



City of San Antonio

Agenda Memorandum

File Number:20-4275

Agenda Item Number: 16.

Agenda Date: 8/20/2020

In Control: City Council A Session

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award: River Walk Improvements Phase 6

SUMMARY:

An ordinance awarding a construction contract including two additive alternates to Guido Construction in the amount of \$3,267,542.00 for the River Walk Improvements Phase 6 project, a FY 2020 General funded project, located in Council District 1. Funds are available from the FY 2020 General Fund and are included in the FY 2020 - FY 2025 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The River Walk Capital Improvements Master Plan was developed to identify and prioritize the infrastructure needs for the historic river bend along the River Walk. The Plan identified a prioritized list of capital improvements with an estimated total cost of \$15 million to be constructed over a five-year period. The master plan design establishes a new baseline for the River Walk's physical condition and quality establishing an on-going assessment/maintenance program and framework which will accommodate new developments adjoining or interacting with the River Walk.

The Master Plan was finalized in August 2008 and projects as part of the plan generally include repairs to stairs (handrails, treads, risers and code concerns), repairs to historic paving (walks, walls, seating, ramps), repairs to river retaining walls, the addition of new accessible ramps where necessary, painting, landscaping and upgrades to electrical lighting and power.

Implementation of the plan is on-going, utilizing a phased approach. The multi-phase construction timeline for the master plan included the following:

- Phase 1 began in January 2009 and was completed in November 2010.
- Phase 2 began in March 2011 and was completed in September 2012.
- Phase 3 began in August 2012 and was completed in September 2013.
- Phase 4 began in October 2013 and was completed in November 2014.
- Phase 5 began in August 2014 and was completed in July 2015.

This project for Phase 6 construction will include upgrades to existing walk paths, walls, handrails and steps along various sections of the historic river bend and river extension, electrical upgrades and new lighting fixtures and upgrades to the streetcar station elevator. The two additive alternates accepted as part of the contract will allow for rehabilitation of the Historia Restrooms near the Market Street bridge and improvements to the river level under the North Navarro street bridge. Construction is anticipated to begin in September 2020 and estimated to be completed by September 2021.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released February 19, 2020 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the electronic bidding site CivCast. Responses were due on April 7, 2020, and two (2) proposals were received. A selection committee consisting of representatives from the City Manager's Office, Public Works, Center City Development and Operations, and the San Antonio River Walk Association evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included: Evaluation of experience, background and qualifications of the firm/team, a proposed management plan and understanding of the project including a mock-schedule, familiarity with San Antonio regional issues and downtown construction, price proposal and participation in the SBE and M/WBE Prime Contractor Programs.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise Prime Contract Program with 10 Evaluation preference points and Minority/Women-Owned Business Enterprise Prime Contract Program with 10 Evaluation preference points. Additionally, the Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) and 3% African American Business Enterprise (AABE) subcontracting goals. Guido Construction has committed to meeting these subcontractor participation goals.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form has been included herein as an attachment.

ISSUE:

This ordinance awards a construction contract including two additive alternates to Guido Construction in the amount of \$3,267,542.00 for the River Walk Improvements Phase 6 project, a FY 2020 General funded project, located in Council District 1.

This project for Phase 6 construction will provide for upgrades to existing walk paths, walls, handrails and

steps along various sections of the historic river bend and river extension, electrical upgrades and new lighting fixtures and upgrades to the streetcar station elevator. The two additive alternates accepted as part of this contract will allow for rehabilitation of the Historia Restrooms near the Market Street bridge and improvements to the river level under the North Navarro street bridge. Construction is anticipated to begin in September 2020 and estimated to be completed by September 2021.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to re-advertise the project; 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 \$3,267,542.00 payable to Guido Construction. Funds are available from the FY 2020 General Fund and are included in the FY 2020 - FY 2025 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance awarding a construction contract including two additive alternates in the amount of \$3,267,542.00 to Guido Construction for the River Walk Improvements Phase 6 project.