



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 4

Agenda Date: February 6, 2025

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Contract Award (Construction Manager At-Risk): Ella Austin Community Center Renovation

SUMMARY:

An ordinance approving the execution of a Construction Manager at Risk (CMAR) contract with F.A. Nunnally Company for pre-construction and construction phase services in an amount not to exceed \$17,815,020 for the Ella Austin Community Center Renovation project, located in Council District 2. Funds are available from the 2022 General Obligation Bond Program and the Inner City Tax Increment Reinvestment Zone TIRZ No. 11.

BACKGROUND INFORMATION:

Project Background

As part of the voter-approved 2022 Bond Program, \$11,500,000 was authorized for the Ella Austin Community Center Renovation project in Council District 2. The Ella Austin Community Center (originally Ralph Waldo Emerson Junior High School) was constructed in 1923 by the San Antonio Independent School District (SAISD) and is located at 1023 N. Pine Street. The City acquired the facility from SAISD in 1976 and has leased it as the Ella Austin Community Center since March 1983. Historically, the center has provided a wide range of services to the local community, including early childhood, youth, seniors, and family services.

The Ella Austin Community Center consists of five (5) structures spanning 63,000 square feet. These structures include the main building, gym and annex, senior center, metal storage building, and a modular building. The main and gym annex buildings are original structures, and the attached auditorium was constructed in 1930.

This project consists of the demolition of several existing buildings on the campus, full renovation of the two-story, approximately 39,894 square feet main building, cosmetic renovation of the auditorium, partial renovation of the existing gymnasium, and the construction of a new approximately 4,600 square foot Senior Center building. Site development will include a new parking lot, upgrades and modifications to the existing parking lot, new vehicular drop-off, and a new central courtyard area.

Other Contributions

On January 27, 2022, the City Council approved a funding agreement with the City of San Antonio's Department of Human Services and the Board of Directors of Inner City Tax Increment Reinvestment Zone No. 11 in a total amount not to exceed \$11,922,500 for infrastructure improvements and a feasibility study for the Ella Austin Community Center Renovation project through Ordinance 2022-01-27-0045.

The Construction Manager at Risk (CMAR) and Design Consultant will collaborate throughout the remaining design and pre-construction period. As part of the pre-construction services, the CMAR will assist in project design reviews, evaluate alternatives, provide value engineering recommendations, and assist the City in planning and phasing the construction work. The design of this project is currently in progress.

Procurement of Services

On January 2, 2024, a CMAR Request for Qualifications (RFQ) for Step 1 was released for this project. This CMAR RFQ was advertised in the San Antonio Hart Beat, on the City's website, the Texas Electronic State Business Daily, TVSA, and through the electronic bidding site CivCast. A pre-submittal conference and site visit were held on January 17, 2024, and responses were due on February 16, 2024. Four submittals were received for the RFQ Step 1 phase. All four submittals were deemed responsive and moved forward for full proposal evaluation.

The CMAR process is a two-step process. For Step 1-RFQ, Respondents are evaluated and scored based on qualifications and then shortlisted to participate in Step 2-RFP. In Step 2, the shortlisted firms are evaluated and scored based on additional requested information, interviews and proposed cost methodology.

A selection committee made up of representatives from the City Manager's Office, Public Works, and the Department of Human Services met for the evaluation meeting to discuss and score the four responsive submittals on March 13, 2024. Submittals were scored based on qualifications to include Experience, Background, Qualifications of Key Personnel and Key Sub-Consultants; General Proposed Work Plan/Approach; and Experience with the San Antonio Region and Past Performance; and Small Business Economic Development Advocacy (SBEDA) Small Business Enterprise (SBE) and Minority/Women Business Enterprise (M/WBE) Prime Contract Programs;

three of the four firms were shortlisted and moved forward to Step 2 – Request for Proposal (RFP).

On March 22, 2024, the CMAR RFP – Step 2 was released to the shortlisted firms. On April 16, 2024, the shortlisted firms submitted proposals for the Step 2 RFP phase and scheduled for interviews. The evaluation committee met to interview, discuss, and score the three proposals on May 23, 2024. Final scoring was conducted upon completion of interviews. Scoring was based on the published evaluation criteria for Step 2, which included Detailed Proposed Work Plan and Approach to Quality Control; Overall Evaluation of Team to Provide Required Services; Proposed Cost Methodology; and Small Business Economic Development Advocacy (SBEDA) Small Business Enterprise (SBE) and Minority/Women Business Enterprise (M/WBE) Prime Contract Programs. After scoring, it was discovered that the top ranked firm contributed campaign contributions during the blackout period and was disqualified and the second ranked firm, F.A. Nunnelly Company, was recommended for award.

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 to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise (SBE) with (5) Evaluation preference points and Minority/Women Business Enterprise (M/WBE) Prime Contract Program with (5) Evaluation preference points. Additionally, the Goal Setting Committee set A 20% M/WBE subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal and requires that on this project, the awarded prime consultant (s) become a mentor in the City's Mentor Protégé Program. F.A. Nunnelly Company has committed to meeting subcontractor participation goals.

This contract was developed utilizing a formal CMAR two-step process; therefore, as required by the Ethics Ordinance for all projects where subjective criteria are used to select the contractor rather than by low bid, a Contracts Disclosure Form has been included herein as an attachment.

This vendor has acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023, through Ordinance #2023-08-31-0585.

A post-solicitation briefing was presented to the Audit and Accountability Committee on October 8, 2024.

ISSUE:

This ordinance authorizes the execution of a Construction Manager at Risk contract with F.A. Nunnelly Company for pre-construction and construction phase services in an amount not to exceed \$17,815,020 for the Ella Austin Community Center Renovation project. Funds are available from the 2022 General Obligation Bond Program and the Inner City Tax Increment Reinvestment Zone TIRZ No. 11 funds.

This project consists of the demolition of several existing buildings on the campus, full renovation of the two-story, approximately 39,894 square feet main building, cosmetic renovation of the

auditorium, partial renovation of the existing gymnasium, and the construction of a new approximately 4,600 square foot Senior Center building. Also included are site development improvements which will consist of a new parking lot, upgrades and modifications to the existing parking lot, new vehicular drop-off and a new central courtyard area.

Construction Manager at Risk (CMAR)

As part of the pre-construction services, the CMAR will assist in project design reviews, cost modeling, and constructability reviews, provide value engineering recommendations, and assist the City in planning and phasing the construction work. The project's design is currently in progress. Abatement for the project has begun and construction is anticipated to begin Spring 2025.

ALTERNATIVES:

None.

FISCAL IMPACT:

This is a one-time capital expenditure in an amount not to not to exceed \$17,815,020, payable to F.A. Nunnally Company for pre-construction and construction phase services. Funds are available from the 2022 General Obligation Bond Program and the Inner-City Tax Increment Reinvestment Zone (TIRZ) No. 11 funds included in the FY 2025 Capital Budget.

RECOMMENDATION:

Staff recommends approval.