

**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 Electrical and Lighting Analysis Project

DATE: February 24, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance selects Alderson & Associates, Inc., a SBE firm, for professional services associated with the River Walk Electrical and Lighting Analysis Project covering various locations on the River Walk located in City Council District 1; authorizes appropriations of \$169,617.00 from the River Walk Capital Improvements Fund; authorizes an architectural contract not to exceed \$108,217.00; authorizes the encumbrance of funds for architectural contingency of \$10,800.00 and mandatory project fees of \$50,600.00.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This ordinance will hire an architect firm to assess electrical and lighting conditions in various locations on the River Walk in City Council District 1. The scope of work will include providing an engineering analysis and written report of the electrical and lighting condition of the historic river bend and portions of the River Walk extension. The work will include a field review of the existing power and lighting conditions, diagram mapping of all power sources, recommendations on power capacities, distribution, and lighting sources and a written report, including cost estimates for upgrading power and lighting. Currently, an overall plan showing the existing electrical and lighting elements on the River Walk does not exist. Many components were added during different projects in different years. The tedious work will identify all wiring, outlets, light fixtures, etc. and will determine which are acceptable for current electrical design standards and which will need replacement. The mandatory projects fees will be utilized for site surveys of the areas so that the diagrams can be prepared.

The improvements will be accomplished with funds designated for capital improvement along the River Walk. The River Walk Capital Improvements Fund was established as part of a litigation settlement agreement on 2001. Revenue from River Walk restaurant leases is deposited into the designated fund. The River Walk Capital Improvements Advisory Board was appointed by City Council to develop a list of priority capital improvement projects. On January 6, 2005, City Council approved a design project that will develop construction plans for general repairs,

wall restoration, metal work restoration and replacement, accessibility improvements, irrigation upgrades and landscape renovations which have previously been identified. The assessment of the electrical and lighting conditions on the River Walk was another project identified by the Board. The two consultants will confer as needed to incorporate the electrical improvements into the other projects.

The firm of Alderson & Associates, Inc., a SBE firm, was selected by the Consultant Selection Committee as the best-qualified following the City's RFQ process. Alderson & Associates, Inc. ranked number two of seven respondents to the City's solicitation. K. M. Ng & Associates, Inc. ranked number one; however, the firm has three existing electrical engineering projects for the City. Alderson & Associates, Inc. does not have any current City projects. The Evaluation/Rating Summary Sheet is included herein as Exhibit 1.

It is anticipated that the electrical study will start in March 2005 and will be completed in July 2005. Following completion of the electrical master plan, the City and the Board will use it to prioritize lighting upgrades and estimate expenditures from the River Walk Capital Improvements Fund.

POLICY ANALYSIS

This action is consistent with the approved list of projects developed by the River Walk Capital Improvements Advisory Board. The consultant was selected in accordance with the City's RFQ procedures.

FISCAL IMPACT

Approximately \$190,000.00 is deposited annually into the River Walk Capital Improvements Fund. The proposed ordinance will allocate a total of \$169,617.00. The architect fee is \$108,217.00, the architect contingency is \$10,800.00, and mandatory project fees are \$50,600.00. The General Fund is not impacted.

COORDINATION

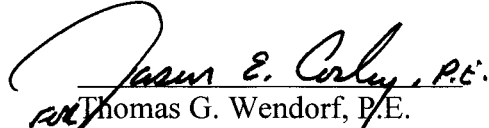
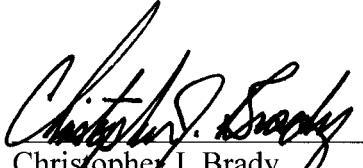

The Public Works Department, Economic Development Department, Finance Department, and the Office of Management and Budget have assisted with this action.

SUPPLEMENTARY COMMENTS

A Discretionary Contracts Disclosure Form is attached from Alderson & Associates, 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

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**¹ that would be a party to the discretionary contract:

N/A

and the name of:

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

N/A

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;

ALDERSON & ASSOCIATES, 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.

NONE

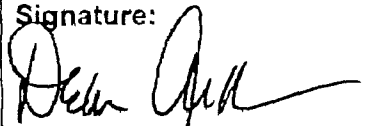
Political Contributions

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		

Disclosures in Proposals

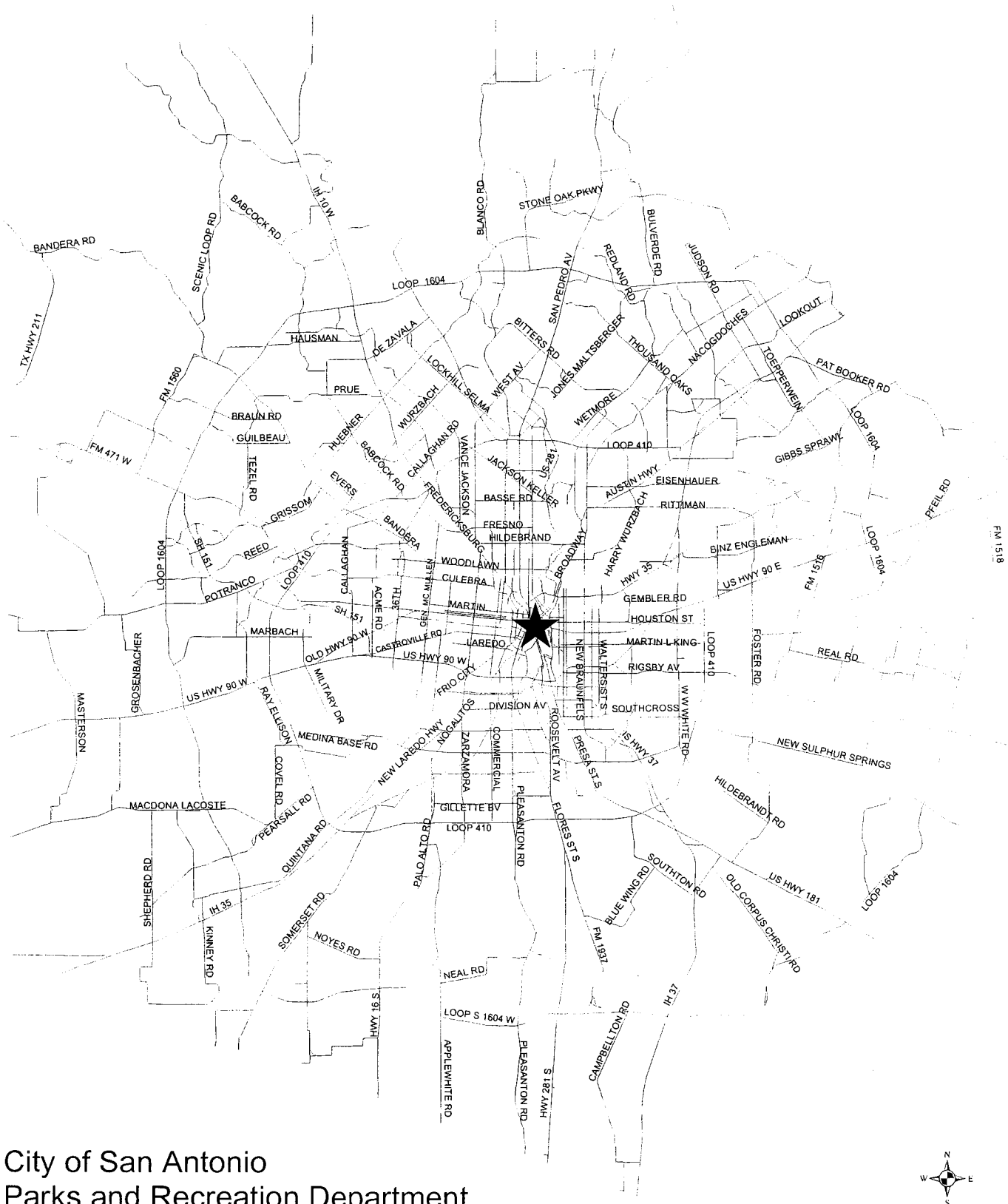
Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

Signature: 	Title: President Company: Alderson & Associates, Inc. - Consulting Engineers	Date: January 24, 2005

² 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 required.

Site Map

Riverwalk Electrical & Lighting Analysis



City of San Antonio
Parks and Recreation Department

Site Map

Riverwalk Electrical & Lighting Analysis



**Evaluation of Qualification Statements for
Summary: Riverwalk Electrical and Lighting Evaluation and Analysis
CITY OF SAN ANTONIO - ARCHITECT/ENGINEER REVIEW**

Total Points Possible		Evaluators Scores						SBEDA		TOTAL POINTS		Ranking	
										20		100	



Alderson & Associates, Inc.

Consulting Engineers
8415 Datapoint Drive, Suite 725
San Antonio, TX 78229-3141

Phone: (210) 614-1110
Fax: (210) 615-8549

January 20, 2005

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

RE: REVISED - Engineering Services Proposal for Riverwalk Electrical & Lighting Evaluation and Analysis

Dear Mr. Wurzbach,

Alderson & Associates Consulting Engineers, Inc. is very pleased to provide the City of San Antonio with engineering services on the above-referenced project.

SCOPE OF THE PROJECT

The project consists of providing an engineering analysis and written report of the electrical and lighting condition of the historic river bend area of the San Antonio Riverwalk. The work will include a field review of the existing power and lighting conditions in this area, diagrammatic mapping of all power sources, recommendations on power capacities, distribution, and lighting sources and a written report, including cost estimates for upgrading power and lighting in the area.

SCOPE OF SERVICES

The following engineering services will be provided:

Survey:

- Establish horizontal control along the historic river bend portion of the Riverwalk from flood gates on the north and south and extending east to the "Y" leading to the Rivercenter Mall.
- Items field surveyed consist of the channel edge of the river, sidewalks and plazas, edge of walls or buildings along the river channel, pedestrian and vehicular bridges and trees.
- No vertical reference will be included in the field survey.

Electrical Condition Analysis

- Identify electrical meters and panelboards.
- Draw riser diagrams of each electrical service.
- Note electrical code violations based on the National Electric Code.
- Identify branch circuits to lights or equipment.
- Trace physical locations of circuits underground.
- Determine loading of each branch circuit and condition.
- Determine and record condition of lighting fixture.
- Cost estimate of correcting code violation and electrical upgrades.

Lighting Analysis

- Determine lighting levels along the sidewalks of the Riverwalk.
- Locate all lighting fixtures and record on a plan.
- Create a master plan providing
 - guidance of improving lighting in relationship to illumination levels, types of fixtures, reduction of glare and light trespass.
 - Provide types and styles of recommended light fixtures and methods.
 - Cost estimate for lighting upgrades.
 - Prioritize lighting upgrades to accommodate a yearly capital expenditure.
- Coordinate lighting with the San Antonio Historical Review Board, San Antonio Parks and Recreation Department, and various Riverwalk boards and commissions.

Deliverables to be produced:

- Survey of Riverwalk identifying all salient features of the physical hardscape.
- Drawing indicating all light fixtures, underground circuits and electrical service.
- Riser diagram of each electrical service. Panelboard schedules indicating all branch circuits.
- Written master plan proposing lighting guidance.
- Cost estimates of all proposed upgrades.
- The report will be produced in two packages: 30" x 42" drawing indicting all physical locations of items identified; secondly a 8-1/2" x 11' report will be produced that includes the Master Plan, cost estimates and miscellaneous data. A total of 20 sets of reports and drawings.
- An electronic version of all documents.

FEE

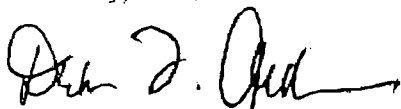
Basic Services will be provided for a Lump Sum amount of \$ 158,817.00 in accordance with the following breakdown:

Alderson and Associates, Inc. Analysis and Report	\$ 37,685.00
Consultants:	
Survey	\$ 50,600.00
Electrician Review	\$ 43,020.00
Lighting Consultant	\$ 14,000.00
Lighting Consultant Reimbursable	\$ 2,500.00
Consultants Subtotal	\$110,120.00
Consultants Markup (10%)	\$ 11,012.00
Consultants Total	\$121,132.00
Total Project Cost	\$158,817.00

Thank you for considering Alderson & Associates for this project. We will be happy to meet with you to discuss our proposal at your earliest convenience.

Please issue the appropriate contract documents for signature.

Sincerely,



Dean T. Alderson, P.E.
President

Attachment I

River Walk Electrical & Lighting Analysis Project
Project 26-00038

<u>Description:</u>	<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
REVENUES:			
2003 River Walk Merchants Fund (\$169,617.00)	<u>\$0.00</u>	<u>\$169,617.00</u>	<u>\$169,617.00</u>
Total:	\$0.00	\$169,617.00	\$169,617.00
EXPENDITURES:			
26-00038-01-01-03-01 Architectural Fees	\$0.00	\$108,217.00	\$108,217.00
26-00038-01-01-03-02 Architectural Contingency	\$0.00	\$10,800.00	\$10,800.00
26-00038-05-02-04 Mandatory Project Fees	<u>\$0.00</u>	<u>\$50,600.00</u>	<u>\$50,600.00</u>
Total:	\$0.00	\$169,617.00	\$169,617.00