



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 17

Agenda Date: October 14, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Change Order: Classen-Steubing Ranch Park Property Acquisition and Development (2017 Bond Project)

SUMMARY:

An ordinance approving a City requested change order in the increased amount of \$204,945.88 and authorizing payment to Crownhill Builders, Inc. to install three water pollution abatement ponds related to the Classen-Steubing Ranch Park Property Acquisition and Development LF project, a 2017 Bond funded project, located in Council District 9. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which included funds in the amount of \$9,150,000.00 for property acquisition and general park improvements for the Classen-Steubing Ranch Park located in Council District 9. Additional funding for the project included \$71,372.00 from the Tree Mitigation Fund, \$348,000.00 from the Parks & Recreation General Fund, \$98,177.00 from a UTSA/SARA grant and \$300,000.00 from Certificates of Obligation. The

general park improvements include open playing fields, parking lots, a playground, paved and unpaved trails, restrooms/pavilion, a small pavilion and associated trail, northeast softball field, concrete loop trail extension, porous parking spaces, trees, landscaping and irrigation. Construction began in March 2021 and is estimated to be completed by Spring 2022.

Previous Council Action

On February 4, 2021 City Council approved a construction contract in the amount of \$3,534,547.00 with Crownhill Builders, Inc. through Ordinance 2021-02-04-0059 for the Classen-Steubing Ranch Park Property Acquisition and Development project. This change order will increase the \$3,534,547.00 contract in an amount of \$204,945.88 for a revised contract value of \$3,797,192.93.

The following table illustrates the change orders which have occurred since the construction of this project began:

Item	Amount
Original Contract Value	\$3,534,547.00
Previous Change Orders	\$57,700.05
Proposed Change Orders	\$204,945.88
Revised Contract Value	\$3,797,192.93

The Texas Commission on Environmental Quality (TCEQ) requires three water pollution abatement ponds over the aquifer recharge zone. This proposed change order will provide for the installation of the required three water pollution abatement ponds for the Classen-Steubing Ranch Park Property Acquisition and Development project, including plumbing components, concrete rip-rap inflow areas, clay liners, and landscaping.

ISSUE:

This ordinance approves a City requested change order in the increased amount of \$204,945.88 and authorizes payment to Crownhill Builders, Inc. to install three water pollution abatement ponds related to the Classen-Steubing Ranch Park Property Acquisition and Development project, a 2017 Bond funded project, located in Council District 9.

This proposed change order will provide for the installation of three required water pollution abatement ponds for the Classen-Steubing Ranch Park Property Acquisition and Development project, including plumbing components, concrete rip-rap inflow areas, clay liners, and landscaping. Upon approval of this change order, this work is estimated to begin in October 2021 and is anticipated to be completed in Spring 2022.

ALTERNATIVES:

As an alternative, City Council could require staff to complete a bid process for the work. However, this would lead to delays in completing the project and a likely increase in price. The most cost-effective option is to approve this change order.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in the amount of \$204,945.88 payable to Crownhill Builders, Inc. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of a City requested change order in the increased amount of \$204,945.88 and authorizes payment to Crownhill Builders, Inc. to install three required water pollution abatement ponds related to the Classen-Steubing Ranch Park Property Acquisition and Development project.