



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 26

Agenda Date: June 22, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Contract Award, Amendment & Funding Contributions: Civic Park Project Phase 2

SUMMARY:

An ordinance awarding a construction contract to Skanska USA Building, Inc. in the amount not to exceed \$22,066,250.00 for construction of Phase 2 of the Civic Park project at Hemisfair to support various events scheduled during the NCAA Final Four tournament to be held at the Alamodome in San Antonio April 5 through April 7, 2025; approving a contract amendment in the increasing amount of \$1,014,960.00 for a revised professional design services agreement of \$8,409,391.00 with Gustafson Guthrie Nichol (GGN) LTD.. for additional design and construction administration services related to Phase 2 of Civic Park project at Hemisfair; and amending the FY 2023 – FY 2028 Capital Improvements Program with reallocation of \$400,000.00 from the FY 2017 Hemisfair Civic Park (Phase 1) project, the appropriation of \$1,091,250.00 from the Tree Canopy Preservation and Mitigation Fund, \$3,899,266.42 from 2017 Parks General Obligation Bonds, \$776,306.90 from 2016 Certificates of Obligation, \$195,252.17 from 2012 Certificates of Obligation, and \$129,174.51 from 2022 Certificates of Obligation self-supported by Hemisfair TIRZ totaling \$6,491,250.00 to the Hemisfair Civic Park (Phase 2) project.

BACKGROUND INFORMATION:

Project Background

On May 7, 2022, voters approved the 2022 Bond Program, which included \$18,000,000.00 to construct Phase 2 park improvements for Hemisfair Civic Park. The project is located at 210 South Alamo, adjacent to the Henry B. Gonzalez Convention Center. This phase will continue constructing park improvements, including a water feature, a promenade connection, a river overlook, and a zocalo (stage area). These park improvements have been planned to support various events scheduled during the NCAA Final Four tournament to be held at the Alamodome in San Antonio April 5 through April 7, 2025. San Antonio has hosted the Final Four tournament four separate times with the first tournament held in 1998 followed by tournaments in 2004 and 2008 and most recently in 2018. Construction of the park improvements will begin in Fall 2023 and completion is planned to be completed by Spring 2025 prior to the NCAA Final Four tournament.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) for this project was issued on December 20, 2022, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding site CivCast. On February 17, 2023, three (3) proposals were received. One proposal was deemed non-responsive for failure to meet the 16% M/WBE requirement of the RFCSP. The remaining two proposals were deemed responsive and moved forward for full proposal evaluation. The evaluation committee representatives were Lori Houston, Assistant City Manager, City Manager's Office; Razi Hosseini, Director/City Engineer, Public Works Department; Jeffry Knippel, Capital Programs Manager, Public Works Department; Tony Forshage, Assistant Manager, Parks and Recreation Department; Melissa Chamrad, Director, Real Estate & Finance, Hemisfair Park Area Redevelopment Corporation; and Steve Yndo, Owner, Yndo Urban who evaluated and ranked the submissions. Scoring was based on the published evaluation criteria, which included Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractors; Understanding of the Project and Proposed Management Plan; Experience with the San Antonio Region & Past Performance; Price Proposal and participation in the SBE and M/WBE Prime Contractor Programs. The evaluation committee met to discuss and score the two responsive proposals on March 27, 2023. The committee recommended awarding the contract to the highest-ranked respondent, Skanska USA Building, Inc.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied for the Small Business Enterprise Prime Contract Program with five (5) Evaluation preference points and Minority/Women-Owned Business Enterprise Prime Contract Program with five (5) Evaluation preference points. Additionally, the Goal Setting Committee set 16% Minority/Women Business Enterprise (M/WBE) and a 2% African American Business Enterprise (AABE) subcontracting goals. Skanska USA Building, Inc. has committed to meeting the subcontractor participation goals.

This contract was developed utilizing a formal RFCSP process; therefore, as required by the Ethics Ordinance for all projects where subjective criteria are used to select the contractor or

consultant rather than by low bid, a Discretionary Contracts Disclosure Form is attached.

A post-solicitation briefing was held with Audit & Accountability Committee on June 13, 2023.

Design Services Agreement Amendment

The previously executed design services agreement with Gustafson Guthrie Nichol LTD. in the amount of \$2,918,237.00 was approved by City Council on March 20, 2014, through Ordinance 2014-03-20-0170. Previous amendments to modify and enhance the project have increased this contract by \$4,476,194.00 to a total contract amount of \$7,394,431.00. This proposed amendment will increase the contract in the amount of \$1,014,960.00 for a revised total agreement value of \$8,409,391.00.

The following table illustrates the previously authorized amendments since the execution of this agreement and the proposed amendment:

Item	Amount
Original Contract Value	\$2,918,237.00
Previous Amendments	\$4,476,194.00
Proposed Amendments	\$1,014,960.00
Revised Contract Value	\$8,409,391.00

The proposed contract amendment will compensate GGN Landscape Architecture LTD. for the additional design and construction administration services necessary for Phase 2 of the Civic Park Project at Hemisfair.

Funding ContributionsThe approval to appropriate funds in the amount of \$1,091,250.00 from the Tree Canopy Preservation and Mitigation Fund to Phase 2 of the Civic Park project at Hemisfair will provide for the purchase, installation and irrigation of the trees associated with the project. Additionally, the approval of the reallocation of \$400,000.00 from the FY 2017 Hemisfair Civic Park (Phase 1) project and a total of \$5,000,000.00 from 2017 Parks General Obligation Bonds and various years' issuances of Certificates of Obligation are necessary to ensure total funding is available to complete Phase 2 of the Civic Park project at Hemisfair.

ISSUE:

This ordinance awards a construction contract to Skanska USA Building, Inc. in the amount not to exceed \$22,066,250.00 for the construction of Phase 2 of the Civic Park project at Hemisfair; approves a contract amendment in the increasing amount of \$1,014,960.00 for a revised professional design services agreement value of \$8,409,391.00 with Gustafson Guthrie Nichol (GGN) LTD. for additional design and construction administration services related to Phase 2 of Civic Park project at Hemisfair; and amends the FY 2023 – FY 2028 Capital Improvements Program with reallocation of \$400,000.00 from the FY 2017 Hemisfair Civic Park (Phase 1) project, the appropriation of \$1,091,250.00 from the Tree Canopy Preservation and Mitigation Fund, \$3,899,266.42 from 2017 Parks General Obligation Bonds, \$776,306.90 from 2016 Certificates of Obligation, \$195,252.17 from 2012 Certificates of Obligation, and \$129,174.51

from 2022 Certificates of Obligation self-supported by Hemisfair TIRZ totaling \$6,491,250.00 to the Hemisfair Civic Park (Phase 2) project.

Construction Contract

This ordinance awards a construction contract to Skanska USA Building, Inc. for the construction of improvements at the northwest corner of Civic Park, providing the main entrance and plaza to the park. This phase will include a water feature, a promenade connection, a river overlook, and a zocalo (stage area). These park improvements have been planned to support various events scheduled during the NCAA Final Four tournament to be held at the Alamodome in San Antonio April 5 through April 7, 2025. San Antonio has hosted the Final Four tournament four separate times with the first tournament held in 1998 followed by tournaments in 2004 and 2008 and most recently in 2018. Construction of the park improvements will begin in Fall 2023 and completion is planned to be completed by Spring 2025 prior to the NCAA Final Four tournament. This construction contract will provide all labor, materials, equipment, and incidentals necessary to construct a complete and usable parkland.

Design Services Agreement Amendment

This amendment will provide additional design work and construction administrative services by GGN Landscape Architecture LTD. for Phase 2 of the Civic Park Project.

Funding Contributions

The appropriation of \$1,091,250.00 from the Tree Canopy Preservation and Mitigation Fund, \$3,899,266.42 from 2017 Parks General Obligation Bonds, \$776,306.90 from 2016 Certificates of Obligation, \$195,252.17 from 2012 Certificates of Obligation, and \$129,174.51 from 2022 Certificates of Obligation self-supported by Hemisfair TIRZ totaling \$6,491,250.00 to the Hemisfair Civic Park (Phase 2) project.

ALTERNATIVES:

Alternatively, City Council could choose not to approve the award or amendment; however, this will leave the park incomplete as designed, without a discernable grand entrance and stage area necessary to support park events to include the NCAA Final Four tournament to be held at the Alamodome in San Antonio April 5 through April 7, 2025. Considering the additional time required for the solicitation process, this would adversely affect the project's timely completion, requiring staff to deliver this project utilizing another delivery method.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in an amount not to exceed \$22,066,250.00 payable to Skanska USA Building, Inc. for construction of Phase 2 of the Civic Park project at Hemisfair and authorizes the execution of an amendment in an increased amount of \$1,014,960.00 for a revised professional design services agreement value of \$8,409,391.00 with Gustafson Guthrie Nichol (GGN) LTD. for additional design and construction administration services related to Phase 2 of Civic Park project at Hemisfair.

Funding in the amount of \$16,589,960 is available from 2022 General Obligation Bond funds within the Civic Park 2022 General Obligation Bond project and the remaining amount of \$6,491,250 will be reallocated into the project. This ordinance will amend the awarding a construction contract to Skanska USA Building, Inc. in the amount not to exceed \$22,066,250.00 for construction of Phase 2 of the Civic Park project at Hemisfair to support various events scheduled during the NCAA Final Four tournament to be held at the Alamodome in San Antonio April 5 through April 7, 2025; approving a contract amendment in the increasing amount of \$1,014,960.00 for a revised professional design services agreement of \$8,409,391.00 with Gustafson Guthrie Nichol (GGN) LTD.. for additional design and construction administration services related to Phase 2 of Civic Park project at Hemisfair; and amending the FY 2023 – FY 2028 Capital Improvements Program with reallocation of \$400,000.00 from the FY 2017 Hemisfair Civic Park (Phase 1) project, the appropriation of \$1,091,250.00 from the Tree Canopy Preservation and Mitigation Fund, \$3,899,266.42 from 2017 Parks General Obligation Bonds, \$776,306.90 from 2016 Certificates of Obligation, \$195,252.17 from 2012 Certificates of Obligation, and \$129,174.51 from 2022 Certificates of Obligation self-supported by Hemisfair TIRZ totaling \$6,491,250.00 to the Hemisfair Civic Park (Phase 2) project.

RECOMMENDATION:

Staff recommends approval of a construction contract to Skanska USA Building, Inc. in the amount not to exceed \$22,066,250.00 for construction of Phase 2 of the Civic Park project at Hemisfair which includes improvements necessary to support various events schedule during the NCAA Final Four tournament to be held at the Alamodome in San Antonio April 5 through April 7, 2025; approval of a contract amendment in the increase amount of \$1,014,960.00 for a revised professional design services agreement value of \$8,409,391.00 with Gustafson Guthrie Nichol (GGN) LTD. for additional design and construction administration services related to Phase 2 of Civic Park project at Hemisfair; and amending the FY 2023 – FY 2028 Capital Improvements Program with reallocation of \$400,000.00 from the FY 2017 Hemisfair Civic Park (Phase 1) project, the appropriation of \$1,091,250.00 from the Tree Canopy Preservation and Mitigation Fund, \$3,899,266.42 from 2017 Parks General Obligation Bonds, \$776,306.90 from 2016 Certificates of Obligation, \$195,252.17 from 2012 Certificates of Obligation, and \$129,174.51 from 2022 Certificates of Obligation self-supported by Hemisfair totaling \$6,491,250.00 to the Hemisfair Civic Park (Phase 2) project. Construction of the park improvements will begin in Fall 2023 and completion is planned to be completed by Spring 2025 prior to the NCAA Final Four tournament.