



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 15

**Agenda Date:** June 23, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Contract Amendment: North St. Mary's Street (East Mistletoe Avenue to West Josephine Street)  
(2017 Bond Project)

**SUMMARY:**

An ordinance approving an amendment in an amount not to exceed \$1,400,000.00 increasing the construction contract amount to \$11,446,568.01 with SpawGlass Civil Construction, Inc. for the construction of pedestrian amenities and lighting related to the North St. Mary's Street (East Mistletoe Avenue to West Josephine Street) project located in Council District 1. Funds are available from the Midtown Tax Increment Reinvestment Zone (TIRZ) Fund and 2017 General Obligation Bond funds 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 authorized \$7,000,000.00 for street work for the North St. Mary's Street (East Mistletoe Avenue to West Josephine Street) project located in Council District 1. Currently, the project is under construction and includes street reconstruction, curbs, sidewalks, traffic, bike improvements, and utility improvements.

#### Previous Council Action

On December 16, 2021, the Midtown TIRZ Board of Directors (TIRZ) approved the execution of a Funding Agreement granting up to \$39,500,000.00 in reimbursable funds from the Midtown Tax Increment Reinvestment Zone (TIRZ) Fund for the design and construction of utility and infrastructure improvements for the Upper Segments of Broadway Street Corridor and North St. Mary's Street (E. Mistletoe Street to W. Josephine Street) projects. The North St. Mary's Street project has been issued \$2,500,000.00 specifically out of the total approved funding.

#### Amendment

A previously executed construction contract with SpawGlass Civil Construction, Inc. in the amount of \$10,032,682.08 of which \$3,394,026.01 will be reimbursed from San Antonio Water System (SAWS) and \$1,765,330.27 reimbursed by CPS Energy for the North St. Mary's Street (East Mistletoe Avenue to West Josephine Street) project was approved by City Council on January 14, 2021, through Ordinance 2021-01-14-0005. Previous amendments to modify and enhance the project have increased this contract by \$13,885.93 to a total contract amount of \$10,046,568.01. This contract amendment will increase the contract in an amount of \$1,400,000.00 for a revised contract value of \$11,446,568.01.

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

Item	Amount
Original Contract Value	\$10,032,682.08
Previous Amendments	\$13,885.93
Proposed Contract Amendment	\$1,400,000.00
Revised Contract Value	\$ 11,446,568.01

The original budget for the North St. Mary's Street project did not include funding for pedestrian lighting, landscaping and tree planting. The additional TIRZ funding will be used to construct additional pedestrian amenities throughout the project limits.

#### ISSUE:

An ordinance approving an amendment in an amount not to exceed \$1,400,000.00 increasing the construction contract amount to \$11,446,568.01 with SpawGlass Civil Construction, Inc. for the construction of pedestrian amenities and lighting related to the North St. Mary's Street (East Mistletoe Avenue to West Josephine Street) project located in Council District 1. Funds are available from the Midtown Tax Increment Reinvestment Zone (TIRZ) Fund and 2017 General Obligation Bond funds included in the FY 2022 - FY 2027 Capital Improvement Program.

This contract amendment will provide for the construction of pedestrian lighting throughout the

project corridor, the installation of trees and other parkway amenities within the existing right-of-way as appropriate and the possibility of adding temporary irrigation to maintain vegetation. Project construction began in March 2021 and is now anticipated to be completed in September 2023 with additional work.

**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. The most time-effective option is to approve this contract amendment.

**FISCAL IMPACT:**

This ordinance approves a one-time capital improvement expenditure in the amount of \$1,400,000.00 payable to SpawGlass Civil Construction, Inc. Funds are available from the Midtown Tax Increment Reinvestment Zone (TIRZ) Fund and 2017 General Obligation Bond funds included in the FY 2022 - FY 2027 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of a City requested contract amendment in the increased amount not to exceed \$1,400,000.00 and authorizes payment to SpawGlass Civil Construction, Inc. for additional pedestrian lighting and amenities for the North St. Mary's Street (East Mistletoe Avenue to West Josephine Street) project.