



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: Greater Love Multi-Generational Cultural Community Center

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract to Marc III General Contractors, LLC in the amount not to exceed \$3,360,612.34 for the construction of the Greater Love Multi-Generational Cultural Community Center located in Council District 2; and, authorizing the amending of the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project. Funds in the amount of \$1,819,800.00 are available from the 2017 – 2022 General Obligation Bond Program included in the FY 2022 – FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

On May 6, 2017, voters approved the 2017 Bond Program, which authorized leveraged funding in the amount of \$2,000,000.00 for construction of the Greater Love Multi-Generational Cultural Community Center located at 1534 Peck Avenue, San Antonio, Texas 78210. On December 2,

2020, City Council approved a tri-party funding agreement between the City of San Antonio, Bexar County and Greater Love Ministries, Inc. through Ordinance 2020-12-03-0839.

The new Greater Love Multi-Generational Cultural Community Center facility will host a variety of community services revolving around social services to provide much-needed assistance and resources to economically disadvantaged individuals and families in the surrounding area. Some of the programs proposed when the center opens include pre-school and after-school activities, adult education courses and senior citizen day-care.

This project will construct a new 11,705 square foot single-story facility to include classrooms, a large multi-purpose dining room, warming kitchen, adult gathering space, nurses station, offices, support spaces and an outdoor playground. Construction is anticipated to begin in February 2022 and is estimated to be completed by February 2023.

Procurement of Services

This project was advertised on September 3, 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 8, 2021 and three bids were received. Of these, the lowest bidder was deemed non-responsive for failure to provide the correct bid bond for this project. Marc III General Contractors, 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 29% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 5% African American Business Enterprise (AABE) subcontracting goal. Marc III General Contractors, 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 to Marc III General Contractors, LLC in an amount not to exceed \$3,360,612.34 for the construction of the Greater Love Multi-Generational Cultural Community Center project located in Council District 2; and, authorizes the amending of the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project.

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large multi-purpose dining room, warming kitchen, adult gathering space, nurses station, offices, support spaces and an outdoor playground. Construction is anticipated to begin in February 2022 and is estimated to be completed by February 2023.

Once the facility is constructed, Greater Love Ministries, Inc. will be responsible for the operation and maintenance of the facility for use by the general public. Construction is not anticipated to disrupt current programs and services at Greater Love Ministries.

ALTERNATIVES:

City Council could choose not to approve this construction award and require staff to re-advertise this project. However, doing so would delay the City delivering the voter-approved Bond project for the Greater Love Multi-Generational Cultural Community Center and impact the community's need for such a facility.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount not to exceed \$3,360,612.34 authorized payable to Marc III General Contractors, LLC. Funds in the amount of \$1,819,800.00 are available from the 2017 – 2022 General Obligation Bond Program included in the FY 2022 – FY 2027 Capital Improvement Program.

This ordinance also authorizes the amending of the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligations included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in an amount not to exceed \$3,360,612.34 to Marc III General Contractors, LLC for the construction of the Greater Love Multi-Generational Cultural Community Center; and approval of the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the Council District 2 FY 2022 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project.