



City of San Antonio

Agenda Memorandum

File Number: 17-6146

Agenda Item Number: 10.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 8 and 9

SUBJECT:

Contract Award: Phil Hardberger Park Phase VI Maintenance Building

SUMMARY:

An ordinance for the Phil Hardberger Park Maintenance Building, a previously authorized Certificate of Obligation -funded project, located in Council District 8 and 9, accepting the lowest responsive bid and awarding a construction contract in the amount of \$505,000.00, to Crownhill Builders Inc.

BACKGROUND INFORMATION:

Project Background

This project provides for construction of a maintenance building located on the west side of the 311-acre Phil Hardberger Park which is consistent with the approved Master Plan. Previous completed construction phases for this project included:

- Phase 1A-Construction of Blanco Rd Deceleration Lane and Park Entry
- Phase 1B-Construction of the Open Air Classroom with restrooms and office, Salado Creek Overlook, Oak Loop Trail, NW Military Entry Signage
- Phase 2-Construction of the Salado Creek (East) playground, dog park; Geology Loop Trail, Maintenance Yard, South Field: Ball courts, picnic units, South Field (West) playground
- Phase 3-Urban Ecology Center with Gathering Hall
- Phase 4-72 Space Parking lot on Blanco Road
- Phase 5-Conversion of a natural surface walking trail to decomposed granite to include extension of site line and boardwalks over natural drainage areas located on the Northwest Military side of the park

Currently, maintenance staff is housed on the east parcel of the park in a temporary structure which is incompatible being near the Historic Voelcker Homestead and due to the expansion of the demonstration farm/garden. The maintenance building will be a pre-fabricated 4,800 square foot metal structure within an existing enclosed maintenance yard and will include an enclosed area that will be utilized for storage of maintenance equipment to protect it from outdoor elements. The building includes utilities and will operate on a septic system in order to house staff. Construction is anticipated to begin in January 2018 and estimated to be completed by June 2018.

Procurement of Services

This project was advertised 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 TCI Small Business Office. Plans also were available to potential bidders at the office of Triangle Reprographics, located at 2203 Ceegee Street, San Antonio, TX 78217. Bids were opened on October 24, 2017 and nine (9) bids were received. Of these, Crownhill Builders, Inc. submitted the lowest responsive bid. A matrix of the bid outcome is included herein.

This contract will be awarded in compliance with the new 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 in an effort 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 4% African-American Business Enterprise (AABE) subcontracting goal. Crownhill Builders, Inc. 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 in the amount of \$505,000.00, to Crownhill Builder's Inc., for construction of the Phil Hardberger Park Maintenance Building, a previously authorized Certificate of Obligation -funded project, located in Council District 8 and 9.

The project will provide for the construction of a metal, free standing maintenance building within an existing enclosed maintenance yard. The project would also provide for the construction of the concrete slab, structural framework, metal building, pedestrian gate, side walk, and installation of an electrical meter and underground septic systems. Project construction is anticipated to begin in January 2018 and estimated to be completed by June 2018.

Coordination with the Parks and Recreation Department will be made to allow the Park to be open during construction as the proposed improvements are in areas of the park that are not currently used by the public.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this project. 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 \$505,000.00 payable to Crownhill Builders Inc. Funds are available from previously authorized Certificate of Obligation and is included in the FY 2018 - 2023 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$505,000.00, to Crownhill Builders, Inc., for construction of the Phil Hardberger Park Maintenance Building.