



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3255  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 6/18/2015  
**Title:** An Ordinance for HemisFair Historic Homes Stabilization and Exterior Renovations, a 2012-2017 General Obligation Bond Project, located in Council District 1, authorizing the execution of a change order with J.C. Stoddard Construction, in an amount not to exceed \$410,969.00 for an elevated seating plaza, a store-pared plaza, landscaping and lighting improvements. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PERSPECTIVE VIEWS (12-09-14) 3, 2. PERSPECTIVE VIEWS (12-09-14) 6, 3. site plan, 4. Draft Ordinance, 5. Ordinance 2015-06-18-0542

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:** Contract Award: HemisFair Park - Historic Homes Stabilizations

**SUMMARY:**

An ordinance for the HemisFair Park - Historic Homes Stabilizations and Exterior Rehabilitations Project, a 2012-2017 General Obligation Bond funded project, located in Council District 1, authorizing a change order with J.C. Stoddard Construction in the amount in the amount not to exceed \$410,969.00.

**BACKGROUND INFORMATION:**

Project Background

On May 12, 2012, voters approved the 2012-2017 Bond Program which included four projects totaling \$15 million for Parks, Recreation and Open Space Improvements at HemisFair Park. The projects are: 1) HemisFair Play Escape Project; 2) Magik Theatre Restoration; 3) Historic Homes and; 4) The Civic Park.

This change order will provide for an elevated seating plaza and landscaping improvements at the three Historic

Homes (Koehler Pereida, Espinoza) adjacent to the Yanaguana Garden improvements in the southwest corner of HemisFair Park. The elevated seating plaza will adjoin the Koehler and Espinoza Homes which have been designed to complement the intended uses for the homes to include a restaurant and a coffee and juice bar. The seating plaza will extend into the park and will include approximately 2,500 square feet of commercial grade wood with a life span of more than 20 year. The elevated seating plaza will have multiple levels. The plaza will be constructed on approximately 100 concrete piers for stabilization and will include architecturally detailed railings of extruded aluminum and stainless steel cabling. Commercial grade exterior lighting in various locations to include on the trees and along the elevated seating plaza steps and railing will also be provided for safety and aesthetics. A commercial grade retractable “Sombrilla” shade cover structure of approximately 500 square feet will be installed between the Koehler and Espinoza Homes. The elevated seating plaza improvements will be directly adjacent and complimentary to the new entry into the Yanaguana Garden and most visible from the intersection of South Alamo and Cesar Chavez streets. The elevated seating plaza provides different seating options and unique views of the elements within the park.

In addition to the elevated seating plaza, approximately 6,000 square feet of pre-cast unit paving, 800 square feet of concrete walks, and 800 square feet of decomposed granite will be added in key areas around the perimeters of the Pereida, Koehler and Espinoza homes to tie into Yanaguana Garden. The pavings, which include various types of limestone seating, will be integral to tying the historic homes’ activities to the park improvements.

Construction work for this change order will take six months to complete and will not affect the project’s expected December 2015 completion.

#### Previous Council Action

A previously executed Construction contract with J.C.Stoddard Construction, for the HemisFair Park Historic Homes Stabilizations and Exterior Rehabilitations project in the amount of \$2,190,000.00, was approved by City Council on October 9, 2014, through Ordinance 2014-10-09-0775. This project provides architectural and structural stabilization for each of ten referenced historic homes in HemisFair, and additional exterior rehabilitation improvements at five of the ten homes. Construction work for the HemisFair Park Historic Homes Stabilizations and Exterior Rehabilitations project began in October 2014 and is expected to be completed in December 2015.

#### **ISSUE:**

This ordinance for the HemisFair Historic Homes Stabilizations and Exterior Rehabilitations Project, a 2012-2017 General Obligation Bond funded project, located in Council District 1, authorizes a change order with J.C. Stoddard Construction in the amount in the amount of \$410,969.00.

This change order will provide for an elevated seating plaza, landscaping adjoining the Koehler and Espinoza Homes and extending into the park, 100 drilled concrete piers to stabilize the elevated seating plaza, a 500 square foot retractable shade structure, approximately 6,000 square feet of pre-cast unit paving, 800 square feet of concrete walk and exterior lighting in various locations. All improvements are commercial grade. Construction work for this change order will take six months to complete and will not affect the project’s expected December 2015 completion.

#### **ALTERNATIVES:**

As an alternative, this project could be delivered utilizing a new solicitation. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$410,969.00 payable to J.C. Stoddard Construction, for the HemisFair Historic Homes Stabilizations and Exterior Rehabilitations project. Funds are available from 2012-2017 General Obligation Bond Program and are included in the FY 2015-2020 Capital Improvement Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance for HemisFair Historic Homes Stabilizations and Exterior Rehabilitations Project, a 2012-2017 Bond-funded Project, located in Council District 1, authorizing a change order in an amount of \$410,969.00 with J.C. Stoddard.