

City of San Antonio



Contract Award: Park Police Headquarters
City Council A Session Item 8
January 27, 2022



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

Project Background

Location: District 1

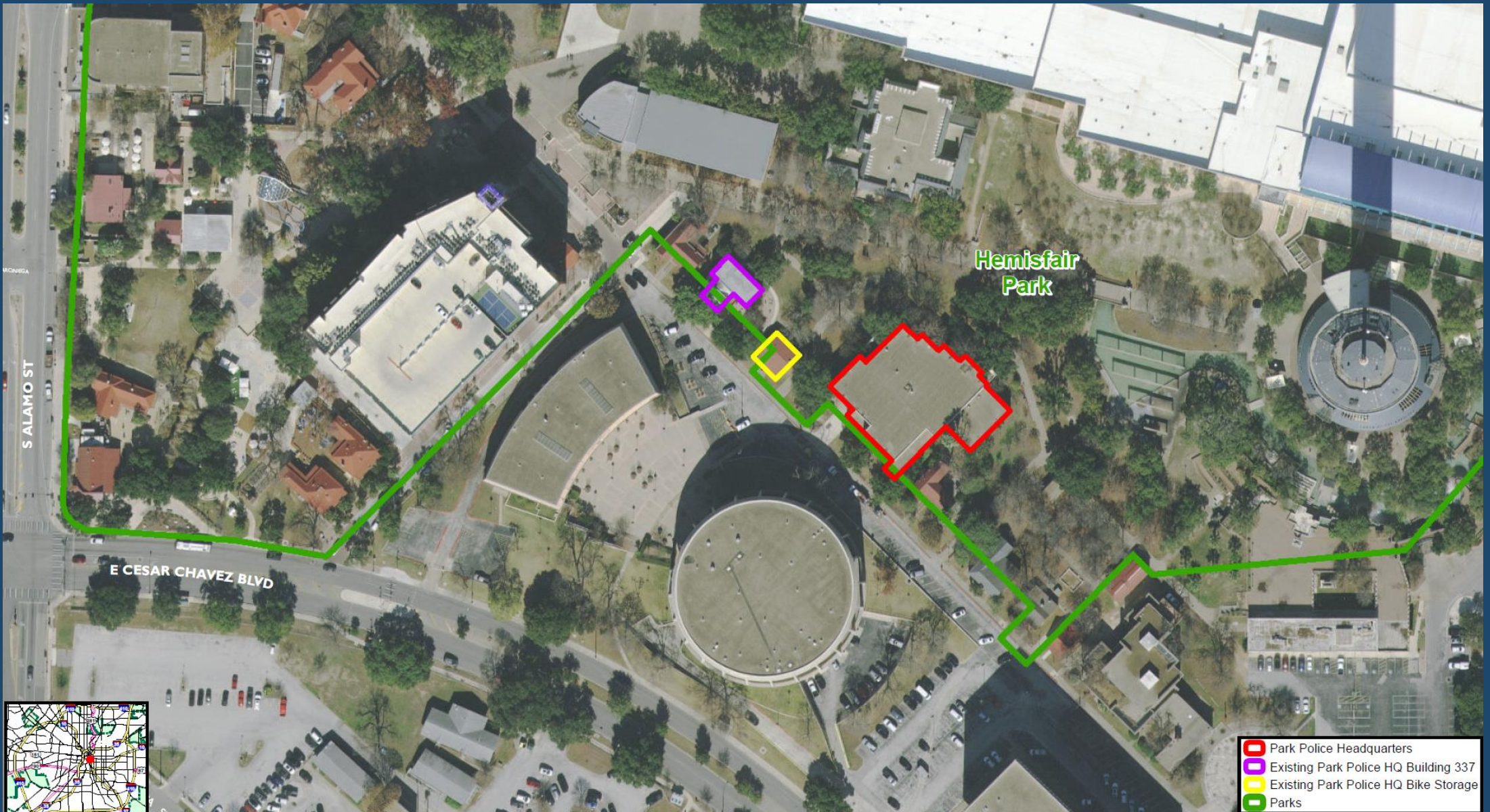
Funding: 2017 Bond

- Current 8,000 square foot facility built in late 1960s for the 68 Worlds Fair
- Used for Park Police officers and administrators, storage of equipment and vehicles
- Existing facility does not meet Park Police needs



600 HEMISFAIR PLAZA WAY, BUILDING #337
(Occupied by Parks Police 1981)

Project Map



Reasons for Alternate Facility



Facility Challenges

- Aged Facility
- Facility Size (**Insufficient to Support Operations**)
- Electrical
- Mechanical
- Plumbing
- HVAC

Project Scope

Renovation of approximately 24,000 square feet of existing two-story Building 277 in Hemisfair Park and include:

- Roll-call Room
- Report Writing & Interview Rooms
- Offices
- Workstations
- Bike Storage & Maintenance Areas
- Fitness & Locker Rooms



Project Benefits



- City-owned facility
- Ideal Service Area Location
- Structurally Sound and Building Systems
- Size and Configuration Sufficient for current staffing and Future Growth
- Moderate Renovation Needed

Project Timeline



Design

START
MARCH 2020

COMPLETION
FEBRUARY 2021



High Profile Audit & Accountability

**PUBLIC SAFETY
COMMITTEE**
SEPTEMBER 2021

AUDIT & ACCOUNTABILITY
DECEMBER 2021



Council Action Construction Award

A-SESSION
JANUARY 2022



Construction

START
FEBRUARY 2022

EST. COMPLETION
FEBRUARY 2023

Project Schedule

Construction

- February 2022 – February 2023



Recommendation

Approval of construction contract to Tejas Premier Building Contractor, Inc. in the amount not to exceed \$3,613,448.00 for the Park Police Headquarter Project.



City of San Antonio



Contract Award: Park Police Headquarters
City Council A Session Item 8
January 27, 2022



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



BACKUP REFERENCE SLIDES

Current Facility Challenges



Figure 1. Hallway Temperature Upstairs to Service Agents Area. **Figure 2.** Break Room

Current Facility Challenges

Resource Management & Administrative Shared Area



Current Facility Challenges



Figure 3. Shared Office Space



Figure 4. Co-Location of Lockers and Offices

Current Facility Challenges

Current Roll Call Room

(Accommodates about 25 people)



Current Facility Challenges



Figure 5. Upstairs Supply Closet



Figure 6. Co-Location of Supplies within Office Space

Solicitation Timeline and Negotiation

Contractors Bid Expired November 2021

- As a result of bid expiration PWD could not hold contractor to the bid. Contractor submitted revised pricing with an increase from 3,426,000 to 3,540,000. However, they would only hold the pricing thru December 31

Revised pricing to guarantee thru January 31

- In order to secure pricing until Council approval, an increase of 73,000 was necessary to total 3,613,448 with which we recommend approval.

Budget Reconciliation

- By omitting FF&E and adjusting contingency and other budgeted items, the additional monies are able to be absorbed into the construction cost to cover the increase.

Ongoing Price Increases in the Market

- All indicators are that prices will increase further beyond the January 31 pricing guarantee.