City of San Antonio

Legislation Details (With Text)

File #:	19-2058
Type:	Capital Improvements
	In control: City Council A Session
On agenda:	2/21/2019
Title:	Ordinance awarding a construction contract to Crownhill Builders, Inc., in the amount of $1,738,895.00, to include the base bid and two additive alternates. Funding in the amount of $1,738,895.00 will be funded from the 2017-2022 General Obligation Bond Program and funds are within the project budget.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map_Old Spanish Trails.pdf, 2. Bid Tab_Old Spanish Trails.pdf, 3. Draft Ordinance A, 4. Draft Ordinance B, 5. Ordinance 2019-02-21-0135

Date	Ver.	Action By	Action	Result

DEPARTMENT: Transportation & Capital Improvements

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

COUNCIL DISTRICTS IMPACTED: Council Districts 1 and 7

SUBJECT:

Contract Award: Old Spanish Trails Park Project (2017 Bond Project)

SUMMARY:

Consideration of the following ordinances totaling $1,987,003.00 for the Old Spanish Trails Park Project, a 2017-2022 Bond Project located in Council Districts 1 and 7:

A. An ordinance accepting the lowest qualified responsive bid and awarding a construction contract to Crownhill Builders, Inc., in the amount of $1,738,895.00, to include the base bid and two additive alternates. Funding in the amount of $1,738,895.00 will be funded from 2017-2022 General Obligation Bond Program and funds are within the project budget.

B. An ordinance increasing the $1,738,895.00 construction contract with Crownhill Builders, Inc. in the amount of $248,108.00 for security lighting and additional electrical service for the sports fields. Funding in the amount of $248,108.00 will be funded from the 2017-2022 General Obligation Bond

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Program and funds are within the project budget.

BACKGROUND INFORMATION:

Project Background
The approved 2017-2022 Bond Program included $3,075,000.00 for Old Spanish Trails Park. This project adds over 10 acres of high-quality sports recreation fields and accommodations at the Old Spanish Trails Park. The project will be located within a pair of storm water detention basins as part of a storm water detention facility and will be constructed in phases to accommodate a partial facility opening.

Phase I of the construction will include vegetation removal, grading operations, soil preparation, the installation of a drainage system, irrigation system, concrete walkway, concrete for service vehicles, pole lighting and sports field turf on the northern part of the basin. Phase I of the construction is anticipated to begin February 2019 with an estimated completion of two competition fields and two practice fields ready for competitive sport usage by the end of June 2019. The facility will remain operational during construction.

Phase II of the construction will consist of vegetation removal, grading operations, the installation of pole lighting and an irrigation system, soil preparation, the renovation of existing amenities and the addition of sports equipment such as removable spectator seating, site furnishings and panel signage on the southern part of the basin. Phase II of the construction is anticipated to begin February 2019 with an estimated completion date of October 2019. The facility will remain operational during construction.

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 and the CIVCAST electronic bidding site. Plans were also available to potential bidders at the office of Rialto Studio, located at 2425 Broadway, Suite 105, San Antonio, TX 78215, were sent to several local plan rooms and were available at the bidding opportunities website. Bids were opened on December 18, 2018 and one (1) bid was 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 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% 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:

Consideration of the following ordinances totaling $1,987,003.00 for the Old Spanish Trails Park Project, a 2017-2022 Bond Project located in Council District 1 and 7:

A. This ordinance accepts the lowest responsive bid and awards a construction contract to Crownhill Builders, Inc. in the amount of $1,738,895.00 for the Old Spanish Trails Project.

Phase I of the construction will include vegetation removal, grading operations, soil preparation, the installation of a drainage system, irrigation system, concrete walkway, concrete for service vehicles, pole lighting and sports field turf on the northern part of the basin. Phase I of the construction is anticipated to begin February 2019 with an estimated completion of two competition fields and two practice fields ready for competitive sport usage by the end of June 2019. The facility will remain operational during construction.

Phase II of the construction will consist of vegetation removal, grading operations, the installation of pole lighting and an irrigation system, soil preparation, the renovation of existing amenities and the addition of sports equipment such as removable spectator seating, site furnishings and panel signage on the southern part of the basin. Phase II of the construction is anticipated to begin February 2019 with an estimated completion date of October 2019. The facility will remain operational during construction.

B. This ordinance for Old Spanish Trails Park increases the $1,738,895.00 construction contract with Crownhill Builders, Inc. in the amount of $248,108.00 for security lighting and additional electrical service for the sports fields.

This change order authorizes an amount of $248,108.00 payable to Crownhill Builders, Inc. Due to the Engineer's final design estimate exceeding the available funding, two additive alternates related to the purchase and installation of 60-foot and 70-foot pole lights were included as part of the bid advertisement. As a result of a favorable bid award, the City would like to proceed with additional electrical service to support one additional 70-foot high pole light and six 60-foot high pole lights to be installed surrounding the sport fields.

Project construction is anticipated to begin February 2019 with an estimated completion date of October 2019. The facility will remain operational during construction activities.

ALTERNATIVES:

A. As an alternative, City Council could choose not to award this contract and request staff to re-advertise this project; however, time required for another solicitation process would adversely affect the timely completion of the project.

B. As an alternative, City Council could choose not to approve this change order and require staff to complete a bid process for the work. However, this would lead to a delay in project completion and a likely increase in price. The most cost effective option is to approve this change order.

FISCAL IMPACT:

Construction of this project has been accelerated by nine months with targeted completion in June and October 2019. Funding capacity is available in the 2017 Park's Bond Proposition to cover FY 2019 expenditures.

A. This is one-time capital improvements expenditure in the total amount of $1,738,895.00 payable to

Crownhill Builders, Inc. Funds are available from the 2017-2022 General Obligation Bond Program and are included in the FY 2019-2024 Capital Improvement Program Budget.

B. This is one-time capital improvements expenditure in the total amount of $248,108.00 payable to Crownhill Builders, Inc. Funds are available from the 2017-2022 General Obligation Bond Program, funds are within the project's budget and are included in the FY 2019-2024 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of the following ordinances totaling $1,987,003.00 for the Old Spanish Trails Park Project, a 2017-2022 Bond Project located in Council Districts 1 and 7:

A. An ordinance accepting the lowest qualified responsive bid and awarding a construction contract to Crownhill Builders, Inc., in the amount of $1,738,895.00, to include the base bid and two additive alternates.

B. An ordinance for Old Spanish Trails Park authorizing a change order in the amount of $248,108.00 in support of the $1,738,895.00 construction contract with Crownhill Builders, Inc. for security lighting and additional electrical service for the sports field.

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