



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** December 9, 2021

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Change Order: Lockwood and Dignowity Parks Prefabricated Restroom (2017 Bond Project)

**SUMMARY:**

An ordinance approving a City requested change order in the increased amount not to exceed \$184,145.50 and authorizing payment to Straight Line Management, LLC for fabrication, delivery, and installation of a stand-alone prefabricated restroom related to the Lockwood and Dignowity Parks project located in Council District 2. 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 \$3,100,000.00 for park improvements to the Lockwood and Dignowity Parks located in Council District 2. Funds in the amount of \$999,560.00 were reallocated to the project from the cancellation of the Sports Education Facility Bond project. The project provides for new concrete walkways, new park tables and benches, a new playground, a stand-alone prefabricated public restroom in Dignowity Park, the renovation of Harmony House Plaza with accent lighting, a dog park, informal

playfields, a large event lawn with electric power, site lighting, and the closure of Burnet Street between North Olive and North Hackberry Streets to allow for the Lockwood Park and the Dignowity Park parcels to become one. Project construction began in November 2020 and is anticipated to be completed in March 2022.

This change order will provide for an additional stand-alone prefabricated restroom to Lockwood Park to compliment the stand-alone prefabricated restroom under contract in Dignowity Park. The additional prefabricated restroom will reduce the distance park users travel for restroom facilities and reduce demand by providing the second unit. The Dignowity Park prefabricated restroom unit will serve the dog park, informal play field, and Harmony House plaza, while the Lockwood Park prefabricated restroom will serve the playground, swing area, and basketball court.

**Previous Council Action**

A previously executed contract with Straight Line Management, LLC in the amount of \$2,769,350.00 was approved by City Council on October 8, 2020, through Ordinance 2020-10-08-0734. Previous change orders to expand and upgrade the dog park have increased this contract by \$89,619.16 to a total contract amount of \$2,858,969.16. This change order will increase the contract in an amount of \$184,145.50 for a revised contract value of \$3,043,114.66.

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

Item	Amount
Original Contract Value	\$ 2,769,350.00
Previous Change Orders	\$ 89,619.16
Proposed Change Orders	\$ 184,145.50
Revised Contract Value	\$ 3,043,114.66

**ISSUE:**

This ordinance approves a City requested change order in the increased amount not to exceed \$184,145.50 and authorizes payment to Straight Line Management, LLC for fabrication, delivery and installation of an additional stand-alone prefabricated restroom related to the Lockwood and Dignowity Parks project located in Council District 2.

This proposed change order will provide for the fabrication, delivery and installation of an additional stand-alone prefabricated restroom to Lockwood Park to compliment the stand-alone prefabricated restroom under contract for Dignowity Park. The Lockwood prefabricated restroom will reduce the distance park users need to travel for restroom facilities, reduce demand by providing the second unit, and serve the playground, swings area, and basketball court.

Project construction began in November 2020 and is anticipated to be completed in March 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 \$184,145.50 payable to Straight Line Management, LLC. 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 not to exceed \$184,145.50 and authorizes payment to Straight Line Management, LLC for an additional stand-alone prefabricated restroom for the Lockwood and Dignowity Parks project.