

# City of San Antonio



## AGENDA

### City Council A Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

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**Thursday, June 6, 2024**

**9:00 AM**

**Municipal Plaza Building**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

#### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To sign up to speak visit [www.saspeakup.com](http://www.saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at [www.saspeakup.com](http://www.saspeakup.com). VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

**9.**

**2024-06-06-0384**

Ordinance approving a contract amendment in the increased amount of \$1,500,000 for a total construction contract value of \$10,800,000 with The Sabinal Group, LLC for the fabrication and installation of a multimedia exhibit related to the World Heritage Center project. Funding is from previously authorized General Obligation Bond and Certificates of Obligation funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works Department]

### **THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 04/06/2025 07:54 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** June 6, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Contract Amendment: World Heritage Center Project

**SUMMARY:**

An ordinance approving a contract amendment in the increased amount of \$1,500,000.00 for a total construction contract value of \$10,800,000.00 with The Sabinal Group, LLC for the fabrication and installation of a multimedia exhibit related to the World Heritage Center project located in Council District 3. Funding is available from previously authorized General Obligation Bond and Certificates of Obligation funds included in the FY 2024 – FY 2029 Capital Improvement Program.

**BACKGROUND INFORMATION:**

***Project Background***

In May 2017, voters approved the 2017 Bond Program, which authorized \$5,000,000.00 for the World Heritage Center project and \$2,250,000.00 for the World Heritage Park and Land Acquisition project, both located in Council District 3 along the 3100 block of Roosevelt Avenue. These projects will provide a facility that will serve as a public orientation center and exhibit multimedia and immersive experiences space consisting of site improvements such as parking, sidewalks, drainage improvements, landscaping, and outdoor activity space adjacent to the

Mission Marquee and Mission Library.

On May 7, 2022, voters approved the 2022 Bond Program, which authorized \$3,500,000.00 for the World Heritage Center Project Phase 2 project to include enhancements to existing structures, expanded parking, signage, and outdoor amenities and pavilion improvements. The construction of this initial phase of work was expedited to be completed in conjunction with the related 2017 Bond Program World Heritage Center project. The World Heritage Center and exterior site improvements are presently under construction.

***Previous Council Action***

On December 1, 2022, the City Council approved the construction contract with The Sabinal Group, LLC, in the amount of \$9,300,000.00 for the construction of the World Heritage Center project through Ordinance 2022-12-01-0892. This proposed amendment will be the first construction amendment to this contract and will increase the contract capacity by \$1,500,000.00 to a revised contract amount of \$10,800,000.00.

The following table illustrates previously authorized amendments that have occurred since construction of this project began:

Item	Amount
Original Contract Value	\$9,300,000.00
Previously Authorized Amendments	\$0.00
Proposed Amendment	\$1,500,000.00
Revised Contract Value	\$10,800,000.00

The proposed contract amendment will compensate the contractor, The Sabinal Group, LLC, for the work and costs associated with the fabrication and installation of a multimedia exhibit in the new World Heritage Center.

**ISSUE:**

This ordinance approves a contract amendment in the increased amount of \$1,500,000.00 for a revised construction contract value of \$10,800,000.00 with The Sabinal Group, LLC for the fabrication and installation of exhibit multimedia and immersive experiences related to the World Heritage Center project located in Council District 3. Funding is available from previously authorized General Obligation Bond and Certificates of Obligation funds included in the FY 2024 – FY 2029 Capital Improvement Program.

This contract amendment will compensate the contractor, The Sabinal Group, LLC, for the work and costs associated with the fabrication and installation of a multimedia exhibit in the new World Heritage Center. Installation of this work will commence in Fall 2024 following the completion of the construction of the World Heritage Center in Summer 2024.

**ALTERNATIVES:**

Alternatively, the City Council could not approve this contract amendment and require staff to rebid this work. However, rebidding the work could lead to further project delays and potentially increased costs to the City. The most cost-effective option is to approve this contract amendment.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure of \$1,500,000, payable to The Sabinal Group, LLC, for the fabrication and installation of a multimedia exhibit in the new World Heritage Center. Funding is available from previously authorized General Obligation Bond and Certificates of Obligation funds included in the FY 2024 – FY 2029 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of executing a contract amendment in the increased amount not to exceed \$1,500,000 for construction services related to the World Heritage Center project.



# World Heritage Center Project 3100 Block of Roosevelt Avenue



**AMENDMENT TO  
CONSTRUCTION CONTRACT  
FOR THE WORLD HERITAGE PROJECT  
PROJECT NO: 23-01730  
AMENDMENT NO. 1**

This Amendment to the Construction Contract for construction of the World Heritage Project ("Project") is entered into by and between the City of San Antonio ("City"), a home rule municipal corporation, acting by and through its City Manager, and The Sabinal Group, LLC, ("Contractor"), acting by and through its duly authorized corporate representative, as set out below. The City and Contractor are referred to collectively herein as the "Parties".

**WHEREAS**, on December 1, 2022, through Ordinance 2022-12-01-0892 City Council approved the execution of a Construction Contract between the Parties, in an amount not to exceed \$9,300,000.00 for construction of the Project; and

**WHEREAS**, the Parties desire to add additional scope for the fabrication and installation of the exhibits at the new visitor center and increase the contract capacity by \$1,500,000.00 to the Project, as described in the Change Order attached as **Exhibit 1**, and summarized in the table below.

Original contract capacity	\$9,300,000.00
Amendment amount	\$1,500,000.00
New contract capacity	\$10,800,000.00

**WHEREAS**, it is understood between the Parties that Exhibit 1 is attached solely for reference to the additional scope of services contained therein, and City is not bound by any additional terms or conditions contained therein nor in any attachments thereto; and

**WHEREAS**, the Contract Price is hereby revised to a not to exceed amount of \$10,800,000.00.

**NOW THEREFORE**, in consideration of the terms, covenants, agreements and demises herein contained each to the other given, the sufficiency and receipt of which are hereby acknowledged, the Original Agreement is amended as follows:

1. Compensation. The not to exceed amount of the Contract Price is hereby increased in the amount of \$1,500,000.00, for a revised not to exceed Contract Price of TEN MILLION, EIGHT HUNDRED THOUSAND AND NO/100 (\$10,800,000.00).
2. Additional Services. The additional services described in the proposed change order attached as **Exhibit 1**, excluding any additional terms contained therein or in any attachments thereto, is hereby added and incorporated into the Original Agreement.

Except as amended hereby, all other provisions of the Agreement and corresponding Amendments are hereby retained in their entirety and remain unchanged.

**EXECUTED** and **AGREED** on this date: \_\_\_\_\_.

**CITY OF SAN ANTONIO**

**THE SABINAL GROUP, LLC**

\_\_\_\_\_  
*(Signature)*

  
\_\_\_\_\_  
*(Signature)*

Razi Hosseini, P.E., R.P.L.S.  
Director, Public Works Department

Mark Wohlfarth  
Owner

Approved as to Form:

\_\_\_\_\_  
Tino Gallegos  
Assistant City Attorney

EXHIBIT 1

# SABINAL GROUP

CITY OF SAN ANTONIO  
JOB ORDER CONTRACT

DATE: 4/29/2024

KEITH FEY  
CITY OF SAN ANTONIO  
PUBLIC WORKS – Capital Programs Manager  
100 W. HOUSTON, STREET LEVEL 114  
SAN ANTONIO, TX. 78205

RE: WORLD HERITAGE CENTER – **Exhibit Fabrication & Installation**

<b>OWNER:</b>	CITY OF SAN ANTONIO
<b>COSA CONTRACT DATE:</b>	TBD
<b>OWNER'S REP:</b>	KEITH FEY
<b>CONTRACTOR:</b>	THE SABINAL GROUP
<b>PROJECT MANAGER:</b>	KASH HANSON
<b>RFP No:</b>	<u>TBD</u>

**Subject:**

This proposal is offered as set forth in the terms and conditions of the contract and the statement of work as amended by a more detailed statement of work attached.

- 1.) All work shall be performed in accordance with the Request for Proposal No. TBD
- 2.) As a joint scope in accordance with current industry standards, OSHA safety compliance and all governing code requirements.
- 3.) No other related work requirements are acknowledged.

**Assumptions & Clarifications:**

- 1.) Full access to World Heritage Center Exhibit Area.
- 2.) Work to be done under normal business hours.
- 3.) Price is contingent upon execution of a mutually acceptable contract & project schedule.
- 4.) Price is valid for 30 days.

**Total (Not to Exceed) Total:**

**\$ 1,500,000.00**

Sincerely,

**The Sabinal Group**

A handwritten signature in blue ink, appearing to read "Ron Gonzales". The signature is stylized with large loops and a horizontal line crossing through the middle.

**Ron Gonzales  
Project Manager**

**Attachments:**

- **Statement of Work**
- **RS Means Line Item Estimate**

# SABINA GROUP

## STATEMENT OF WORK – JOINT SCOPE

Date: 1/31/2024

Project: World Heritage Center- Exhibit Coordination

RFP: Exhibit Fabrication & Installation

Location: Roosevelt Ave.

Coordinator: Keith Fey

### Statement of Work

Work shall include the necessary labor and materials for fabrication & installation of exhibits for the World Heritage Center. The Specific Scope of work will include:

1. Fab & Install exhibits at World Heritage Center.
2. Install in-wall blocking & rough-in as needed for exhibits.
3. Include city wage rates.
4. Protection and clean-up of project site.
5. One-year installation and workmanship warranty.

### **Exclusions:**

- No Premium Time.

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**APPROVING A CONTRACT AMENDMENT IN THE INCREASED AMOUNT OF \$1,500,000.00 FOR A TOTAL CONSTRUCTION CONTRACT VALUE OF \$10,800,000.00 WITH THE SABINAL GROUP, LLC FOR THE FABRICATION AND INSTALLATION OF A MULTIMEDIA EXHIBIT RELATED TO THE WORLD HERITAGE CENTER PROJECT LOCATED IN COUNCIL DISTRICT 3. FUNDING IS AVAILABLE FROM PREVIOUSLY AUTHORIZED GENERAL OBLIGATION BOND AND CERTIFICATES OF OBLIGATION FUNDS INCLUDED IN THE FY 2024 – FY 2029 CAPITAL IMPROVEMENT PROGRAM.**

\* \* \* \* \*

**WHEREAS**, on December 1, 2021, through Ordinance 2022-12-01-0892 City Council approved the execution of a Construction Contract for \$9,300,000.00 with The Sabinal Group, LLC for the construction of the World Heritage Center; and

**WHEREAS**, the World Heritage Center construction is funded from both the 2017 and 2022 Bond Programs. The World Heritage Center and exterior site improvements are presently under construction; and

**WHEREAS**, this proposed contract amendment in the increased amount of \$1,500,000.00 will compensate The Sabinal Group, LLC, for the work and costs associated with the fabrication and installation of a multimedia exhibit in the new World Heritage Center. Installation of this work will commence in Fall 2024 following the completion of the construction of the World Heritage Center in Summer 2024. This will be the first amendment to this contract.

The following table illustrates previously authorized amendments that have occurred since construction of this project began:

Item	Amount
Original Contract Value	\$9,300,000.00
Proposed Amendment	\$1,500,000.00
Revised Contract Value	\$10,800,000.00

**WHEREAS**, this Ordinance approves the execution of an amendment in the increased amount of \$1,500,000.00 for a revised construction contract amount of \$10,800,000.00 with The Sabinal Group, LLC for or the fabrication and installation of exhibit multimedia and immersive experiences related to the World Heritage Center project located in Council District 3. Funding is

available from previously authorized General Obligation Bond and Certificates of Obligation funds included in the FY 2024 – FY 2029 Capital Improvement Program; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to execute an amendment in the increased amount of \$1,500,000.00 for a total construction contract amount of \$10,800,000.00 with The Sabinal Group, LLC for additional construction services related to the World Heritage Center Project.

**SECTION 2.** Funds for this contract amendment in the increased amount of \$1,500,000.00 is available in Fund 45099000, Project 23-01730, WBS Element 23-01730-05-02-01 and GL Account 5201140. Funding is provided by Certificates of Obligation and General Obligation bond funds and is included the FY 2024 - FY 2029 CIP Budget.

**SECTION 3.** Additional payment from this contract amendment not to exceed \$1,500,000.00 is authorized to be encumbered with a purchase order and made payable to The Sabinal Group, LLC. for the fabrication and installation of a multimedia exhibit in the new World Heritage Center.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this \_\_\_\_ day of June, 2024.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney



# City Council A-Session

**Item #9 – Contract Amendment: World Heritage Center**

**June 6, 2024**

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department

# Project Background

- Voters approved 2017 & 2022 Bond Program funding for a new World Heritage Center
- World Heritage Center is located on the grounds of and is adjacent to the Mission Branch Library and Harvey E. Najim YMCA
- Facility will provide public orientation, inform community on World Heritage designation, and honor the living legacies of the people connected to the missions

# Map





## Phase 2 Improvements:

- Fabrication and Installation of multimedia exhibits.

# Multimedia Exhibit Concepts



# World Heritage (Construction Progress)



# Schedule

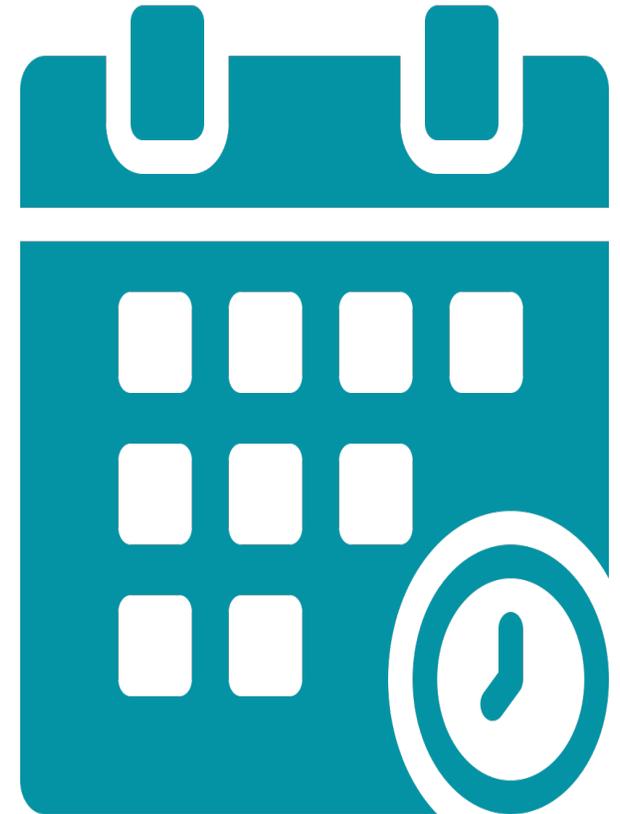


## Construction Completes:

- Summer 2024

## Exhibit Multimedia Installation:

- Fall 2024





# Recommendation

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Approval of executing a contract amendment in the increased amount not to exceed \$1,500,000.00 payable to The Sabinal Group, LLC, for the fabrication and installation of a multimedia exhibit in the new World Heritage Center.

# City Council A-Session



## PUBLIC WORKS

**Item #9 – Contract Amendment: World Heritage Center**