

ORDINANCE

2021-12-16-0970

**AWARDING A CONSTRUCTION CONTRACT TO TEJAS PREMIER BUILDING CONTRACTOR, INC. IN THE AMOUNT OF \$6,222,835.10 TO COMPLETE CONSTRUCTION OF THE DISTRICT 4 HERITAGE COMMUNITY CENTER PROJECT, A 2017 BOND FUNDED PROJECT LOCATED IN COUNCIL DISTRICT 4. FUNDS ARE AVAILABLE FROM THE 2017 - 2022 GENERAL OBLIGATION BOND PROGRAM AND CERTIFICATES OF OBLIGATION INCLUDED IN THE FY 2022 – FY 2027 CAPITAL IMPROVEMENTS PROGRAM.**

\* \* \* \* \*

**WHEREAS**, On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$8,500,000 for the District 4 Heritage Community Center with additional funds approved in the FY 2021 Budget to provide storm drainage improvements directly adjacent to the site; and

**WHEREAS**, the project is located at 1423 S. Ellison Drive, adjacent to the Heritage Neighborhood Pool, will 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; and

**WHEREAS**, 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; and

**WHEREAS**, also included as part of the project will be site improvements consisting of parking for approximately 150 vehicles, sidewalks, vehicular drop-off areas, drainage improvements, landscaping and outdoor activity spaces; and

**WHEREAS**, this project was advertised on May 7, 2021 and seven Request for Competitive Sealed Proposals (RFCSP) were received and on August 5, 2021 a selection committee made up of representatives from the City Manager's Office, the Public Works Department, the Department of Human Services, the Parks and Recreation Department and RVK Architects, evaluated and ranked the proposals with Tejas Premier Building Contractor, Inc. submitting the responsive bid including a deductive alternate; and

**WHEREAS**, this contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, the Goal Setting Committee set a 29% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 5% African American Business Enterprise (AABE) subcontracting goal; and

**WHEREAS**, construction is anticipated to begin in January 2022 and is estimated to be completed by April of 2023; and

**WHEREAS**, this ordinance awards a construction contract including a deductive alternate to Tejas Premier Building Contractor, Inc. in the amount of \$6,222,835.10 to deliver the District 4 Heritage

Community Center project, a 2017 Bond funded project located in Council District 4; **NOW THEREFORE:**

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

**SECTION 1.** The lowest responsive bid in the amount of \$6,222,835.10 from Tejas Premier Building Contractor, Inc. including a deductive alternative for the District 4 Heritage Community Center project, a 2017 Bond funded project located in Council District 4. All other bids will be considered rejected upon the execution of a contract by the successful bidder and the deposit of all required bonds and insurance certificates or the expiration of ninety (90) days from the effective date hereof, whichever occurs first.


**SECTION 2.** Payment is authorized to be encumbered and made payable Tejas Premier Building Contractor, Inc. in an amount not to exceed \$6,222,835.10. Payment is in support of the District 4 Heritage Community Center Project using Fund 45099000 with the WBS element 23-01655-0-02-01 and GL account 5201140. Funding for this project is provided by GO Bonds and CO Bonds and is in the FY2022-FY2027 CIP Budget.

Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

**SECTION 3.** 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 4.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.


**PASSED and APPROVED** this 16<sup>th</sup> day of December, 2021.

  
M A Y O R  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

  
Debbie Racca-Sittre, Acting City Clerk

  
Andrew Segovia, City Attorney





## City of San Antonio

### City Council Meeting December 16, 2021

13.

**2021-12-16-0970**

Ordinance awarding a construction contract to Tejas Premier Building Contractor, Inc. in the amount of \$6,222,835.10 to complete construction of the District 4 Heritage Community Center project, a 2017 Bond funded project. Funds are available from the 2017 - 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry