

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PARKS AND RECREATION DEPARTMENT**

TO: Mayor and City Council

FROM: Malcolm Matthews, Director, Parks and Recreation Department

THROUGH: Terry M. Brechtel, City Manager

COPIES: Melissa B. Vossmer; Finance; Management and Budget; Legal; File

SUBJECT: Ordinance Accepting Low Bid by V.W. Brooks Incorporated to Perform Construction Work in Connection with the Lady Bird Johnson Park Skate/Aquatics Facility Project

DATE: December 12, 2002

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low bid by V.W. Brooks Incorporated to perform construction work in connection with the Lady Bird Johnson Park Skate/Aquatics Facility Project in City Council District 10 for the amount of \$711,000.00. The ordinance appropriates \$161,234.47 in 1994 Park Bond Funds and \$627,850.53 in 1999 Park Bond Funds; authorizes the execution of a standard construction contract; allocates \$71,100.00 for construction contingency, \$5,000.00 for architect contingency, \$135.00 for bid advertising/printing and \$1,850.00 for permit fees and provides for payment.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

In October 2000, City Council authorized a professional services agreement with Rialto Studio Inc. to perform professional architectural services for the Lady Bird Johnson Park Skate/Aquatics Facility Improvements Project, located at 10700 Nacogdoches in City Council District 10. Funds were approved in both the 1994 and 1999 Park General Obligation (GO) Bond Issues for the development of an outdoor swimming pool in this public park. In an attempt to get more use out of public swimming pool infrastructure, staff has been working to utilize our outdoor pools as skate board/inline skate facilities during the non-swim season. The pool at this park has been designed for this multi purpose year-round use. The design project has initiated much comment and input from citizens interested in both the swimming and skating aspects of the project.

The base bid capital improvements achieved by this project will include the construction of a new in-ground 25 meter swimming pool, bathhouse/restrooms, specialty in-ground concrete

skating structure, sidewalks, curbs, all necessary site preparation, mechanical, electrical, plumbing and ADA compliance. Bid alternates include demolition and tree preservation, a multi use court, metal pool fence, landscape plants, irrigation and an enhanced pool surface finish. Rialto Studio, Inc. designed the improvements and developed the construction bid documents, based upon numerous public meetings.

The construction bid was originally advertised in June 2002 and two bids were received; however, the project was not awarded because the lowest bidder rescinded its bid. There were design modifications made and the revised project was advertised on September 30, 2002 and October 7, 2002 in Commercial Recorder, San Antonio Informer and La Prensa De San Antonio. Five bids were received. V.W. Brooks Incorporated, a SBE firm, had the lowest base bid of \$610,000.00 and the overall low bid with bid alternates 1 through 6 of \$711,000.00.

A standard construction contract will be executed. A summary of the bids is shown on Exhibit 1. It is anticipated the construction work will begin in January 2003 and be completed in July 2003.

POLICY ANALYSIS

The construction contract was advertised and selected through the City's normal bidding process. The project is in accordance with voter approval of 1994 and 1999 Park Bond Funds for these improvements. The Parks and Recreation Advisory Board and Historic Design and Review Commission have reviewed the project and there have been numerous public meetings.

FISCAL IMPACT

Funds of \$161,234.47 in 1994 Park Bond Funds are available for these improvements to Lady Bird Johnson Park. In addition, funds of \$627,850.53 are available in 1999 Park Bond Funds, bringing the total construction project funding to \$789,085.00. The construction contract is \$711,000.00, the construction contingency is \$71,100.00, permit fees are \$1,850.00, architect contingency is \$5,000.00 and bid advertising/printing is \$135.00.

It is anticipated that future operation and maintenance costs will be \$33,700 per year.

COORDINATION


This action has been coordinated with the Office of Management and Budget, Finance Department and Public Works Department.

SUPPLEMENTARY COMMENTS

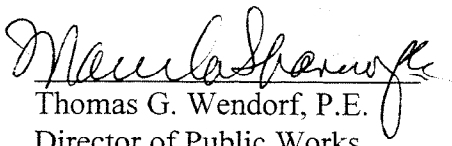
A Discretionary Contracts Disclosure Form is not required.

ATTACHMENTS

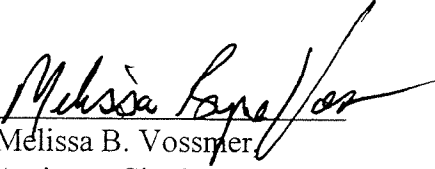
Exhibit 1 - Construction Bids
Project Location Map



Malcolm Matthews,
Director of Parks and Recreation

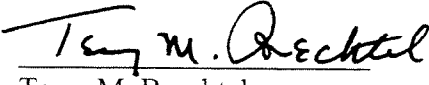


for Thomas G. Wendorf, P.E.
Director of Public Works



Melissa B. Vossmer
Assistant City Manager

Approved:



Terry M. Brechtel
City Manager

Site Map

Lady Bird Johnson Park



City of San Antonio
Parks & Recreation

Exhibit I
Construction Bids
LBJ Park Skate/Aquatic Facility

	<u>Bidder</u>	<u>Base Bid</u>	<u>Alt 1</u>	<u>Alt 2</u>	<u>Alt 3</u>	<u>Alt 4</u>	<u>Alt 5</u>	<u>Alt 6</u>	<u>Total</u>
1	V.W. Brooks, Inc	\$ 610,000.00	\$ 11,000.00	\$ 44,000.00	\$ 25,000.00	\$ 8,000.00	\$ 3,000.00	\$ 10,000.00	\$ 711,000.00
2	ALL Constuction Co.	\$ 687,500.00	\$ 11,364.00	\$ 58,000.00	\$ 18,878.00	\$ 13,387.00	\$ 4,200.00	\$ 8,360.00	\$ 801,689.00
3	Baron Long	\$ 754,700.00	\$ 12,796.00	\$ 56,788.00	\$ 39,400.00	\$ 14,700.00	\$ 3,306.00	\$ 38,885.00	\$ 920,575.00
4	Cobra General Cont	\$ 874,000.00	\$ 16,600.00	\$ 51,925.00	\$ 24,615.00	\$ 13,050.00	\$ 6,500.00	\$ 11,307.00	\$ 997,997.00
5	Tom Page & Co.	\$ 1,050,000.00	\$ 27,000.00	\$ 110,000.00	\$ 47,000.00	\$ 13,000.00	\$ 5,600.00	\$ 25,500.00	\$ 1,278,100.00