



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 18

Agenda Date: December 16, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Contract Award: Council District 2 Infrastructure Improvements (Kardon Park)

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract including two additive alternates to Longhorn Tejas Property Builders, LLC. in the amount of \$669,466.63 for the Council District 2 Infrastructure Improvements (Kardon Park) project located in Council District 2. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022 – FY 2027 Capital Improvements Program.

BACKGROUND INFORMATION:

Project Background

Lou Kardon Park is a 23-acre which currently includes parking with lighting, a playground with shade cover, a portable restroom, a 0.5-mile concrete trail, benches, picnic areas, an exercise node, open play and sports fields. The Park experiences high public use and requires additional amenities such as parking, new utility connections for a permanent restroom, additional shade, additional security lighting and an off-leash dog park area.

This project will provide for improvements including a parking lot expansion, new utility connections, a new pre-manufactured restroom, security lighting, the addition of a dog park and other site furnishings. The two additive alternates accepted as part of this project will provide for a shade canopy to cover an existing exercise equipment node and an additional pair of shade canopies to provide shade at the dog park. Construction is anticipated to begin in December 2021 and estimated to be completed by September 2022.

Procurement of Services
This project was advertised on May 26, 2021, for construction bids 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 website CivCast. Bids were opened on July 9, 2021, and nine bids were received. Of these, Longhorn Tejas Property Builders, LLC. submitted the lowest responsive bid. A summary of the bid outcome is included herein.

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 27% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise (AABE) subcontracting goal. Longhorn Tejas Property Builders, LLC. has committed to meeting the subcontractor participation goal.

This construction contract was developed utilizing the low bid process. Therefore, a Contracts Disclosure Form is not required.

ISSUE:

This ordinance accepts the lowest responsive bid and awards a construction contract including two additive alternates to Longhorn Tejas Property Builders, LLC. in the amount of \$669,466.63 for the Council District 2 Infrastructure Improvements (Kardon Park) project located in Council District 2.

This project will provide for improvements including a parking lot expansion, new utility connections, a new pre-manufactured restroom, security lighting, the addition of a dog park and other site furnishings. The two additive alternates accepted as part of this project will provide for a 55' x 22' shade canopy to cover an existing exercise equipment node and an additional pair of 15' x 15' shade canopies to provide shade at the dog park. Construction is anticipated to begin in December 2021 and estimated to be completed by September 2022.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this project. However, the additional time required for another solicitation process would adversely affect the timely completion of the project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$669,466.63 payable to Longhorn Tejas Property Builders, LLC. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022 – FY 2027 Capital Improvements Program.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract including two additive alternates in the amount of \$669,466.63 to Longhorn Tejas Property Builders, LLC. for the Council District 2 Infrastructure Improvements (Kardon Park) project.