



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** December 1, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Contract Award: World Heritage Center (2017 Bond Project)

**SUMMARY:**

An ordinance awarding a construction contract to The Sabinal Group, LLC in the amount not to exceed \$9,300,000.00 for the World Heritage project located in Council District 3. Funds are available in the amount of \$6,200,000.00 from the 2017 General Obligation Bond Program and \$3,100,000.00 from the 2022 General Obligation Bond Program included in the FY 2023 to FY 2028 Capital Improvement Program.

**BACKGROUND INFORMATION:**

***Project Background***

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$5,000,000.00 for the World Heritage project and \$2,250,000.00 for the World Heritage Park and Land Acquisition project, both located in Council District 3 along the 3100 block of Roosevelt Avenue. Additionally, as part of the adopted FY 2021 Mid-Year Budget and with Council District 3's approval, funds in the amount of \$1,462,649.00 was reallocated from the canceled 2017 Harvey E. Najim YMCA Phase 2 Bond project located in Council District 3 to the World Heritage Park and Land Acquisition project for a total revised project of \$3,712,649.00. These projects provide a proposed

facility that will serve as a public orientation center and exhibit space consisting of site improvements such as parking, trailway sidewalks, drainage improvements, landscaping, and outdoor activity space adjacent to the Mission Marquee and Mission Library. On May 7, 2022, voters approved the 2022 Bond Program, which authorized \$3,500,000.00 for the World Heritage Center Phase 2 Improvements project for enhancements to existing structures, expanded parking, signage, and outdoor open-air improvements. The 2022 Bond Program project will be completed in two phases. The initial phase will include enhancements to existing structures and related improvements, followed by a future phase to include expanded parking, signage and outdoor open-air improvements. The construction of this initial phase of work is proposed to be expedited to be completed in conjunction with the related 2017 Bond Program World Heritage project. Construction of the 2017 Bond Program World Heritage project and the work associated with the 2022 Bond Program project is anticipated to begin in December 2022 and is estimated to be completed in July 2024.

### ***Procurement of Services***

A Request for Competitive Sealed Proposals (RFCSP) for this project was issued on July 13, 2022, 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. On September 2, 2022, (6) six proposals were received and (1) proposal was deemed non-responsive for failure to meet the subcontracting goals established as part of this RFCSP. The remaining (5) proposals were deemed responsive and moved forward for full proposal evaluation. The evaluation committee consisting of representatives from the City Manager's Office, World Heritage Office, San Antonio Public Library, and Public Works Departments met and scored the proposals 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 ESBE 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 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 the Emerging Small Business Enterprise (ESBE) Prime Contract Program with 10 Evaluation preference points and Minority/Women-Owned Business Enterprise (M/WBE) Prime Contract Program with 10 Evaluation preference points. Additionally, the Goal Setting Committee set 29% Minority/Women Business Enterprise (M/WBE) and 5% African American Business Enterprise (AABE) subcontracting goals. The Sabinal Group, LLC is a SBEDA eligible small minority business enterprise and has committed to 63% M/WBE goal. Economic Development Department approved a Subcontracting-Goal waiver for the 5% African American Business Enterprise (AABE) subcontracting goal as The Sabinal Group, LLC demonstrated a good faith effort for their outreach to SBEDA eligible AABEs.

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.

This project was presented to the Audit and Accountability Committee as a post solicitation briefing via memo on November 21, 2022.

### **ISSUE:**

This ordinance awards a construction contract to The Sabinal Group, LLC in the amount not to exceed \$9,300,000.00 for the World Heritage project located in Council District 3. Funds are available in the amount of \$6,200,000.00 from the 2017 General Obligation Bond Program and \$3,100,000.00 from the 2022 General Obligation Bond Program included in the FY 2023 – FY 2028 Capital Improvement Program

The 2017 Bond Program World Heritage project will provide for the construction of a new facility to operate as an orientation center, public gathering space and flexible community space, with support spaces as required. Also included will be site improvements consisting of public parking, trailway connectors, sidewalks, drainage improvements, landscaping, and an outdoor gathering activity space.

The 2022 Bond Program World Heritage Center Phase 2 Improvements project's initial phase, which will be constructed in conjunction with the 2017 Bond Program World Heritage project, includes enhancements to existing structures and related improvements. The construction of this initial phase is proposed to be expedited to complete the improvements in conjunction with the related 2017 Bond Program project. Construction of the 2017 Bond Program World Heritage project and the work associated with the initial phase of the 2022 Bond Program project is anticipated to begin in December 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-solicit the project; however, considering the additional time, the process would adversely affect the project's timely completion and increase overall costs.

### **FISCAL IMPACT:**

This is a one-time capital expense in the amount not to exceed \$9,300,000.00 for the World Heritage project. Funds are available in the amount of \$6,200,000.00 from the 2017 General Obligation Bond Program and \$3,100,000.00 from the 2022 General Obligation Bond Program included in the FY 2023 to FY 2028 Capital Improvement Program.

### **RECOMMENDATION:**

Staff recommends approval of this ordinance awarding a construction contract to The Sabinal Group, LLC in the amount not to exceed \$9,300,000.00 for the World Heritage project, of which funds are available in the amount of \$6,200,000.00 from the 2017 General Obligation Bond Program and \$3,100,000.00 from the 2022 General Obligation Bond Program.

