



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6592  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 12/10/2020  
**Title:** Ordinance approving a construction contract to F.A. Nunnelly Company in an amount not to exceed \$8,975,000.00 for the 2017 Bond District 9 Senior Center project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_District 9 Senior Center.pdf, 2. Final Scoring Matrix\_D9 Senior Center, 3. CDF\_F.A. Nunnelly, 4. Draft Ordinance, 5. Ordinance 2020-12-10-0887

Date	Ver.	Action By	Action	Result
12/10/2020	1	City Council A Session		

**DEPARTMENT:** Public Works

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

**COUNCIL DISTRICTS IMPACTED:** Council District 9

**SUBJECT:**

Contract Award: District 9 Senior Center (2017 Bond Project)

**SUMMARY:**

An ordinance authorizing the negotiation and execution of a construction contract including seven additive alternates to F.A. Nunnelly Company in an amount not to exceed \$8,975,000.00 for the 2017 Bond District 9 Senior Center project, located in Council District 9. Funds are available from the 2017 - 2022 General Obligation Bond Program 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 \$13,212,000.00 for a Senior

Center, located at 840 W. Rhapsody Drive in Council District 9. Additional funds in the total amount of \$1,456,512.00 were approved in the FY 2018 and FY 2019 Budgets to purchase two parcels of land adjacent to Walker Ranch Park on W. Rhapsody Drive and for additional improvements for a total of \$14,668,512.00 for this project.

The project will provide for a new, single story 26,300 square foot facility to support senior constituent and other recreational services. The facility will include a reception desk area, a satellite Council District office, multi-purpose rooms, classrooms including computers, a dining room, a warming kitchen, exercise/dance facilities, meeting rooms, offices, health screening and lounge areas. The facility will include parking to accommodate for an estimated 260 vehicles and will be constructed with Low Impact Development (LID) features to reduce storm water runoff. The project will also provide for various site improvements, which will include sidewalks, access drives, turning lanes, vehicular drop-off areas, utilities, landscaping, a public art component, and outdoor activity spaces. The seven additive alternates awarded as part of this contract will provide for an expanded parking lot, limestone masonry veneer, additional electric vehicle charging stations, landscaping enhancements, concrete flatwork, colored concrete, and roof finish.

Construction is anticipated to begin in January 2021 and is estimated to be completed by June 2022.

#### Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released on April 29, 2020, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding site CivCast. Responses were due on June 19, 2020, and ten (10) proposals were received. Of these, six (6) were deemed non-responsive for not meeting the subcontracting requirements. A selection committee consisting of City of San Antonio representatives from the City Manager's Office (CMO), the Department of Human Services (DHS), and Public Works Department (PWD), as well as, an outside AIA representative from Ford, Powell, and Carson Architects who evaluated and scored the remaining four (4) submissions. Scoring was based on the published evaluation criteria, which included Experience, Background and Qualifications of the Prime Firm, Key Personnel and Sub-Consultants; Understanding of the Project and Proposed Management Plan; Experience with Issues in the San Antonio Region and Past COSA Contracts; Price Proposal and SBEDA Program.

This contract will be awarded in compliance with the 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 applied the Small Business Enterprise (SBE) Prime Contract Program with 10 Evaluation preference points and Minority/Women-Owned Business Enterprise (M/WBE) Prime Contract Program with 10 Evaluation preference points. Additionally, the Goal Setting Committee set a 25% Minority/Women Business Enterprise (M/WBE) and 3% African-American Business Enterprise (AABE) subcontracting goal. F.A. Nunnelly Company has committed to meeting the subcontractor participation goals.

A post-solicitation briefing to the Audit and Accountability Committee was held on October 20, 2020.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid, a Discretionary Contracts Disclosure Form has been included herein as an attachment.

## **ISSUE:**

This ordinance authorizes the negotiation and execution of a construction contract including seven additive alternates to F.A. Nunnelly Company in an amount not to exceed \$8,975,000.00 for the 2017 Bond District 9 Senior Center project, located in Council District 9.

The project will provide for a new, single story 26,300 square foot facility to support senior constituent and other recreational services. The facility will include a reception desk area, a satellite Council District office, multi-purpose rooms, classrooms including computers, a dining room, a warming kitchen, exercise/dance facilities, meeting rooms, offices, health screening and lounge areas. The facility will include parking to accommodate for an estimated 260 vehicles and will be constructed with Low Impact Development (LID) features to reduce storm water runoff. The project will also provide for various site improvements, which will include sidewalks, access drives, turning lanes, vehicular drop-off areas, utilities, landscaping, a public art component, and outdoor activity spaces. The seven additive alternates awarded as part of this contract will provide for an expanded parking lot, limestone masonry veneer, additional electric vehicle charging stations, landscaping enhancements, concrete flatwork, colored concrete, and roof finish.

Construction is anticipated to begin in January 2021 and is estimated to be completed by June 2022. During construction, the south entrance to Walker Ranch Park will be closed.

## **ALTERNATIVES:**

As an alternative, City Council could require staff to re-advertise the 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 an amount not to exceed \$8,975,000.00 payable to F.A. Nunnelly Company. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

## **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the negotiation and execution of a construction contract including seven additive alternates in an amount not to exceed \$8,975,000.00 to F.A. Nunnelly Company for the 2017 Bond District 9 Senior Center project.