



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 8

Agenda Date: January 27, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Contract Award: Park Police Headquarters

SUMMARY:

An 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.

BACKGROUND INFORMATION:

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.

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. Construction is anticipated to begin in February 2022 and is estimated to be completed by February 2023.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) for this project was issued on April 16, 2021 and 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 April 30, 2021 and responses were due on June 8, 2021. Nine firms submitted proposals. Four firms were deemed non-responsive. Of these, 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.

On July 23, 2021, a selection committee made up of representatives from the San Antonio Park Police Department, the Parks and Recreation Department, the Public Works Department and Lake/Flato Architects evaluated and ranked the proposals. Scoring was based on the published evaluation criteria, which included Experience, Background, Qualifications of Prime Firm and Key Sub-Contractors; Understanding of the Project and Proposed Management Plan; Experience with the San Antonio Region & Past Performance; Price Proposal; 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 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 requirement and a 4% African American Business Enterprise (AABE) subcontracting goal. Tejas Premier Building Contractor, Inc. has committed to meeting the M/WBE subcontractor participation goal but received a waiver for the AABE subcontractor participation goal.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals process; therefore, as required by the Ethics Ordinance a Contracts Disclosure Form has been included herein as an attachment.

This project was presented to the Public Safety Committee on September 21, 2021 and a post-solicitation briefing to the Audit and Accountability Committee was held on December 6, 2021.

ISSUE:

This ordinance awards 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.

The project will provide for the remodel of approximately 24,000 square feet of the existing two-story building. The remodel will consist of a roll-call room, offices, workstations, bike storage and

repair areas as well as a fitness room. Construction is anticipated to begin in February 2022 and is estimated to be completed by February 2023.

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 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 and are included in the FY 2022-FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance awarding a construction contract in an amount not exceed \$3,613,448.00 to Tejas Premier Building Contractor, Inc. for the Park Police Headquarters project.