

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
PARKS AND RECREATION DEPARTMENT**

**TO:** Mayor and City Council

**FROM:** Malcolm Matthews, Director, Parks and Recreation Department

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Melissa B. Vossmer; Finance; Management and Budget; Legal; File

**SUBJECT:** Ordinance Accepting Low Bid by Big-Tex Contractors, Inc. to Perform Construction Work in Connection with the Pearsall Park Phase One Improvements Project

**DATE:** December 19, 2002

**SUMMARY AND RECOMMENDATIONS**

This ordinance accepts the low bid by Big-Tex Contractors, Inc. to perform construction work in connection with the Pearsall Park Phase One Improvements Project in City Council District 4 for the amount of \$236,293.50 with bid alternates 1, 2 and 5 for a total bid of \$281,000.00. The ordinance appropriates \$320,000.00 in Certificates of Obligation Funds; authorizes the execution of a standard construction contract; allocates \$18,334.90 for construction contingency, \$14,300.00 for landscape architect fees, \$3,000.00 for landscape architect contingency, \$665.10 for bid advertising/printing, \$2,700.00 for permit fees and provides for payment.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

Pearsall Park is located in City Council District 4 at 5150 Pearsall Road. Certificates of Obligation funds were approved in the Capital Improvement Project Budget to develop a community park on reclaimed landfill property.

The base bid capital improvements achieved by this project will include the construction of basic park improvements to include an approach and asphalt entry drive, asphalt parking area, screened toilet enclosure, park furnishings, drinking fountains, fenced off-leash dog park area, trail development to a park overlook, landscape planting and irrigation. Bid alternates 1, 2 and 5 will include installation of dog agility equipment, an accessible path to a Community Initiatives Service Center and installation of a decorative metal hydrant finial on the screen toilet enclosure.

Bender Wells Clark Design, Inc. designed the improvements and developed the construction bid documents, based upon public meetings and community input.

The construction bid was advertised on October 2, 2002 and October 9, 2002 in Commercial Recorder, San Antonio Informer and La Prensa De San Antonio. Ten bids were received, with one being non-responsive. Big-Tex Contractors, Inc. had the lowest base bid of \$236,293.50 and the overall low bid with bid alternates 1, 2 and 5 of \$281,000.00.

A standard construction contract will be executed. A summary of the bids is shown in Exhibit 1. It is anticipated the construction work will begin in January 2003 and be completed in May 2003.

### **POLICY ANALYSIS**

The construction contract was advertised and selected through the City's normal bidding process. The Parks and Recreation Advisory Board, Historic Design and Review Commission and Texas Historical Commission have reviewed the project.

### **FISCAL IMPACT**

Funds of \$320,000.00 in Certificates of Obligation Funds are available for these improvements to Pearsall Park. The construction contract is \$281,000.00, the construction contingency is \$18,334.90, permit fees are \$2,700.00, landscape architect fees are \$14,300.00, architect contingency is \$3,000.00 and bid advertising/printing is \$665.10.

It is anticipated that operation and maintenance costs will be approximately \$46,700.00 per year when the park is opened. The amount of \$15,600.00 for the first four months of operation will be absorbed within the current year's budget.

### **COORDINATION**


This action has been coordinated with the Office of Management and Budget, Finance Department, Public Works Department and City Council District 4.

### **SUPPLEMENTARY COMMENTS**

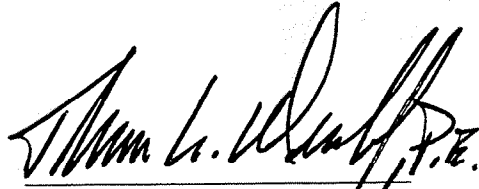
A Discretionary Contracts Disclosure Form is not required.

**ATTACHMENTS**

Exhibit 1 - Construction Bids  
Project Location Map

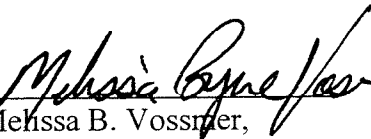


Malcolm Matthews,  
Director of Parks and Recreation



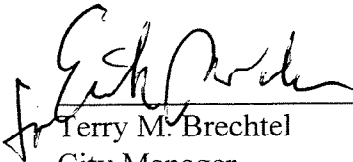
Thomas G. Wendorf, P.E.  
Director of Public Works

12/5/02



Melissa B. Vossmer,  
Assistant City Manager

Approved:



Terry M. Brechtel  
City Manager

Exhibit I  
Construction Bids  
Pearsall Park Improvements

	<u>Bidder</u>	<u>Base Bid</u>	<u>Alt 1</u>	<u>Alt 2</u>	<u>Alt 5</u>	<u>Total</u>
1	Big Tex Contractors	\$236,293.50	\$11,447.00	\$33,259.50	\$0.00	\$281,000.00
2	V W Brooks	\$287,000.00	\$11,000.00	\$31,000.00	\$2,000.00	\$331,000.00
3	Donsan Construction	\$339,792.00	\$13,626.00	\$31,272.00	\$1,190.00	\$385,880.00
4	G. G. & G Construction	\$344,788.00	\$12,500.00	\$49,500.00	\$2,000.00	\$408,788.00
5	LVA Construction	\$400,000.00	\$15,000.00	\$30,000.00	\$0.00	\$445,000.00
6	3 T I. Inc	\$455,000.00	\$0.00	\$0.00	\$0.00	\$455,000.00
7	MLP	\$464,935.00	\$13,336.00	\$21,145.00	\$1,165.00	\$500,581.00
8	Charlie	\$490,000.00	\$16,500.00	\$55,000.00	\$2,000.00	\$563,500.00
9	ASC Paving	\$600,490.00	\$15,000.00	\$24,000.00	\$35,000.00	\$674,490.00
10	Sheamar, Inc.	Non responsive				

# Site Map

## Pearsall Park

### Phase One Improvements

