

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

**TO:** Sheryl Sculley, City Manager

**FROM:** Malcolm Matthews, Director, Parks and Recreation

**SUBJECT:** Walker Ranch Park Improvements Phase III Project

**DATE:** May 4, 2006

**SUMMARY AND RECOMMENDATIONS**

This ordinance accepts the low, qualified bid by Darazio Enterprises, a SBE firm, to perform construction work in connection with the Walker Ranch Park Improvements Phase III Project in City Council District 9 for the bid amount of \$387,472.00; authorizes the execution of a standard construction contract; allocates \$15,000.00 for construction contingency and \$4,081.64 for park materials; transfers \$2,000.00 from within the project budget; authorizes appropriations of \$287,581.64 from 2003-2007 Park Bond funds, \$48,570.00 from revenue collected for UDC fees in lieu of park land dedication, and \$68,402.00 from 1999-2004 Park Bond funds; and provides for payment.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

Funds were approved in the 2003 Park Bond Issue for the Walker Ranch Park Improvements Phase III Project in City Council District 9. Funds in the amount of \$116,972.00 are not included in the FY 2006-2011 adopted annual capital budget. This difference will be paid for with \$48,570.00 from UDC fees and \$68,402.00 from 1999 Park Bond interest funds. This portion of the project includes development on a recently purchased parcel of property of additional parking, park entrance, and installation of bridge that will tie into the existing park facilities, and will also serve as a trailhead for this segment of the Salado Creek Greenway. Bender Wells Clark completed the architectural services for this project.

The construction bid was advertised in January and the beginning of February in the Commercial Recorder, San Antonio Informer, and La Prensa De San Antonio. Six qualified bids were received and Darazio Enterprises, a SBE firm, was selected with a low bid of \$387,472.00. A standard construction contract will be executed. A summary of the bids is shown on Exhibit 1. The firm has no current City projects. The construction contract is for one hundred twenty (120) calendar days. It is anticipated that the construction work will begin in June 2006 and will be completed in October 2006.

## **POLICY ANALYSIS**

This ordinance is consistent with the 2003 Park Bond Issue. The construction contract was advertised and selected in accordance with the City's established bid procedures.

## **FISCAL IMPACT**

Funds of \$820,000.00 in 2003-2007 Park Bond funds have been approved for the acquisition of property and development of additional park improvements for Walker Ranch Park. This project is listed in the FY2006-2011 adopted annual capital budget. A total of \$532,418.36 was previously encumbered for land acquisition, architectural services, design enhancement, and mandatory project fees. The proposed ordinance will appropriate additional funds of \$287,581.64 from 2003-2007 Park Bond funds, \$48,570.00 from Unified Development Code (UDC) fees and \$68,402.00 of available 1999-2004 bond funds. The project will utilize \$387,472.00 for construction fees, \$15,000.00 for construction contingency, \$4,081.64 for park materials, and transfers \$2,000.00 from within the project budget. There will be increased maintenance and operation costs of \$2,000.00 per year associated with the improvements and this funding is available within the Parks and Recreation Department's General Fund budget.

## **COORDINATION**

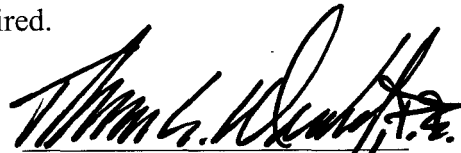
This action has been coordinated with the Historic Design and Review Commission, the Public Works Department, the Environmental Services Department, the Finance Department, and the Office of Management and Budget.

## **SUPPLEMENTARY COMMENTS**

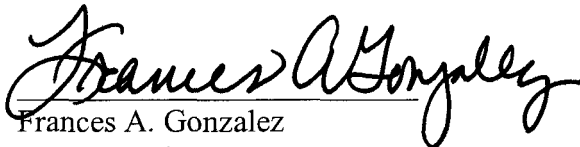
A Discretionary Contract Disclosure statement is not required.



Malcolm Matthews  
Director of Parks and Recreation




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



Frances A. Gonzalez  
Assistant City Manager

Approved for Council Consideration:



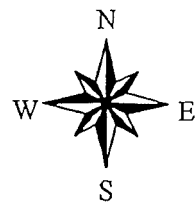
Sheryl Sculley  
City Manager

Exhibit I  
Construction Bids

Walker Ranch Park Improvements Phase III Project

<u>Bidder</u>	<u>Base Bid</u>
Darazio	\$387,472.00
Donsan	\$410,000.00
ASC Paving	\$463,910.00
G, G, & G General Construction	\$465,406.00
Ram Bldg. Services	\$475,000.00
Jerdon	\$499,600.00

# Walker Ranch Historic Landmark Park

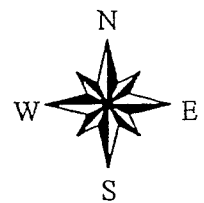


City of San Antonio  
Parks & Recreation Dept.

Site Map  
Walker Ranch Historic  
Landmark Park



City of San Antonio  
Parks & Recreation Dept.



Section 00300  
**BID FORM SUBMITTED TO THE  
CITY OF SAN ANTONIO, TEXAS  
FOR THE CONSTRUCTION OF  
WALKER RANCH PARK IMPROVEMENTS PHASE III  
IN SAN ANTONIO, TEXAS**

The undersigned, as Bidder, declares that the only person or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm, corporation; that Bidder has carefully examined the Project Manual and plans therein referred to, and has carefully examined the requirements of the proposed work; and agrees that the Bidder will provide all the necessary machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the Project Manual and plans in the manner prescribed therein and according to the requirements of the Director of Public Works as therein set forth.

It is understood and agreed that the work is to be completed in full on or before one hundred and twenty (120) calendar days.

Accompanying this Bid is a Bid Guaranty in the amount of five Percent (5%) percent of the greatest total amount of the Bid. Said Bid Guaranty, in the form of a Certified or Cashier's Check on a State or National Bank, or Bid Bond, is submitted as a guaranty of the good faith of the Bidder and that the Bidder will execute and enter into a written contract to do the work, if his bid is accepted. The Bidder by submitting this completed form hereby agrees that if he/she fails to execute the written contract and furnish satisfactory bond, within ten (10) calendar days after City Council award, the City of San Antonio shall, in any of such events, be entitled and is hereby given the right to retain said Bid Guaranty as liquidated damages. It is understood that the City of San Antonio reserves the right to reject any and all proposals whenever the City Council deems it in the interest of the City to do so, and also the right to waive any informalities in a bid.

In the event of the award of a contract to the undersigned, the undersigned will execute same on Construction Contract (General Form) and make bond for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, and to insure and guarantee the work until final completion and acceptance or the end of the guarantee period where so stipulated, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the Director of Public Works. The undersigned certifies all prices contained in this bid have been carefully checked and are submitted as correct and final.

The Bidder by submitting this bid acknowledges that they have received Addenda/Addendum number(s) (3) Three

The Bidder is:

☐ A sole proprietorship;

☐ A partnership composed of \_\_\_\_\_

and \_\_\_\_\_

☒ A corporation chartered under the laws of the State of Texas, acting by its officers pursuant to its by-laws or a resolution of its Board of Directors.

(Affix Corporate Seal here)

DORAZIO ENTERPRISES

Official Business name

By: Mark E. Dorazio, President

Type or print name/title of representative

Attest:

Att: M. Bamer

By: [Signature]

Signature

3.22.2006

Date

#### I. BASE BID

Amount of Base Bid (Insert Amount in Words and Numbers):

THREE HUNDRED EIGHTY SEVEN THOUSAND  
FOUR HUNDRED SEVENTY TWO & 00/100

\$ 387,472.00

#### II. Alternates

dollars

Amount of each Alternates (if applicable) insert in Numbers: The amount below will be added to the base bid for all labor, material, and equipment to produce and install a new portable restroom enclosure as described in the plans and specifications.

1 Thirty two thousand dollars only \$ 32,000.00

III. Unit Prices Amount of each Unit Price (if applicable) insert in Numbers. Contractor shall provide a unit price for piers complete in place for additional depth over 14' or for deduction in pier depth under 14' due to subsurface conditions encountered. Adjustments will be made through a field alteration as an add or credit to the base bid of 14' depth complete in place piers.

Additional linear ft. of pier (over 14'), Add \$ 54.00 /ft.

Reduced linear ft. of pier (under 14'), Deduct \$ 34.00 /ft.

Dorazio Enterprises

Official Name of Company (legal)

210-490-3933

Telephone No.

143 N. Tower

Address

San Antonio, TX 78232

City, State and Zip Code

210-490-8895

Fax No.

N/A

E-mail Address

06/04/04

Bid Form

Proposal Form Attachment

**Certification of Non-Collusion**

"The undersigned affirms that they are duly authorized to execute the proposed contract, that this company, corporation, firm, partnership or individual has not prepared this Bid in collusion with any other Bidder, and that the contents of this Bid as to prices, terms or conditions of said Bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this Bid.

By: Mark E. Dorazio

(Print or Type Name)

President

(Print or Type Title/Position with Business)

Mark E. Dorazio

(Signature)

March 22, 2006

(Date )

End of Section 00300



## Attachment I

Walker Ranch Park Improvements Phase 3 Project  
Project 26-00277**REVENUES:**

<u>Description:</u>	<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
2003-2007 Park Bond Funds (\$820,000)	\$532,418.36	\$287,581.64	\$820,000.00
UDC (Churchill Gardens \$48,570)	\$0.00	\$48,570.00	\$48,570.00
1999 Park Bond Funds (\$68,402)	\$0.00	\$68,402.00	\$68,402.00
	\$532,418.36	\$404,553.64	\$936,972.00

**EXPENDITURES:**

<u>Description:</u>	<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
Transfer to Park Specifications Project	\$918.36	\$0.00	\$918.36
26-00277-01-19-01 Architect Fees	\$40,200.00	\$0.00	\$40,200.00
26-00277-01-19-02 Architect Contingency	\$4,100.00	\$0.00	\$4,100.00
26-00277-01-10 Printing & Bid Advertising	\$2,000.00	\$0.00	\$2,000.00
26-00277-01-19-04 Design Enhancement Allowance	\$10,000.00	\$0.00	\$10,000.00
26-00277-01-19-03 Mandatory Project Fees	\$24,000.00	(\$2,000.00)	\$22,000.00
26-00277-03-02-01 Land Acquisition Fees	\$10,000.00	\$0.00	\$10,000.00
26-00277-03-02 Land Acquisition Cost	\$441,200.00	\$0.00	\$441,200.00
26-00277-05-08 Construction Contract	\$0.00	\$387,472.00	\$387,472.00
26-00277-05-07 Construction Contingency	\$0.00	\$15,000.00	\$15,000.00
26-00277-05-09 Park Materials	\$0.00	\$4,081.64	\$4,081.64
Total:	\$532,418.36	\$404,553.64	\$936,972.00