



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5036  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 8/8/2019  
**Title:** Ordinance awarding a construction contract including four additive alternates in the amount of \$194,936.73 to ALP Contracting, LLC for the Gilbert Morgan Denman, Jr. Park project, a 2017-2022 Bond funded project, located in Council District 8. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_Denman Park.pdf, 2. Bid Tab\_Denman.pdf, 3. Draft Ordinance, 4. Staff Presentation, 5. Ordinance 2019-08-08-0590

Date	Ver.	Action By	Action	Result
8/8/2019	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Transportation & Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Contract Award: Gilbert Morgan Denman, Jr. Park (2017 Bond Project)

**SUMMARY:**

An ordinance accepting the lowest responsive bid including four additive alternates and awarding a construction contract in the amount of \$194,936.73 to ALP Contracting, LLC for the Gilbert Morgan Denman, Jr. Park Project, a 2017-2022 Bond funded project, located in Council District 8.

**BACKGROUND INFORMATION:**

### Project Background

On May 6, 2017, the City approved the 2017-2022 Bond Program authorizing \$400,000.00 for the Gilbert Morgan Denman Jr. Park Project located in District 8. The park and former estate of Gilbert Morgan Denman, Jr. is located on 12 and a half acres of wooded area with a half mile walking trail, picnic benches, tables,

parking and the Korean Pavilion, a gift from the City of Gwangju, Korea. Remnants of the Denman Estate located within the park include a pond, a small, fenced in swimming pool and a pool house with restrooms and storage.

This project will provide for the renovation of the existing pool house restrooms to comply with Americans with Disabilities Act (ADA) making them available for public use. The project includes four additive alternates which will provide for the replacement of the northeast and southeast doors of the pool house, a new roof membrane over the pool house and the installation of seven bollards to illuminate the existing walkway between the parking lot and the pool house restrooms. These renovations will offer park visitors with lavatory and sanitary facilities and will also include general building rehabilitation/stabilization, upgrades to electrical, mechanical, and plumbing systems, masonry repair, the demolition of the existing swimming pool, the removal of the pool's surrounding wood fences and minor drainage improvements.

Construction is anticipated to begin September 2019 and estimated to be completed by February 2020.

Two separate public meetings in May and October 2018 were held to gather community input regarding improvements to Gilbert Morgan Denman, Jr. Park.

#### Procurement of Services

This project was advertised in May 2019 for construction bids on CIVCAST and through the TCI Small Business Office. Bids were opened on May 28, 2019 and five (5) bids were received. Of these, ALP Contracting, LLC 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 21% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 2% African-American Business Enterprise (AABE) subcontracting goal. ALP Contracting, 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 including four additive alternates and awards a construction contract in the amount of \$194,936.73 to ALP Contracting, LLC for the Gilbert Morgan Denman, Jr. Park Project, a 2017-2022 Bond funded project, located in Council District 8.

This project will provide for the renovation of the existing pool house restrooms to comply with the Americans with Disabilities Act (ADA) making them available for public use. The project includes four additive alternates which will provide for the replacement of the northeast and southeast doors of the pool house, a new roof membrane over the pool house and the installation of seven bollards to illuminate the existing walkway between the parking lot and the pool house restrooms.

These renovations will offer park visitors with lavatory and sanitary facilities and will also include general building rehabilitation/stabilization, upgrades to electrical, mechanical, and plumbing systems, masonry repair,

the demolition of the existing abandoned swimming pool, the removal of the pool's surrounding wood fences and minor drainage improvements.

Project construction is anticipated to begin September 2019 and estimated to be completed by February 2020.

**ALTERNATIVES:**

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.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$194,936.73 payable to ALP Contracting, LLC. Funds are available from the 2017-2022 General Obligation Bond Program and are included in the FY 2019- FY 2024 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 \$194,936.73 to ALP Contracting, LLC for the Gilbert Morgan Denman, Jr. Park Project.