



City of San Antonio

Agenda Memorandum

File Number:16-3249

Agenda Item Number: 10.

Agenda Date: 6/30/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council Districts 1 & 2

SUBJECT:

Contract Award: (Job-Order Contract) Beautification of Tower of America's Way Turn-around under Interstate 37

SUMMARY:

An ordinance for the Beautification of Tower of America's Way Turn-around under Interstate 37 Project authorizing a task order to a Job Order Contract with Davila Construction, Inc. to provide hardscape and landscape improvements, in an amount not to exceed \$290,503.42, a 2012-2017 General Obligation Bond-funded Project, located in Council Districts 1 and 2.

BACKGROUND INFORMATION:

Project Background

The 2007-2012 General Obligation Bond authorized the funding of the Hemisfair Master Plan, which conceptualized the redevelopment of Hemisfair into a mixed-use area of commercial, institutional, civic and mixed income housing all centered on a city park with the vision to create a network of streets within Hemisfair geared toward improved connectivity between the downtown area and the surrounding neighborhoods east and west of Hemisfair. The construction of Tower of Americas Way was a key street identified under the Hemisfair Area Streets Redevelopment 2012 Bond project and the scope of work and was completed in October 2014 in conjunction with the Market Street Realignment project. Tower of Americas Way extends from Commerce Street on the north end, parallel with IH-37, and extends south to Cesar Chavez.

The Tower of America's Way turn-around under IH-37 is one of the primary exits out of downtown San Antonio. Drivers travelling down Market Street will pass Hemisfair , which includes the newly renovated Henry B. Gonzales Convention Center, and turn right onto Tower of America's Way to access the turn-around to get to Interstate 37 northbound. Drivers heading south on Interstate 37, continue onto Tower of America's Way and access the interstate just south of Montana Street.

The beautification of the Tower of America's Way turn-around under Interstate 37 will be a continuation of the hardscape and landscape improvements in the immediate vicinity in conjunction with the Hemisfair Area Streets Redevelopment 2012 Bond project and will provide vehicular traffic with a more pleasurable visual experience. Improvements will consist of the addition of integrally colored concrete to replace earthen areas that have required frequent maintenance as well as mulching and grass seeding in other areas. Construction is anticipated to begin in July 2016 and estimated to be completed by October 2016.

Procurement of Services

This Project was selected to utilize Job Order Contracting (JOC), an alternative Project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, cost, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Of the ten contractors, Davila Construction, Inc., was selected to submit an estimate and project schedule for this Project.

Davila Construction, Inc. is a small, minority-owned business that has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation.

The Discretionary Contracts Disclosure Form, as required by the City's Ethics Ordinance for all Projects where subjective criteria are used to select the contractor or consultant rather than by low bid is attached.

ISSUE:

This ordinance for the Beautification of Tower of America's Way Turn-around under Interstate 37 Project authorizes a task order to a Job Order Contract with Davila Construction, Inc. to provide hardscape and landscape improvements, in an amount not to exceed \$290,503.42, a 2012-2017 General Obligation Bond-funded Project, located in Council Districts 1 and 2.

The beautification of the Tower of America's Way turn-around under Interstate 37 will be a continuation of the hardscape and landscape improvements in the immediate vicinity in conjunction with the Hemisfair Area Streets Redevelopment 2012 Bond project. The improvements will be primarily located within the turn-around under Interstate 37 however a portion of the project will extend to the east side of IH-37 to provide repairs to the grass. Improvements will consist of the addition of integrally colored concrete to replace earthen areas that have required frequent maintenance as well as mulching and grass seeding in other areas.

The Tower of America's Way turn-around under IH-37 is one of the primary exits out of downtown San Antonio. The project will provide aesthetic improvements for a blighted area downtown. Construction is anticipated to begin July 2016 and estimated to be completed by October 2016.

TCI Staff will coordinate to ensure vehicular access and safety is maintained in this area during construction.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing another delivery method. 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 \$290,503.42 payable to Davila Construction, Inc. Funds are available from the 2012-2017 Bond Program and are included in the FY 2016-2021 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$290,503.42 to Davila Construction, Inc., for the beautification of the Tower of America's Way turn-around under Interstate 37.