



City of San Antonio

Agenda Memorandum

File Number:15-4351

Agenda Item Number: 14.

Agenda Date: 9/10/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E

COUNCIL DISTRICTS IMPACTED: Council Districts 9 and 10

SUBJECT: Contract Award: McAllister Park Improvements Project

SUMMARY:

An Ordinance for the McAllister Park Improvements Project awarding a construction contract, including two additive alternates, to Crownhill Builders Inc. in the amount of \$679,046.00, and appropriating \$31,372.14 from Unified Development Code fee in lieu of park dedication funds for the project, a 2012-2017 Bond-funded project, located in Council Districts 9 and 10.

BACKGROUND INFORMATION:

Project Background

Under the voter approved 2012-2017 Bond Program, \$1 million was approved for park improvements at McAllister Park, located in Council Districts 9 and 10.

Three public input meetings were held in September 2014, December 2014 and March 2015 for the McAllister Park project. The McAllister Park improvements provide for the base bid construction, rehabilitation and expansion of approximately 6,072 linear feet (1.2 miles) of existing multi-purpose trails with asphalt surfaces, new trail amenities and signage. The additive alternates provide for improvements to the existing wildlife watering trough and a parking lot to serve the dog park. Project construction is anticipated to begin in October 2015 and estimated to be completed by April 2016.

Coordination with the Parks and Recreation Department will be made to allow the park to remain open to patrons and residents during construction.

Procurement of Services

This project was advertised for construction bids in June 2015 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the TCI Small Business Office. Plans also were available to potential bidders at the office of CFZ, Inc., located at 7410 John Smith, #208, San Antonio, TX 78229. Bids were opened on July 14, 2015 and five bids were received. Of these, 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 an 8% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Crownhill Builders, Inc. has committed to 8% M/WBE subcontractor participation. Also, Crownhill Builders, Inc. is a certified small business.

ISSUE:

This ordinance for the McAllister Park Improvements Project will award a construction contract, including two additive alternates, to Crownhill Builders Inc. in the amount of \$679,046.00, and appropriate \$31,372.14 from the Unified Development Code fee in lieu of park dedication funds for the project, a 2012-2017 Bond-funded project, located in Council Districts 9 and 10.

McAllister Park improvements scope of work provides for the construction, rehabilitation and expansion of multi-purpose trails with asphalt surfaces, new trail amenities, improvements to the wildlife watering trough, additional parking for the dog park and signage. Project construction is anticipated to begin in October 2015 and estimated to be completed by April 2016.

ALTERNATIVES:

City Council could choose not to award this contract and require staff to re-advertise this project. 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 the amount of \$679,046.00 to Crownhill Builders, Inc. Funds are available from 2012-2017 GO Bonds and this ordinance appropriates \$31,372.14 in Unified Development Code fee in lieu of park dedication funds for the project. Funds are included in the FY 2015-2020 Capital Improvement Budget for the McAllister Park Improvements Project.

RECOMMENDATION:

Staff recommends approval of this ordinance for construction of the McAllister Park Improvements Project, accepting the lowest responsive bid and awarding a construction contract in the amount of \$679,046.00 to Crownhill Builders, Inc., and appropriating \$31,372.14 in Unified Development Code fee in lieu of park dedication funds for the project.