



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: April 6, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Contract Amendments: Civic Park Project at Hemisfair

SUMMARY:

An ordinance approving a contract amendment in the increased amount not to exceed \$500,000.00 for a total contract amount of \$28,404,905.00 for a construction contract with Skanska USA Building, Inc. and an amendment in the amount not to exceed \$74,453.00 for a total contract amount of \$7,394,431 with GGN Landscape Architecture Ltd. professional design services agreement for additional construction, design and contract administration services related to the unforeseen rerouting of communication utilities for the installation of Wi-Fi within the Civic Park at Hemisfair, located in Council District 1; and, authorizing the reallocation of funds in the amount of \$500,000.00 from the FY 2023 General Fund Adopted Budget to the Hemisfair Civic Park Project, included in the FY 2023 – FY 2028 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which included \$21,000,000.00 to develop and construct park improvements for Hemisfair Civic Park. The project is located at 210 South Alamo, adjacent to the Henry B. Gonzalez Convention Center. The Park improvements will

include urban plazas, water features, promenades, open green spaces, a courtyard and a public restroom building. Construction is presently underway and is estimated to be complete by August 2023.

A Master Plan for the Redevelopment of Hemisfair was approved by City Council in February 2012. In March 2014, City Council approved the award of a Professional Design Services Contract to GGN Landscape Architecture Ltd. to develop a design concept, provide a park Architectural Design Guideline and design reconciliation services associated with the adjoining Public Private Partnership (P3) project to build a parking garage and hotel. Changes associated with the adjoining P3 project interfaces caused several redesign efforts and ultimately the splitting of the Civic Park design into two different phases. Phase 1 design and bid package were completed and Council approved award of Phase 1 to Skanska USA Building in December 2021. Further changes in P3 assumptions have caused a redesign and unforeseen rerouting of the proposed WiFi system for Phase 1.

Construction Amendment

On December 16, 2021, City Council approved Ordinance No. 2021-12-16-0973 awarding a Construction Contract to Skanska USA Building, Inc. in the amount of \$27,904,905.00 for construction of Phase 1 of the Civic Park project at Hemisfair. This will be the first construction amendment to this project. This amendment will increase the contract by \$500,000.00 to a total revised contract amount of \$28,404,905.00.

The following table illustrates the previously authorized amendments since the execution of this contract:

Item	Amount
Original Contract Value	\$27,904,905.00
Previous Amendments	\$0.00
Proposed Amendments	\$500,000.00
Revised Contract Value	\$28,404,905.00

The proposed construction contract amendment will compensate Skanska USA Building, Inc. additional construction services necessary for the rerouting of communication utilities for the installation of WiFi within Civic Park at Hemisfair.

Design Amendment

On March 20, 2014, City Council approved Ordinance No. 2014-03-20-0170 authorizing the negotiations and execution of a Professional Design Services Contract in an amount not to exceed \$2,918,237.00 with Gustafson Guthrie Nichol LTD., for design and construction administration services for Phase 1 of Civic Park project at Hemisfair. Amendments have increased this contract by \$4,401,741.00 to a total of \$7,319,978.00. This amendment will increase the contract by \$74,453.00 to a total revised contract amount of \$7,394,431.00.

The following table illustrates the previously authorized amendments since the execution of this contract:

Item	Amount
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Original Contract Value	\$2,918,237.00
Previous Amendments	\$4,401,741.00
Proposed Amendments	\$74,453.00
Revised Contract Value	\$7,394,431.00

The proposed contract amendment will compensate GGN Landscape Architecture Ltd for the additional design and construction administration services necessary for the rerouting of communication utilities for the installation of WiFi within Civic Park at Hemisfair.

ISSUE:

This ordinance approves a contract amendment in the increased amount not to exceed \$500,000.00 for a total contract amount of \$28,404,905.00 for a construction contract with Skanska USA Building, Inc. and an amendment in the amount not to exceed \$74,453.00 for a total contract amount of \$7,394,431 with GGN Landscape Architecture Ltd. professional services agreement for additional construction, design and contract administration services related to the unforeseen rerouting of communication utilities for the installation of Wi-Fi within the Civic Park at Hemisfair, located in Council District 1; and, authorizing the reallocation of funds in the amount of \$500,000.00 from the FY 2023 General Fund to the Hemisfair Civic Park Project.

The proposed contract amendments will compensate Skanska USA Building, Inc. and GGN Landscape Architecture Ltd for the additional design and construction services necessary for the rerouting of communication utilities for the installation of WiFi within Civic Park.

ALTERNATIVES:

As an alternative, City Council could not to approve these amendments; however, not approving these amendments will result in staff's inability to complete the additional construction work necessary to provide WiFi within Civic Park.

FISCAL IMPACT:

Construction Amendment

This ordinance amends the construction contract with Skanska USA Building, Inc. to increase the contract in an amount not to exceed \$500,000.00 to a revised contract total of \$28,404,905.00 for additional construction related to the rerouting of communication utilities for the installation of Wi-Fi within Civic Park. This ordinance also authorizes the reallocation of funds in the amount of \$500,000 from the FY 2023 General Fund Adopted Budget to the Hemisfair Civic Park Project, included in the FY 2023 – FY 2028 Capital Improvement Program.

Design Amendment

This ordinance also approves amending the professional design services agreement with Gustafson Guthrie Nichol (GGN) LTD. to increase the contract in an amount not to exceed

\$74,453.00 to a revised contract total of \$7,394,431.00 for additional design and contract administration services related to the rerouting of communication utilities for the installation of Wi-Fi within Civic Park. Funds for these expenditures are available from previously authorized debt proceeds and 2017 Bond General Obligation funds included in FY 2023 - FY 2028 Capital Improvements Program.

RECOMMENDATION:

Staff recommends approval of this ordinance approving a contract amendment in the increased amount not to exceed \$500,000.00 to the construction contract with Skanska USA Building, Inc. and amending in the increased amount not to exceed \$74,453.00 to the professional design services agreement with GGN Landscape Architecture Ltd. for additional construction, design and contract administration services related to the unforeseen rerouting of communication utilities for the installation of Wi-Fi within Civic Park at Hemisfair; and, authorizing the reallocation of funds in the amount of \$500,000.00 from the FY 2023 General Fund Adopted Budget to the Hemisfair Civic Park Project.