



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3259

---

**Agenda Item Number:** 16.

**Agenda Date:** 6/21/2018

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council District 4

### **SUBJECT:**

Change Order: Lackland Corridor Gateway Project, Temporary Haul Route

### **SUMMARY:**

An ordinance approving a change order not to exceed \$270,000.00 to the original \$3,777,000.00 contract amount for a total contract amount of \$4,047,000.00 with Jerdon Enterprises, L.P. for the construction of a temporary haul route, related to the Lackland Corridor Gateway Project, a FY 2018 Capital Improvement Program-funded project.

### **BACKGROUND INFORMATION:**

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 (USAF) 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.

A construction contract for \$3,777,000.00 was awarded to Jerdon Enterprises, L.P. through Council in February 2017. A coordinated effort for use of a five acre parcel at the intersection of U.S. HWY 90 and Loop 13 (SW Military Drive) belonging to both the Texas Department of Transportation (TXDOT) and Joint Base San Antonio (JBSA). The site would be transformed into a gathering place for the community to commemorate the military in San Antonio. The site would include a 75 foot Aluminum clad monument/sculpture by local artist George Schroeder on a raised monument plaza with concentric retaining walls, illuminated with LED accent lighting. An entry plaza with a parking area, an overlook node, a picnic shelter and amenities would be accessible via a 100 foot cortine steel truss bridge and concrete sidewalks. The old concrete channel would be

repurposed to line the bottom of a newly realigned and restored to its natural state channel complete with bioswales and Low Impact Development (LID) components all working to clean the storm runoff prior to entering the vegetative channel. All this being the vision for the Lackland Air Force Base (AFB) Corridor, a catalyst to simulate the urban vitality of the community, the work is scheduled to be complete this Fall 2018.

The USAF is constructing a new Airman Training Complex (ATC) -West Campus that is scheduled to be developed over a series of six years. Due to funding obstacles, The USAF approached the City of San Antonio to help establish a temporary haul route for all construction traffic associated with development of the ATC West Campus. The construction of this temporary route would allow for direct access to the campus site and creating a free-zone for construction would provide a time-efficient and cost effective access point for all construction-related traffic while maintaining Department of Defense and USAF antiterrorism regulatory requirements for the remaining installation.

The proposed haul route would provide access to the construction site from the U.S. Highway 90 frontage road via Springvale Drive and Eaglerock Drive and into the temporary haul route which consists of a property located on Lackland Air Force Base and an approximate 9.0520 acres parcel of privately-owned property. In November 2017, the City of San Antonio through City Council approved the Land Use Agreement between JBSA and the City of San Antonio. In this agreement, the City of San Antonio committed to three In-Kind projects. One of which required the City to acquire the property for this project and also construct part (450 linear feet) of an overall 950 linear feet of the temporary haul route up to JBSA property. JBSA's contractor will then continue with the construction of the 550 linear feet remaining route onto federal land.

Consisting of 450 linear feet of asphalt with a lime stabilized base, the route is scheduled to transition from a width of 24 feet to a width of 50 feet. It will traverse only 1.09 acres of the 9.0520 acres of private property and abut the JBSA property line. JBSA will then continue the haul route into their property and install security gates at that transition. Seeding and irrigation of the site will be provided by the construction to establish ground cover as per stormwater pollution prevention plan (SWPPP) requirements.

Jerdon Enterprises L.P. is currently working on the Lackland Corridor Gateway Project in close proximity to the proposed haul route, so remobilization is not required as part of this change order. Construction is anticipated in July 2018 and be completed in early September 2018.

## **ISSUE:**

This ordinance for the Lackland Corridor Gateway Project, authorizes the negotiation and execution of a change order not to exceed \$270,000.00 to the original \$3,777,000.00 contract amount for a total contract amount of \$4,047,000.00, awarded to Jerdon Enterprises, L.P. for the construction of the temporary haul route related to the Lackland Corridor Gateway Project. This is a FY2018 Capital Improvement Program-funded project located in Council District 4,

The USAF is constructing a new Airman Training Complex (ATC). The USAF with the help of the City of San Antonio plans to establish a temporary haul route for all construction traffic associated with development of the ATC West Campus. Allowing direct access to the campus site and creating a free-zone for construction would provide a time-efficient and cost effective access point for all construction-related traffic, while maintaining Department of Defense and USAF antiterrorism regulatory requirements for the remaining installation.

The temporary haul route consists of a public road, and property located on Lackland Air Force Base, and an approximately 9.0520 acres parcel of privately-owned. Due to funding obstacles, the City of San Antonio has been asked to construct the temporary haul route up to federal property.

Jerdon Enterprises L.P. is currently working on the Lackland Corridor Gateway Project in close proximity to the proposed haul route, so remobilization is not required as part of this change order. Construction is anticipated in July 2018 and be completed in early September 2018.

On a separate agreement the City will convey the land to the federal government.

**ALTERNATIVES:**

City Council could choose not to approve the negotiation and execution for the construction of the temporary haul route; however, if the City Council does not authorize the construction of the temporary haul route, it could cause significant delays to the overall construction of the Airman Training Complex.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in an amount not to exceed \$270,000.00 to the original \$3,777,000.00 contract amount for a total contract amount of \$4,047,000.00, payable to Jerdon Enterprises, L.P. Funds are available from the 2018-2023 Capital Improvement Program Budget for the Lackland Corridor Gateway Project.

**RECOMMENDATION:**

Staff recommends the approval of this ordinance authorizing the negotiation and execution of a change order not to exceed \$270,000.00, awarded to Jerdon Enterprises, L.P. for the construction of the temporary haul route for the Lackland Corridor Gateway Project.