



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 17

Agenda Date: December 16, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Contract Award: Zona Cultural Streets (Commerce Street, San Saba Street and Santa Rosa Street)
(2017 Bond Projects)

SUMMARY:

An ordinance awarding a construction contract to Sundt Construction, Inc. in the amount of \$30,160,684.89 of which \$5,139,444.75 will be reimbursed by San Antonio Water System (SAWS) and \$1,241,105.85 will be reimbursed by CPS Energy for the Zona Cultural Streets - Commerce Street (Frio Street to Santa Rosa Street), San Saba Street (Nueva Street to Martin Street), Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street) project located in Council District 1. Funds are available from previously authorized debt proceeds and the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program which authorized \$14,000,000.00 for Commerce Street (Frio Street to Santa Rosa Street), \$6,000,000.00 for San Saba Street (Nueva Street to Martin Street), and \$12,000,000.00 for Santa Rosa Street (Cesar E. Chavez Boulevard to

Martin Street) projects located in Council District 1. These projects are within close proximity of each other within the Zona Cultural District and will provide for the reconstruction of each street including pedestrian and landscape amenities as appropriate and within available funding. The project will also include joint-bid utility work in coordination with the San Antonio Water System (SAWS) and CPS Energy. The Zona Cultural Streets - Commerce Street (Frio Street to Santa Rosa Street), San Saba Street (Nueva Street to Martin Street), Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street) project is a continuation of the 2012 Bond Commerce Corridor and Cesar Chavez Corridor funded projects that provided for pedestrian connectivity and aesthetic improvements. Construction is anticipated to begin in January 2022 and is estimated to be completed in July 2024.

Procurement of Services

Following the City Council “B” Session high profile pre-solicitation briefing on May 19, 2021, the Public Works Department issued a Request for Competitive Sealed Proposals (RFCSP) on June 21, 2021 which 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 July 15, 2021 and responses were due on August 27, 2021. Three (3) firms submitted proposals and were deemed eligible for evaluation. A selection committee consisting of representatives from the City Manager’s Office, the Public Works Department, San Antonio Water System and an outside representative from La Familia Cortez Restaurant evaluated and ranked the submissions. 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 & Past Performance; Price Proposal and participation in the SBE and M/WBE Prime Contractor 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 applied for the Small Business Enterprise Prime Contract Program with 10 Evaluation preference points and Minority/Women-Owned Business Enterprise Prime Contract Program with 10 Evaluation preference points. Additionally, the Goal Setting Committee set a 29% Minority/Women Business Enterprise (M/WBE) and a 5% African American Business Enterprise (AABE) subcontracting goal. A Subcontracting Goal Waiver Request Form was approved for Sundt Construction, Inc. for meeting partial M/WBE and AABE subcontracting goals.

The Public Works Department presented a high profile post-solicitation briefing to City Council in a “B” Session meeting held on November 17, 2021.

This contract was developed utilizing a formal RFCSP 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 is attached.

ISSUE:

This ordinance awards a construction contract to Sundt Construction, Inc. in the amount of \$30,160,684.89 of which \$5,139,444.75 will be reimbursed by San Antonio Water System (SAWS) and \$1,241,105.85 will be reimbursed by CPS Energy for the Zona Cultural Streets - Commerce Street (Frio Street to Santa Rosa Street), San Saba Street (Nueva Street to Martin Street), and Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street) project located in Council District 1.

This project will provide for the reconstruction of Commerce Street from Frio Street to Santa Rosa Street, San Saba Street from (Nueva Street to Martin Street) and Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street). The project will include traffic and pedestrian signal upgrades, new street lighting, sidewalk widening along with streetscape and landscape improvements, new bus shelters and pedestrian amenities including lighting in accordance with Zona Cultural themes and materials. The joint-bid utility work will include water, sewer and gas infrastructure upgrades within the project's limits. Construction is anticipated to begin in January 2022 and is estimated to be completed in July 2024.

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 required for another solicitation process would adversely affect the timely completion of the project.

FISCAL IMPACT:

This is one-time capital improvement expenditure in the amount of \$30,160,684.89 payable to Sundt Construction, Inc., of which \$5,139,444.75 will be reimbursed by SAWS and \$1,241,105.85 will be reimbursed by CPS Energy. Funds are available from the previously authorized debt proceeds and the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance awarding a construction contract in the amount of \$30,160,684.89 to Sundt Construction, Inc. of which \$5,139,444.75 will be reimbursed by SAWS and \$1,241,105.85 will be reimbursed by CPS Energy for the Zona Cultural Streets - Commerce Street (Frio Street to Santa Rosa Street), San Saba Street (Nueva Street to Martin Street), Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street) projects.