



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 8

**Agenda Date:** August 3, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 1, District 2

**SUBJECT:**

Job Order Contract (Task Order), Contract Amendment & Contribution: Brackenridge Park Project (2017 Bond)

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Amstar, Inc. in the amount of \$3,467,639.00 for Phase 1 of the Brackenridge Park project; approves an amendment in the increased amount of \$696,659.00 for a revised Professional Services Agreement value of \$2,200,314.00 with SWA Group for additional architectural and engineering design services associated with the design, construction and other related services required for Phases 1 and 2 of the Brackenridge Park project; and, amending the FY 2023 – FY 2028 Capital Improvement Program with the appropriation of \$526,751.00 from the Tree Preservation Fund and acceptance of a contribution of \$90,000.00 from the Brackenridge Park Conservancy to the Brackenridge Park project, a 2017 General Obligation Bond Program funded project, located in Council Districts 1 and 2.

**BACKGROUND INFORMATION:**

**Project Background**

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$7,750,000.00 for

improvements to Brackenridge Park, located in Council Districts 1 and 2. Voters also approved \$2,500,000.00 as part of the 2022 Bond Program for the completion of the 2017 Bond project and further development of the adopted Park Master Plan in Brackenridge Park. Supplemental funding from the City of San Antonio, Bexar County, The San Antonio Conservation Society, and the Brackenridge Park Conservancy have totaled approximately \$8,100,000.00, allowing additional scope of work to be added. The Brackenridge Park project will be constructed in two phases. Phase 1 consists of the structural stabilization of the historic Pumphouse, rehabilitation and stabilization of historic river walls, retaining walls, and grand staircase in the Lambert Beach area, including landscaping and irrigation improvements. Phase 2 consists of the rehabilitation and construction of a small culture trail, recreational open spaces, rehabilitation and structural stabilization of the historic acequia, interior and exterior improvements to the historic Pumphouse, engineering improvements to the lily pond, removal of asphalt area between acequia and zoo back-of-house, construction of a hike and bike trail, excavation and rehabilitation of the historic Upper Labor Dam, interpretive and wayfinding signage, lighting, landscaping and irrigation improvements including Low Impact Design (LID) features and plant ecology restoration, installation and interpretation of the historic St. Mary's sluice, and underground conversion of existing overhead electrical utilities.

Construction of Phase 1 is anticipated to begin in Summer 2023 and is estimated to be completed in Spring 2024.

Construction of Phase 2 is anticipated to begin in Fall 2024 and is estimated to be completed in Spring 2026. The construction contract award for Phase 2 will be presented to City Council for consideration in calendar year 2024.

#### **Job Order Contract Task Order**

This task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by City Council on February 17, 2022. The use of the JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, Amstar, Inc. is the JOC that has been selected.

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 set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal. Amstar, Inc. has committed to meeting the subcontractor participation and goals.

The Contracts Disclosure Form is attached, as required by the City's Ethics Ordinance for all Projects where subjective criteria are used to select the contractor or consultant rather than by low bid.

This task order is for Phase 1 completion of the Brackenridge Park project.

**Previous Council Action & Amendment**

The previously executed design services agreement with SWA Group in the amount of \$1,097,700.00 was approved by City Council on October 5, 2017, through Ordinance 2017-10-05-0742. Previous amendments to modify and enhance the project have increased this contract by \$405,955.00 to a total contract amount of \$1,503,655.00. This proposed amendment will increase the contract in the amount of \$696,659.00 for a revised agreement value of \$2,200,314.00.

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

Item	Amount
Original Contract Value	\$1,097,700.00
Previous Authorized Amendments	\$ 405,955.00
Proposed Amendment	\$ 696,659.00
Revised Contract Value	\$2,200,314.00

This amendment will provide for additional design work by SWA Group to complete the additional proposed scope of work for general park rehabilitation and public infrastructure improvements in relation to Phases 1 and 2 of the Brackenridge Park project.

**Funding Contributions**

The approval to appropriate funds in the amount of \$526,751.00 from the FY 2022 Tree Canopy Preservation and Mitigation Fund to the Brackenridge project will provide for the relocation and maintenance of trees associated with the project. The acceptance of the contribution in the amount of \$90,000.00 from the Brackenridge Park Conservancy is necessary to ensure total funding is available to complete Phase 1 of the Brackenridge Park project.

**ISSUE:**

**ISSUE:**

This ordinance approves a task order to a Job Order Contract with Amstar, Inc. in the amount of \$3,467,639.00 for Phase 1 of the Brackenridge Park project; approves an amendment in the increased amount of \$696,659.00 for a revised Professional Services Agreement value of \$2,200,314.00 with SWA Group for additional architectural and engineering design services associated with the design, construction and other related services required for Phases 1 and 2 of the Brackenridge Park project; and, amending the FY 2023 – FY 2028 Capital Improvement Program with the appropriation of \$526,751.00 from the Tree Preservation Fund and acceptance of a contribution of \$90,000.00 from the Brackenridge Park Conservancy to the Brackenridge Park project, a 2017 General Obligation Bond Program funded project, located in Council Districts 1 and 2.

**Job Order Contract Task Order**

This task order will provide for Phase 1 improvements of the Brackenridge Park project.

Improvements will include historic river wall and retaining wall repair reconstruction and structural stabilization, foundation installation and reconstruction of the Grand Staircase, structural stabilization of the 1870s Pump House foundation, tree relocation and preservation, and new tree and landscape planting and irrigation. Construction of Phase I is anticipated to begin in Summer 2023 and is estimated to be completed by Spring 2024.

#### Professional Services Agreement Amendment

This amendment will provide for additional design work by SWA Group to complete the additional proposed scope of work for general park rehabilitation and public infrastructure improvements in relation to Phases 1 and 2 of the Brackenridge Park project. The firm will provide construction documents, construction bid documents, construction administration, and any associated services required for the added improvements to the project scope. Construction of Phase 2 is anticipated to begin in Fall 2024 and is estimated to be completed by Spring 2026.

#### **Funding Contributions**

The appropriation of funds in the amount of \$526,751.00 from the Tree Preservation Fund to the Brackenridge Park project will provide for the relocation and maintenance of trees associated with the project. The contribution of \$90,000.00 from the Brackenridge Park Conservancy will provide for Phase I of project construction in relation to the task order.

#### **ALTERNATIVES:**

Alternatively, City Council could choose not to approve the amendment or the task order to the Job Order Contract. However, 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 of \$3,467,639.00 payable to Amstar, Inc. for Phase I of the Brackenridge Park project and authorizes the execution of an amendment in an increased amount of \$696,659.00 for a revised professional services agreement value of \$2,200,314.00 with SWA Group for additional architectural design services associated with the design, construction and other related services required for Phases 1 and 2 of the Brackenridge Park project.

This ordinance also amends the FY 2023 – FY 2028 Capital Improvement Program with the reallocation of \$526,751.00 from the Tree Preservation Fund and acceptance of a contribution of \$90,000.00 from the Brackenridge Park Conservancy to the Brackenridge Park project, a 2017 General Obligation Bond Program funded project.

#### **RECOMMENDATION:**

Staff recommends approval of a task order to a Job Order Contract with Amstar, Inc. in the amount of \$3,467,639.00 for Phase I of the Brackenridge Park project; approving an amendment in the increased amount of \$696,659.00 for a revised Professional Services Agreement value of \$2,200,314.00 with SWA Group for additional architectural and engineering design services associated with the design, bid, construction phase and other related services required in relation to the Brackenridge Park project; and, amending the FY 2023 – FY 2028 Capital Improvement Program with the reallocation of \$526,751.00 from the Tree Preservation Fund and acceptance of a contribution of \$90,000.00 from the Brackenridge Park Conservancy to the Brackenridge Park project, a 2017 General Obligation Bond Program funded project, located in Council Districts 1 and 2.