

Approval of Head Start 1303 Application





Department of Human Services Head Start Program

1303.44 Major Renovations Application

Program Year 2021-2022

Project Description

The City of San Antonio, Department of Human Services, Head Start Program (heretofore, DHS Head Start) will submit a major renovation application as allowed under section 1303.44 of the Head Start Performance Standards. This application will request to utilize previously approved CARES Act and American Rescue Plan (ARPA) funds to make renovations and improvements to the DHS Head Start Brady Building located at 1227 Brady Boulevard, San Antonio, TX 78207. Because this building was purchased with federal funds, there is federal interest in the building. A request for a major renovation requires that a thorough cost analysis be completed to determine that the renovation is the best course of action. We have worked with both our CoSA real estate department as well as an external realtor to make this determination and feel confident that making these repairs is the most cost-effective option.

The repairs are necessary to safely resume and maintain full in-person program operations. DHS will improve the plumbing system that is over 35 years old; grade and repave the entire parking lot pavement to allow for proper water run-off away from the building; replace the HVAC system including eight older HVAC units and ductwork; and repair a structural beam displaced due to incorrect water runoff which will be corrected by grading the parking lot. With these repairs, DHS can ensure that the Head Start Brady Building does not pose health or safety concerns to staff and families who work and or visit the facility. The project cost estimate is \$1,135,000.00. This includes the total construction and soft costs, as well as permits, fees, and contingency.



Project Cost Estimate - HVAC	
Total Construction PWD Mgmt.	\$63,158.00
Total Soft Costs	\$243,702.00
RTU – Replacement	\$199,000.00
Structural Welding at Roof Deck Bracing	\$27,000.00
Roofing Repairs at RTU Curbs	\$3,100.00
Ceiling Repairs	\$4,100.00
Electrical	\$39,000.00
Alpha Fees – Mgmt., Bonds, O&P	\$86,800.00
Construction Contingency	\$35,900.00
Total	\$701,760.00

Project Cost Estimate – Piers and Parking Lot	
Total Construction PWD Mgmt.	\$67,622.00
Total Soft Costs	\$77,036.00
Piers	\$79,000.00
Concrete	\$42,000.00
Asphalt	\$22,000.00
Finishes	\$20,000.00
Alpha Fees – Mgmt., Bonds, O&P	\$48,900.00
Construction Contingency	\$16,300.00
Total	\$372,858.00