

**CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council
FROM: Malcolm Matthews, Director, Parks and Recreation Department
SUBJECT: River Walk Rehabilitation & Improvements Project
DATE: January 6, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance selects Fisher Heck Architects, Inc., a SBE firm, for professional services associated with the River Walk Rehabilitation & Improvements project in City Council District 1; authorizes appropriations of \$84,850.00 from Certificates of Obligation funds, and \$25,000.00 from Facility Improvement Maintenance Program (FIMP) funds for a total of \$109,850.00; authorizes an architectural contract not to exceed \$81,500.00; authorizes the encumbrance of funds for architectural contingency of \$9,850.00, surveying services of \$17,000.00, and bid advertising and printing of \$1,500.00.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This ordinance will hire an architect firm to design improvements to various locations along the downtown River Walk located in City Council District 1. The River Walk requires American Disabilities Act (ADA) modifications in accordance with State and Federal guidelines. These modifications will be accomplished with 2003 Certificate of Obligation funds, which were approved in an on-going effort to extend ADA accessibility along the River Walk.

The River Walk Capital Improvements Advisory Board met to select priority projects that will be completed utilizing monies within the new River Walk Capital Improvement Fund, which was established as part of the River Walk litigation settlement agreement in 2001. The fund has over \$500,000.00 available for capital improvements along the River. The Board met, toured the River Walk and selected eighteen priority projects (see Exhibit 1). The projects include general improvements/repairs for wall restoration, metal work restoration and replacement, electrical upgrades, tile mural repairs and other general renovations as determined and prioritized by the Advisory Board, the City's Disability Access Office and Parks and Recreation Department.

The firm of Fisher Heck Architects, Inc., a SBE firm, was selected to perform professional architectural services for the project following the City's release of a Request for Qualifications. Seven (7) firms responded. The Public Works Architectural and Engineering (A/E) Selection Committee met and discussed the statements of qualifications and their evaluations of each of the submitting firms. The Committee did not consider the first ranked firm, Beaty & Partners Architects, because of their current significant workload with the City. After careful consideration, the Committee selected Fisher Heck Architects, Inc., which was the second ranked firm. The Evaluation/Rating Summary Sheet is included herein as Exhibit 2.

The consultant will provide services that range from site surveys and documentation of existing conditions to preparation of construction documents and cost estimates, as well as construction administration services. Due to the fact that this is a tourist destination and the fact that the City is dealing with numerous sites along the River Bend, the project will be very complex. Staging and sequencing for the various projects will be challenging and will require extended construction timeframes to complete the work within business hours that are acceptable to the various tenants and events scheduled for the area. Additional project sites may be added to the project scope as funding allows and sites are identified.

The design project is scheduled to begin in January 2005 and to be completed in May 2005. The construction schedule, due to the complexity of the project, will be determined as noted above.

POLICY ANALYSIS

These actions are consistent with the purpose of the 2003 Certificates of Obligation and the River Walk Capital Improvement Funds established for projects identified by the River Walk Capital Improvements Advisory Board. ADA improvements are required by State and Federal guidelines. The consultant was selected in accordance with established selection procedures.

FISCAL IMPACT

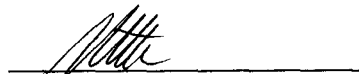
It is anticipated that the total cost to complete the design for the identified projects will be \$109,850.00. The amount of \$84,850.00 will be allocated from 2003 Certificates of Obligation and \$25,000.00 from FY 01/02 FIMP funds. Architect fees are \$81,500.00, architect contingency is \$9,850.00.00, surveying services is \$17,000.00 and bid advertising/printing is \$1,500.00. The General Fund is not impacted. The collection of River Walk lease revenues, as per the litigation settlement agreement, will be ongoing and expenditures for capital improvements will continue on a recurring basis. Funding of \$500,000.00 is currently available in the River Walk Capital Improvements Fund.

COORDINATION

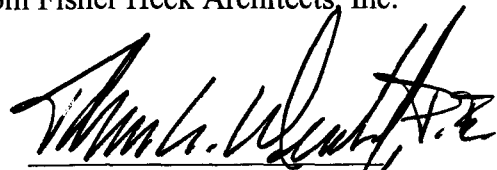
The Consultant Selection Committee, River Walk Capital Improvements Advisory Board, Historic Design & Review Commission, Public Works Department, Economic Development Department, Finance Department, and Budget and Management Department have assisted with this action.

SUPPLEMENTARY COMMENTS

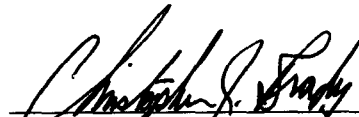
A Discretionary Contracts Disclosure Form is attached from Fisher Heck Architects, Inc.



Malcolm Matthews
Director of Parks and Recreation



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



Christopher J. Brady
Assistant City Manager



J. Rolando Bono
Interim City Manager

River Walk Capital Improvements
12/20/2004

Exhibit 1

- 1 Crockett St. (west side 500 Blk)**
Sidewalk subsiding toward River
- 2 Hilton Employee Entrance (east side 700 Blk.)**
Uplifted landing, stairs and planter walls
- 3 Crockett. St. to Kangaroo Ct. Footbridge (east side 500 Blk.)**
Leveling of pavers
- 5 Market St. (east side 700 Blk.)**
Sidewalk panels subsiding
- 6 St. Anthony Statue Area (north side - Extension)**
Uplifted sidewalk panels
- 7 Riverwalk Marriott Area (Extension)**
Uplifted sidewalk panels
Footbridge landings at Fork in River
- 8 Market St. (west side 600 Blk.)**
Uplifted sidewalk under bridge
- 9 St. Mary's St. (south side 100 Blk.)**
Sidewalk panels subsiding toward River
- 10 Navarro St. (south side 800 Blk.)**
Uplifted sidewalk panels
- 11 Conservation Society (south side 700 Blk.)**
Uplifted sidewalk, planter walls and steps
- 12 Handicap Ramp by Waterfall (south side- Extension)**
Raised walkway east of handicap ramp- replace pavers
- 13 Navarro St. (north side 900 Blk.)**
Uplifted sidewalk panels
- 14 Presa St. to Rosita's bridge (south side 700 Blk.)**
Sidewalk and retaining wall subsiding toward River
- 15 Presa St. (north side 300 Blk.)**
Landing outside of Joe's Crab Shack subsiding toward River
- 16 Presa St. (south side 700 Blk.)**
Replace terracotta panels on handicap ramp with wrought iron panels, matching existing metalwork on new ramp
- 17 Repair Tile Mural at Paseo del Alamo**
- 18 Other Misc. Repairs as Determined by Advisory Board**

CITY OF SAN ANTONIO - ARCHITECT/ENGINEER REVIEW

Notes: • **Special Considerations** - special expertise regarding codes, ADA rules, regulations, regulatory agency criteria, etc. of TCEQ (Texas Natural

Date:

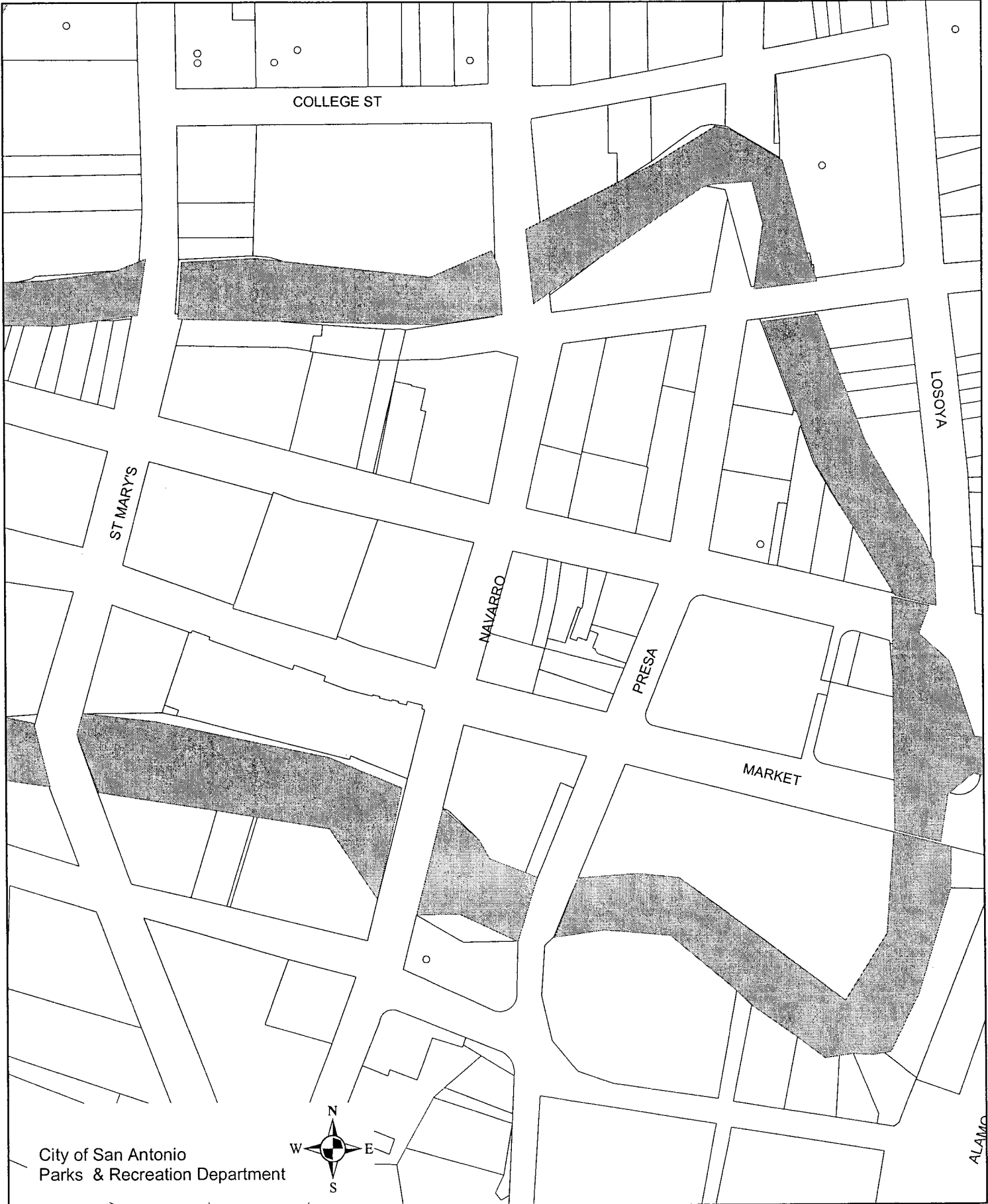
Site Map

Riverwalk Rehab



Site Map

Riverwalk Rehab



City of San Antonio Discretionary Contracts Disclosure*

For use of this form, see City of San Antonio Ethics Code, Part D, Sections 1&2

Attach additional sheets if space provided is not sufficient.

State "Not Applicable" for questions that do not apply.

* This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any individual who would be a party to the discretionary contract.

N/A

(2) the identity of any business entity that would be a party to the discretionary contract.

Fisher Heck Inc., Architects

and the name of:

(A) any individual or business entity that would be a subcontractor on the discretionary contract.

Fernandez, Frazier, White & Associates, Inc.
Curtis Neal & Associates
WSC, Inc.
Rialto Studios
Ann Zankos
Manlio Cavallini

and the name of:

(B) any individual or business entity that is known to be a partner, or a parent or subsidiary business entity, of any individual or business entity who would be a party to the discretionary contract.

Lewis Fisher Architect, Inc.

¹ A business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

- (3) the identity of any lobbyist or public relations firm employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

N/A

Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any current or former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:
None	-0-	

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

None

Signature:


Lewis S. Fisher, AIA

Title:

President

Company:

Fisher Heck, Inc., Architects

Date:

11/30/04

*For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is



November 30, 2004

Mr. Jeff Wurzbach
Department of Parks and Recreation
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: River Walk Rehabilitation Project

Dear Mr. Wurzbach:

It is our pleasure to submit a proposal for professional services to you for the rehabilitation of sixteen separate areas of the San Antonio River Walk. We have assembled a team of professionals to provide the services expected during this complex project.

We understand that this is an important and sensitive project for the City. We know that we must coordinate our designs and the ensuing construction work with the business owners of the Paseo del Rio. We pledge to work closely with the City and with the business owners to accomplish a successful rehabilitation. This proposal includes architectural services as outlined in your Standard Professional Services agreement. Our team's services will include the following:

Architectural Services – Fisher*Heck Inc. Architects

We propose that architectural services be based on a fee of 12% of the cost of the construction. We understand that the estimated cost of the project is about \$500,000.00. Since the cost estimate has not been confirmed through our designing and cost estimating, we may not be able to prepare construction documents for all sites based on this construction cost. We will prepare schematic phase documents for all 16 sites and the mural conservation project. After schematic design phase documents and cost estimates are completed, we propose that the staff of your Department, prioritize and choose which sites are to proceed through construction based on the cost estimates that we provide and the amount of funds that you have available. We will gladly assist the Parks Department with this process. Because of the timing of the repairs between busy seasons on the river walk, we expect at least two bidding periods.

Structural engineering services will be provided on an as needed basis through the architectural component of our agreement. (We will not request reimbursement for structural engineering services.) These services will include all structural services presently discussed in the scope of work meeting, but would not

M:\LEWIS\Proposals\YEAR 2004\04-11-30 River Walk Rehab.doc

include unexpected issues such as construction failure related to retaining walls and riverbank walls. Based on a construction budget of \$500,000.00, our fee will be:

\$60,000.00

Presentations by the Architects

In addition to the above basic fee, the architectural services will include presentations to various boards and commissions. We anticipate that there will be five or more presentations that will require the time of a principal of the firm, the design architect or Project manager, and technical support for each presentation. We will charge \$700.00 per presentation. Five presentations are included in this proposal totaling \$3,500.00.

\$3,500.00

Civil engineering services related to street repairs

We have observed that water is flowing on the wall of the Broadway Street bridge at the Hyatt Hotel. This water is damaging the mosaic mural that is a part of this project. The water is probably coming from the expansion joints and rubber gaskets that cross the Broadway Street paving. These may have never been replaced in the twenty-plus years since the mural was installed. This problem must be solved before permanent stabilization of this piece of art is achieved. **We have not included civil engineering services to repair the infrastructure involved** and ask that your department coordinates the repair of the street with the Public Works Department before any conservation of the mural is started.

Surveying Services – Fernandez Frazer & White

Before any architectural design work can begin, surveys must be prepared. Fernandez Frazer & White will prepare surveys of all sixteen sites including plan representations of the sites and topographic information related to the existing conditions. They will assist us during design and construction document phases to confirm accurate design solutions. They will also be available during the construction phase to confirm that the work is being built as planned.

\$17,000.00

Electrical Engineering Services – Curtis Neal & Associates

The design and construction work will undoubtedly discover or uncover electrical conduit that will need to be protected, repaired or replaced. Most of the electrical features may fall in what is considered concealed conditions, that is, no one will know where these electrical features are located until after removal of existing paving and these features are exposed. The electrical engineering services will attempt to identify these features during the design phase, but as importantly, the services will deal with features discovered during the construction phase.

\$7,500.00

Landscape Architectural Services – Rialto Studios

Rialto Studios will provide services related to the restoration of plant materials adjacent to each rehabilitation site. Plants damaged by construction activities and plants needed to restore the immediately surrounding landscaped areas will be addressed. Rialto will also consult on irrigation issues if necessary.

\$7,500.00

Art conservation – Ann Zanikos

Ann Zanikos, will serve as our art conservator. Ms. Zanikos will work with Manlio Cavallini of the Cavallini Studios to analyze the condition of the Tom Stell /Charles Winan mosaic tile mural, develop recommendations for its conservation, and prepare a description of how the mural should be conserved and repaired. This feature of the project will be conserved through a separate contract from this professional services agreement and most likely a separate contract from the construction contract.

\$3,000.00

The total fee for the above services with five presentations totals \$98,500.00

We hope this proposal meets your expectations and we look forward to working with the City of San Antonio again. Please call if you have any questions about the proposal.

Sincerely,



Lewis S. Fisher, AIA

Cc: Charles John
File

River Walk Rehabilitation & Improvements
26-00233

BUDGET

<u>Index Code:</u>	<u>Description:</u>	<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
REVENUES:				
FIMP 01/02 (\$25,000)		\$0.00	\$25,000.00	\$25,000.00
Certificates of Obligation 2003 (\$162,000)		\$0.00	\$84,850.00	\$84,850.00
RW CIP Fund (\$500,000)		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
	Total:	\$0.00	\$109,850.00	\$109,850.00

EXPENDITURES:

26-00233-01-19-01 Architectural Fees	\$0.00	\$81,500.00	\$81,500.00
26-00233-01-19-02 Architectural Contingency	\$0.00	\$9,850.00	\$9,850.00
26-00233-01-19-03 Surveying Services	\$0.00	\$17,000.00	\$17,000.00
26-00233-01-10 Bid Advertising/Printing	<u>\$0.00</u>	<u>\$1,500.00</u>	<u>\$1,500.00</u>
Total:	\$0.00	\$109,850.00	\$109,850.00