

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

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

SUBJECT: Frio Street Parking Lot Project

DATE: April 7, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance accepts a proposal from RAM Building Services, LLC, an MBE firm, for construction, landscaping and irrigation services, appropriates funds and authorizes payment in the amount of \$116,479.62 for Construction, Landscaping and Irrigation Expenses and authorizes \$11,648.00 for Construction Contingency and for Landscaping and Irrigation Contingency for a total ordinance amount of \$128,127.62, in connection with construction of the Frio Street Parking Lot Project located in Council District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

The Frio Street Parking Lot Project provides for the construction of a new parking facility on City owned property located at 329 Frio Street, adjacent to the Frank D. Wing Municipal Court Building. The volume of vehicular traffic into Municipal Courts has increased significantly and overcrowding has caused traffic congestion problems at times on Frio Street. The addition of this parking facility will provide an additional 77 parking spaces for visitors to help alleviate traffic congestion in the area and will include landscaping and irrigation.

The Frio Street Lot would be operated Monday through Friday, with hours dependent upon peak demand periods. Rates for this lot will be \$3.00 per day, which is the current rate at the existing Municipal Court Parking Lot. The estimated yearly revenue to be generated at this new parking lot is approximately \$97,500.00.

A previously executed contract with RAM Building Services, LLC, for Neighborhood Improvement Construction in an amount not to exceed \$1,338,768.29 was approved by City Council on September 2, 2004, through Ordinance No. 99649. This ordinance stipulated that the contract with RAM Building Services, LLC was to remain in full force and effect for five hundred fifty (550) calendar days from the date of the Contractor's notice to proceed to allow for the completion of improvements to any additional locations on an as-needed basis as the locations are identified and approved by City Council and the Public Works Department.

This action was based on recommendations from the Citizen's Bond Oversight Commission (CBOC), and as part of the department's continuing efforts to improve efficiency, Public Works will utilize services under this agreement to expedite project delivery and completion. This is the first project RAM Building Services, LLC will complete under this provision.

POLICY ANALYSIS

This action is consistent with the City Manager's request to explore new sources of revenue and to enhance the quality of customer service provided for patrons of City facilities.

FISCAL IMPACT

This is one-time capital improvement expenditure and not included in the FY 05-10 Capital Improvement Budget. As discussed during the FY 04-05 Budget process funds for this project are available from the Parking Fund Balance and will be reimbursed back to the Parking Fund from the revenues generated by the Municipal Court and Frio Street Lot before September 30, 2005. Funds in the amount of \$128,127.62 are payable as follows:

\$ 116,479.62	to RAM Building Services, LLC for construction expenses
\$ 11,648.00	for miscellaneous construction contingency

COORDINATION

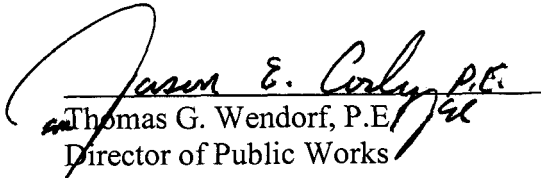
This request for ordinance has been coordinated with the Office of Management and Budget and the Finance Department.

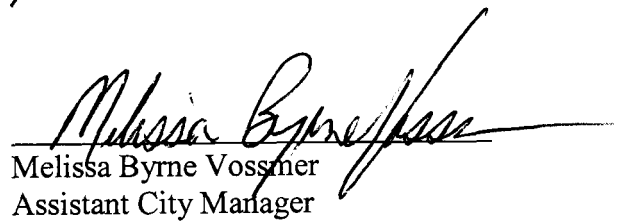
SUPPLEMENTARY COMMENTS

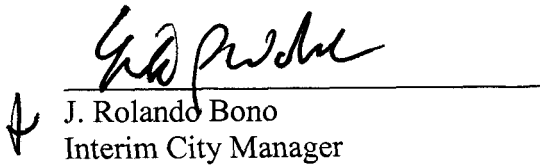
These proposals are accepted under the construction contract that was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

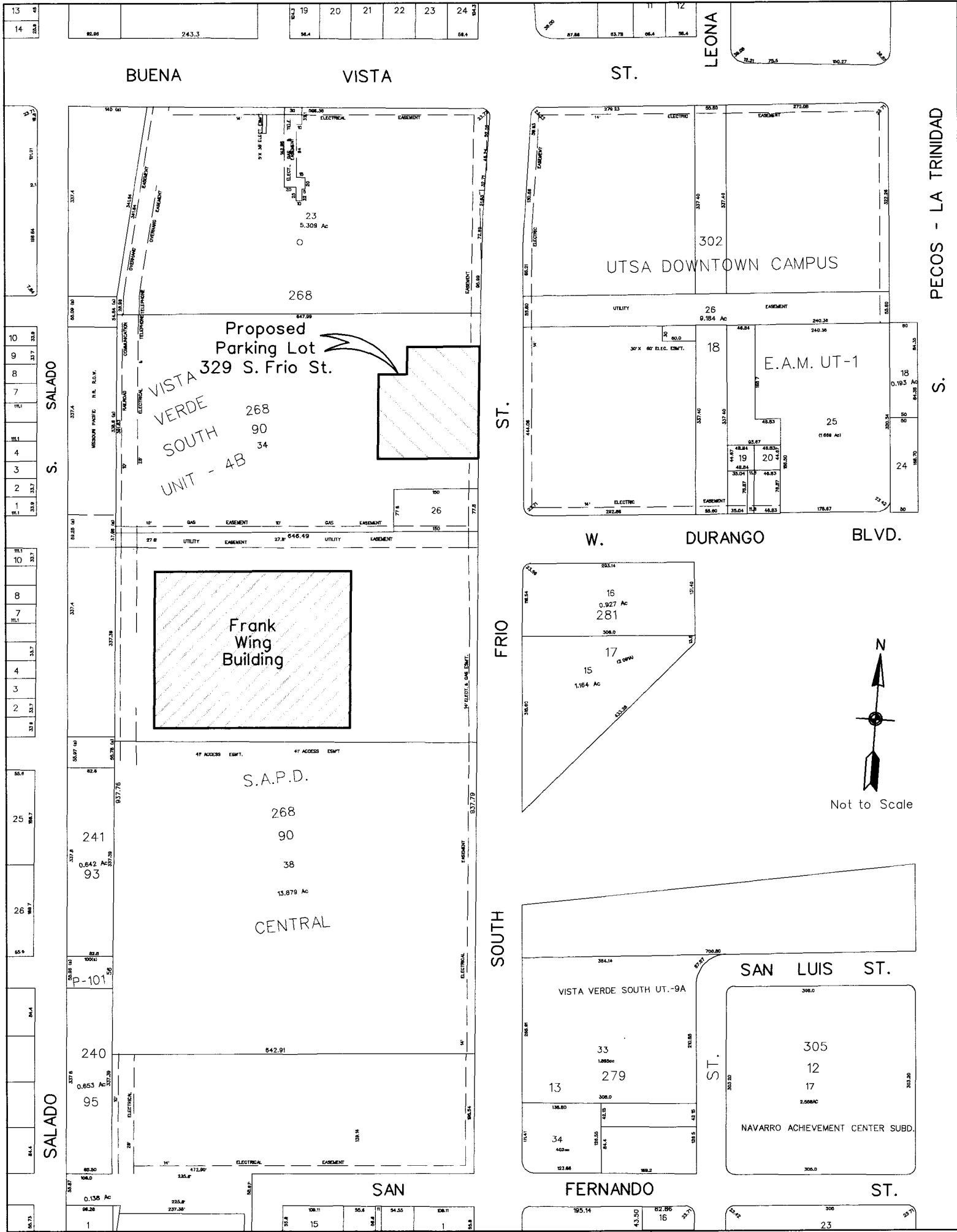
ATTACHMENTS

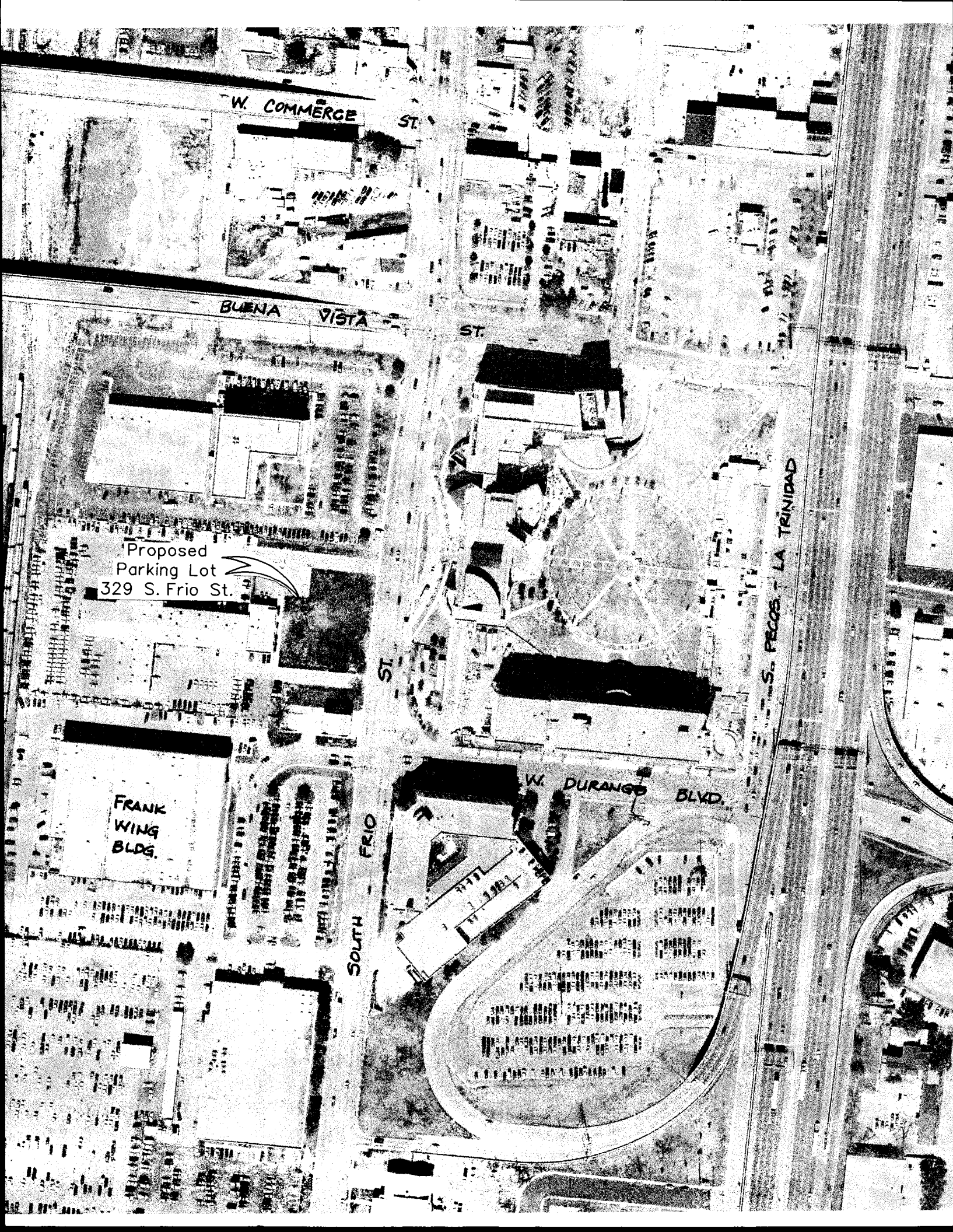
1. Project Map
2. Proposals


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


Melissa Byrne Vossmer
Assistant City Manager


J. Rolando Bono
Interim City Manager





W. COMMERCE ST.

BUENA VISTA ST.

Proposed
Parking Lot
329 S. Frio St.

FRANK
WING
BLDG.

SOUTH FRIO ST.

W. DURANGO BLVD.

S. PECOS - LA TRINIDAD