



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 12

Agenda Date: May 19, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

On-Call Architectural Services Agreement Amendment: Tower of America's Structural Improvements

SUMMARY:

An ordinance to approve an amendment increasing the agreement capacity in the amount of \$700,000.00 of the On-Call Architectural Services Agreement with Beaty Palmer Architects for additional architectural design services for the Tower of America's Structural Improvements. Funds are available from the General Fund included in the FY 2022 - FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

As part of the Adopted FY 2021 Capital Budget funds in the amount of \$1,934,400.00 and an additional \$3,500,000.00 were approved by City Council as part of the Adopted FY 2022 Capital Budget for total funding of \$5,434,400.00 for the renovation improvements of the Towers of Americas facility. A portion of these funds was used to begin the design of the most critical renovations associated with Towers of Americas.

The project consists of managing, designing, and constructing renovations to the existing mechanical, electrical, plumbing and fire safety support systems. Also included are enhancements and renovations to vertical concrete shaft and steel components serving to preserve the structural integrity of the building. Other improvements include the modernization of the elevator system and roof repairs to the top house and base lobby areas. Construction of the recommended improvements will be phased into three tiers of scope based on the necessity of the repairs according to the maximum lifespan of systems.

Upon approval of this amendment, the remaining design is expected to be complete in September 2022 with construction anticipated to begin in April 2023 and completion by October 2024.

Previous Council Action

On September 17, 2020, City Council approved through Ordinance 2020-09-17-0666, an On-Call Architectural Services Agreement in the amount of \$400,000.00 with Beaty Palmer Architects to provide as needed architectural services related to vertical construction projects city wide. The contract capacity amount for this contract is \$400,000.00 annually. The City has exercised its option under the original agreement to extend the original agreement by a second year and increased the agreement amount not to exceed \$800,000.00 of which \$100,000.00 is currently available. The City's Public Works Department recommends that the City approve an amendment increasing the capacity of the agreement with Beaty Palmer Architects in the amount of \$700,000.00 for a revised maximum agreement capacity of \$1,500,000.00. Increasing the capacity of this agreement allows Public Works to proceed with the design completion and construction management services of the Tower of Americas Building Renovation project.

ISSUE:

This ordinance to approves an amendment increasing the agreement capacity in the amount of \$700,000.00 of the On-Call Architectural Services Agreement with Beaty Palmer Architects for additional architectural design services for the Tower of America's Structural Improvements. Funds are available from the General Fund included in the FY 2022 - FY 2027 Capital Improvement Program.

This amendment will provide for additional design work by the Beaty Palmer Architects to complete the remaining scope of work for renovating and improving the infrastructure and safety systems for the Tower of Americas. Beaty Palmer Architects will provide construction documents, bidding, construction administration, and any associated services required for the additional repairs and improvements to the project scope.

Construction for this project is anticipated to begin in April 2023 and is estimated to be completed by October 2024.

ALTERNATIVES:

As an alternative, City Council could choose not to approve this amendment; however, not approving this amendment will result in staff's inability to complete the additional design work necessary to complete the project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the increased amount of \$700,000.00 authorized payable to the Beaty Palmer Architects for additional architectural design services for the Tower of America's Structural Improvements. Funds are available from the General Fund included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance amending the agreement capacity in the amount of \$700,000.00 of the On-Call Architectural Services Agreement with Beaty Palmer Architects for additional architectural design services for the Tower of America's Structural Improvements.