



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 13

Agenda Date: December 16, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Contract Award: District 4 Heritage Community Center

SUMMARY:

An ordinance awarding a construction contract including a deductive alternate 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.

BACKGROUND INFORMATION:

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$8,500,000 for the District 4 Heritage Community Center. Additional funds were approved in the FY 2021 Budget to provide storm drainage improvements directly adjacent to the site. The project 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.

The project is located at 1423 S. Ellison Drive, adjacent to the Heritage Neighborhood Pool. 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. The site improvements will include parking for approximately 150 vehicles, sidewalks, vehicular drop-off areas, drainage improvements, landscaping and outdoor activity spaces. Construction is anticipated to begin in January 2022 and is estimated to be completed by April of 2023.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) for this project was issued on May 7, 2021. This RFCSP was advertised in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding site CivCast. A pre-submittal conference was held on May 26, 2021 and responses were due on June 22, 2021. Seven firms submitted proposals. One firm was deemed non-responsive for submitting a Subcontracting Goal-Waiver Request Form that did not demonstrate sufficient efforts to meet the required subcontracting goals.

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, an outside representative of the AIA community, evaluated and ranked the proposals. Scoring was based on the published evaluation criteria, which included Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractors; Understanding of the Project and Proposed Management Plan; Experience with the San Antonio Region and Past Performance; Price Proposal and SBE and M/WBE Prime Contract Programs.

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 29% M/WBE Subcontracting Requirement and 5% African American Business Enterprise (AABE) subcontracting goal. Tejas Premier Building Contractor, Inc. has committed to meeting the subcontractor participation goals.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals process; therefore, as required by the Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid, a Contracts Disclosure Form has been included herein as an attachment.

A post solicitation briefing to the Audit and Accountability Committee for this project was held on November 1, 2021.

ISSUE:

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.

The project is located at 1423 S. Ellison Drive, adjacent to the Heritage Neighborhood Pool. 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. The site improvements outside will include parking for approximately 150 vehicles, including 18 accessible spaces and two dual-port electric vehicle charging stations, sidewalks, vehicular drop-off areas, drainage improvements, landscaping, and outdoor activity spaces. Drainage mitigation work will also be included as part of this project. The deductive alternate accepted as part of this project will eliminate the “canted” exterior wall projection, reduce the exterior control joints and colored wall pattern within the exterior lath and plaster wall system. Construction is anticipated to begin in January 2022 and is estimated to be completed by April of 2023.

The Heritage Neighborhood Pool, a City of San Antonio Parks and Recreation Regional pool, will remain open during the 2022 Summer swim season.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to re-advertise the project; however, considering the additional time needed for another solicitation process, would adversely affect the project's timely completion.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$6,222,835.10 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 Improvements Program.

RECOMMENDATION:

Staff recommends approval of this ordinance awarding a construction contract including a deductive alternative in the amount of \$6,222,835.10 to Tejas Premier Building Contractor, Inc. for the District 4 Heritage Community Center project.