



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 11

**Agenda Date:** November 3, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Contract Amendment: Council District 2 Infrastructure Improvements (Kardon Park)

**SUMMARY:**

This ordinance approves the execution of an amendment in the increased amount not to exceed \$134,404.97 to the construction contract with Longhorn Tejas Property Builders, LLC. for a revised contract total of \$809,233.60 for the installation and construction of the creek way crossing at Kardon Park. Funding for this amendment is available from previously authorized Certificates of Obligation in the amount of \$5,644.07 and \$128,759.93 from revenues collected from Unified Development Code (UDC) fees in lieu of parkland dedication to the Council District 2 Infrastructure Improvements (Kardon Park) project included in FY 2023 – FY 2028 Capital Improvement Program. This ordinance also authorizes the appropriation and amending of the FY 2023 – FY 2028 Capital Improvement Program in the amount of \$128,759.93 from the Unified Development Code (UDC) fees in lieu of parkland dedication.

**BACKGROUND INFORMATION:**

### ***Project Background***

As part of FY 2020 Adopted Budget, funds in the amount of \$1,000,000.00 was allocated to Council District 2 Infrastructure Improvements including improvements to Kardon Park. The project will provide for new utility connections, a new pre-manufactured restroom, security lighting, a dog park, a new asphalt parking area with ten parking spaces. Also included as part of this project was additive alternates consisting of shade units over the exercise node and two additional shade units over each of the benches located at the dog park. Project construction began in February 2022 and is anticipated to be completed in February 2023.

### ***Previous Council Action & Amendment***

On January 27, 2022, City Council approved construction contract with Longhorn Tejas Property Builders, LLC. in the amount of \$669,466.63 for construction of Council District 2 Infrastructure Improvements (Kardon Park) project through Ordinance 2022-01-27-0033. A previous amendment to provide the difference in the San Antonio Water System (SAWS) Impact Fees for the project increased this contract by \$5,362.00 for a total contract amount of \$674,828.63. The proposed amendment will increase the contract by \$134,404.97 to a total contract amount of \$809,233.60.

The following table illustrates the transactions that have occurred since the construction of this project began and this current proposed amendment needing approval:

Item	Amount
Original Contract Value	\$ 669,466.63
Previous Amendment	\$ 5,362.00
Proposed Amendment	\$ 134,404.97
Revised Contract Value	\$ 809,233.60

The proposed amendment will provide for a creek way crossing, providing residents living in the East Village subdivision with an accessible path that reduces the distance to the park. The new creek way crossing will provide access to the new dog park, playground, trail, new Portland loo and exercise node. The proposed amendment will compensate the contractor for constructing the creek way crossing to Kardon Park.

### ***Other Contributions***

The Unified Development Code (UDC) fees are fees that residential developers pay in lieu of providing park space and amenities on residential development. Revenues collected from UDC fees in lieu of parkland dedication in the amount of \$128,759.93 is recommended for the use for the installation and construction of the creek way crossing to provide an accessible path between the East Village subdivision and Kardon Park.

**ISSUE:**

This ordinance approves the execution of an amendment in the increased amount not to exceed \$134,404.97 to the construction contract with Longhorn Texas Property Builders, LLC. for a revised contract total of \$809,233.60 for the installation and construction of the creek way crossing at Kardon Park. Funding for this amendment is available from previously authorized Certificates of Obligation in the amount of \$5,644.07 and \$128,759.93 from revenues collected from Unified Development Code (UDC) fees in lieu of parkland dedication to the Council District 2 Infrastructure Improvements (Kardon Park) project included in FY 2023 – FY 2028 Capital Improvement Program. This ordinance also authorizes the appropriation and amending of the FY 2023 – FY 2028 Capital Improvement Program in the amount of \$128,759.93 from the Unified Development Code (UDC) fees in lieu of parkland dedication.

#### **Amendment**

This proposed amendment will provide for the installation and construction of the creek way crossing to Kardon Park. The creek way crossing reduces the distance that residents adjacent to the park will have to walk and provides access to park amenities. Project construction began in February 2022 and is anticipated to be completed in February 2023.

#### **Other Contributions**

Revenues collected from UDC fees in lieu of parkland dedication in the amount of \$128,759.93 is recommended for the use for the installation and construction of the creek way crossing to provide an accessible path between the East Village subdivision and Kardon Park.

#### **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 likely an increase in price. The most cost-effective option is to approve this amendment.

#### **FISCAL IMPACT:**

This ordinance approves the execution of an amendment in the increased amount not to exceed \$134,404.97 to the construction contract with Longhorn Texas Property Builders, LLC. for a revised contract total of \$809,233.60 for the installation and construction of the creek way crossing at Kardon Park. Funding for this amendment is available from previously authorized Certificates of Obligation in the amount of \$5,644.07 and \$128,759.93 from revenues collected from Unified Development Code (UDC) fees in lieu of parkland dedication to the Council District 2 Infrastructure Improvements (Kardon Park) project included in FY 2023 – FY 2028 Capital Improvement Program. This ordinance also authorizes the appropriation and amending of the FY 2023 – FY 2028 Capital Improvement Program in the amount of \$128,759.93 from the Unified Development Code (UDC) fees in lieu of parkland dedication.

#### **RECOMMENDATION:**

Staff recommends approval of an amendment in the increased amount not to exceed \$134,404.97 to the construction contract with Longhorn Tejas Property Builders, LLC. for for the installation and construction of the creek way crossing related to Council District 2 Infrastructure Improvements (Kardon Park) project; and, authorizing the appropriation and amending of the FY 2023 – FY 2028 Capital Improvement Program with funds in the amount of \$128,759.93 from revenues collected from Unified Development Code (UDC) fees in lieu of parkland dedication to the Council District 2 Infrastructure Improvements (Kardon Park) project.