

**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: Christopher J. Brady; Finance; Management and Budget; Legal; Public Works; File

SUBJECT: Ordinance Accepting Low Bid by G G & G General Construction, Inc. to Perform Construction Work in Connection with the Crownridge Canyon Nature Area Project

DATE: September 2, 2004

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low, qualified bid by G G & G General Construction, Inc. to perform construction work in connection with the Crownridge Canyon Nature Area Improvements Project in City Council District 8 for the total contract amount of \$695,000.00. The ordinance transfers existing project funds of \$599,500.28, appropriates \$297,450.00 in Proposition 3 Project Funds and accepts a \$14,000.00 donation from the Friends of Friedrich Park, for a total project budget of \$1,042,000.00. It authorizes the execution of a standard construction contract and allocates funds for construction contingency, art enhancement and park materials.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The Crownridge Canyon Nature Area is located at 7222 Luskey Boulevard in City Council District 8. The park property was acquired as part of the Proposition 3 Edwards Aquifer Project and will be the first park developed under the Proposition 3 program. The firm of Bender Wells Clark Design, a SWDBE firm, was selected to provide the Crownridge Canyon Nature Area Improvements Project architect design work, which has been completed in accordance with the park's Master Plan and coordinated with the U.S. Fish and Wildlife Service Endangered Species Protection Program.

The base bid capital improvements will include a new entry drive, parking area, restroom, covered shelter with seating, rainwater harvesting demonstration area, interpretive signage, way-finding signage, native landscaping enhancements, utilities, bike rack, solar lighting, entry gate, approximately 7,000 linear feet of cement stabilized ADA Level 1 trails and karst feature

protection. The Friends of Friedrich Park acquired an Arts in the Community project grant to include artistic interpretation of the biological and cultural history of Crownridge Canyon Natural Area, which will be installed as part of the construction project.

The construction bid was advertised on June 8, 2004 and June 15, 2004 in Commercial Recorder, San Antonio Informer and La Prensa De San Antonio. Seven qualified bids were received. G G & G General Construction had the lowest, qualified base bid of \$695,000.00. A standard construction contract will be executed. A summary of the bids is shown on Exhibit 1. It is anticipated that the construction work will begin in September 2004 and will be completed in March 2005.

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 1999 Park Bond Funds and Proposition 3 Funds. The U. S. Fish and Wildlife Service, Parks and Recreation Advisory Board, Historic and Design Review Commission, Development Services Department and Public Works Department have reviewed the project.

FISCAL IMPACT

The ordinance transfers existing project funds of \$599,500.28 previously allocated to the Crownridge Canyon Nature Area Project from 1999-2004 Park Bond Funds approved for land acquisition and development in City Council District 8. Also, it appropriates \$297,450.00 in Proposition 3 Project Development Funds and accepts a \$14,000.00 donation from the Friends of Friedrich Park, for a total construction budget of \$910,950.28. The amount of \$695,000.00 is for the construction contract, \$139,000.00 is for construction contingency, \$14,000.00 is for art enhancement and \$62,950.28 is for park materials. The amount of \$131,049.72 was previously allocated for design and environmental assessments, for an overall project budget of \$1,042,000.00.

In anticipation of the park opening, mandated funds of \$173,559.00 were approved in the FY04 General Fund budget for personnel, capital outlay and maintenance.

COORDINATION

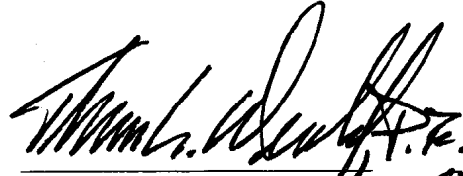
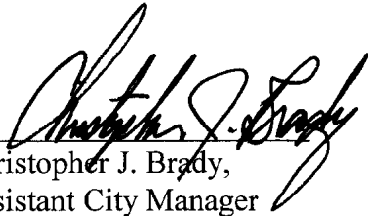
The project has been coordinated with the Public Works Department, Proposition 3 Office, Office of Management and Budget, Finance Department, Library Department, Fire Department, Historic and Design Review Commission and the Parks and Recreation Advisory Board.

SUPPLEMENTARY COMMENTS

A Discretionary Contracts Disclosure Form is not required.

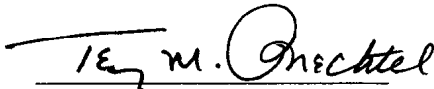


Malcolm Matthews,
Director of Parks and Recreation


8/19/04
Thomas G. Wendorf, P.E.
Director of Public Works

Christopher J. Brady,
Assistant City Manager

Approved:

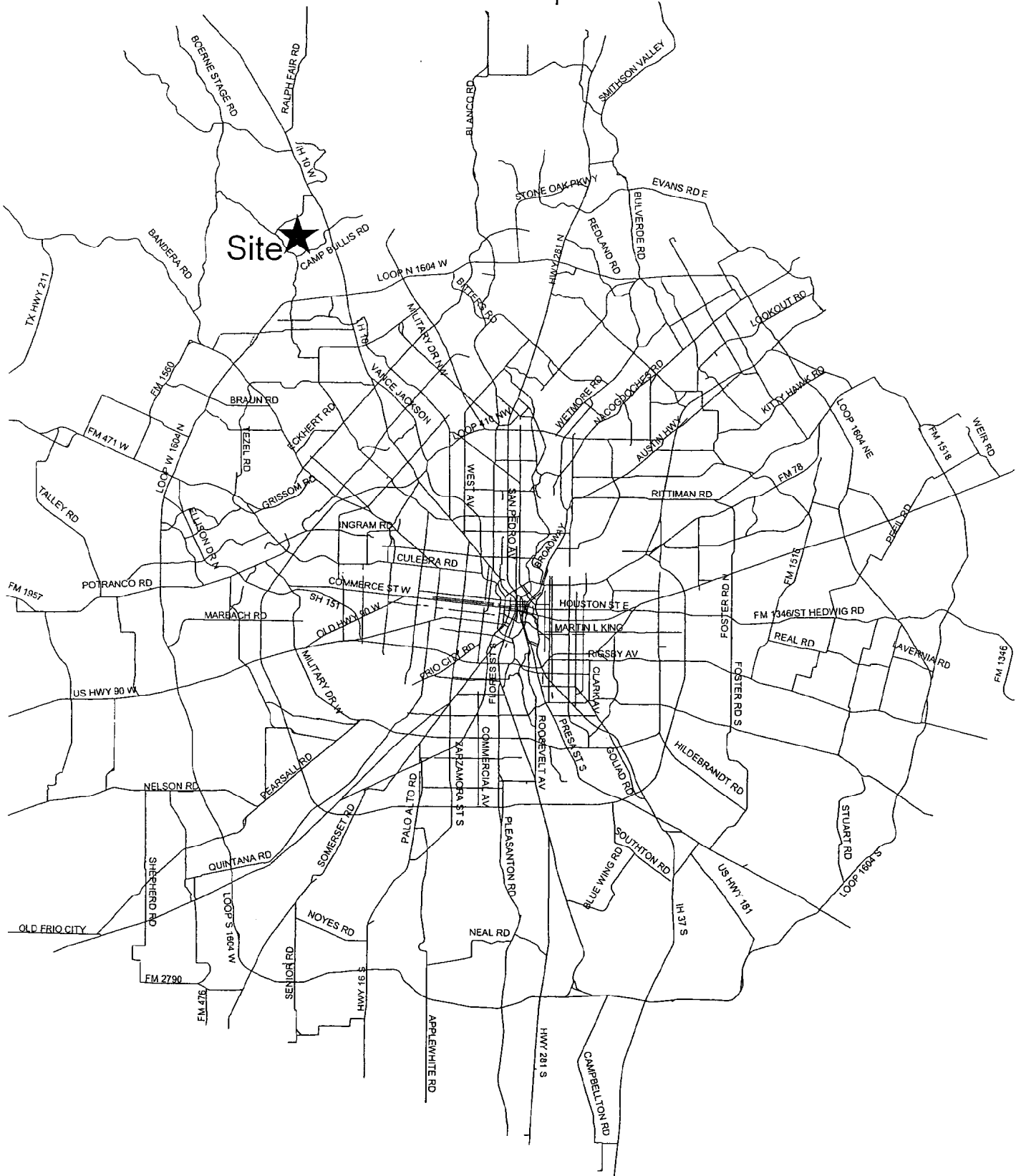


Terry M. Brechtel
City Manager

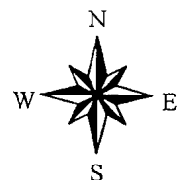
Crownridge Canyon

Nature Area

Site Map

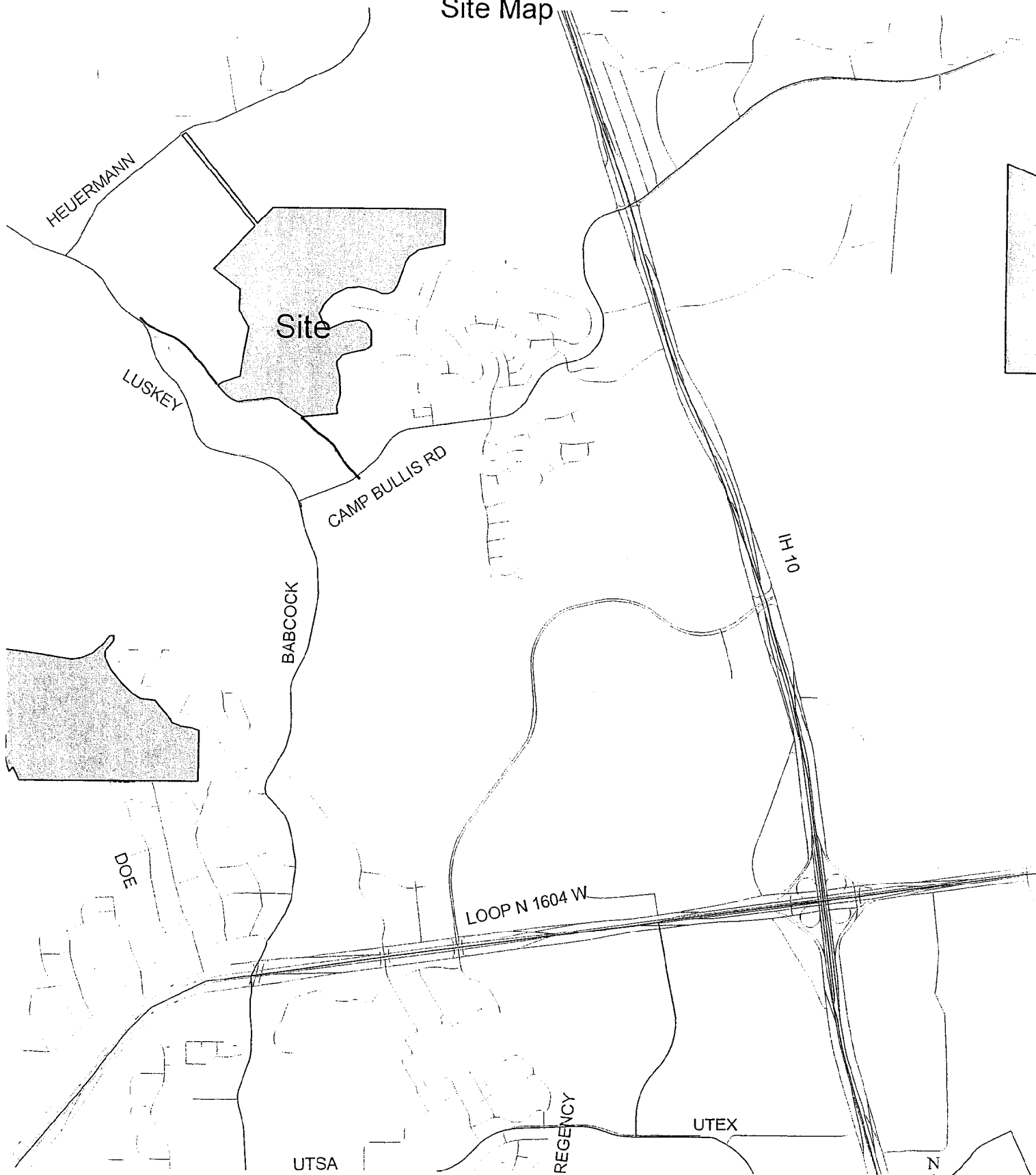


City of San Antonio
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Crownridge Canyon Nature Area

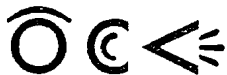
Site Map



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Exhibit I
Construction Bids
Crownridge Canyon Nature Area

	<u>Bidder</u>	<u>Base Bid</u>	<u>Total</u>
1	GG&G General Construction	\$ 695,000.00	\$ 695,000.00
2	Valemas, Inc.	\$ 744,000.00	\$ 744,000.00
3	Numelly Co.	\$ 744,000.00	\$ 744,000.00
4	Westfield Construction LP	\$ 762,458.00	\$ 762,458.00
5	VW Brooks Inc.	\$ 763,000.00	\$ 763,000.00
6	A/P Resources, Inc.	\$ 787,903.00	\$ 787,903.00
7	Jerdon Enterprises LP	\$ 909,000.00	\$ 909,000.00



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December 4, 2003

Ms. Francine Romero
President
Friends of Friedrich Park
21395 Milsa Rd.
San Antonio, TX 78256

Dear Ms. Romero:

Congratulations! The Neighborhood Arts Subcommittee has recommended that the Cultural Arts Board (CAB) approve your Arts in the Community project, *Artistic Interpretation of the Biological and Cultural History of Crownridge Canyon Natural Area*. Based on the panel review, and their own review, the Neighborhood Arts Subcommittee recommends funding your project at \$14,000.00 for the grant period **01/01/04 through 12/31/05**.

The Subcommittee's funding recommendations will be presented at the next Cultural Arts Board meeting for CAB approval. The CAB meeting will be held on **December 16, 2003** at 5:30 pm at the Development, Business and Service Center, 1901 S. Alamo, 2nd floor, Training Rooms A&B.

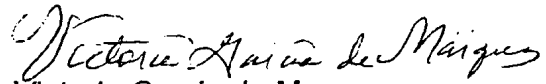
Any appeals to the Peer Panel Comments and Ratings and Subcommittee's Funding Recommendations must be **in writing, by e-mail or letter**. The appeal deadline is **December 10, 2003, 5:00 pm**. Appeals may be mailed to the Office of Cultural Affairs, P.O. Box 839966, San Antonio, Texas 78283 or may be hand delivered to 318 W. Houston, Suite 301, San Antonio, Texas 78204. Again, an applicant may appeal a funding decision if the applicant can demonstrate that: 1). *The Office of Cultural Affairs (OCA) failed to follow published application and review procedures.* 2). *Undue influence was placed on the panel or Cultural Arts Board by a member(s) with an undisclosed conflict of interest.* 3). *The panel's or Board's decision was based on insufficient information through no fault of the applicant.* 4). *The panel's or Board's decision was based on information not related to the proposed outcome of the application.*

As part of the appeals process, applicants have the opportunity to address the Subcommittee's Funding Recommendations in person to the Cultural Arts Board. You must sign-up on the Citizens-to-be-Hard Sheet on the agenda item. The same rules apply: only one applicant representative can speak and there is a three-minute time limit or six-minutes if speaking on more than one application.

All final funding recommendations will be discussed at the December 16th meeting and forwarded to City Council for final funding approval in January 2004. You will be notified of that meeting once the item has been placed on the agenda.

If you have any questions, please contact me by phone at 207-8488, by e-mail at vgarciademarquez@sanantonio.gov or by fax at 228-0263.

Sincerely,

A handwritten signature in cursive script, reading "Victoria Garcia de Marquez". The signature is written in dark ink and is positioned above the printed name.

Victoria Garcia de Marquez

Program Manager

Attachment I

Crownridge Canyon Nature Park Development Project
Fund 41-028003

<u>Index Code:</u>	<u>Description:</u>	<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
REVENUES:				
	Prop 3 Edwards Aquifer Park Land Project	\$102,550.00	\$297,450.00	\$400,000.00
	1999 Bond District 8 Park Land Acquisition & Development	\$628,000.00	\$0.00	\$628,000.00
	Friends of Freidrich Park Donation	\$0.00	\$14,000.00	\$14,000.00
	Total:	\$730,550.00	\$311,450.00	\$1,042,000.00
EXPENDITURES:				
674796	Landscape Architect Fees	\$8,690.00	\$0.00	\$8,690.00
674812	Karst Assessment Fees	\$27,720.00	(\$4,104.86)	\$23,615.14
674820	Habitat Assessment Fees	\$5,460.00	\$0.00	\$5,460.00
674838	Consultant Contingency	\$5,630.00	(\$4,395.42)	\$1,234.58
757252	Architect Fees	\$72,840.00	\$0.00	\$72,840.00
757260	Architect Contingency	\$8,710.00	\$0.00	\$8,710.00
757278	Surveying/Drainage Report	\$9,000.00	\$0.00	\$9,000.00
757286	Printing/Bid Advertising	\$1,500.00	\$0.00	\$1,500.00
760017	Phase II Project Funds	\$591,000.00	(\$591,000.00)	\$0.00
new	Construction Contract	\$0.00	\$695,000.00	\$695,000.00
new	Construction Contingency	\$0.00	\$139,000.00	\$139,000.00
new	Art Enhancement	\$0.00	\$14,000.00	\$14,000.00
new	Park Materials	\$0.00	\$62,950.28	\$62,950.28
	Total:	\$730,550.00	\$311,450.00	\$1,042,000.00