

**CITY OF SAN ANTONIO  
NEIGHBORHOOD ACTION DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: David D. Garza, Director of Neighborhood Action  
Thomas G. Wendorf, P.E., Director of Public Works

SUBJECT: Arroyo Vista Subdivision Infrastructure, Field Alteration Number 1

DATE: November 4, 2004

**SUMMARY AND RECOMMENDATIONS**

This Ordinance approves City of San Antonio Field Alteration Number 1, in the deductive amount of \$30,189.20, to the contract with K.L. & J. Limited Partnership, in connection with the Arroyo Vista Subdivision Infrastructure project, an authorized Affordable Showcase of Homes and Community Development Block Grant (CDBG) funded project located in Council District 6.

Staff recommends approval of this Ordinance.

**BACKGROUND INFORMATION**

The Affordable Showcase of Homes program is designed to provide affordable homeownership opportunities to City of San Antonio residents, serve as a catalyst for neighborhood revitalization, and increase the taxable value of underutilized or vacant property. This project is funded by a Community Development Block Grant and will provide 52 new housing units.

This Ordinance authorizes Field Alteration Number 1, in the net deductive amount of \$30,189.20, which involves changes to the work originally specified on the bid for the infrastructure work completed by K.L. & J. Limited Partnership. Item Number 502.1, concrete sidewalks, will be deleted, and will now be constructed by the builder of each individual home for a total decrease of \$34,477.71. Item Numbers 824, 833, 854, 230.1, and 108.2 will also be deleted, due to the removal of three residential lots from the subdivision plat for a total decrease of \$15,030.75. In addition, Item Numbers 502.2, 108.2, and 513.1 were added to accommodate changes to neighboring properties at 403 and 411 Pharis Street resulting in an increase of \$19,319.26, and the overall net deduction of \$30,189.20. Field Alteration Number 1 is incorporated herein as Attachment 2.

This construction contract was approved by City Council on June 10, 2003 through Ordinance Number 99331 for the original amount of \$518,535.70. This Ordinance will decrease the total amount approved for this contract to \$488,346.50.

### **POLICY ANALYSIS**

Infrastructure construction is necessary to the implementation of the Affordable Showcase of Homes Program. Approval of this ordinance will be a continuation of City Council policy to complete previously approved Community Development Block Grant (CDBG) funded projects.

### **FISCAL IMPACT**

The costs associated with the Arroyo Vista project are budgeted in the Affordable Showcase of Homes Program budget, which is funded by the Community Development Block Grant program administered by the Housing and Community Development Department. This ordinance will reduce the originally approved contract amount with K.L. & J. Limited Partnership from \$518,535.70 to \$488,346.50.

### **COORDINATION**

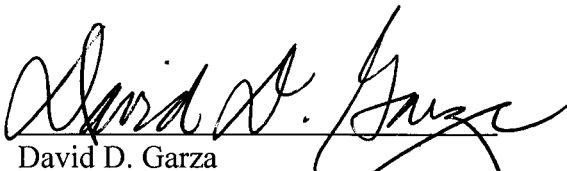
This request for ordinance has been coordinated with the Public Works Department and the Finance Department.

### **SUPPLEMENTARY COMMENTS**

This contract was developed using the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

### **ATTACHMENTS**

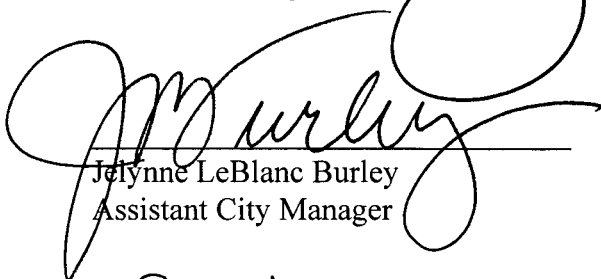
1. Project Map
2. Field Alteration Request Number 1




David D. Garza  
Director of Neighborhood Action



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



Jelynn LeBlanc Burley  
Assistant City Manager

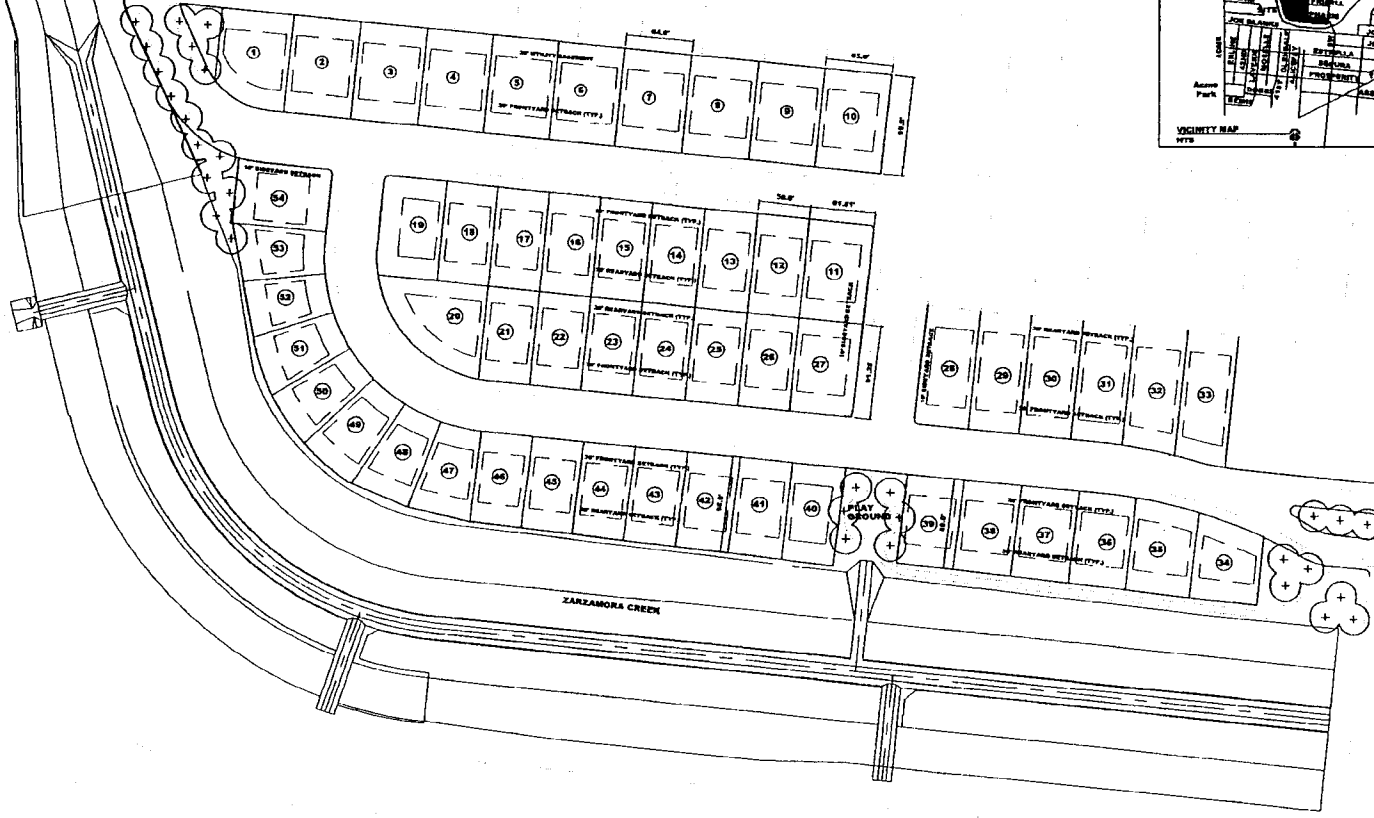
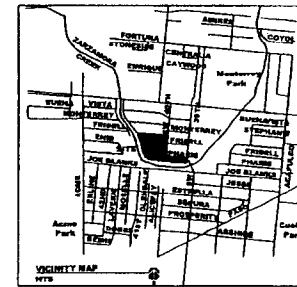


Melissa Byrne Vossner  
Assistant City Manager



J. Rolando Bono  
Interim City Manager

1 CONCEPTUAL LOT LAYOUT PLAN  
T-50'



**DEVELOPMENT SUMMARY**

- A. EXISTING ZONE TO R-6 AND R-4
  - B. AVERAGE LOT SIZE RANGE: 4,300 TO 6,000 S.F.
  - FRONTYARD SETBACK: 20'
  - SIDEYARD SETBACK: 5' (INTERIOR LOTS)
  - SIDEYARD SETBACK: 10' (CORNER LOTS)
- LOT COUNT NET: 54 UNITS  
PLAYGROUND DEDICATION:  
PLAYGROUND, MIN. 3000 S.F.
- LANDSCAPE REQUIREMENTS  
(2) 1 1/2" CALIPER TREES PER LOT.  
(TO BE INSTALLED BY BUILDER)

**CONCEPTUAL LOT LAYOUT PLAN  
FOR THE  
ARROYO VISTA SUBDIVISION  
SAN ANTONIO, TEXAS**

OWNER: CPC  
DESIGNED: CPC  
DATE: 3-1-04  
JOB NO. 03-141  
REVISIONS:

SKETCH BY: **CONCEPTUAL LOT LAYOUT PLAN**

SHEET NO.  
**L1**

CITY OF SAN ANTONIO  
DEPARTMENT OF PUBLIC WORKS  
FIELD ALTERATION REQUEST

Date OCTOBER 8, 2004

Field Alteration No. PW-01

Project Name (as shown on the Work Project Authorization):

**ARROYO VISTA SUBDIVISION**

The revision or amendment described below to the work originally or previously specified is hereby requested, including all changes in costs. (Describe work to be added or deleted. Attach revised plan sheet affected or drawings as required):

**SEE ATTACHED SUMMARY**

Justification for proposed alteration (description in detail as to why this work is to be added or deleted - use attachments if necessary):

**SEE ATTACHED SUMMARY**

Resulting change in contract cost by this Field Alteration:

\$30,189.20 ☐ Increase ☒ Decrease (attach summary)

Resulting in an: ☐ Increase ☒ Decrease 0 ☐ Working Day ☐ Calendar Day (To be negotiated by the Contractor and the City.)

Requested by:

City of San Antonio Public Works  
City, Consulting Engineer/Architect, Other  
(Please Specify)

By: [Signature] Date: 10-8-04  
Title: [Signature]  
Firm: K.L. & J. Limited Partnership  
Contractor (type in full name)

**Recommended**

[Signature] Date: 10/8/04  
Consultant (Project Engr/Arch Only)  
Firm: Roznecki-Camarillo & Associates Inc.

Others: (If required; i.e., City Dept., S.A.W.S., etc.) Date: 10/11/04  
[Signature]  
Walter E. Childs  
Construction Inspections Manager

[Signature] Date: 10/22/04  
David D. Garza  
Director of Neighborhood Action Depa

[Signature] Date: 10/15/04  
Razi S. Hosseini P.E.  
Assistant City Engineer

William E. Krause  
Capital Programs Manager  
Date: [Signature]

[Signature] PE Date: 10/21/04  
Douglas W. Yerkes, Ph.D., P.E.  
City Engineer

**APPROVED:**

Terry M. Brechtel  
City Manager  
Date:

Thomas G. Wendorf, P.E.  
Director of Public Works  
Date:

**FOR CITY USE ONLY:**

Professional Services Fees for this Field Alterations are ☐ eligible ☐ ineligible

Original Contract Amt. \$ 518,535.70  
Previous Approved FAs \$ 0.00  
This Field Alteration \$ 30,189.20  
Total \$ 488,346.50

Const. Contg. Fund \$ 51,396.58  
Previous Approved FA \$ 0.00  
This Field Alteration \$ 30,189.20  
Total Field Alterations \$ 30,189.20  
Balance \$ 81,585.78

Fund 29

Ord. No. 99331 6/10/04

## Summary

Arroyo Vista Subdivision

Field Alteration No. PW-1

The following amendments to the work originally specified for this project are hereby requested:

### DEDUCT FROM CONTRACT

1. This item deducts from the contract all concrete sidewalks except those in front of the existing residence at 403 Pharis Street, the southeast return at the intersection of Pharis and S.W. 39<sup>th</sup> Streets and on both sides of S.W. 40<sup>th</sup> Street and its East & West returns at Fridell and Pharis Streets. Decrease is as follows:

Pay Item No. 502.1 – Concrete Sidewalks: 1665.59 S.Y. x \$20.70 = \$34,477.71.

2. This item deducts from the contract all water and sanitary sewer appurtenances on the west side of the Zarzamora Creek and substitutes Cement for <sup>Lime</sup> ~~Line~~ as the material to be used on the treated subgrade for all streets. Decrease is as follows:

Pay Item No. 824 – ¾" Long Single Service: 1 ea. x \$350.00 = \$ 350.00

Pay Item No. 824 – 1" Long Dual Service : 1 ea. x \$470.75 = \$ 470.75

Pay Item No. 833 – Meter Box Installation : 3 ea. x \$100.00 = \$ 300.00

Pay Item No. 854 – 6" Sanitary Sewer Laterals: 120 L.F. x \$13.80 = \$ 1,656.00

Pay Item No. 230.1 – Replacing Base & Pavement with Asphalt Treated Base and Pavement (8" Compact Depth): 14 S.Y. x \$130.00 = \$ 1,820.00

Pay Item No. 108.2 – Lime (26 lbs/S.Y.) : 111 Ton x \$94.00 = \$10,434.00

Total Decrease (No.'s 1 and 2 Above) \$49,508.46

### ADD TO CONTRACT

3. This item adds to the contract a concrete driveway to the property at 411 Pharis Street (Lot 91, N.C.B.10473) and constructs an exposed aggregate driveway penetration of 6' to the existing concrete driveway at 403 Pharis Street (Lot 93, N.C.B. 10473), adds the removal of the existing chain link vehicular gate at 403 Pharis Street and replacement with new posts, chain link fence and two (2) 10' vehicular gates, including all adjustments to the vehicular and one (1) pedestrian gate, and also adds 300 Linear Feet of 4" Schedule 40 PVC pipe conduits across Pharis Street in the vicinity of S.W. 39<sup>th</sup> Street and across Belcross Street, west of Pharis Street, and adds 111 tons of cement for the treatment of street subgrade (this material in lieu of Lime)

Pay Item No. 502.2-Exposed Aggregate Concrete Driveway:

13.33 S.Y. x \$78.77 = \$1050.00

Pay Item No. 502.2 – Concrete Driveways : 23.81 S.Y. x \$46.00 = \$1,095.26

4" Schedule 40 PVC pipe Conduit: 300 L.F. x \$10.00 = \$3000.00

Pay Item No.513.1-Removing & Relocang Mailboxes:1 Ea.x \$275.00=\$275.00

Pay Item No. 108.2 – Cement (26 lbs/S.Y): 111 Ton x \$109.00 = \$12,099.00

Remove existing gates and posts, relocate and install two (2) new fence posts,  
14 linear feet of new 4'chain link fence, two (2) new 11' vehicular gates, and  
adjust one (1) pedestrian gate: 1 L.S. x \$1800.00 = \$1800.00

**Total Increase (No. 3 Above) \$19,319.26**

Total Decrease in Contract Cost: \$ 49,508.46

Total Increase in Contract Cost: \$ 19,319.26

**Net Decrease in Contract Cost: \$ 30,189.20**

### **JUSTIFICATION for PROPOSED ALTERATION**

( No.'s 1,2 and 3 above respectively)

1. Deleted concrete sidewalks will be constructed by the homebuilder or others at the time of construction of each individual home, as requested by the City's Neighborhood Action Department.
2. After this project was bid, the City's Neighborhood Action Department deleted from the Subdivision Plat the three residential lots previously planned on the west side of the Zarzamora Creek.
3. Concrete approach for existing gravel driveway was not previously provided, new vehicular gate and chain link fence and adjustments are required due to driveway penetration, PVC conduits were requested by landscape architect for the installation of irrigation system for City owned property (park areas and island), and due to its scarcity, lime is not readily available for this project's completion schedule.