



# City of San Antonio

## Agenda Memorandum

**File Number:**17-5195

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**Agenda Item Number:** 7.

**Agenda Date:** 11/2/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Houston Street Garage Interior Painting Project

### **SUMMARY:**

An ordinance accepting the lowest responsive bid including five additive alternates plus two allowances and awarding a construction contract in the amount of \$558,379.00 to Crownhill Builders, Inc., in connection with the Houston Street Garage Interior Painting Project located in Council District 1. Funds for this contract are authorized in the FY 2018 Capital Budget from the Parking Improvement and Contingency Fund, located in Council District 1.

### **BACKGROUND INFORMATION:**

#### Project Background

The Houston Street Garage was built in 1965 and is one of the City's most commonly used downtown parking garages. The building exterior and staircases were painted through a Job Order Contract (JOC) in 2016. New improvements to the garage include repainting of all existing interior painted surfaces within an open air parking garage structure with 11 total levels. In addition to the base bid, there were five additive alternates plus two allowances chosen which include painting of the existing concrete masonry unit block from the basement level to the 9<sup>th</sup> floor, painting of the existing concrete block at the roof level, painting of the horizontal sprinkler piping, basement fire proofing, painting of the existing drain piping, masonry and concrete repairs and replacement of hollow metal doors, frames, and hardware. The contractor will use a roll on application to paint the garage and will take steps to prevent any damage to vehicles during the project. Improvements are anticipated to begin in

December 2017 and are estimated for completion in February 2018, prior to Spring Break.

Transportation & Capital Improvements will coordinate with Center City Development and Operations to ensure the garage remains open throughout the term of the project. The project will be delivered in a phased approach in which the contractor will paint one floor at a time to minimize any inconveniences for patrons.

#### Procurement of Services

This Project was advertised for construction bids in June 30, 2017 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily and on TVSA. Bids for this Project were opened on July 25, 2017 and four bidders responded. 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 Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts 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 33% M/WBE subcontracting goal. Crownhill Builders, Inc., is certified and has exceeded the SBEDA goals.

This construction contract was developed utilizing the low bid process; therefore a Discretionary Contracts Disclosure Form is not required.

#### **ISSUE:**

This ordinance accepts the lowest responsive bid including five additive alternates plus two allowances and awarding a construction contract in the amount of \$558,379.00 to Crownhill Builders, Inc., in connection with the Houston Street Garage Interior Painting Project located in Council District 1. Funds for this contract are authorized in the FY 2018 Capital Budget from the Parking Improvement and Contingency Fund, located in Council District 1.

Improvements include repainting of all existing interior painted surfaces within an open air parking garage structure with 11 total levels. In addition to the base bid, there were five additive alternates plus two allowances chosen which include painting of the existing CMU block from the basement level to the 9<sup>th</sup> floor, painting of the existing CMU block at the roof level, painting of the horizontal sprinkler piping, basement fire proofing, painting of the existing drain piping, masonry and concrete repairs, replacement of hollow metal doors, frames, and hardware. Improvements are anticipated to begin in December 2017 and are estimated for completion in February 2018.

#### **ALTERNATIVES:**

As an alternative, City Council could choose not to accept the lowest qualified bid contract for site work. Rebidding the project would cause delays and costs may increase for the site work.

#### **FISCAL IMPACT:**

This is one-time capital improvement expenditure in the amount of \$558,379.00 payable to Crownhill Builders, Inc. included in the FY 2018 Capital Budget funded from the Parking Improvement and Contingency Fund.

January and February are the lowest revenue producing months for this facility. The majority of work will be done during this time, and completed prior to Spring Break, in order to minimize revenue loss to the Parking Fund.

**RECOMMENDATION:**

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$558,379.00 to Crownhill Builders, Inc., for site work improvements to the Houston Street Garage Interior Painting Project.