



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2185

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 5/21/2015

**Title:** An Ordinance for Pearsall Park, a 2012-2017 General Obligation Bond Project, located in Council District 4, authorizing the execution of a construction contract to MJ Boyle General Contractor, Inc. in an amount not to exceed \$5,492,456.00 for improvements to the Family Fun Zone and Fitness Challenge Zone, and appropriating \$300,000.00 in Proposition 2 Sales Tax Venue Funds and \$38,755.93 in Unified Development Code fee in lieu of park land dedication funds from the Parks and Recreation Department. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map Pearsall Park, 2. Disclosure Form\_Pearsall Park, 3. Master Score Summary - Pearsall Park (4), 4. Draft Ordinance, 5. Ordinance 2015-05-21-0429

Date	Ver.	Action By	Action	Result
5/21/2015	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 4

**SUBJECT:** Contract Award: (Construction Services) Pearsall Park

### SUMMARY:

An Ordinance for Pearsall Park, a 2012-2017 General Obligation Bond Project, located in Council District 4, authorizing the execution of a construction contract to MJ Boyle General Contractor, Inc. in an amount not to exceed \$5,492,456.00 for park development and improvements consistent with the Pearsall Park Master Plan and appropriating \$300,000.00 in Linear Trails Sales Tax Venue Funds and \$38,755.93 in Unified Development Code fee in lieu of park land dedication funds from the Parks and Recreation Department for park development and improvements.

### BACKGROUND INFORMATION:

Project Background

Under the voter approved 2012-2017 Bond Program, \$7.5 million was allocated for Pearsall Park Improvements.

Two separate public meetings were held in December 2013 and August 2014 to gather feedback for Pearsall Park Project. As a result of the community input, Pearsall Park Project will provide for improvements to the Family Fun Zone and Fitness Challenge Zone to include a large and small pavilions, playground facility, splashpad, terrain play, skatepark, restroom and pump room building, basketball courts, fitness equipment, exercise facilities, lighting, landscaping, irrigation, parking, site furniture, fencing, site work and grading, sidewalks, and trail paving. Project construction is anticipated to begin in June 2015 and estimated to be completed by June 2016.

The existing playground and adjacent parking will be closed for construction. Coordination with the Parks and Recreation Department will be made during the construction of this project.

#### Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released in December 2014. This RFCSP was advertised in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the TCI Small Business Office. Responses were due on February 3, 2015. A selection committee consisting of representatives from Transportation and Capital Improvements Department, representatives from the Parks and Recreation Department and the City Manager's Office evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included Evaluation of Experience and Qualifications of the Prime Firm, Key Sub-Contractors and Key Personnel, Team's Experience with San Antonio Region issues, Skate Park Construction, Landfill-related Project Experience, past experience with City of San Antonio contracts, Price Proposal and participation in the SBE Prime Contractor Program.

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 in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise Prime Contract Program with fifteen (15) evaluation preference points awarded to M.J. Boyle General Contractor, Inc. as they are a certified SBE firm located within the San Antonio Metropolitan Statistical Area. Additionally, the Goal Setting Committee set a 13% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 2% African American Business Enterprise (AABE) subcontracting goal. The Economic Development Department approved a partial waiver submitted by M.J. Boyle General Contractor, Inc. because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses.

This contract was developed utilizing a formal request for qualifications and proposal process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form has been included herein as an attachment.

#### **ISSUE:**

An Ordinance for Pearsall Park, a 2012-2017 General Obligation Bond Project, located in Council District 4, authorizing the execution of a construction contract to MJ Boyle General Contractor, Inc. in an amount not to exceed \$5,492,456.00 for park development and improvements consistent with the Pearsall Park Master Plan,

and appropriating \$300,000.00 in Linear Sales Tax Venue Funds and \$38,755.93 in Unified Development Code fee in lieu of park land dedication funds from the Parks and Recreation Department for park development and improvements.

This contract provides for construction of the Family Fun Zone and the Fitness Challenge Zone. The Family Fun Zone will include pavilions, playground facilities, a splashpad, a skatepark and basketball courts. The Fitness Challenge Zone will include fitness equipment, exercise facilities and a paved trail. The park will also receive parking and sidewalk improvements. Project construction is anticipated to begin June 2015 and estimated to be completed by June 2016.

**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 of \$5,492,456.00 to MJ Boyle General Contractors, Inc. Funds are available from 2012-2017 General Obligation Bond Program. This ordinance also appropriates \$300,000.00 in Linear Trails Sales Tax Venue funds and \$38,755.93 Unified Development Code fee in lieu of park land dedication funds and are included in the FY 2015-2020 Capital Improvement Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance for Pearsall Park a 2012-2017 Bond funded Project, located in Council District 4 authorizing the execution of a construction contract in an amount not to exceed \$5,492,456.00 to MJ Boyle General Contractor, Inc., and appropriating \$300,000.00 in Linear Trails Sales Tax Venue funds and \$38,755.93 Unified Development Code fee in lieu of park land dedication funds for park development and improvements.