

AN ORDINANCE 2014 - 11 - 13 - 0896

RELATED TO THE HEMISFAIR PARK PROJECT, A 2012-2017 GENERAL OBLIGATION BOND FUNDED PROJECT, AMENDING THE \$3,981,450.00 CONSTRUCTION MANAGER AT RISK CONTRACT WITH JOERIS GENERAL CONTRACTORS, LTD. BY THE ADDITION OF PHASE 2 OF THE HEMISFAIR PARK PLAY ESCAPE (YANAGUANA GARDEN) PROJECT, INCREASING THE CONTRACT AMOUNT BY \$2,018,550.00 AND TRANSFERRING FUNDS CURRENTLY DEDICATED TO HEMISFAIR PARK CIVIC PARK PROJECT, LOCATED IN COUNCIL DISTRICT 1.

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WHEREAS, the voter approved 2012-2017 Bond Program included four (4) projects totaling \$15 million for Parks, Recreation and Open Space Improvements at HemisFair Park. The projects are: 1) HemisFair Play Escape Project (Yanaguana Garden); 2) Magik Theatre Restoration; 3) Historic Homes; 4) The Civic Park. All are located within the HemisFair Park; and

WHEREAS, the Play Escape (Yanaguana Garden) Project will develop a high density play area in Hemisfair Park for people of all ages; and

WHEREAS, improvements such as an open park space, plazas, climbing structures, water and sand elements, new restrooms and a shaded promenade connecting these elements, are part of the project; and

WHEREAS, the comprehensive Yanaguana Garden layout was designed to be built in two construction phases, Phase 1 and Phase 2; and

WHEREAS, Phase 1 provided for the construction of all the initial site work, demolition, utilities infrastructure, and the core framework of the play structures, landscape, shaded promenade, and interactive water features through a CMR (Construction Manager at Risk) Project delivery contract in an amount not to exceed \$3,981,450.00; and

WHEREAS, the Phase 2 design provided for the construction of alternate design elements and features that include expanded recreational opportunities and play structures, landscape forms and plantings, public art display nodes and lighting, historic and interpretive displays, and additional pedestrian connections; and

WHEREAS, Phase 1 and Phase 2 were designed concurrently, with Phase 2 scope of work to be constructed at a later date by the HemisFair Park Area Redevelopment Corporation (HPARC), due to the limitations of the original Project budget; and

WHEREAS, in order to economize construction time and cost, this amendment, requested by the City, will add the construction of the Phase 2 scope items to be built concurrently within the existing CMR contract; and

WHEREAS, Phase 2 now is being included into the current scope of work in an effort to economize construction time and the cost of having two separately phased construction projects within the same area; and

WHEREAS, by this amendment, the cost of Phase 2 work will be added to the existing CMR to complete the full scope of the Yanaguana Garden; and

WHEREAS, this amendment will be paid from a re-allocation of a portion of the funds earmarked for the Civic Park to Yanaguana Garden; and

WHEREAS, the Schematic Design of the Civic Park will be completed with funds remaining for the Civic Park along and funds raised by HemisFair Park Area Redevelopment Corporation Board (HPARC) which has committed to raise the funds necessary to complete the design and construct the Civic Park; and

WHEREAS, the HPARC Board reviewed the project at its August 2014 Board meeting, in which the Board expressed its support and enthusiasm for the execution of the plan to use funds originally contemplated for the Civic Park to complete the second phase of the Yanaguana Garden; and

WHEREAS, the Construction Manager at Risk contract in the amount not to exceed \$3,981,450.00 with Joeris General Contractors, Ltd., for construction of HemisFair Play Escape Project (Yanaguana Garden) was approved by City Council on June 20, 2013 through Ordinance 2013-06-20-0448; and

WHEREAS, the following table illustrates the proposed amendment; and

Item	Amount
Original Contract Value (Phase 1)	\$3,981,450.00
Previously Authorized Change Orders	\$0.00
Proposed Amendment (Phase 2)	\$2,018,550.00
Revised Contract Value \$6,000,000.00	\$6,000,000.00

WHEREAS, this amendment will increase the contract by \$2,018,550.00 to a contract amount of \$6,000,000.00; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or her designee, or the Director of the Transportation and Capital Improvements Department or his designee, is authorized to amend the \$3,981,450.00 Construction Manager at Risk contract with Joeris General Contractors, Ltd. related to the HemisFair Park Project, a 2012–2017 General Obligation Bond funded Project, by adding Phase 2 of the HemisFair Park Play Escape (Yanaguana Garden) project, increasing the contract amount by \$2,018,550.00 and transferring funds currently dedicated to Hemisfair Park Civic Park Project,

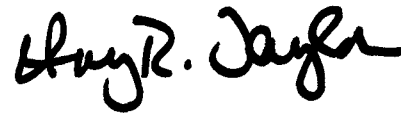
located in Council District 1. All other terms and conditions of the original contract shall remain unchanged. The amendment in its entirety is on file with the Transportation and Capital Improvements Department.

SECTION 2. Payment in the amount of \$2,018,550.00 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00357, HemisFair Park, is authorized to be encumbered and made payable to Joeris General Contractors, Ltd, for construction services.

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

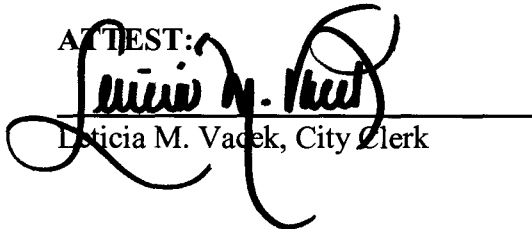
SECTION 4. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 13th day of November, 2014.

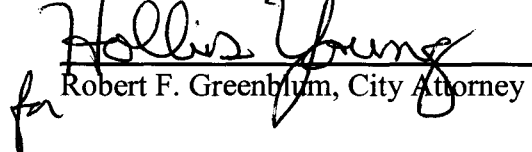


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Robert F. Greenblum, City Attorney

Agenda Item:	10 (in consent vote: 5, 6, 8, 9, 10, 11, 13, 15A, 15B, 16, 17, 18, 19A, 19B, 22, 23, 24, 25, 26, 27, 28, 30, 31, 33, 37A, 37B, 37C, 37D, 37E)						
Date:	11/13/2014						
Time:	09:45:37 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance related to the HemisFair Park Project, a 2012-2017 General Obligation Bond funded Project, amending the \$3,981,450.00 Construction Manager at Risk contract with Joeris General Contractors, Ltd. by the addition of Phase 2 of the HemisFair Park Play Escape (Yanaguana Garden) project, increasing the contract amount by \$2,018,550.00 and transferring funds currently dedicated to Hemisfair Park Civic Park Project, located in Council District 1. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				x
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5	x					
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x			x	
Michael Gallagher	District 10		x				