



City of San Antonio

Agenda Memorandum

File Number:21-1211

Agenda Item Number: 13.

Agenda Date: 3/4/2021

In Control: City Council A Session

DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Contract Award: Wheatley Heights Sports Complex (2017 Bond Project)

SUMMARY:

An ordinance authorizing the negotiation and execution of a construction contract with Tejas Premier Building Contractor, Inc. in an amount not to exceed \$2,569,000.00 for the 2017 Bond Wheatley Heights Sports Complex project located within Martin Luther King Park in Council District 2. 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 \$3,000,000.00 for improvements to the existing Wheatley Heights Sports Complex multi-use facility located within Martin Luther King Park at 200 Noblewood Drive in Council District 2. Additionally, funds in the amount of \$300,000.00 are available from the 2017 Bond Martin Luther King Park project for a total of \$3,300,000.00 for the Wheatley Heights Sports Complex project. The additional funds will be used towards the project's site work and landscaping.

This project will provide for the construction of improvements at the existing Wheatley Heights Sports Complex multi-use facility, which will include two new structures, associated site work and landscaping. The new 5,140 square foot event hall structure will consist of an event space, office, restrooms and support spaces. The new 3,220 square foot fieldhouse structure will consist of two locker rooms, restroom, shower facilities

and support spaces.

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

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released on June 17, 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 August 7, 2020, and twelve (12) proposals were received. Of these, four (4) were deemed non-responsive for not meeting the subcontracting requirements. A selection committee consisting of City of San Antonio representatives from the Public Works Department (PWD) and Parks and Recreation Department, and outside representation from the Eastside Christian Action Group and American Institute of Architects (AIA), evaluated and scored the remaining eight (8) submissions. Scoring was based on the published evaluation criteria, which included Experience, Background and Qualifications of Firm, Key Personnel and Sub-Consultants; Understanding of the Project and Proposed Construction Management Plan; Experience with San Antonio Region Issues and Past Experience with the City of San Antonio; 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 27% Minority/Women Business Enterprise (M/WBE) and 2% African-American Business Enterprise (AABE) subcontracting goal. Tejas Premier Building Contractor Inc. has committed to meeting the subcontractor participation goals.

A post-solicitation briefing to the Audit and Accountability Committee was held on December 15, 2020.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance a Discretionary Contracts Disclosure Form has been included herein as an attachment.

ISSUE:

This ordinance authorizes the negotiation and execution of a construction contract to Tejas Premier Building Contractor, Inc. in an amount not to exceed \$2,569,000.00 for the 2017 Bond Wheatley Heights Sports Complex project located within Martin Luther King Park in Council District 2.

This project will provide for the construction of improvements at the existing Wheatley Heights Sports Complex multi-use facility, which will include two new structures, associated site work and landscaping. The new 5,140 square foot event hall structure will consist of an event space, office, restrooms and support spaces. The new 3,220 square foot fieldhouse structure will consist of two locker rooms, restroom, shower facilities and support spaces.

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

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 \$2,569,000.00 payable to Tejas Premier Building Contractor, Inc. Funds in the amount of \$2,269,000.00 are available for the construction of the new facilities and associated improvements from the Wheatley Heights Sports Complex project. Additionally, funds in the amount of \$300,000.00 are available for the construction of this project's site work and landscaping from the Martin Luther King Park project. These 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 in an amount not to exceed \$2,569,000.00 to Tejas Premier Building Contractor, Inc. for the 2017 Bond Wheatley Heights Sports Complex project.