

CONSENT AGENDA
ITEM NO. 20

**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: Appraisal Services

DATE: January 5, 2006

SUMMARY AND RECOMMENDATIONS

This ordinance authorizes funds in the amount of \$24,360.75 payable to Dugger, Canaday, Grafe Incorporated for appraisal services in connection with the Hays Street Bridge Rehabilitation Project (\$2,800), located in Council District 2; Lockhill-Selma: West Avenue to N. W. Military Project (\$9,712.50), located in Council District 9; Loop 410 at Nacogdoches Drainage Improvement Project (\$9,248.25), located in Council Districts 9 and 10 ; Mayfield: IH-35 to Zarzamora MPO Project (\$800), located in Council District 5; and the Stahl Road – O'Connor to Judson Project (\$1,800), located in Council District 10. These projects are funded from General Obligations of the City.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

Hays Street Bridge Rehabilitation

This Local Transportation Enhancement Project will provide for the restoration and re-use of the historic Hays Street Bridge as the hub of a hike and bike link over the Union Pacific railroad tracks to an Eastside Heritage Tour Route and link it with the Salado Creek Hike and Bike Trails. Construction work entails replacement of the approaches, reconstruction of stairs, replacement of the bridge wood deck, replacement of the pedestrian wood deck, and rehabilitation of the truss spans. Site work will include minor drainage improvements, lighting on and underneath the bridge, landscaping, bike route signage and interpretive signage. Advertisement is scheduled for March 2006, with construction to begin in June 2006, and completion anticipated in June 2007.

Lockhill Selma: West Avenue to N.W. Military

Appraisal services and expert testimony were necessary in connection with Condemnation Cause No. 2005-ED-0035, City of San Antonio v. Alamo Garage Associates, Ltd., and Marine Midland Bank. The scope of this project includes the reconstruction of the existing two-lane roadway to three lanes with curbs, sidewalks, and necessary drainage. Advertisement is scheduled for June 2006, with construction to begin in September 2006, and completion anticipated in November 2007.

Loop 410 at Nacogdoches Drainage Improvements

Appraisal services and expert testimony were necessary in connection with Condemnation Cause No. 2004-ED-0004, City of San Antonio v. Guaranty Center, Ltd., Et Al. This project is

currently under construction and completion anticipated in June 2007. The scope of this project includes the widening of the existing roadway to seven lanes, adding left and right turn lanes at U.S. 281 to facilitate traffic movement through the intersection of U.S. 281, and upgrades to traffic signalization. This project will also include the construction of sidewalks at the curb. Project is currently under construction with completion anticipated in June 2007.

Mayfield: IH-35 to Zarzamora MPO

The scope of work for this project is the reconstruction of the existing two-lane roadway to two-lanes with curbs, four-foot sidewalks placed two feet from the curb, bicycle accommodation lanes, driveway approaches, and installation of an underground storm drain. This project is a proposed underground utility conversion project. A major underground outfall system will be constructed as part of the project on Mayfield from IH 35 to the drainage ditch just west of Commercial. Construction is to begin in January 2006 with completion anticipated in April 2007.

Stahl Road – O'Connor to Judson

The scope of work for this project includes reconstruction and widening of the existing two-lane roadway to four lanes with raised medians, left turn lanes, and associated drainage improvements. This project is funded through construction and is currently in the final design phase. Advertisement is scheduled for February 2006 with construction to begin in May 2006 and completion anticipated in November 2007.

POLICY ANALYSIS

Approval of this ordinance for payment of appraisal services and expert testimony is necessary to complete the real estate transactions on the acquisition of properties in these projects.

FISCAL IMPACT

Hays Street Bridge Rehabilitation

This is a one-time capital improvement expenditure within budget and included in the FY06-FY11 Capital Improvement Program Budget. Funds in the amount of \$2,800 are available from Certificates of Obligation.

Lockhill-Selma: West Avenue to N.W. Military

This is a one-time capital improvement expenditure within budget and is included in the FY06-FY11 Capital Improvement Program Budget. Funds in the amount of \$9,712.50 are available from 1999 General Obligation Street Improvement Bonds.

Loop 410 at Nacogdoches Drainage Improvements

This is a one-time capital improvement expenditure within budget and included in the FY06-FY11 Capital Improvement Program Budget. Funds in the amount of \$9,248.25 are available from 2001 Certificates of Obligation.

Mayfield: IH-35 to Zarzamora MPO

This is a one-time capital improvement expenditure within budget and included in the FY06-FY11 Capital Improvement Program Budget. Funds in the amount of \$800 are available from 1999 General Obligation Street Bonds.

Stahl Road – O'Connor to Judson

This is a one-time capital improvement expenditure within budget and included in the FY06-FY11 Capital Improvement Program Budget. Funds in the amount of \$1,800 are available from 2003 General Obligation Street Bonds.

Funds in the amount of \$24,360.75 are available from the following funding sources and authorized payable to Dugger, Canaday, Grafe, Incorporated:

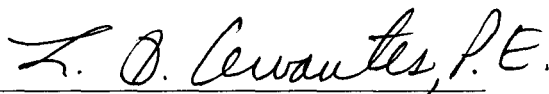
2001 Certificates of Obligation	\$ 9,248.25
1999 G.O. Street Improvement Bonds	\$ 9,712.50
2003 G. O. Street Improvement Bonds	\$ 800.00
Certificates of Obligation	\$ 2,800.00
Prior Issued Certificates of Obligations	<u>\$ 1,800.00</u>
	\$24,360.75


COORDINATION

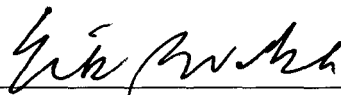
This ordinance was coordinated with the City Attorney's Office, the Finance Department, and the Office of Management and Budget.


SUPPLEMENTARY COMMENTS

The Discretionary Contracts Disclosure Form required by the Ethics Ordinance is attached.



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



 Melissa Byrne Vossmer
Assistant City Manager

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) Identify any individual or business entity¹ that is a **party** to the discretionary contract:

Dugger, Canaday, Grafe, Inc.

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

☒ No partner, parent or subsidiary; or

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

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

☒ No subcontractor(s); or

List subcontractors:

(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; or

List lobbyists or public relations firms:

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 past 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):

☒ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:

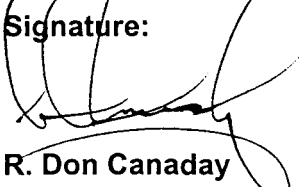
(6) Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city must 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; or

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information 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:  R. Don Canaday	Title: President Company or D/B/A: Dugger, Canaday, Grafe, Inc.	Date: 10/20/05
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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.