



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5963

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**Agenda Item Number:** 11C.

**Agenda Date:** 10/8/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works

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

**COUNCIL DISTRICTS IMPACTED:** Council District 2

### **SUBJECT:**

Lockwood & Dignowity Parks (2017 Bond Project)

### **SUMMARY:**

Consideration of the following items related to the Lockwood & Dignowity Parks project:

- A. An ordinance approving the execution of a Funding Agreement with the Inner City Board of Directors of Reinvestment Zone #11, granting up to \$1,900,000.00 in reimbursable funds from Inner City Tax Increment Reinvestment Zone (TIRZ) #11 fund for the construction of additional public infrastructure improvements associated with the redevelopment of Lockwood and Dignowity Parks located in Council District 2; and, authorizing the appropriation and amending of the FY 2021 - FY 2026 Capital Improvements Program with funds in the amount not to exceed \$1,900,000.00 from Inner City Tax Increment Reinvestment Zone (TIRZ) #11 fund for the Lockwood and Dignowity Parks project.
- B. An ordinance approving the execution of an amendment in the increased amount of \$132,870.00 to the Design Services Agreement between the City and The Broussard Group, Inc. for additional architectural design services associated with the design, bid, construction phase and other related services required in relation to the Lockwood and Dignowity Parks project.
- C. An ordinance accepting the lowest responsive bid and awarding a construction contract including nine additive alternates to Straight Line Management, LLC in the amount of \$2,769,350.00 for the 2017 Bond Program Lockwood and Dignowity Parks project, located in Council District 2. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

## BACKGROUND INFORMATION:

### Project Background

On May 6, 2017, the City approved the 2017 Bond Program which authorized \$3,100,000.00 for improvements to the Lockwood and Dignowity Parks located in Council District 2. Funds in the amount of \$999,560.00 were reallocated to the project from the cancellation of the Sports Education Facility Bond project. The Lockwood and Dignowity project will provide for new concrete walkways, tables, benches, a playground, a stand-alone public restroom, the renovation of Harmony Plaza with accent lighting, a dog park, informal playfields, a large event lawn with electric power, and site lighting. The nine additive alternates accepted as part of this contract will provide for additional park seating, lighting and landscaping. Construction is anticipated to begin in October 2020 and estimated to be completed by June 2021.

The Lockwood and Dignowity Parks project will complete work associated with conceptual plans developed through community visioning workshops and public input. Two separate public meetings were held in May 2018 and February 2019 to gather feedback for the project. In order to meet priorities for this project, including the closure of Burnet Street to unite the two parks, the City entered into a funding agreement with the Inner City Board of Directors of Reinvestment Zone #11 to fund additional improvements along North Hackberry and will amend the Design Services Agreement between the City and The Broussard Group, Inc. for additional architectural design services associated with the design, bid, construction phase and other related services as required for the added scope of work to the project.

### Previous Council Action

The previously executed design services agreement between the City and The Broussard Group, Inc. in the amount of \$253,750.00 was approved by City Council on October 5, 2017 through Ordinance 2017-10-05-0742. Amendments have increased this contract by \$100,359.00 to a total of \$354,109.00. This amendment will increase the contract by \$132,870.00 to a total contract amount of \$486,979.00.

The following table illustrates the amendments which have occurred:

Item	Amount
Original Contract Value	\$253,750.00
Previously Authorized Amendments	\$100,359.00
Proposed Amendment	\$132,870.00
Revised Contract Value	<b>\$486,979.00</b>

### Procurement of Services

This project was advertised on June 24, 2020 for construction bids in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and on the electronic bidding site CivCast. Bids were opened on July 31, 2020 and ten (10) bids were received. Of these, the lowest bidder was deemed non-responsive for not meeting subcontracting requirements. Straight Line Management, LLC submitted the lowest responsive bid. A matrix of the bid outcome is included herein.

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 set an 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 1% African-American Business Enterprise (AABE) subcontracting goal. Straight Line Management, LLC has committed to meeting the

subcontractor participation goal.

This construction contract was developed utilizing the low bid process. Therefore, a Contracts Disclosure Form is not required.

## ISSUE:

Consideration of the following items related to the Lockwood & Dignowity Parks project:

- A. This ordinance approves the execution of a Funding Agreement with the Inner City Board of Directors of Reinvestment Zone #11, granting up to \$1,900,000.00 in reimbursable funds from Inner City Tax Increment Reinvestment Zone (TIRZ) #11 fund for the construction of additional public infrastructure improvements associated with the redevelopment of Lockwood and Dignowity Parks located in Council District 2; and, authorizing the appropriation and amending of the FY 2021 - FY 2026 Capital Improvements Program with funds in the amount not to exceed \$1,900,000.00 from Inner City Tax Increment Reinvestment Zone (TIRZ) #11 fund for the Lockwood and Dignowity Parks project.

Chapter 311 of the Property Tax Code authorizes the municipality that designated a TIRZ to enter into agreements and construct public improvements necessary for the development and revitalization projects that benefit the City and Inner City TIRZ. On June 24, 2020, the Inner City TIRZ Board approved a Resolution (attached as an exhibit to Funding Agreement) authorizing the execution of a Funding Agreement with Inner City TIRZ Board to provide available tax increment funding in the total amount not to exceed \$1,900,000.00 for additional public infrastructure improvements associated with the redevelopment of Lockwood and Dignowity Parks. The public infrastructure improvements will include wider sidewalks, parallel parking, landscaping and work associated with the improvements along North Hackberry.

- B. This ordinance approves the execution of an amendment in the increased amount of \$132,870.00 to the Design Services Agreement between the City and The Broussard Group, Inc. for additional architectural design services associated with the design, bid, construction phase and other related services required in relation to the Lockwood and Dignowity Parks project.

The amendment in the increase amount of \$132,870.00 will provide for additional design work by The Broussard Group, Inc. to complete the additional general park rehabilitation and public infrastructure improvements in relation to the the Lockwood and Dignowity Parks project. The firm will provide the pre-programming, schematic design, construction documents, bidding and any associated services required for the added improvements to the project scope.

- C. This ordinance accepts the lowest responsive bid and awards a construction contract including nine additive alternates to Straight Line Management, LLC in the amount of \$2,769,350.00 for the 2017 Bond Program Lockwood and Dignowity Parks project, located in Council District 2. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

The Lockwood and Dignowity Parks project will provide for new concrete walkways, tables, benches, a playground, a stand-alone public restroom, the renovation of Harmony Plaza with accent lighting, a dog park, informal playfields, a large event lawn with electric power, and site lighting. The nine additive

alternates accepted as part of this contract will provide for additional park seating, lighting and landscaping. Construction is anticipated to begin in October 2020 and is estimated to be completed by June 2021.

This project and the construction of these improvements are imperative to the redevelopment of these parks and will provide improved pedestrian safety and connectivity within the parks and neighborhood boundaries.

#### **ALTERNATIVES:**

- A. As an alternative, City Council could choose not to approve this funding agreement; however, this action would negatively affect the design and construction of the Lockwood and Dignowity Parks project requiring staff to seek an alternate funding source.
- B. As an alternative, City Council could choose not to approve this amendment; however, not approving this item will result in staff's inability to complete the additional design work necessary to complete the project.
- C. As an alternative, City Council could choose not to award this contract and require staff to re-advertise this project; however, considering the additional time required for another solicitation process would adversely affect the timely completion of the project.

#### **FISCAL IMPACT:**

- A. This ordinance authorizes the execution of a Funding Agreement with the Inner City Board of Directors of Reinvestment Zone #11, granting up to \$1,900,000.00 in reimbursable funds from Inner City Tax Increment Reinvestment Zone (TIRZ) #11 for the Lockwood and Dignowity Parks project. This ordinance also authorizes the appropriation and amending of the FY 2021 - FY 2026 Capital Improvements Program with funds in the amount not to exceed \$1,900,000.00 from Inner City Tax Increment Reinvestment Zone (TIRZ) #11 fund for the Lockwood and Dignowity Parks project.
- B. This is a one-time capital improvement expenditure in the increased amount of \$132,870.00 authorized payable to The Broussard Group, Inc. for the Lockwood and Dignowity Parks project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvements Program.
- C. This is a one-time capital improvement expenditure in the amount of \$2,769,350.00 authorized payable to Straight Line Management, LLC. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

#### **RECOMMENDATION:**

- A. Staff recommends approval of this ordinance approving the execution of a Funding Agreement with the Inner City Board of Directors of Reinvestment Zone #11, granting up to \$1,900,000.00 in reimbursable funds from Inner City Tax Increment Reinvestment Zone (TIRZ) #11 for additional improvements to the Lockwood and Dignowity Parks project.
- B. Staff recommends approval of this ordinance amending the Design Services Agreement between the City and The Broussard Group, Inc. in the increased amount of \$132,870.00 for additional architectural

design services in relation to the Lockwood and Dignowity Parks project.

- C. Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract including nine additive alternates to Straight Line Management, LLC in the amount of \$2,769,350.00 for the Lockwood and Dignowity Parks project.