

AGENDA ITEM NO. 12A+B

**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
Rebecca Waldman, Director of Asset Management

SUBJECT: SAWS Headquarters Property Items - Briefing on status of SAWS Headquarter Property and Indefinite Delivery Professional Services Agreement – Bain Medina Bain

DATE: November 3, 2005

SUMMARY AND RECOMMENDATIONS

Two items related to the San Antonio Water System (SAWS) Headquarters Property located at 1001 E. Commerce St. will be presented:

- A. Briefing on the status of the SAWS Headquarters Property, and
- B. An Ordinance authorizing funds from the 2000 Parking Revenue Bond Funds in the amount of \$15,000 for engineering services pursuant to a previously authorized Indefinite Delivery Professional Engineering Consulting Services Agreement and \$5,000 for Project Contingency for a total amount of \$20,000 in connection with a parking lot at the SAWS Headquarters Property located in Council District 1.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

Staff will provide a brief update regarding planned uses of the SAWS Headquarters property. This property was purchased by the City for future Convention Center expansion. As an interim use, staff proposes to construct a 500 space surface parking lot to support the Convention Center, Alamodome, and other area activities.

The Indefinite Delivery Professional Engineering Consulting Services Agreement provides for the execution of a parking lot design study. The proposed scope of work includes: investigating surrounding traffic impact; evaluating services to existing utilities; analyzing drainage improvements; assessing landscaping and irrigation requirements; providing a cost estimate for a five hundred (500) car parking lot; and preparation of a report that summarizes the findings.

A previously executed Public Works Professional Services Agreement for professional engineering consulting services with Bain Median Bain, Inc. in an amount not to exceed \$400,000 was approved by City Council on September 2, 2004, through ordinance No. 99636. To date \$130,700 has been expended under this Professional Services Agreement.

POLICY ANALYSIS

Approval of this ordinance is consistent with City Council policy to ensure pedestrian and traffic safety.

FISCAL IMPACT

This is a one-time engineering study expenditure. Funds in the amount of \$20,000 are available from the FY 2000 Parking Revenue Bond funds and are authorized payable and appropriated as follows:

\$ 15,000.00	payable to Bain Medina Bain, Inc. for engineering consulting services
\$ 5,000.00	for Project Contingency

COORDINATION

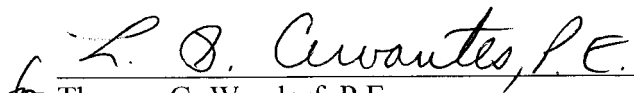
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, and the Department of Asset Management.


SUPPLEMENTARY COMMENTS

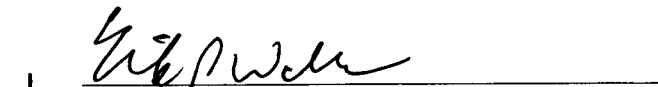
The Discretionary Contracts Disclosure Form required by the Ethics Ordinance is included herein as attachment 3.

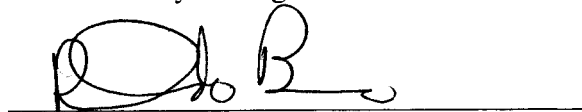
ATTACHMENTS

1. Study Area Map
2. Consultant's Proposal
3. Discretionary Contracts Disclosure Form


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


Rebecca Waldman
Director of Asset Management


Melissa Byrne Vossmer
Assistant City Manager


J. Rolando Bono
City Manager





BAIN MEDINA BAIN
ENGINEERS & SURVEYORS

August 18, 2005

Attachment #2
Consultant's Proposal

7073 SAN PEDRO
SAN ANTONIO, TEXAS 78216
210-494-7223
FAX 210-490-5120
WWW.BMBI.COM

Mr. Dale Lange, Architect
Public Works Department
City of San Antonio
P O Box 839966
San Antonio, Texas 78283-3966

RE: 500 Car Municipal Parking Lot @ SAWS Headquarters
BMB Project No. C-1035

Dear Mr. Lange:

Bain Medina Bain, Inc. (BMB) is pleased to submit this proposal to provide professional engineering services for a 500 Car Parking Lot at the SAWS Building on Market and Commerce Streets. BMB proposes to investigate the expected site construction cost and fees associates with this parking lot.

BMB proposes the following services:

1. Meet with City of San Antonio to discuss scope of project.
2. Prepare proposal.
3. Gather existing information concerning the property and surrounding property, including utilities.
4. Investigate TIA requirements and possible improvements required.
5. Meet with City drainage department to discuss drainage requirements. Investigate offsite outfall storm sewer.
6. Prepare Preliminary Expected Construction Cost of site civil improvements, including site demolition, site improvements, and drainage improvements.
7. Prepare Preliminary Expected Construction Cost for security fencing, a security gate and lighting.
8. Prepare a Preliminary Expected Construction Cost of landscaping and irrigation.
9. Review and make a recommendation of professional fees.
10. Submit to CSA for review.
11. Revise and resubmit per comments.

BMB's fee will be hourly plus cost and will be based on the agreed to hourly rates for the Citywide Sidewalk and Street Improvements Project. BMB estimates that the fee will be between \$10,000.00 and \$15,000.00. This proposal assumes no surveying services, building demolition estimation or environmental estimation. All exhibits prepared will be based on existing records.

Services performed will be in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering profession currently practicing under similar conditions. No other warranty, expressed or implied is made.

If you have any questions or need additional information, please feel free to call.

Sincerely,



Carl Bain, P.E.
Vice President

City of San Antonio

Discretionary Contracts Disclosure*

For use of this form, see Section 2-59 through 2-61 of the City Code, (Ethics Code)

Attach additional sheets if space provided is not sufficient.

(1) Identity of any individual or business entity¹ that is a party to the discretionary contract:

Bain Medina Bain, Inc.

(2) Identify any individual or business entity which is a *partner, parent* or *subsidiary* business entity, or any individual or business entity identified above in Box (1):

No partner, parent or subsidiary

(3) the identity of any individual or business entity that would be a *subcontractor* on the discretionary contract:

(4) identify any *lobbyist* or *public relations firm* employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

No lobbyist or public relations firm employed

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. A sole proprietor should list the name of the individual and the d/b/a, if any.

(5) Political Contributions

List all political contributions totaling one hundred dollars (\$100) or more within the part twenty-four (24) months made 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 Box (1), (2), (3) or (4) above, or by the officers, owners, of any business entity listed in Box (1), (2) or (3):


By Whom Made	To Whom Made	Amount	Date of Contribution:
Pamela Bain	Julian Castro, Art Hall, Chip Haass, Ed Garza, Patti Radle, Joel Williams and Roger Flores Richard Perez	\$70.00 each person \$500.00	May 27, 2003 August 2005

Disclosure 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 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

**Party not aware of facts which would raise a
"conflicts-of-interest" issue under Section 2-43 of the City Code;**

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, whichever occurs first.

Signature: 	Title: President Company: Bain Medina Bain, Inc.	Date: September 21, 2005
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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.