

City of San Antonio



AGENDA

City Council A Session

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

Thursday, June 6, 2024

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

9:00AM: Call to Order

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

10.

2024-06-06-0385

Ordinance 1) awarding a construction contract to TCL Construction Enterprises, LLC, in the amount of \$597,632.40 for the Al Rhode Park Improvements project and for the construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project, and 2) reallocating \$85,926 from the Tree Planting Initiative Project to the Al Rhode Project for tree planting and irrigation. Funding is from 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 04/06/2025 07:59 AM



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: June 6, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Contract Award & Funding Contributions: Al Rhode Park

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract to TCL Construction Enterprises, LLC, in the amount of \$597,632.40 for the Al Rhode Park Improvements project and for the construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project located in Council District 8. Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. This ordinance also approves the reallocation of \$85,926.00 from the Tree Planting Initiative Project to the Al Rhode Project for tree planting and irrigation.

BACKGROUND INFORMATION:

Project Background

On May 7, 2022, voters approved the 2022 Bond Program, which included \$500,000.00 for improvements to Al Rhode Park, located at 11777 Spring Rain in Council District 8. The project will construct park improvements, including sidewalks, lighting upgrades, playground shade structures, landscaping, and irrigation. The additive alternate included in this contract includes

constructing a half-basketball court. Additionally, funding in the amount of \$250,000.00 from the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project will be used towards the construction of the pedestrian bridge and trail connection from Al Rhode Park to the adjacent Buddy Calk Trailhead, trailhead improvements including a concrete plaza, a shade structure, parking lot lighting, and other trailhead enhancements. Construction is anticipated to begin in Spring 2024 and be substantially complete by Winter 2025.

Other Funding Contributions

The reallocation of funds in the additional amount of \$85,926.00 in Tree Preservation Funds from the Tree Planting Initiative Project will be used for tree planting and irrigation.

Procurement of Services

This project was advertised on January 24, 2024, for construction bids in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding website CivCast. Bids were opened on February 23, 2024, and six bids were received. Of these, TCL Construction Enterprises, LLC submitted the lowest responsive bid as indicated in the attached bid summary. 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 an 18% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise (AABE) subcontracting goal. TCL Construction Enterprises, 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.

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

ISSUE:

This ordinance accepts the lowest responsive bid and awards a construction contract to TCL Construction Enterprises, LLC, in the amount of \$597,632.40 for the Al Rhode Park Improvements project and for the construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project. Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. This ordinance also approves the reallocation of \$85,926.00 from the Tree Planting Initiative Project to the Al Rhode Project for tree planting and irrigation.

Project Construction

The project will construct park improvements, including sidewalks, lighting upgrades, playground shade structures, landscaping, and irrigation. The additive alternate included in this contract includes constructing a half-basketball court. Also to be constructed will be a pedestrian bridge

and trail connection from Al Rhode Park to the adjacent Buddy Calk Trailhead, trailhead improvements including a concrete plaza, a shade structure, parking lot lighting, and other trailhead enhancements part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project. Construction is anticipated to begin in Spring 2024 and be substantially complete by Winter 2025.

Other Funding Contributions

The reallocation of funds in the additional amount of \$85,926.00 in Tree Preservation Funds from the Tree Planting Initiative Project will be used for tree planting and irrigation.

ALTERNATIVES:

Alternatively, the City Council could recommend that staff deliver these projects using another solicitation method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion of these projects.

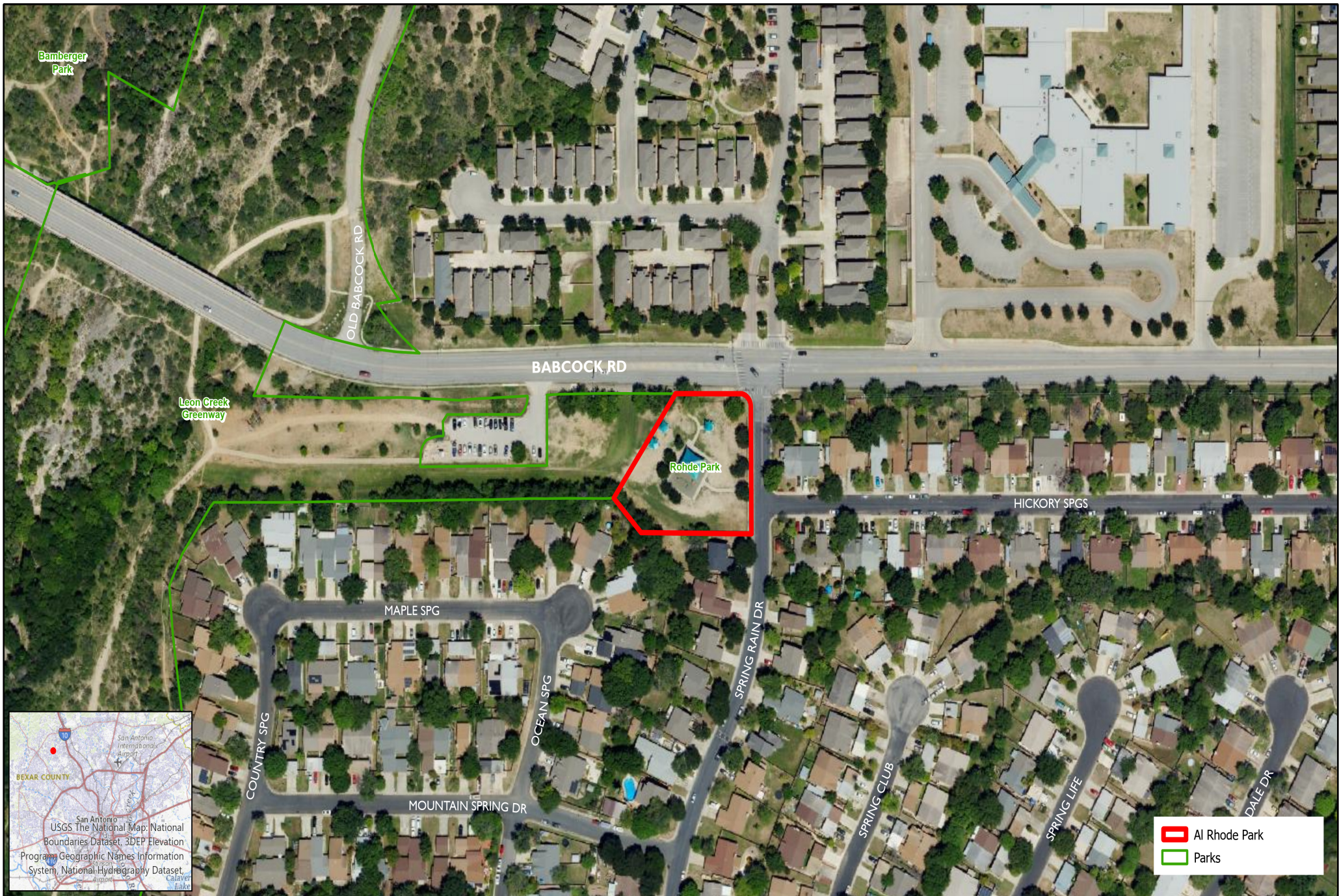
FISCAL IMPACT:

This is a one-time capital improvement expenditure of \$597,632.40 authorized and payable to TCL Construction Enterprises, LLC, for the Al Rhode Park Improvements project and for the construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project. Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program.

This ordinance also approves the reallocation of \$85,926.00 from the Tree Planting Initiative Project for tree planting and irrigation.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract to TCL Construction Enterprises, LLC in the amount of \$597,632.40 for the Al Rhode Park Improvements Project and construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project and approval of the reallocation of \$85,926.00 from Tree Planting Initiative Project to the Al Rhode Project.



This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. *Please contact the responsible City of San Antonio Department for specific determinations.*
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

City of San Antonio

Al Rhode Park

11777 Spring Rain Dr

APPARENT LOW BIDDERS

AI Rohde Park Improvements
ID: 23-03951

Bid Summary	
Engineers Estimate	560000.00
Total Bids	6
AMLT \$	\$303,084.40
AMLT %	89.38%
Average Bid	\$658,729.41

Highlighted items indicate the base bid and the additive alternate items selected

	Bidder	BASE BID A	BASE BID B	ADDITIVE ALTERNATE 1	ADDITIVE ALTERNATE 2	ADDITIVE ALTERNATE 3
1	TCL CONSTRUC TION ENTERPRIS ES, LLC <i>Submitted: 2/23/2024 12:51:03 PM</i>	\$339,095.60	\$217,926.80	\$40,610.00	\$118,602.00	\$120,092.00
2	MARC3, LLC <i>Submitted: 2/23/2024 1:22:12 PM</i>	\$642,180.00	\$75,375.00	\$83,141.00	\$136,178.00	\$68,345.00
3	J. Sanchez Contracting, Inc. <i>Submitted: 2/23/2024 1:46:47 PM</i>	\$684,310.26	\$66,085.00	\$47,255.00	\$107,297.00	\$55,950.00

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4	All Pro General Construction Inc. <i>Submitted: 2/23/2024 1:53:51 PM</i>	\$708,572.00	\$124,800.00	\$41,300.00	\$146,050.00	\$81,915.00
5	Sadie Burche <i>Submitted: 2/23/2024 1:40:55 PM</i>	\$755,105.60	\$53,894.40	\$69,331.95	\$163,293.02	\$59,388.95
6	ASD Consultants, Inc. <i>Submitted: 2/23/2024 1:55:32 PM</i>	\$823,113.00	\$70,649.00	\$71,826.00	\$144,276.00	\$64,273.00

Bids opened at: 2/23/2024 2:01:08 PM

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

ORDINANCE

AWARDING A CONSTRUCTION CONTRACT TO TCL CONSTRUCTION ENTERPRISES, LLC, IN THE AMOUNT OF \$597,632.40 FOR THE AL RHODE PARK IMPROVEMENTS PROJECT AND FOR THE CONSTRUCTION OF A PEDESTRIAN BRIDGE AND TRAILHEAD IMPROVEMENTS AS PART OF THE LINEAR GREENWAY TRAILS (CITYWIDE GREENWAY CONNECTIONS & ENHANCEMENTS) PROJECT LOCATED IN COUNCIL DISTRICT 8. FUNDS ARE AVAILABLE FROM THE 2022 GENERAL OBLIGATION BOND PROGRAM FUNDS INCLUDED IN THE FY 2024 – FY 2029 CAPITAL IMPROVEMENT PROGRAM. THIS ORDINANCE ALSO APPROVES THE REALLOCATION OF \$85,926.00 FROM THE TREE PLANTING INITIATIVE PROJECT TO THE AL RHODE PROJECT FOR TREE PLANTING AND IRRIGATION

* * * * *

WHEREAS, on May 7, 2022, voters approved the 2022 Bond Program, which included \$500,000.00 for improvements to Al Rhode Park, located at 11777 Spring Rain in Council District 8, to construct park improvements, including sidewalks, lighting upgrades, playground shade structures, landscaping, and irrigation, and, as an additive alternate included in this contract, constructing a half-basketball court; and

WHEREAS, funding in the amount of \$250,000.00 from the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project will be used towards the construction of the pedestrian bridge and trail connection from Al Rhode Park to the adjacent Buddy Calk Trailhead, trailhead improvements, including a concrete plaza, a shade structure, parking lot lighting, and other trailhead enhancements; and

WHEREAS, the reallocation of funds in the additional amount of \$85,926.00 in Tree Preservation Funds from the Tree Planting Initiative Project will be used for tree planting and irrigation; and

WHEREAS, this project was advertised for construction bids on January 24, 2024, and six (6) bids were received and opened on February 23, 2024, of which TCL Construction Enterprises, LLC, submitted the lowest responsive bid; and

WHEREAS, 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 an 18% Minority/Women Business Enterprise (M/WBE)

subcontracting goal and a 4% African American Business Enterprise (AABE) subcontracting goal. TCL Construction Enterprises, LLC has committed to meeting the subcontractor participation goal; and

WHEREAS, this vendor has acknowledged and will comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023 through Ordinance #2023-08-31-0585; and

WHEREAS, this ordinance accepts the lowest responsive bid and awards a construction contract to TCL Construction Enterprises, LLC, in the amount of \$597,632.40 for the Al Rhode Park Improvements project and for the construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project; and

WHEREAS, this ordinance also approves the reallocation of \$85,926.00 from the Tree Planting Initiative Project to the Al Rhode Project for tree planting and irrigation; and

WHEREAS, construction is anticipated to begin in Spring 2024 and be substantially complete by Winter 2025; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to execute a construction contract to TCL Construction Enterprises, LLC, in the amount of \$597,632.40 for the Al Rhode Park Improvements project and for the construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project.

SECTION 2. Funds in the amount of \$85,296.00 are authorized to be reduced in Fund 40099000, Project 26-00710, WBS Element 26-00710-01-05-02-01 and GL Account 5201140.

SECTION 3. Funds in the amount of \$85,296.00 are authorized to be reduced in Fund 40099000, Project 26-00710, WBS Element 26-00710-90-14-01 and GL Account 6101100.

SECTION 4. Funds in the amount of \$85,296.00 are authorized to be appropriated in Fund 29619000, Internal Order 390000002954 and GL Account 6102100.

SECTION 5. Funds in the amount of \$85,296.00 are authorized to be appropriated in Fund 29619000, Internal Order 390000003011 and GL Account 6102100.

SECTION 6. Funds in the amount of \$85,296.00 are authorized to be appropriated in Fund 45099000, Project 23-03951, WBS Element 23-03951-90-14-01 and GL Account 6101100.

SECTION 7. Funds in the amount of \$99,553.00 are authorized to be appropriated in Fund 45099000, Project 23-03951, WBS Element 23-03951-05-02-02 and GL Account 5201140.

SECTION 8. Funds in the amount of \$13,267.00 are authorized to be reduced in Fund 45099000, Project 23-03951, WBS Element 23-03951-01-02-08 and GL Account 5201170.

SECTION 9. Funds in the amount of \$161,706.40 are available in Fund 45099000, Project 23-03951, WBS Element 23-03951-05-02-01 and GL Account 5201140. Funding is provided by General Obligation bond funds and is in the FY 2024 - FY 2029 CIP Budget.

SECTION 10. Funds in the amount of \$185,926.00 are available in Fund 45099000, Project 23-03951, WBS Element 23-03951-05-02-02 and GL Account 5201140. Funding is provided by General Obligation bond funds and the Tree Canopy Fund and is in the FY 2024 - FY 2029 CIP Budget.

SECTION 11. Funds in the amount of \$250,000.00 are available in Fund 45099000, Project 23-04053, WBS Element 23-04053-03-05-02-01 and GL Account 5201140. Funding is provided by General Obligation bond funds and is in the FY 2024 - FY 2029 CIP Budget.

SECTION 12. Payment not to exceed \$597,632.40 is authorized to be encumbered with a purchase order and made payable to TCL Construction Enterprises, LLC for the Al Rhode Park Improvements project and for the construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project.

SECTION 13. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 14. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 6th day of June, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney



City Council A-Session

Item #10 – Contract Award: Al Rhode Park Improvements

June 6, 2024

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department

Background



- Voters approved the 2022 Bond Program, which included \$500,000 for improvements to Al Rhode Park
- Park was opened in December 2009
- Existing park amenities include playscape and benches

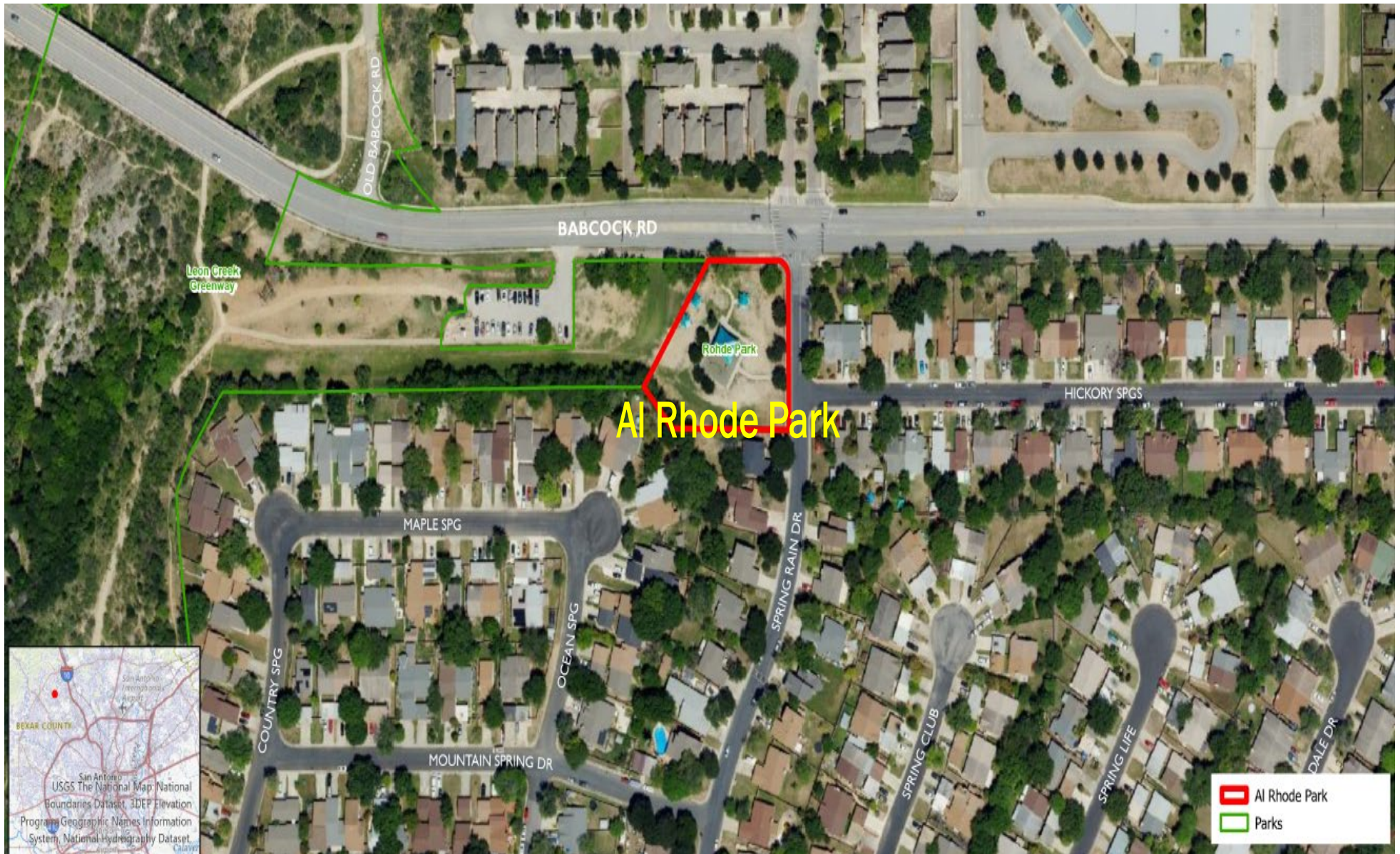
Location: District 8

Funding:

- 2022 Bond
- Tree Preservation Funds



Project Map



Scope of Work



Park Improvements

- Sidewalks
- Lighting upgrades
- Playground shade structures
- Landscaping and Irrigation
- Half-Basketball Court

Linear Greenway Trails Connection

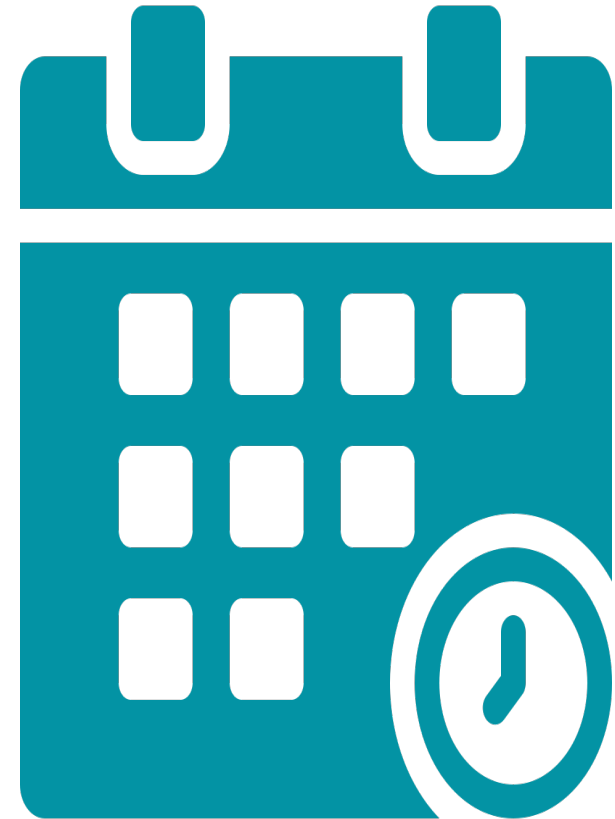
- Pedestrian Bridge
- Trail connection to Buddy Calk Trailhead
- Concrete plaza
- Shade structure
- Parking Lot lighting

Schedule



Construction

- Spring 2024 – Winter 2025



Recommendations

- Approval to award a construction contract award with an additive alternate to TCL Construction Enterprises, LLC in the amount of \$597,632.40 for the Al Rhode Park Improvements Project and construction of a pedestrian bridge and trailhead improvements as part of the Linear Greenway Trails (Citywide Greenway Connections & Enhancements) project.
- Approval of \$85,926.00 from Tree Planting Initiative for the Al Rhode Project.

City Council A-Session



PUBLIC WORKS

Item #10 – Contract Award: Al Rhode Park Improvements