

**ORDINANCE**

**AWARDING A CONSTRUCTION CONTRACT TO TEJAS PREMIER BUILDING CONTRACTOR, INC. IN AN AMOUNT NOT TO EXCEED \$3,613,448.00 FOR THE PARK POLICE HEADQUARTERS PROJECT LOCATED IN COUNCIL DISTRICT 1. FUNDS ARE AVAILABLE FROM THE 2017 – 2022 GENERAL OBLIGATION BOND PROGRAM AND CERTIFICATES OF OBLIGATION INCLUDED IN THE FY 2022 – FY 2027 CAPITAL IMPROVEMENT PROGRAM.**

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**WHEREAS**, on May 6, 2017, voters approved the 2017 Bond Program, which authorized \$4,779,147.00 for the District 1 Park Police Headquarters. The project is located at 600 Hemisfair Plaza inside Building 277 within Hemisfair Park and the San Antonio Park Police Department will operate within this facility; and

**WHEREAS**, the Park Police Headquarters project will remodel approximately 24,000 square feet of an existing two-story building. The remodeling will consist of a roll-call room, offices, workstations, bike storage and repair areas as well as a fitness room. The new renovated facility will consolidate the current headquarters with Park Police operations in other various locations. The completed project will provide necessary functions and security, enabling the Park Police to effectively serve and protect residents and visitors in the Downtown and Central City areas; and

**WHEREAS**, Construction is anticipated to begin in February 2022 and is estimated to be completed by February 2023; and

**WHEREAS**, on April 16, 2021, the Public Works Department issued a Request for Competitive Sealed Proposals (RFCSP) seeking proposals for the construction of the Park Police Headquarters. A pre-submittal conference was held on April 30, 2021 and responses were due on June 8, 2021. Nine responses were received; however, four firms were deemed non-responsive, two firms submitted a subcontracting waiver form that did not demonstrate sufficient efforts to meet the required subcontracting goals and two other firms did not meet the subcontracting goals nor submitted a subcontracting waiver form; and

**WHEREAS**, the evaluation committee scored and ranked the remaining five responses on July 23, 2021. The evaluation committee included representatives from the San Antonio Park Police Department, the Parks and Recreation Department, the Public Works Department and Lake/Flato Architects; and

**WHEREAS**, the committee recommended Tejas Premier Building Contractor, Inc. as the top-ranked respondent for this project; and

**WHEREAS**, this contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to 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 25% Minority/Women Business Enterprise (M/WBE)

subcontracting goal and a 4% African American Business Enterprise (AABE) subcontracting goal. Tejas Premier Building Contractor, Inc. has committed to meeting the subcontractor participation goal; and

**WHEREAS**, this ordinance authorizes a capital improvement expenditure in an amount not to exceed \$3,613,448.00 payable to Tejas Premier Building Contractor, Inc. Funds are available from the 2017 – 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2022 – FY 2027 Capital Improvement Program; **NOW THEREFORE:**

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

**SECTION 1.** A Construction Contract with Tejas Premier Building Contractor, Inc. for the Park Police Headquarters Project is hereby approved. The City Manager, or his designee, is authorized to execute the Construction Contract.

**SECTION 2.** Payment is authorized to be encumbered and made payable to Tejas Premier Building Contractor, Inc. in an amount not to exceed \$3,613,448.00. Payment is in support of the SA Police Station at St. Mary's & Park Police Project using Fund 45099000 with the WBS Element 23-01735-07-05-02 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, Acting City Clerk

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Andrew Segovia, City Attorney

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# EXHIBIT A

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