



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 12

Agenda Date: April 11, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Contract Award: FY 2024 Non-Service Alley Improvements Task Order Contract Package A

SUMMARY:

An ordinance awarding the FY 2024 Non-Service Alley Improvements Task Order Contract Package A to Keeley Construction Group, Inc. in an amount not to exceed \$727,808.14. Funds are available from the General Fund and included in the FY 2024 – FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

Non-service alleys are those alleys that do not receive collection services from the Solid Waste Management Department. Per Chapters 14 and 35 of the Unified Development Code (UDC), the non-service alleys are the responsibility of the property owner to maintain. However, many of these alleys are neglected in the form of overgrown vegetation and rutting, resulting in drainage and ponding issues in these alleys. As part of the FY 2024 Adopted Budget, \$1.35 million was approved to implement a three-year plan to develop a maintenance schedule for non-service alleys with no utilities. The FY 2024 program will address non-service alleys without utilities in the worst condition based on the completed FY 2023 condition assessment of the City's non-service alleys.

Task Order Contracts (TOC) are utilized for small construction projects to allow for the timely execution of work. They are advertised with an estimated quantity of work, and unit prices are established by the bidding contractor for the duration of the contract. Bid item quantities may vary from the estimated bid amount as long as the contract does not exceed the awarded amount. The City makes no minimum guarantee about the volume of work.

This task order contract will be used to construct improvements to alleviate minor ponding issues associated with non-service alleys. Construction improvements may include regrading, leveling, clearing, or implementing asphalt, sidewalks, driveway approaches, concrete curbs, striping, signs, utility repairs, and adjustments, as necessary to complete non-service alley projects.

Procurement of Services

This project was advertised on January 29, 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 27, 2024 and five (5) bids were received. Of these, Keeley Construction Group, Inc. 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 a 10% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 2% African-American Business Enterprise (AABE) subcontracting goal. Keeley Construction Group, Inc. 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 awards the FY 2024 Non-Service Alley Improvements Task Order Contract Package A to Keeley Construction Group, Inc. in an amount not to exceed \$727,808.14. Funds are available from General Funds included in the FY 2024 – FY 2029 Capital Improvement Program.

This task order contract will be used to construct improvements to alleviate minor ponding issues associated with non-service alleys. Construction improvements may include regrading, leveling, clearing, or implementing asphalt, sidewalks, driveway approaches, concrete curbs, striping, signs, utility repairs, and adjustments, as necessary to complete non-service alley projects.

ALTERNATIVES:

Alternatively, the City Council could choose not to approve this contract and require staff to re-solicit each project individually. However, this would significantly impact the timely delivery of non-service alley projects.

FISCAL IMPACT:

This ordinance authorizes a task order contract with Keeley Construction Group, Inc. in an amount not to exceed \$727,808.14 for the FY 2024 Non-Service Alley Improvements Task Order Contract Package A. Funds are available from the General Fund and included in the FY 2024 – FY 2029 Capital Improvement Program.

Requirements and associated work activities will be detailed in individual task orders. The City makes no minimum guarantee pertaining to the volume of work. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action.

All expenditures will be in accordance with the FY 2024 Adopted Operating and Capital Budget approved by the City Council. Future fiscal year expenditures are contingent upon Council approval of the annual budget.

RECOMMENDATION:

Staff recommends approving this ordinance authorizing a task order contract award to Keeley Construction Group, Inc. in an amount not to exceed \$727,808.14 for the FY 2024 Non-Service Alley Improvements Task Order Contract Package A.