



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-7233

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 2/4/2021

**Title:** Ordinance awarding a construction contract to Crownhill Builders, Inc. in the amount of \$3,534,547.00 for the Classen-Steubing Ranch Park Project, a 2017- 2022 General Obligation Bond and Edwards Aquifer Protection Water Quality Demonstration funded project; and, approving the appropriation and amending of the FY 2021 – FY 2026 Capital Improvements Program Budget with funds in the amount of \$348,000.00 from the Parks Donation and Contributions Fund and \$71,372.00 from the Tree Canopy Preservation & Mitigation Fund for the construction of Classen-Steubing Ranch Park project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map IClassen-Steubing Ranch.pdf, 2. CivCast Bid Summary\_Classen-Steubing, 3. Draft Ordinance, 4. Ordinance 2021-02-04-0059

Date	Ver.	Action By	Action	Result
2/4/2021	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: Classen-Steubing Ranch Park (2017 Bond Project)

### SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract including seven additive alternates to Crownhill Builders, Inc. in the amount of \$3,534,547.00 for the Classen-Steubing Ranch Park Project, a 2017 - 2022 General Obligation Bond and Edwards Aquifer Protection Water Quality Demonstration funded project located in Council District 9; and, authorizing the appropriation and amending of the FY 2021 - FY 2026 Capital Improvements Program Budget with funds in the amount of \$348,000.00 from the Parks Donation and Contributions Fund and \$71,372.00 from the Tree Canopy Preservation & Mitigation Fund for the construction of Classen-Steubing Ranch Park project.

## **BACKGROUND INFORMATION:**

### Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$9,150,000.00 to acquire and develop the Classen-Steubing Ranch property for park purposes. The Classen-Steubing Ranch Park comprises about 240 acres of land located in the Stone Oak area, northwest of 1604 and 281. Input from the community was gathered regarding the park's development as part of an extensive public outreach process completed in the form of five separate public meetings conducted between March 2018 and January 2020.

The project will provide open playing fields, parking lots, a playground, trails, restrooms, and pavilions. The seven additive alternates accepted as part of this contract will include the construction and installation of a small pavilion with an associated trail, a northeast softball field, concrete loop trail extension, additional porous and permeable parking lot spaces, 12 additional front parking lot spaces, 40 main field parking spaces, additional trees and irrigation. Construction is anticipated to begin in February 2021 and is estimated to be completed by December 2021.

### Previous Council Action

On June 13, 2019, City Council approved through Ordinance 2019-06-13-0486 a water quality project under the Proposition 1 Edwards Aquifer Protection Program to demonstrate the benefits of permeable surfaces and associated best management practices. This project is led by the University of Texas at San Antonio (UTSA) to enhance the City of San Antonio 2017 Bond project at the Classen-Steubing Ranch Park by constructing a 32-stall parking area featuring various permeable pavement materials. By completing this educational research project, UTSA will use the data to enhance student and public education regarding stormwater sustainability, its benefits and best practices.

### Procurement of Services

This project was advertised on October 7, 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 November 6, 2020, and three (3) bids were received. Of these, Crownhill Builders, Inc. 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 19% 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:**

This ordinance accepts the lowest responsive bid and awards a construction contract including seven additive alternates to Crownhill Builders, Inc. in the amount of \$3,534,547.00 for the Classen-Steubing Ranch Park Project, a 2017 - 2022 General Obligation Bond and Edwards Aquifer Protection Water Quality Demonstration funded project located in Council District 9; and, authorizes the appropriation and amending of the FY 2021 -

FY 2026 Capital Improvements Program Budget with funds in the amount of \$348,000.00 from Parks Donation and Contributions Fund and \$71,372.00 from the Tree Canopy Preservation & Mitigation Fund for the construction of Classen-Steubing Ranch Park project.

The project will provide open playing fields, parking lots, a playground, trails, restrooms, and pavilions. The seven additive alternates accepted as part of this contract will include the construction and installation of a small pavilion with an associated trail, a northeast softball field, concrete loop trail extension, additional porous and permeable parking lot spaces, 12 additional front parking lot spaces, 40 main field parking spaces, additional trees and irrigation.

Project construction is anticipated to begin in February 2021 and is estimated to be completed by December 2021.

### **ALTERNATIVES:**

As an alternative, City Council could require staff to re-advertise this project; however, considering the additional time needed for another solicitation process, this would adversely affect the project's timely completion.

### **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$3,534,547.00 authorized payable to Crownhill Builders, Inc. Funds in the amount of \$2,929,875.00 are available from the 2017 - 2022 General Obligation Bond Program and \$185,300.00 from Proposition 1 Edwards Aquifer Protection Water Quality Demonstration funds in the FY 2021-FY 2026 Capital Improvement Program Budget. This ordinance also authorizes the appropriation and amending of the FY 2021 - FY 2026 Capital Improvements Program Budget with funds in the amount of \$348,000.00 from the Parks Donation and Contributions Fund and \$71,372.00 from the Tree Canopy Preservation & Mitigation Fund for the construction of the Classen-Steubing Ranch Park project.

### **RECOMMENDATION:**

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract to Crownhill Builders, Inc. in the amount of \$3,534,547.00 for the 2017 Bond Classen-Steubing Ranch Park project.