



City of San Antonio

Agenda Memorandum

File Number:16-5956

Agenda Item Number: 10.

Agenda Date: 12/15/2016

In Control: City Council A Session

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Xavier D. Urrutia

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Task Order for Phase IV Project improvements at Miraflores Park

SUMMARY:

This ordinance authorizes a task order for a Job Order Contract in the amount of \$229,215.72, payable to Alpha Building Corporation for Phase IV Project improvements at Miraflores Park located in Council District 2, with funds in the amount of \$108,934.92 available in the Parks and Recreation Department's adopted FY 2017 General Fund operating budget and appropriates \$120,280.00 from the Tree Canopy Preservation and Mitigation Fund for a total one-time capital improvement expenditure payment of \$229,215.72.

BACKGROUND INFORMATION:

Miraflores Park is located at 1184 E. Hildebrand Avenue along the bank of the San Antonio River and was added to the Parks inventory in early 2006. This historic property is approximately 4.5 acres in size and was developed in the 1920's by Dr. Aureliano Urrutia into a family home estate including a lavish garden with sculptures, fountains, and artwork from Dionicio Rodriguez which remains intact today and reflects his earliest work in the United States. The park was added to the National Register of Historic Places in 2004, and the City completed its master plan in 2008.

The master plan provides guidance on the preservation and restoration of the garden, statues, artwork, and overall park cultural and historic landscape. Phases I, II, and III projects have been completed and included removal of items not within the period of significance and the construction of a pedestrian bridge connecting to Brackenridge Park. Other completed improvements include restoration of the Dionicio Rodriguez Hollow Stump Gate, rebuilding the stone wall and fence along the north perimeter, and restoration of the entry columns

and gates on Hildebrand Avenue. Additionally, the San Antonio Conservation Society received a grant which restored the grotto art piece and the relocation and restoration of a Dionicio Rodriguez palapa bench.

Job Order Contracting (JOC), as established through Ordinance 2015-01-15-0013 by City Council on January 15, 2015, will be utilized to complete Phase IV improvements. Use of the JOC delivery method has provided the City with on-call construction, renovation, and maintenance services for City buildings and facilities. Alpha Building Corporation was selected based on their capacity and familiarity with Miraflores Park. The scope of work will include cleaning of the Dr. Urrutia Sculpture, establishing pedestrian walkways, installation of post and cable, and reforestation and landscaping including irrigation.

Alpha Building Corporation is a small business that has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor Participation.

ISSUE:

The Texas Historical Commission has approved Phase IV improvements to Miraflores Park which are consistent with the master plan. These improvements are consistent with existing policy to improve the park to further preserve and restore its cultural and historic landscape. If approved, it is anticipated planned improvements will begin in January 2017 and conclude in September 2017.

ALTERNATIVES:

Phase IV improvements could be bid out versus utilizing the Council approved Job Order Contracting process subject to market pricing. However, this would significantly extend the timeline to complete the project and would lose any economies of scale established through alternative service delivery method.

FISCAL IMPACT:

This ordinance authorizes a Job Order Contract in the amount of \$229,215.72 with Alpha Building Corporation for improvements at Miraflores Park located in Council District 2 and appropriates \$120,280.00 from the FY 2017 Tree Canopy Preservation and Mitigation Fund Budget. Funds in the amount of \$108,934.92 are available in the Parks and Recreation Department's adopted FY 2017 General Fund operating budget. This action will amend the adopted FY 2017 Tree Canopy Preservation and Mitigation Fund.

RECOMMENDATION:

Staff recommends approval of the task order for a Job Order Contract in the amount of \$229,215.72 with Alpha Building Corporation for Phase IV Project improvements at Miraflores Park.

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