the same site as the District 4 Heritage Community Center that is currently under construction by Nunnelly General Contractor. The project scope includes construction of three pickleball courts with associated lighting, a picnic node, water fountain, seating, trees, walking trail improvements, and access to the restroom facilities in the Heritage Pool building.

Construction Contract Amendment

On June 22, 2023, City Council approved a Construction Contract in an amount not to exceed \$8,443,747.00 with FA Nunnelly Company (dba “Nunnelly General Contractor”) for construction of the District 4 Heritage Community Center project, through Ordinance 2023-06-22-0464. Contract amendments to modify and enhance the project have increased this contract by \$166,953.96. This proposed amendment will increase the contract capacity by \$481,162.00 to a revised contract amount of \$9,091,862.96.

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

Item	Amount
Original Contract Value	\$8,443,747.00
Previous Amendments	\$ 166,953.96
Proposed Amendment	\$ 481,162.00
Revised Contract Value	\$9,091,862.96

The proposed contract amendment will compensate Nunnelly General Contractor for the work and costs associated with construction of the Heritage Neighborhood Park project improvements along with the construction of District 4 Heritage Community Center project.

ISSUE:

This ordinance approves two contract amendments for two projects located in Council District 4 Heritage Neighborhood Park: (a) execution of a contract amendment in the increased amount not to exceed \$78,100.00 for a total professional design services agreement amount of \$869,240.00 with Robey Architecture, Inc. to extend construction administration services through the completion of District 4 Heritage Community Center project, a 2017 Bond Program, General Fund and Certificates of Obligation funded project; and, (b) execution of a contract amendment in the increased amount of \$481,162.00 for a total construction contract of \$9,091,862.96 with FA Nunnelly (dba “Nunnelly General Contractor”) for additional construction services related to the Heritage Neighborhood Park project, a 2022 Bond Program and Tree Preservation funded project.

Design Services Agreement Amendment

The proposed contract amendment will compensate Robey Architecture, Inc. to extend construction administration services necessary for the duration of construction of the District 4 Heritage Community Center project.

Construction Contract Amendment

The proposed contract amendment will compensate Nunnelly General Contractor for the work and costs associated with construction of the Heritage Neighborhood Park project improvements along with the construction of District 4 Heritage Community Center project.

ALTERNATIVES:

Alternatively, the City Council could not approve the execution of the proposed design amendment or extend construction administrative services; however, doing so could compromise the project's timely completion should any unforeseen issues require construction administrative services. Additionally, the City Council could require staff to complete a bid process for the construction of the Heritage Neighborhood Park; however, bidding on this project could lead to project delays and a missed opportunity for the City to accelerate the completion of the improvements.

FISCAL IMPACT:

This ordinance approves two contract amendments for two projects located in Council District 4 Heritage Neighborhood Park: (a) execution of a contract amendment in the increased amount not to exceed \$78,100.00 for a total professional design services agreement amount of \$869,240.00 with Robey Architecture, Inc. to extend construction administration services through the completion of District 4 Heritage Community Center project, a 2017 Bond Program, General Fund and Certificates of Obligation funded project; and, (b) execution of a contract amendment in the increased amount of \$481,162.00 for a total construction contract of \$9,091,862.96 with FA Nunnelly (dba "Nunnelly General Contractor") for additional construction services related to the Heritage Neighborhood Park project, a 2022 Bond Program and Tree Preservation funded project. Funding for both projects is available from previously authorized 2017 and 2022 General Obligation Bond, General Fund, Certificates of Obligation and Tree Preservation funds included in the FY 2024 - FY 2029 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance approving two contract amendments for two projects located in Council District 4 Heritage Neighborhood Park: (a) execution of a contract amendment in the increased amount not to exceed \$78,100.00 for a total professional design services agreement amount of \$869,240.00 with Robey Architecture, Inc. to extend construction administration services through the completion of District 4 Heritage Community Center project, a 2017 Bond Program, General Fund and Certificates of Obligation funded project; and, (b) execution of a contract amendment in the increased amount of \$481,162.00 for a total construction contract of \$9,091,862.96 with FA Nunnelly (dba "Nunnelly General Contractor") for additional construction services related to the Heritage Neighborhood Park project, a 2022 Bond Program and Tree Preservation funded project.