



City of San Antonio

Legislation Details (With Text)

File #: 17-3123

Type: Capital Improvements

In control: City Council A Session

On agenda: 12/14/2017

Title: An Ordinance authorizing an amendment to the prior approved Design-Build Services Agreement with SpawGlass Contractors Inc. to provide for additional facility construction to accommodate City operations within the Southeast Service Center and the Leslie Road Service Center Projects in Council Districts 2 and 6 respectively in the increased amount of \$2,450,448.00 funded from Certificates of Obligation included in the FY 2018 Capital Budget for a total contract value not to exceed \$58,210,448.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Sponsors:

Indexes:

Code sections:

Attachments: 1. CDC Form_SpawGlass, 2. 1295 Form Service Centers, 3. COU, 4. Leslie Road Service Center Map, 5. Southeast Service Center Map, 6. Draft Ordinance, 7. Ordinance 2017-12-14-0993

Date	Ver.	Action By	Action	Result
12/14/2017	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council Districts 2 and 6

SUBJECT:

Amendment for the Leslie Road and Southeast Service Centers

SUMMARY:

An ordinance authorizing an amendment to the Design-Build Services Agreement with SpawGlass Contractors Inc. to provide for additional facility construction to accommodate City operations in support of the Southeast Service Center and the Leslie Road Service Center Projects in Council Districts 2 and 6 respectively, in the increased amount of \$2,450,448.00 funded from Certificates of Obligation included in the FY 2018 Capital Budget for a total contract value not to exceed \$58,210,448.00.

BACKGROUND INFORMATION:

Project Background

To more efficiently provide City services, the City of San Antonio developed a service center master plan vision for FY 2020, which was completed in July 2012 and presented to City Council. In this plan, the existing service centers, with the exception of the Toolyard and Callaghan, were to be closed and consolidated to one of four locations in each quadrant of the City. Solid Waste and Transportation and Capital Improvements would distribute assets and personnel among the four quadrants (Existing Northeast-Toolyard; New Northwest-Leslie Road; Existing Southwest-Callaghan; and New Southeast-SE Loop 410). The other existing service center sites may be sold or repurposed for other departmental needs.

The Leslie Road Service Center project will include:

- Crew quarters
- An administrative building
- A vehicle maintenance building
- A storage warehouse
- A material storage yard
- Staff and heavy equipment parking
- Fuel islands
- A vehicle/truck wash
- Wash islands
- Ice and water stations
- Public art

The Southeast Service Center project will include:

- Crew quarters
- An administrative building
- A vehicle maintenance building
- A storage warehouse
- A material storage yard
- Staff and heavy equipment parking
- Fuel islands
- A vehicle/truck wash
- Wash islands
- Ice and water stations
- Public art

This proposed amendment would add the Traffic Operations Division and Fleet Acquisition Division to the Leslie Road and Southeast Service Centers respectively. The Traffic Operations Division was originally included in the initial Program of Requirements for the Leslie Road and the Fleet Acquisitions Division was included in the initial Program for the Southeast Service Center. At the end of Schematic Design, the estimate for these two divisions was higher than the budget and not included in the base bid but rather as an alternate. At the end of Design Development phase, SpawGlass submitted their Guaranteed Maximum Price (GMP) with the Alternates priced separately which was substantially lower than the Schematic Design estimates.

Previous Council Action

A Design-Build service agreement for this project was approved by City Council on March 10, 2016 through ordinance 2016-03-10-0195 in an amount not to exceed \$55,760,000.00 for the design and construction of the

Leslie Road Service Center and Southeast Service Center.

ISSUE:

This ordinance authorizes an amendment to the existing Design-Build Services Agreement with SpawGlass Contractors Inc. to provide for additional facility construction to accommodate City operations in support of the Southeast Service Center and the Leslie Road Service Center Projects in Council Districts 2 and 6 respectively in the increased amount of \$2,450,448.00 funded from Certificates of Obligation included in the FY 2018 Capital Budget for a total contract value not to exceed \$58,210,448.00.

This amendment will be used in order to add the Traffic Operations Division of Transportation & Capital Improvements Department into the Leslie Road Service Center and to add the Fleet Acquisitions Division of Building & Equipment Services Department to the Southeast Service Centers since these alternative construction components can now be funded within the original budget.

The current location for the Traffic Operations Division is inadequate for the responsibilities of that division. The Cherry Street location is an older facility which cannot keep up with the infrastructure and special needs of the division. It is more beneficial for the City to relocate the staff to the Leslie Road Service Center where space will be dedicated for the sign fabrication shop, signal repair shop, staff offices, a 13,000 sq. ft. warehouse, and a traffic materials yard. The new center will be a state of the art facility for the Traffic Operations Division Project. Upon transfer of the Traffic Operation Division, the City will review and determine if the Cherry Street facility should be disposed of. Construction of the Leslie Road Service Center began in May 2017 and is estimated to be completed by September 2018.

The current location for the Fleet Acquisitions Division is proposed to be relocated from the Toolyard Service Center to the Southeast Service Center. The Fleet Acquisitions Division acquires and disposes of city vehicles, as well as, prepares new and current vehicles with appropriate decals and logos. The Fleet Acquisitions Division was relocated from Brooks City Base in 2012 to the Toolyard. There is not adequate space for their operations at the Tool-yard. The proposed relocation to the South East Service Center would provide adequate facilities for their operations in the most convenient location. To be included at Southeast for the Fleet staff are offices, vehicle maintenance/prep/wash bays, and parking for 300 vehicles, both old and new. Project construction began in July 2017 and estimated to be completed by December 2018.

The City requests that an amendment to SpawGlass Design-Build Services Contract be accepted to include the Traffic Operations and Fleet Acquisitions facility alternates.

ALTERNATIVES:

As an alternative, the Traffic Operations and Fleet Acquisitions Divisions could remain in their current outdated and undersized locations and new facilities could be built in the future. However, foregoing this construction now will lead to greater costs in the future and could disrupt business activity during the construction.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount not to exceed \$2,450,448.00 payable to SpawGlass Contractors Inc. for a total not to exceed project amount of \$58,210,448.00. This is the first change order to the Design-Build contract. Funding for the contract amendment is available Certificates of Obligation

included in the FY 2018 Capital Budget.

This action will also authorize the Director of Finance to make the necessary adjustments to project budgets between the Leslie Road and the South East Service Centers not to exceed total current appropriations included in the FY 2018 Budget to ensure funding is available in the appropriate project to complete construction.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing an amendment to the Design-Build Services Agreement with SpawGlass Contractors Inc. in the total amount not to exceed \$58,210,448.00 for additional facility construction to accommodate City operations at the Southeast Service Center and the Leslie Road Service Center.