



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 23

Agenda Date: June 22, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Contract Award: District 4 Heritage Community Center

SUMMARY:

An ordinance awarding a construction contract to FA Nunnelly Company in the amount of \$8,443,747.00 to complete construction of the District 4 Heritage Community Center project, a 2017 - 2022 General Obligation Bond Program and Certificates of Obligation funded project included in the FY 2023 – FY 2028 Capital Improvements Program located in Council District 4; and, amending the FY 2023 – FY 2028 Capital Improvement Program with the reallocation of funds in the total amount of \$4,600,000.00 of which \$773,212.00 will be funded by 2018 Certificates of Obligation, \$818,594.00 in Parks, Recreation and Open Space Improvements Proposition 2017 General Obligation Bond funds and \$3,008,194.00 in General Funds to the District 4 Heritage Community Center project.

BACKGROUND INFORMATION:

Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$8,500,000 for the District 4 Heritage Community Center. Additional funds were approved in the FY 2021 Budget to provide storm drainage improvements directly adjacent to the site. The project is envisioned to

provide senior services and youth programs lacking in this area of the City. The Department of Human Services and the Parks and Recreation Department will operate this facility jointly with services and programs for all ages.

The project is located at 1423 S. Ellison Drive, adjacent to the Heritage Neighborhood Pool. The new 17,000 square foot facility will consist of a gymnasium, classrooms, dining room, warming kitchen, exercise and game/lounge areas, staff offices, and covered outdoor seating. The site improvements will include parking for approximately 150 vehicles, sidewalks, vehicular drop-off areas, drainage improvements, landscaping and outdoor activity spaces. Construction is anticipated to resume in July 2023 and is estimated to be completed in Fall 2024.

Previous Council Action & Procurement of Services

On May 7, 2021, a Request for Competitive Sealed Proposals (RFCSP) was released to construct the 2017 Bond District 4 Heritage Community Center (“Project”) located at 1423 S. Ellison Drive. On June 22, 2021, six responsive proposals were received, evaluated, and scored based on published evaluation criteria, including price proposal and participation in the SBE and M/WBE Prime Contractor Programs. The evaluation committee recommended awarding the contract to Tejas Premier Building Contractor, Inc. (“Tejas Premier”). On December 16, 2021, City Council approved the contract award to Tejas Premier Building Contractor, Inc. in the amount of \$6,222,835.10 through Ordinance 2021-12-16-0970.

In June 2022, Tejas Premier approached Public Works Department with concerns about their ability to construct the building as designed. After several discussions and meetings with Tejas Premier, in late December 2022, the parties agreed to a mutual Termination for Convenience releasing Tejas Premier from the construction contract, and allowing the City to seek another construction contractor to build the Project.

This contract shall 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 set a 29% M/WBE Subcontracting Requirement and a 5% African American Business Enterprise (AABE) subcontracting goal. FA Nunnelly Company has committed to meeting the subcontractor participation goals.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid, a Contracts Disclosure Form has been included herein as an attachment.

Staff is recommending the award of the contract to the second ranked firm from the RFCSP solicitation, FA Nunnelly Company.

ISSUE:

This ordinance awards a construction contract to FA Nunnelly Company in the amount of \$8,443,747.00 to complete construction of the District 4 Heritage Community Center project, a 2017 - 2022 General Obligation Bond Program and Certificates of Obligation funded project included in the FY 2023 – FY 2028 Capital Improvements Program located in Council District 4; and, amending the FY 2023 – FY 2028 Capital Improvement Program with the reallocation of funds in the total amount of \$4,600,000.00 of which \$773,212.00 will be funded by 2018 Certificates of Obligation, \$818,594.00 in Parks, Recreation and Open Space Improvements Proposition 2017 General Obligation Bond funds and \$3,008,194.00 in General Funds to the District 4 Heritage Community Center project.

The project is located at 1423 S. Ellison Drive, adjacent to the Heritage Neighborhood Pool. The new 17,000 square foot facility will consist of a gymnasium, classrooms, dining room, warming kitchen, exercise and game/lounge areas, staff offices, and covered outdoor seating. The site improvements outside will include parking for approximately 150 vehicles, including 18 accessible spaces and two dual-port electric vehicle charging stations, sidewalks, vehicular drop-off areas, drainage improvements, landscaping, and outdoor activity spaces. Drainage mitigation work will also be included as part of this project. The deductive alternate accepted as part of this project will eliminate the “canted” exterior wall projection, reduce the exterior control joints and colored wall pattern within the exterior lath and plaster wall system. Construction is anticipated to resume in Summer 2023 and is estimated to be completed in Fall 2024.

The Heritage Neighborhood Pool, a City of San Antonio Parks and Recreation Regional pool, will remain open during the 2023 Summer swim season.

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 needed for another solicitation process, this would adversely affect the project's timely completion.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$8,443,747.00 payable to FA Nunnelly Company for construction of District 4 Heritage Community Center project. Funds are available from the 2017 - 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2023 – FY 2028 Capital Improvements Program.

This ordinance also authorizes the amending the FY 2023 – FY 2028 Capital Improvement Program with the reallocation of funds in the total amount of \$4,600,000.00 of which \$773,212.00 will be funded by 2018 Certificates of Obligation, \$818,594.00 in Parks, Recreation and Open Space Improvements Proposition 2017 General Obligation Bond funds and \$3,008,194.00 in General Funds to the District 4 Heritage Community Center project.

RECOMMENDATION:

Staff recommends approval a construction contract to FA Nunnelly Company in the amount of \$8,443,747.00 to complete construction of the District 4 Heritage Community Center project and the reallocation of funds in the total amount of \$4,600,000.00 of which \$773,212.00 will be funded by 2018 Certificates of Obligation, \$818,594.00 in Parks, Recreation and Open Space Improvements Proposition 2017 General Obligation Bond funds and \$3,008,194.00 in General Funds to the District 4 Heritage Community Center project.