



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6735

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 1/21/2021

**Title:** Ordinance approving a construction contract in an amount not to exceed \$4,740,140.00 to Thos. S. Byrne, Inc. dba Byrne Construction Services for construction of the 2017 Bond Woodlawn Lake Park Multi-Generational Center. Funding is available from the 2017 - 2022 General Obligation Bond Program, Texas Parks and Wildlife for Urban Outdoor Recreation Grant and 2015 Parks Development and Expansion Venue Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_Woodlawn Lake Park.pdf, 2. Master Score Sheet - Woodlawn Lake Park.pdf, 3. Thos Byrne Disclosure Form.pdf, 4. Draft Ordinance, 5. Ordinance 2021-01-21-0021

Date	Ver.	Action By	Action	Result
1/21/2021	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Public Works

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council Districts 1 and 7

**SUBJECT:**

Contract Award: Woodlawn Lake Park Multi-Generational Center (2017 Bond Project)

### SUMMARY

An ordinance authorizing the negotiation and execution of a construction contract including an additive alternate in an amount not to exceed \$4,740,140.00 to Thos. S. Byrne, Inc. dba Byrne Construction Services for construction of the 2017 Bond Woodlawn Lake Park Multi-Generational Center Project, located in Council District 1. Funding in the amount of \$3,167,480.00 is available from the 2017 - 2022 General Obligation Bond Program, \$1,500,000.00 is from a Texas Parks and Wildlife (TPWD) for Urban Outdoor Recreation Grant and \$72,660.00 is available from the 2015 Parks Development and Expansion Venue Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program.

### BACKGROUND INFORMATION:

### Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$5,000,000.00 to develop a Multi-Generational Center at Woodlawn Lake Park. Additionally, funds in the amount of \$1,500,000.00 are available from a Texas Parks and Wildlife Grant and \$72,660.00 is available from the 2015 Parks Development and Expansions Venue Fund for a total of \$1,572,660.00 for additional improvements for this project. During the project's initial development phase, it was determined the community would be best served by replacing the existing Berta Almaguer Dance Studio with a new larger facility. While Woodlawn Lake Park is located in Council District 7, the current dance studio is located in Council District 1.

The Woodlawn Lake Park Multi-Generational Center project will provide for the demolition of the existing Berta Almaguer Dance Studio and construction of a new larger facility consisting of dance studios, classrooms, a large common room, offices, storage and changing facilities for the dancers. Low Impact Development features will be incorporated to reduce storm water runoff and materials from the existing dance studio will be salvaged to use for the new construction. The additive alternate included as part of this project will provide an extension of the Alazan Linear Creekways trail through the site. Construction is anticipated to begin in January 2021 and is estimated to be completed by May 2022.

### Previous Council Action

As part of a local grant program for park improvements to Woodlawn Lake and Monterrey Parks, TPWD Urban Outdoor Recreation grant funds in the amount of \$1,750,000.00 was approved by City Council on June 1, 2017 through Ordinance 2017-06-01-0396. Of this amount, \$1,500,000.00 was allocated to be used toward the construction of improvements for the Woodlawn Lake Park Multi-Generational Center project.

### Procurement of Services

A Request for Competitive Sealed Proposal (RFCSP) was released on April 22, 2020 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. Responses were due on June 9, 2020 and eleven (11) proposals were received. Of these, seven were deemed non-responsive for not meeting the subcontracting requirements. A selection committee consisting of City of San Antonio representatives from the City Manager's Office (CMO), the Parks & Recreation Department (Parks), and Public Works Department (PWD), as well as, an outside AIA representative from Marmon Mok Architects evaluated and ranked the remaining four (4) submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included: Evaluation of Experience and Qualifications of the Prime Firm, the Understanding of the Project and Proposed Management Plan, Overall evaluation of the firm/team and its ability to provide the required services, Price Proposal and participation in the SBE & M/WBE Prime Contractor 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 23% certified Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African-American Business Enterprise (AABE) subcontracting goal. Thos. S. Byrne, Inc. dba Byrne Construction Services has committed to meeting these goals.

The Discretionary Contracts Disclosure Form as required by the City's Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid is attached.

**ISSUE:**

This ordinance authorizes the negotiation and execution of a construction contract including an additive alternate in an amount not to exceed \$4,740,140.00 to Thos. S. Byrne, Inc. dba Byrne Construction Services for construction of the 2017 Bond Woodlawn Lake Park Multi-Generational Center project located in Council District 1.

The Woodlawn Lake Park Multi-Generational Center project will provide for the demolition of the existing Berta Almaguer Dance Studio and the construction of a new larger facility consisting of dance studios, classrooms, a large common room, staff offices, storage and changing facilities for the dancers. Low Impact Development features will be incorporated to reduce storm water runoff and materials from the existing dance studio will be salvaged to use for the new construction. The additive alternate included as part of this project will provide for an extension of the Alazan Linear Creekways trail through the site. Construction is anticipated to begin in January 2021 and is estimated to be completed by May 2022.

**ALTERNATIVES:**

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount not to exceed \$4,740,140.00 authorized payable to Thos. S. Byrne, Inc. dba Byrne Construction Services. Funding in the amount of \$3,167,480.00 is available from the 2017 - 2022 General Obligation Bond Program, \$1,500,000.00 is from a Texas Parks and Wildlife (TPWD) for Urban Outdoor Recreation Grant and \$72,660.00 is available from the 2015 Parks Development and Expansion Venue Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the negotiation and execution of a construction contract including an additive alternate in an amount not to exceed \$4,740,140.00 to Thos. S. Byrne, Inc. dba Byrne Construction Services for construction of the Woodlawn Lake Park Multi-Generational Center project.