



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-2878

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**Agenda Item Number:** 13.

**Agenda Date:** 6/8/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Contract Award (Job-Order Contract): Downtown Pedestrian Wayfinding Signage Project

### **SUMMARY:**

An ordinance authorizing a task order to a Job Order Contract for the Downtown Pedestrian Wayfinding Signage Project payable to Straight Line Management Company, LLC, in an amount not to exceed \$653,710.00 of which funds are available from the Parking Trailblazing Signage System project and Downtown Pedestrian Wayfinding project, as included in the FY 2017 Capital Improvement Program.

### **BACKGROUND INFORMATION:**

#### Project Background

The Downtown Parking Wayfinding Signage System project was completed in 2015 which aimed to promote downtown economic development and to enhance visitors' experience. Since the initial project was completed in 2015, numerous changes have occurred downtown that necessitates an upgrade to the system. Recent changes include the completion of the Henry B. Gonzales Convention Center Expansion Project, opening of the West Side Multimodal Transit Center, completion of Hemisfair Park improvements, and construction of Yanaguana Gardens. The intent of the Pedestrian Wayfinding System update is to upgrade the existing pedestrian wayfinding signage in support of all downtown vehicular and pedestrian signage. The Pedestrian Wayfinding Signage project is anticipated to begin in June 2017 and is estimated to be completed by the end of October 2017.

The signage design concept for the Downtown Pedestrian Wayfinding Signage System includes a quatrefoil and color combination selection that was a collaborative effort among the City design team, the City Manager's Office, Center City Development & Operations Department, Transportation & Capital Improvements, Historic

Design Review Committee, and Centro San Antonio. As part of the project planning, aesthetics was taken into consideration and it was determined that signage should not add clutter to the downtown area. Therefore, of the 354 current wayfinding/pedestrian signs, only 248 will be replaced. The reduction of the 106 signs represents the emphasis to not add clutter or changes to the downtown area that no longer require those signs. Of the 248 signs, 19 will serve as directional signs to assist visitors leaving City parking garages and leading them back to the highways.

#### Procurement of Services

This Project will utilize Job Order Contracting (JOC), an alternative Project delivery method 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 contractors to specific jobs is based on the contractor's current workload, overall capacity, and familiarity with a specific facility, cost, and expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Straight Line Management was selected to submit an estimate and project schedule for this Project.

Straight Line Management Company, LLC is a small, minority-owned business that has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation.

#### **ISSUE:**

This ordinance authorizes a task order to a Job Order Contract for the Downtown Pedestrian Wayfinding Signage Project payable to Straight Line Management Company, LLC, in an amount not to exceed \$653,710.00 of which funds are available from the Parking Trailblazing Signage System project and Downtown Pedestrian Wayfinding project, as included in the FY 2017 Capital Improvement Program.

With many new amenities being constructed in the downtown area and with planned events over the next few years, ensuring downtown visitors can navigate the area is essential. As part of the project planning, aesthetics was taken into consideration and it was determined that signage should not add clutter to the downtown area. Therefore, of the 354 current wayfinding/pedestrian signs, only 248 will be replaced. The reduction of the 106 signs represents the emphasis to not add clutter or changes to the downtown area that no longer requires those signs. Of the 248 signs, 19 will serve as directional signs to assist visitors leaving City parking garages and leading them back to the highways.

Upon completion and installation of signs, Center City Development & Operations Department will be responsible for maintaining the signage.

#### **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 not to exceed \$653,710.00 payable to

Straight Line Management Company, LLC. Funds in the amount of \$87,000.00 are available from the Parking Trailblazing Signage System project and \$566,710.00 from the Downtown Pedestrian Wayfinding project as included in the FY 2017 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$653,710.00 to Straight Line Management Company, LLC for the Downtown Pedestrian Wayfinding Signage Project.