



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5484

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 10/5/2017

**Title:** An Ordinance authorizing an agreement with Joint Base San Antonio for a grant of easement in order for the City to construct, maintain and operate a public place on JBSA property adjacent to Texas Department of Transportation Right of Way.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Site\_Property Lines, 2. Lackland Corridor Gateway\_Location Map, 3. Prelim Lackland Gateway Agreement (3), 4. Draft Ordinance (C), 5. Draft Ordinance (A), 6. Draft Ordinance (B), 7. Ordinance 2017-10-05-0745

Date	Ver.	Action By	Action	Result
10/5/2017	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council District 4

### SUBJECT:

Contract Award: Lackland Corridor Gateway Project

### SUMMARY:

Consideration of the following ordinances related to the Lackland Corridor Gateway Project included in the FY 2017 Capital Improvement Program, located in Council District 4:

- A) An ordinance authorizing the execution of a Multiple Use Agreement with the Texas Department of Transportation (TxDOT) in order for the City to construct, maintain and operate a public place on the highway right of way
- B) An ordinance authorizing an agreement with Joint Base San Antonio (JBSA) for a grant of easement in order for the City to construct, maintain and operate a public place on JBSA property adjacent to TxDOT ROW

- C) An ordinance authorizing a change order to an existing contract with Jerdon Enterprise, L.P. in the amount not to exceed \$130,000.00 for the Lackland Corridor Gateway Project.

## **BACKGROUND INFORMATION:**

### Land Use Agreement Background

The five acre site at the intersection of U.S. Highway 90 and Loop 13 (SW Military Drive) is subdivided into 2.544 Acres of JBSA property and a 2.470 Acres of TxDOT highway right-of-way. It is the future home of the Lackland Corridor Gateway which is currently under construction. The City has been working with TxDOT and JBSA to identify the agreements and particular use of the site.

### Multiple Use Agreement with TxDOT

The City approached the State to permit the construction, maintenance and operation of a public place known as the Lackland Corridor Gateway on the highway right of way. A Multiple Use Agreement with TxDOT solidified the States willingness to work with the City for such purposes and uses which are in the public interest and said conditions for use of the site stipulated within the Multiple Use Agreement.

An interdepartmental maintenance agreement between Parks and Recreation and TCI has identified and prioritized areas of maintenance. This is an ongoing process that shows a willing commitment from both departments to maintain and support the area as a public place.

### Grant of Easement with JBSA

The Grant of Easement with JBSA allows the City full use of acreage associated with this agreement and dedicated as a public place. It includes an “In-Kind” agreement between Joint Base San Antonio and the City and it is identified as the best means to convey to the City a 2.455-acre property belonging to the United States of America, Joint Base San Antonio. The agreement identifies three critical projects within the JBSA jurisdiction needed to support the ATC West Campus FY 2016 - FY 2019 MILCON Program. The improvement value of these projects is considered to be of an equivalent or exceeding value to this property. The three projects are the ATC West Campus temporary construction haul road and deceleration lane at the intersection of the HWY 90 eastbound frontage road and Springvale Street and establish the construction Free Zone through a pedestrian crosswalk.

The City’s willingness to work with JBSA in their efforts to improving the premises for future trainees through the ATC West Campus shows the City’s commitment and continued dedication to building a stronger relationship with the military in San Antonio.

### Project Background

The Lackland Corridor Gateway Project was identified through the Lackland Corridor Streetscape Master Plan which was approved by City Council in August 2014. The Master Plan identified multiple phases of improvements that could be constructed in order to convey the distinct area which is home to the United States Air Force’s basic training program. With hundreds of Airmen and Airwomen graduating each week, family and visitors from around the United States travel through the Lackland Corridor. The intersection of U.S Highway 90 and Loop 13 (SW Military Drive) has been identified as the most visible location along the corridor for what will be called the gateway into the military installation.

The Lackland Corridor Gateway Project provides a coordinated effort for the installation of a 75 foot Aluminum clad monument/sculpture designed by local artist, George Schroeder. This monument was presented for final approval to the Public Arts commission on October 20, 2015 and is currently under construction. The

monument is anticipated to be delivered and assembled on site beginning in March 2018.

Site improvements include the monument plaza that is raised above the surrounding finish grade with concentric retaining walls. LED accent lighting illuminates the monument from dusk to dawn and offers special illumination on Fridays to celebrate the weekly graduation ceremonies. An entry plaza contains a parking area with 19 spaces (of which two are handicap accessible), a picnic unit with shelter and amenities, and a portable toilet unit with associated enclosure. This entry plaza provides access at the street level and easily links the monument area via a 100 foot corten steel truss bridge which gives the bridge a rustic look and concrete sidewalks.

Also included within the entry plaza will be an overlook node which offers scenic views and a resting area with a circular bench. A graphic panel offers the opportunity to learn about bio-retention, the role of the military in San Antonio or the symbolism of the Gateway monument. Site improvements complete the construction with added bio-swales, Low Impact Development (LID) systems, channel realignment and natural restoration. Selective vegetation allows for storm water runoff and is site specific for the establishment of the LID in its final configuration.

Construction began in May 2017 and is estimated from completion in July 2018 during the same timeline the monument will be assembled.

#### Previous Council Action

In February 2017, a construction contract was awarded to Jerdon Enterprise, L.P. through Ordinance 2017-02-02-0057 which authorized for \$3,777,000.00 for the Lackland Corridor Project.

#### **ISSUE:**

- A) This ordinance authorizes the execution of a Multiple Use Agreement with the Texas Department of Transportation (TxDOT) in order for the City to construct, maintain and operate a public place on the highway right of way

Since May 22, 2017, Jerdon Enterprise, L.P. has been working with a partial notice to proceed with construction on only the TxDOT property. TxDOT has allowed the construction with the stipulation that the City follow through with the issuance and acceptance of the Multiple Use Agreement.

- B) This ordinance authorizes an agreement with Joint Base San Antonio (JBSA) for a grant of easement in order for the City to construct, maintain and operate a public place on JBSA property adjacent to TxDOT ROW

Since approval of the Lackland Corridor Project, JBSA and the City have continued to work on a right-of-entry agreement with the anticipation that access would be given in September 2017.

- C) This ordinance authorizes a change order to an existing contract with Jerdon Enterprises, L.P. in the amount not to exceed \$130,000.00 for the Lackland Corridor Gateway Project.

Jerdon Enterprise, L.P. is ready to start on the construction of the entire site and are requesting assistance due to this delay. The increase to their contract allows for overhead cost associated with the delay in securing the Use and Easement Agreements with TxDOT and JBSA respectively. Jerdon will also be given additional time to construct the majority of the work.

Since construction began, the monument plaza has been the only element under construction. With the execution of this Ordinance, Jerdon can now move forward with the stream work, the parking area and all other major components of the project that are directly on JBSA property and/or straddle both TxDOT and JBSA properties.

The Lackland Corridor Gateway construction is anticipated to be completed in July 2018.

#### **ALTERNATIVES:**

There are no other alternatives identified that would allow for the delivery of the entire site without adversely affecting the timely completion of the Project.

#### **FISCAL IMPACT:**

- A. There is no fiscal impact for the Multiple Use Agreement with the Texas Department of Transportation for the project to proceed on TxDOT right-of-way.
- B. There is no fiscal impact for the agreement with Joint Base San Antonio (JBSA) for a grant of easement for the project to proceed on JBSA right-of-way.
- C. This is a one-time capital improvement expenditure in an amount not to exceed \$130,000.00 payable to Jerdon Enterprise, L.P. Funding is included in the FY 2017 - FY 2022 Capital Improvement Program.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance and awarding an increase to the existing construction contract in an amount not to exceed \$130,000.00 to Jerdon Enterprise, L.P., for the Lackland Corridor Gateway Project.