

Agenda item #22

**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: Market Square Rehabilitation Phase I Project
DATE: June 29, 2006

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low, qualified bid by Jerdon Enterprise, LP, a SBE firm, to perform construction work in connection with the Market Square Rehabilitation Phase I Project located at 514 W. Commerce in City Council District 1 for the base bid amount of \$2,060,105.00, with bid alternate 1 of \$95,000.00, bid alternate 2A of \$100,000.00, bid alternate 2B of \$14,000.00, bid alternate 3A of \$7,000.00, and bid alternate 3B of \$2,000.00, for a total contract amount of \$2,278,105.00; authorizes the execution of a standard construction contract; allocates \$20,000.00 for engineering contingency, \$2,000.00 for bid advertising and printing, \$2,000.00 for mandatory project fees, and \$91,000.00 for construction contingency; authorizes appropriations of \$367,737.00 from 1999-2004 General Obligation Program, \$500,000.00 from 2002 Certificates of Obligation funds, \$297,144.00 from Market Square Improvements Trust fund, \$100,000.00 from Parking Special Revenue Reserve fund, \$700,000.00 from 1999-2004 Park Bond funds, and \$438,224.00 from 2003-2007 Park Bond funds; and provides for payment.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

Funds were approved in the 1999-2004 General Obligation Program and 2002 Certificates of Obligation for the Market Square Rehabilitation Phase I Project. This will begin implementation of the first phase recommendations from the Market Square Master Plan and Design Guidelines, which were adopted by City Council in 2002. The project was originally bid in 2005 and bids received exceeded the available funded budget.

Improvements will address drainage, utilities, ADA accessibility and will provide for storm sewer replacement, paving replacement, lighting, and landscaping. This project is also a joint bid with San Antonio Water System (SAWS) and City Public Service Energy (CPSE). SAWS work includes replacement of potable water mains, adjusting existing services and rerouting of gravity sewer lines. CPSE's work involves natural gas main replacement and in-house adjustments to existing distribution vault. Work for this phase will encompass Produce Row

from Santa Rosa Street to Concho Street and along Concho Street from Dolorosa Street to Produce Row. Future phases will include the perimeter walkways and other improvements, which will be scheduled when funding becomes available. K. M. Ng and Associates, Inc. has completed the engineering services associated with the project.

The construction bid was advertised the first, second, and third week of April 2006 in the San Antonio Informer and La Prensa De San Antonio. Only one bid was received and that was from Jerdon Enterprises, LP, a SBE/DBE/WBE firm, with a qualified base bid of \$2,060,105.00, and bid alternates 1, 2A, 2B, 3A, and 3B for a total of \$2,278,105.00. A standard construction contract will be executed. A summary of the bids is shown on Exhibit 1. The firm has three current projects, two with the Aviation Department for a total of \$6,819,500.00 and one with the Public Works Department for the amount of \$41,514.913.00 for a total amount \$48,334,413.00. Construction will begin in July 2006 and the construction contract states work to be completed no later than January 19, 2007.

POLICY ANALYSIS

This ordinance is consistent with the 1999 Park Bond Issue. The construction contract was advertised and selected in accordance with the City's established bid procedures.

FISCAL IMPACT

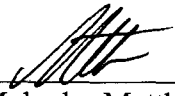
This project has been approved in 1999 Bond Issue and is listed in the FY2006-2011 adopted annual capital budget. A total of \$132,263.00 was previously encumbered for engineering services. The proposed ordinance will appropriations of \$367,737.00 from 1999-2004 General Obligation Program, \$500,000.00 from 2002 Certificates of Obligation funds, \$297,144.00 from Market Square Improvements Trust fund, \$100,000.00 from Parking Special Revenue Reserve fund, \$700,000.00 from 1999-2004 Park Bond funds, and \$438,224.00 from 2003-2007 Park Bond funds. The project will utilize \$2,278,105.00 for construction contract, \$91,000.00 for construction contingency, \$20,000.00 for engineering contingency, \$2,000.00 for bid advertising and printing, and \$2,000.00 for mandatory project fees. There will be no impact to the General Fund budget.

COORDINATION


This action has been coordinated with Market Square Business Owners, the San Antonio Water System, the City Public Service Energy, the Historic Design and Review Commission, the Environmental Services Department, the Public Works Department, the Finance Department, and the Office of Management and Budget.

SUPPLEMENTARY COMMENTS

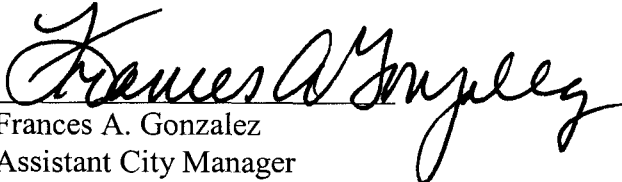
A Discretionary Contracts Disclosure statement is not required.



Malcolm Matthews
Director of Parks and Recreation



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



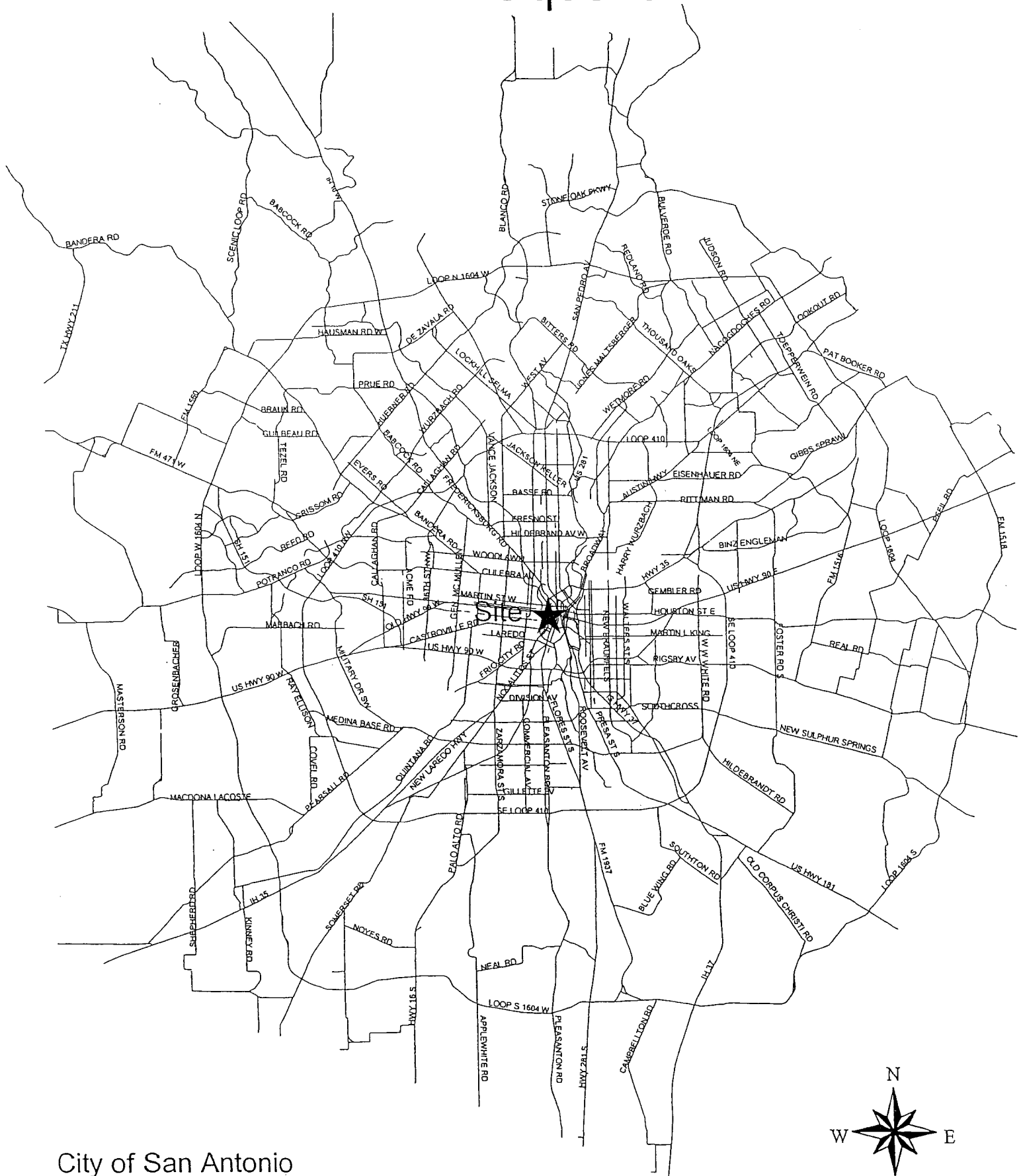
Frances A. Gonzalez
Assistant City Manager

Approved for Council Consideration:



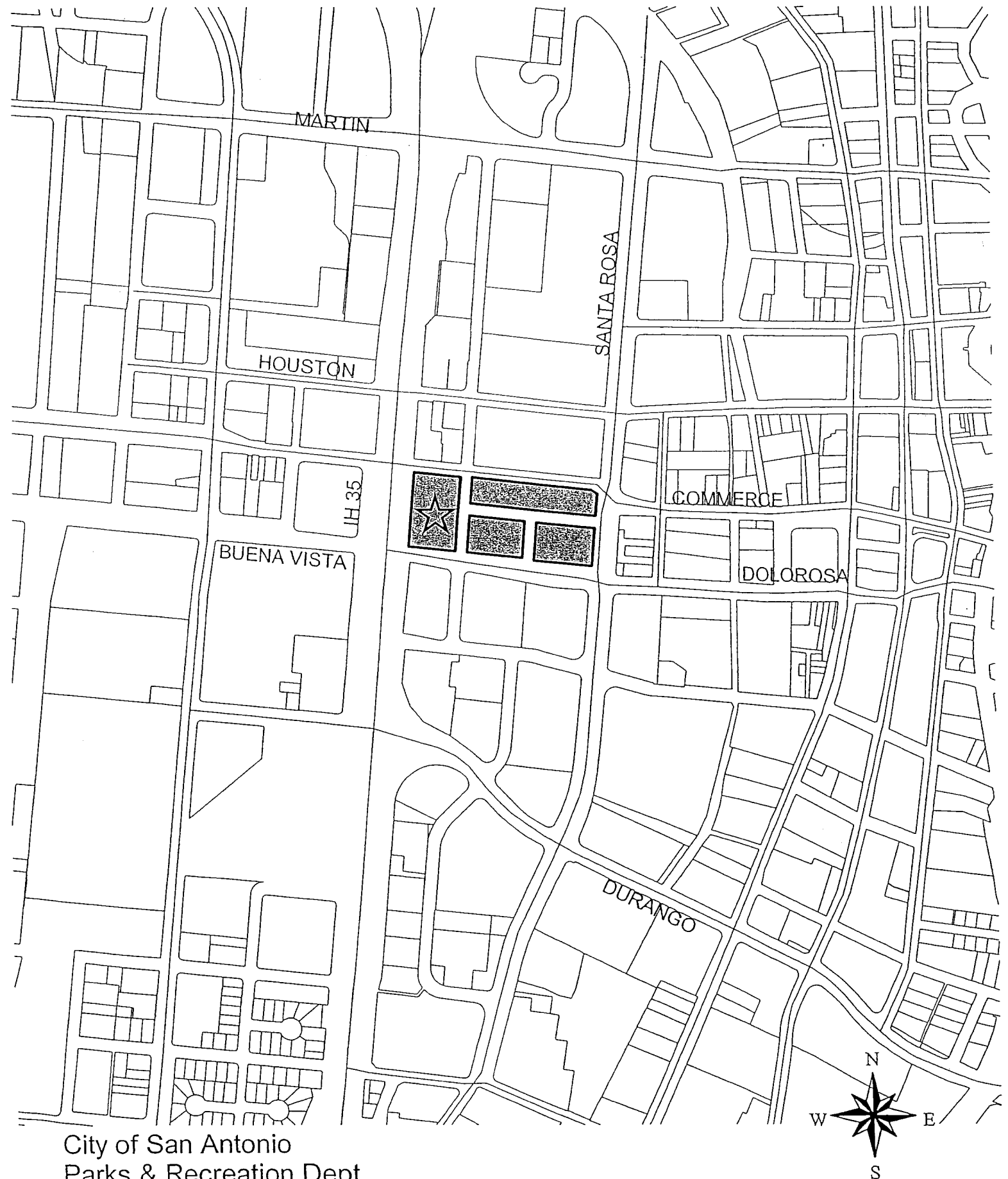
Sheryl Sculley
City Manager

Site Map Market Square



Site Map

Market Square



MARKET SQ. REHABILITATION PH. 1

COMMERCE ST.

BOTICA
GUADALUPANA

GIFTS

VACANT

SANTA ROSA ST.

PRODUCE ROW

CONCHO

RIVERA
GIFT
MARKET

RIVERA
CHILE
SHOP

VACANT

MI TIERRA
RESTAURANT

SAN SABA

DOLOROSA ST.

TORTILLAS

GALLERIA
ORTIZ

VACANT

Attachment I

Market Square Rehabilitation Phase I
Project 24-01000

<u>Description:</u>		<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
REVENUES:				
1999 Street & Pedestrian Bond Funds (\$500,000.00)		\$132,263.00	\$367,737.00	\$500,000.00
2002 Certificates of Obligation (\$500,000.00)		\$0.00	\$500,000.00	\$500,000.00
Market Square Parking Improvements Trust Fund (\$247,144.00)		\$0.00	\$247,144.00	\$247,144.00
2006 Fiesta Contribution (\$150,000.00)		\$0.00	\$150,000.00	\$150,000.00
1999-2003 Park Bond Funds (\$700,000.00)		\$0.00	\$700,000.00	\$700,000.00
2003-2007 Park Bond Funds (\$438,224.00)		<u>\$0.00</u>	<u>\$438,224.00</u>	<u>\$438,224.00</u>
		\$132,263.00	\$2,403,105.00	\$2,535,368.00
EXPENDITURES:				
24-01000-01-02	Engineering Fees	\$117,148.00	\$0.00	\$117,148.00
24-01000-01-03	Engineering Contingency	\$11,715.00	\$20,000.00	\$31,715.00
24-01000-05-01	Bid Advertising & Printing Fees	\$1,400.00	\$2,000.00	\$3,400.00
24-0100-05-06	Mandatory Project Fees	\$2,000.00	\$2,000.00	\$4,000.00
24-0100-05-02	Construction Contract	\$0.00	\$2,278,105.00	\$2,278,105.00
24-01000-05-03	Construction Contingency	<u>\$0.00</u>	<u>\$101,000.00</u>	<u>\$101,000.00</u>
Total:		\$132,263.00	\$2,403,105.00	\$2,535,368.00