



City of San Antonio

Agenda Memorandum

File Number:20-6757

Agenda Item Number: 12.

Agenda Date: 12/17/2020

In Control: City Council A Session

DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Contract Award: Perrin Homestead Historic Center (2017 Bond Project)

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract including an additive alternate to Longhorn Tejas Property Builders, LLC in the amount of \$737,733.00 for the 2017 Bond Perrin Homestead Historic Center project, located in Council District 10. Funds in the amount of \$552,612.00 is available from the 2017 - 2022 General Obligation Bond Program and \$185,121.00 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 \$1,000,000.00 to rehabilitate the Perrin Homestead Historic Center. Two separate public meetings were held in September 2019 and February 2020 to gather feedback for the Perrin Homestead Historic Center project.

Based on the feedback received, the project will provide for the 1875 Perrin Homestead renovation, demolition of the 1966 addition, and construction of a support building which will include a unisex restroom, storage room and mechanical/electrical room. Also included, as part of the project, will be site improvements consisting of site clearing, grading, the addition of a new entry and parking lot with associated Low Impact Development features, landscaping, as well as security lighting, a drinking fountain, sidewalks and bike racks. The additive

alternate accepted as part of this contract will allow the existing homestead wood flooring to be reused as an exterior veneer for the new support building. Construction is anticipated to begin January 2021 and is estimated to be completed by October 2021.

Procurement of Services

This project was advertised on September 16, 2020, for construction bids in the following media: San Antonio Hart Beat, City's website, Texas Electronic State Business Daily, TVSA, and electronic bidding Civcast. Bids were opened on October 13, 2020 and six (6) bids were received. Of these, Longhorn Tejas Property Builders, LLC submitted the lowest responsive bid as indicated in the included matrix.

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 to maximize the amount of small, minority and women-owned business participation on the contract. The Goal Setting Committee set a 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African-American Business Enterprise (AABE) subcontracting goal. Longhorn Tejas Property Builders, 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 including an additive alternate to Longhorn Tejas Property Builders, LLC in the amount of \$737,733.00 for the Perrin Homestead Historic Center project, a 2017 Bond funded project, located in Council District 10.

The project will provide for the 1875 Perrin Homestead renovation, demolition of the 1966 addition, and construction of a support building which will include unisex restroom, storage room and mechanical/electrical room. Also included, as part of this project, will be site improvements consisting of site clearing, grading, the addition of a new entry and parking lot with associated Low Impact Development features, landscaping, as well as security lighting, a drinking fountain, sidewalks and bike racks. The additive alternate accepted as part of this contract will allow the existing homestead wood flooring to be reused as an exterior veneer for the new support building.

Construction is anticipated to begin January 2021 and estimated to be completed by October 2021.

ALTERNATIVES:

As an alternative, City Council could require staff to re-advertise this project; 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 \$737,733.00 authorized payable to Longhorn Tejas Property Builders, LLC. Funds in the amount of \$552,612.00 is available from the 2017 - 2022

General Obligation Bond Program and \$185,121.00 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 accepting the lowest responsive bid and awarding a construction contract to Longhorn Tejas Property Builders, LLC in the amount of \$737,733.00 for the Perrin Homestead Historic Center project.