



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: {{item.number}}

Agenda Date: January 27, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Contract Award: ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract to M-Company General Contractors Inc. in an amount not to exceed \$2,394,694.00 for the construction of the ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center located in Council District 2. Funds are available from the 2017 General Obligation Bond Program, Bexar County, and the Texas Education Agency and are included in the FY 2022 - FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The new ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center facility will serve as a host to community offerings revolving around social services and providing much-needed assistance and resources to economically disadvantaged individuals and families in the surrounding area. Some of the programs proposed when the center opens are pre-school and after-school activities, adult education courses, and senior citizen day-care. On September 16,

2021, City Council approved a tri-party funding agreement between the City of San Antonio, Bexar County and Zernona S. Black Center Inc. through Ordinance 2021-09-16-0696.

This project will provide the construction of the new 7,700 square foot facility, including an events center and two classrooms with support spaces, a landscaped courtyard, and associated sitework. Construction is anticipated to begin in February 2022 and is estimated to be completed by November 2022.

Procurement of Services

This project was advertised on August 18, 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 website CivCast. Bids were opened on October 19, 2021, and seven bids were received. Of these, M-Company General Contractors Inc. 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 25% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. M-Company General Contractors Inc. has committed to meeting the subcontractor participation goals.

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 to M-Company General Contractors Inc. in an amount not to exceed \$2,394,694.00 for the construction of the ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center project located in Council District 2.

This project will provide for the construction of the new 7,700 square foot facility, including an events center, two classrooms with support spaces, a landscaped courtyard, and associated sitework. Construction is anticipated to begin in February 2022 and is estimated to be completed by November 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 project's timely completion.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$2,394,694.00 payable to M-Company General Contractors Inc. Funds are available from Bexar County, the Texas Education Agency and 2017 General Obligation Bond Program funds included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in an amount not to exceed \$2,394,694.00 to M-Company General Contractors Inc. for the construction of the ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center.