



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 15

Agenda Date: October 14, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Contract Award: Perrin Homestead Historic Center (2017 Bond Project)

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract including three additive alternates to Longhorn Tejas Property Builders, LLC in the amount of \$831,235.00 for the 2017 Bond Perrin Homestead Historic Center project, located in Council District 10. Funds in the amount of \$646,235.00 are available from the 2017 - 2022 General Obligation Bond Program and \$185,000.00 is available from the 2015 Parks Development and Expansion Venue Fund and are included in the FY 2022 - FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project	Background
On May 6, 2017, voters approved the 2017 Bond Program which authorized \$1,000,000.00 to rehabilitate the Perrin Homestead Historic Center. Two separate public meetings were held in September 2019 and February 2020 to gather feedback for the Perrin Homestead Historic Center project.	

Based on the feedback received, the project will provide for the renovation of the 1875 Perrin Homestead, demolition of the 1966 addition and construction of a support building which will include a unisex restroom, storage room and a mechanical/electrical room. Also included as part of the project will be site improvements consisting of site clearing, grading, the addition of a new entry drive and parking lot with associated Low Impact Development landscaping, security lighting, a drinking fountain, sidewalks, and bike racks. The additive alternates accepted as part of this contract will allow the existing homestead wood flooring to be reused as an exterior veneer for the new support building, provide additional security light poles and a drinking fountain. Construction is anticipated to begin in November 2021 and is estimated to be completed by June 2022.

Procurement of Services

This project was advertised on July 2, 2021 for construction bids in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA through the electronic bidding website CivCast. Bids were opened on August 3, 2021 and four bids were received. Of these, Longhorn Tejas Property Builders, 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 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 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African-American Business Enterprise (AABE) subcontracting goal. Longhorn Tejas Property Builders, 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:

This ordinance accepts the lowest responsive bid and awards a construction contract including three additive alternates to Longhorn Tejas Property Builders, LLC in the amount of \$831,235.00 for the Perrin Homestead Historic Center project, a 2017 Bond funded project, located in Council District 10.

Based on the feedback received, the project will provide for the renovation of the 1875 Perrin Homestead, demolition of the 1966 addition and construction of a support building which will include a unisex restroom, storage room and a mechanical/electrical room. Also included as part of the project will be site improvements consisting of site clearing, grading, the addition of a new entry drive and parking lot with associated Low Impact Development landscaping, security lighting, a drinking fountain, sidewalks, and bike racks. The additive alternates accepted as part of this contract will allow the existing homestead wood flooring to be reused as an exterior veneer for the new support building, provide additional security light poles and a drinking fountain. Construction is anticipated to begin in November 2021 and is estimated to be completed by June 2022.

ALTERNATIVES:

As an alternative, City Council could require staff to re-advertise this 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 \$831,235.00 authorized payable to Longhorn Tejas Property Builders, LLC. Funds in the amount of \$646,235.00 are available from the 2017 - 2022 General Obligation Bond Program and \$185,000.00 is available from the 2015 Parks Development and Expansion Venue Fund and are included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract to Longhorn Tejas Property Builders, LLC in the amount of \$831,235.00 for the Perrin Homestead Historic Center project.