

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
PUBLIC WORKS DEPARTMENT**

TO: Mayor and City Council

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

THROUGH: Terry M. Brechtel, City Manager

COPIES: Melissa Byrne Vossmer, Andrew Martin, Louis A. Lendman, Milo D. Nitschke, Doug Yerkes, Tim Palomera, Dale Lange and file

SUBJECT: Expansion of San Antonio Police Substations – Phase II,
East Area – 3635 E. Houston St. and Northwest Area – 5020 Prue Rd.

DATE: January 16, 2003

SUMMARY AND RECOMMENDATIONS

Approval of this ordinance accepts the low qualified bid from United Enterprises and authorizes 1999 G. O. Bond funds for the award of a construction contract in the amount of \$1,143,500.00 and \$60,120.00 for contingency in connection with the expansion of two Police Substations located at 3635 E. Houston St. and 5020 Prue Rd. Council Districts to be affected by these expansions are districts 2, 3, 7, 8 and 9.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

Approval of this ordinance will provide for a contract with United Enterprises to construct additions to two Police Substations located at 3635 E. Houston St. and 5020 Prue Rd. (see attachment #1).

The expansion of these two Police Substations shall provide at each Substation: restrooms, locker rooms for women, new roll call rooms which can accommodate 100 personnel, additional office and storage space, and upgrading of the existing men's restrooms to comply with the Americans with Disabilities Act (ADA). The existing facilities are 10,110 sq. ft. each in size and the additions are 3,960 sq. ft. each. The new total area for each building shall be 14,070 sq. ft.

Also, parking lot improvements on property located directly west of the Northwest Police Substation on Prue Rd. shall provide 50 additional fleet parking spaces. This property was previously purchased by the City of San Antonio in FY 2000/2001 for \$400,000.00.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in September 2002. In addition, the bid announcement was made on CHIC-21, through the SBEDA office and Dodge Report. Plans were also available for review by potential bidders in the Public Works Office.

Bids for this project were opened on October 23, 2002, with ten bidders responding. A bid tabulation matrix is attached (see attachment #2). The apparent low bidder was United Enterprises. The Base Bid and Alternates No. 1 thru 3 (see attachment #2) are being accepted for a total contract amount of \$1,143,500.00. The construction contract provides for approximately 175 working days or 9 months.

The professional consultant has reviewed the bids and offered a recommendation to accept the apparent low bid (see attachment #3). Construction plans and specifications were prepared by Hesson Andrews Sotomayor, Ordinance No. 94684, dated October 11, 2001 and Ordinance No. 95721, dated May 9, 2002. The Economic Development Department has approved the Good Faith Effort Plan and the List of Subcontractors submitted by United Enterprises (see attachment #4).

POLICY ANALYSIS

Approval of this ordinance shall be a continuation of City Council policy to construct previously approved facility upgrade projects.

FISCAL IMPACT

Funds in the Amount of \$1,203,620.00 are available from the 1999 Public Safety Improvements G.O. Bonds and payable as follows:

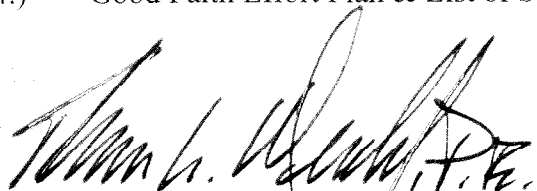
\$1,143,500.00	Payable to United Enterprises
\$60,120.00	Construction Contingency
<hr/>	
\$1,203,620.00	Total Construction Budget

COORDINATION

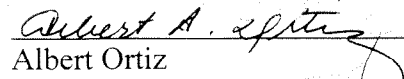
The request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, and the Police Department.

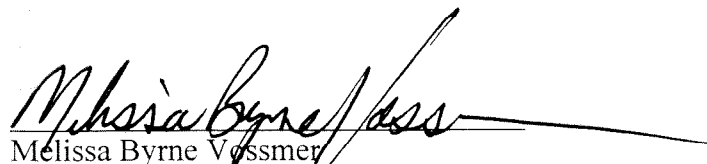
ATTACHMENTS

- 1.) GIS Project Location Maps
- 2.) Bid Tabulation Matrix with Bid Alternates
- 3.) A/E Consultant's Bid Review Letter
- 4.) Good Faith Effort Plan & List of Subcontractors

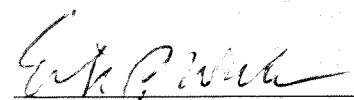

Thomas G. Wendorf, P. E.
Director of Public Works

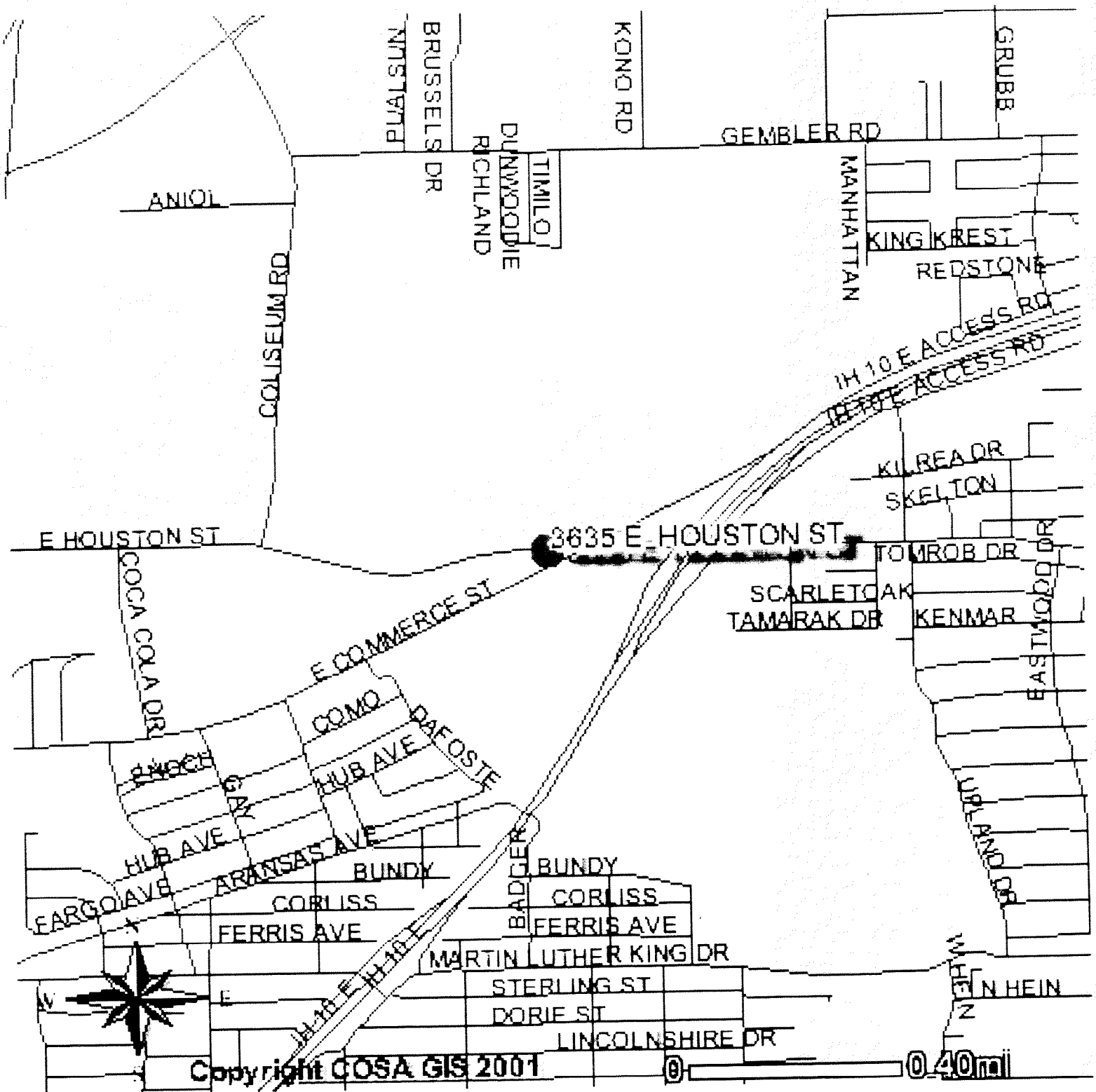
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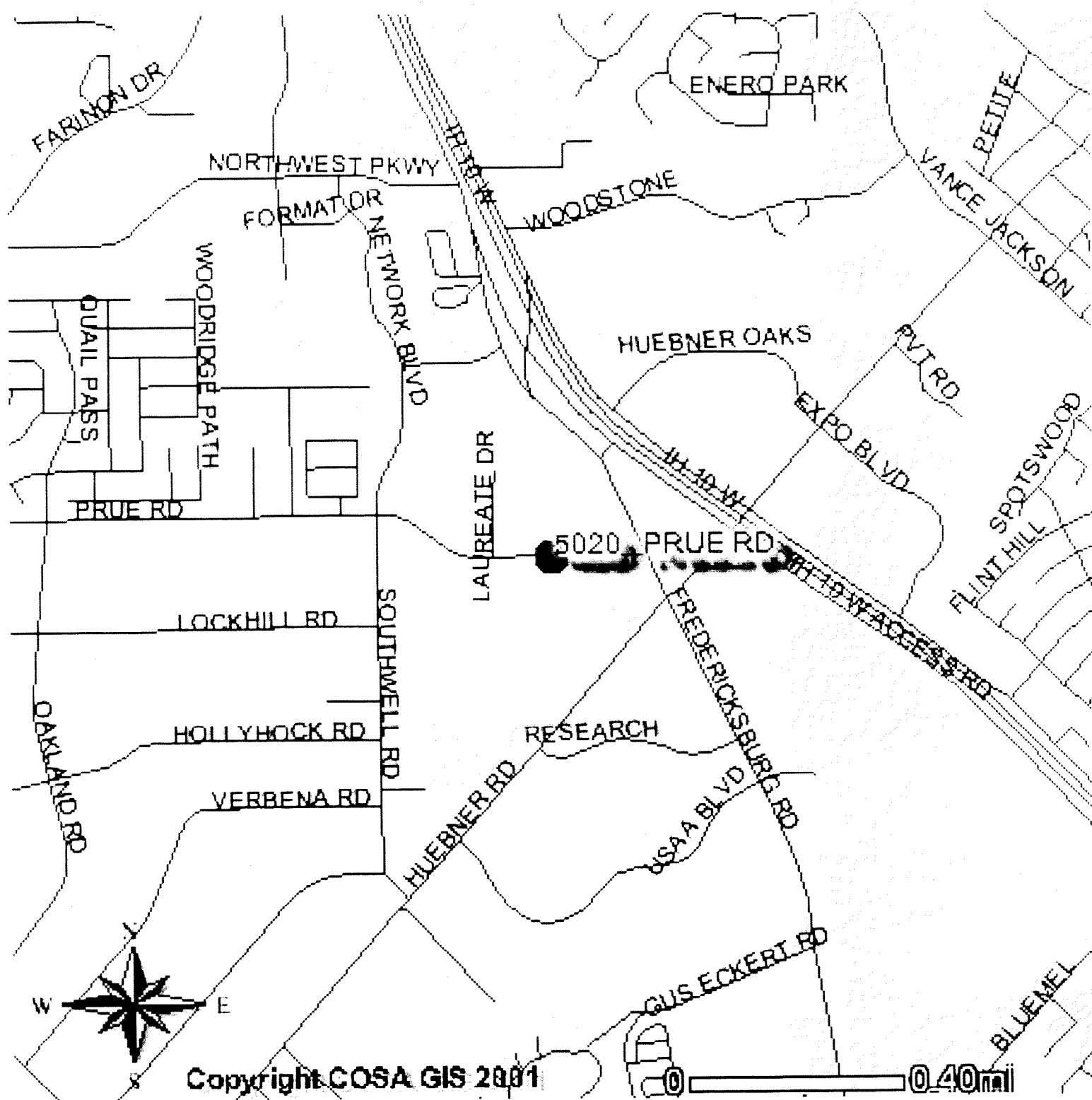

Albert Ortiz
Chief of Police


Melissa Byrne Vossmer
Assistant City Manager

Approved:


Terry M. Brechtel
City Manager





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PROJECT NAME:		EXPANSION OF TWO POLICE SUBSTATIONS, 3635 E. HOUSTON & 5020 PRUE ROAD			
BID OPENING DATE:		23-Oct-02			
ESTIMATE:		\$1,100,000			
FIRM	BASE	ALT. 1	ALT. 2	ALT. 3	TOTAL
United Enterprises	1,049,000.00	15,000.00	24,700.00	54,800.00	1,143,500.00
Accord General Contracting	1,138,000.00	10,306.00	9,202.00	54,530.00	1,212,038.00
ACI General Contractors	1,122,000.00	12,000.00	11,500.00	78,000.00	1,223,500.00
FMG Contracting	1,167,000.00	12,500.00	8,000.00	46,000.00	1,233,500.00
Incore Construction	1,166,000.00	12,500.00	18,500.00	93,000.00	1,290,000.00
Stoddard Construction	1,188,000.00	14,000.00	12,000.00	80,000.00	1,294,000.00
C. A. Landry Partners	1,170,500.00	16,700.00	27,600.00	84,775.00	1,299,575.00
Donsan Construction	1,184,932.00	13,479.00	14,705.00	97,340.00	1,310,456.00
Tom Page & Co.	1,324,000.00	15,000.00	22,000.00	115,000.00	1,476,000.00
Valemas, Inc	1,400,000.00	16,500.00	10,500.00	100,125.00	1,527,125.00
Ramroc	Non Responsive - No Bid Bond				-
Davila Construction	Non Responsive - Not On Time				-

SCHEDULE OF ALTERNATES:

Alternate No. 1: *(BOTH SUBSTATIONS)* - Renovate and modify the existing Station Commander and Secretary offices. Refer to drawings of each substation for details.

Alternate No. 2: *(BOTH SUBSTATIONS)* - Renovate and modify the existing operations Sergeant's desk. Refer to drawings of each substation for details.

Alternate No. 3: *(NORTHWEST AREA SUBSTATION ONLY - 5020 PRUE ROAD)*
Extend parking lot;

November 8, 2002

Mr. Tim Palomera, III
City Architect
Public Works Department
P.O. Box 839966
San Antonio, Texas 78283-3966

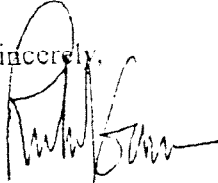
Re: Contractor's Qualifications
San Antonio Police Sub-Stations Additions and Renovations

Dear Tim:

We have reviewed the Contractor's Qualification Statement submitted by United Enterprises Contractor's, Incorporated and contacted references regarding their previous projects. We have received no negative information that would cause us to question the ability of their company to successfully complete the Police Sub-Stations additions.

Therefore we recommend that the City of San Antonio proceed with entering into a contract with United Electrical Contractor's, Incorporated

Sincerely,



Richard Garison AIA
Principal

City of San Antonio

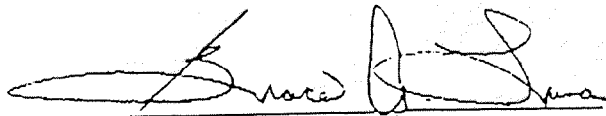
Economic Development Department
Interdepartmental Memorandum

TO: William Krause, Capital Programs Manager, Public Works Department
FROM: Grace A. Luna, Economic Development Manager, E.D.D.
COPIES: Dale Lange; Courtney McClure; File
SUBJECT: Expansion of Two Police Substations (3635 E. Houston and 5020 Prue Rd.)
DATE: November 22, 2002

We have reviewed the revised Good Faith Effort Plan and List of Subcontractors submitted for the Expansion of Two Police Substations, 3 635 E. Houston and 5020 Prue Road. The apparent low bidder has submitted the following goals.

<u>FIRM</u>	<u>CERTIFIED</u>	<u>MBE</u>	<u>WBE</u>	<u>AABE%</u>	<u>GFEP</u>
United Enterprises	Yes	100%	0%	0%	Approved

The revised Good Faith Effort has been approved based on the additional information provided by United Enterprises. Call me at (210) 207- 3910 if you have any questions.



Grace A. Luna
Economic Development Manager
Small Business Outreach Division

/gl

GOOD FAITH EFFORT PLAN SBEDA FORM 117C

NAME OF COMPANY: UNITED ENTERPRISES

PROJECT NAME: EXPANSION OF S.A.P.D. SUBSTATION

1. Identify all solicited contractor areas, actual or anticipated. (Use additional sheets as needed).
If M/AA/WBE contracting goal was met, skip to #9.

COMPANY NAME & TRADE AREA	DOLLAR AMOUNT	DBE (Y/N)	CITY M/AA/WBE CERTIFICATION NUMBER
<u>TO MANY TO LIST</u>			
<u>WITH IN TIME ALLOWED</u>			

2. If M/AA/WBE contracting goal was not achieved in a percentage that equals or exceeds the City's M/AA/WBE goal, please give explanation.

3. List all M/AA/WBE Listing or Directories utilized to solicit participation.

BUILDERS EXCHANGE MEMBERSHIP DIRECTORY

4. List all contractor associations and other business associations solicited for M/AA/WBE referrals.

BUILDERS EXCHANGE

5. Discuss all efforts aimed at utilizing M/AA/WBE.

① INV. TO BID
 ② DIRECT PHONE CALLS TO SUBS.
 ③ Additional information was submitted to
 MS. GARCIA by our NOV. 15, 2012 meeting.

6. Indicate advertisement mediums used for soliciting bids from M/AA/WBE.

BUILDERS EXCHANGE

7. List all M/AA/WBE bids received but rejected. (Use additional sheets as needed.)

COMPANY NAME	CITY M/AA/WBE CERTIFICATION NUMBER	DBE (Y/N)	REASON FOR REJECTION
TO MANY TO LIST WITHIN TIME ALLOWED			

8. Please attach a copy of company's M/AA/WBE policy.

9. Name and phone number of person appointed to coordinate and administer the Good Faith Efforts of your company on this project.

PHILLIP R. GARCIA (210) 674-3141

10. This Good Faith Effort Plan is subject to the Economic Development Department's approval.

[Signature]
SIGNATURE OF AUTHORIZED OFFICIAL

PRESIDENT
TITLE OF OFFICIAL

10-23-02 (206) 674-3411
DATE PHONE

FOR CITY USE

Plan Reviewed By: COURTNEY McCLEURE

Recommendation: Approval ✓ Denial _____

Action Taken: Approved ✓ Denied _____

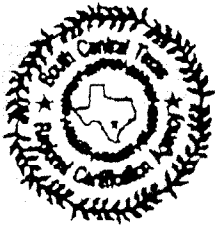
[Signature]
DIRECTOR OF ECONOMIC DEVELOPMENT

[illegible]

UNITED ELECTRIC INC.

Vendor List

Vendor ID	Vendor	Contact	Telephone 1
A&A Metal Bldg.	A&A Metal Bldg. Erectors	Henry Avila	
ABC Roofing	ABC Roofing		
Affordable Coating	Affordable Coatings, Inc.		
All County Plumbing	All County Plumbing		
All Energy & PHI	All Energy & PHI Service Agen.		
All Energy-01	All Energy HVAC	Johnny Rivera	(210) 337-1260
Aragon's Repair -01	Aragon's Auto Repair		(210) 534-3777
Architectural Case	Architectural Casework	Marie Plata	(210) 735-3100
Aztec Waste Inc.	Aztec Waste Inc.		
B & J Concrete	B & J Concrete		
B. Drilling, Inc.	B. Drilling, Inc.		
B.J. Concrete	B.J. Concrete		
Bestway Floor-01	Bestway Floor Covering	Adrian Curiel	(210) 530-0987
Cal-Tex Interiors-01	Cal-Tex Interiors	Jaime Flores	(210) 573-3947
Casiano Cabinets	Casiano Cabinets		(210) 645-1303
Cato Electric Co.	Cato Electric Co.		
Central Electric	Central Electric	Danny Belfort	(210) 433-9999
Comfort Heating	Comfort Heating & Air		
Concrete Renov.-01	Concrete Renovation, Inc.	Donna	(210) 653-6120
Construction Spec.	Construction Specialties	Eddie Douglas	210-653-1980
D & G Enterprises	D&G Enterprises		(210) 695-6514
DJM Masonry-01	DJM Masonry Enterprises	Dan Martinelli	(210) 492-6023
DM General Const.	DM General Const.	Daniel Marin	(210) 410-7175
Davila Plumbing-01	Davila Plumbing Inc.	Tony Davila	(210) 684-9640
Drew Lath & Plaster	Drew Lath & Plaster		
EA Floor Covering	EA Floor Covering	Ernie	
Friesenhahn Paving	Friesenhahn Paving		
Gomez Screens	Gomez Screens		
Hernandez Transfer	Hernandez Transfer Co.		(210) 223-5932
Holes of S.A.	Holes of S.A.		
Industrial Forms	Industrial Forms of S.A.		
Jo-Sal Plumbing Co.	Jo-Sal Plumbing Co.	Salvador Gonzales	
John Colby Electric	John Colby Electric	John Colby	
Mahone Roofing	Mahone Roofing		
Maldonado-01	Maldonado Nursery	Jerry Maldonado	(830) 625-1020
Martinez-01	Teodoro Martinez	Teodoro Martinez	(210) 834-4405
Millennium Landscap	Millennium Landscaping		210-732-4831
N.R. Masonry	N.R. Masonry	Mr. Castillo	(210) 829-7213
Opening Spec-01	Opening Specialties	Mike Sayre	(210) 653-1234
Pro-Line Pavement	Pro-Line Pavement		
Ressurrection G.C.	Ressurrection General Contr.		
Rick Stone Mason	Rick Stone Masonry	Rick Stone	695-8418
Robert Bonilla	Robert Bonilla Roofers		
Robert Munoz	Robert Munoz Roofing		
Santos & Trousdale	Santos & Trousdale, Inc.	David Trousdale	(210) 497-4562
Sealcoat & Striping	Sealcoat & Striping		
Storefront-01	Storefront & Glass Co.	Raul	(210) 527-0540
Torres Brothers Pump	Torres Bros. Concrete Pumping		
TremCo Roofing	TremCo Roofing		
Vasquez Painting-01	Vasquez Painting & Acoustics	Frank Vasquez	(210) 532-2494
Vestal Steel-01	Vestal Steel Specialties	David	(210) 651-4333
WW Foundation	WW Foundation Drilling		210-590-9050
Y.H.Perez-01	Y.H.Perez Inc.	Y.H.Perez	(210) 414-3300
Zamora Plas. & Best	Zamora Plas. & Best Masonry		



SOUTH CENTRAL TEXAS REGIONAL CERTIFICATION AGENCY

Your unified certification source
www.sctrca.org

November 22, 2002

United Electrical Contractors, Inc.

Phillip R. Garcia

2504 S.W. Loop 410

San Antonio TX 78227-

CertificationNo: 202-11-2964

PhoneNo: (210) 674-3141 FaxNo: (210) 674-9342

Dear Business Owner:

We are pleased to inform you that your application for certification in our Small, Minority, Woman Business Enterprise (S/M/WBE) Program has been approved. Your firm met the requirements of SCTRCA Standards and is currently certified as a:

SBE MBE

Providing the following products or services:

General construction and electrical installations for non-residential buildings

Your firm will be certified for a period of three (3) years beginning 11/20/2002. Every year on the anniversary of the date of your certification, you are required to provide an affidavit affirming that no changes have occurred affecting your certification status. Your first annual compliance is due before 11/20/2003, and every year thereafter until the end of the three year period. A certificate of certification is enclosed and will be updated annually upon receipt of an annual compliance affidavit.

Your firm is currently certified in the following work categories:

NAICS Code 23332 Commercial and Institutional Building Construction

Please notify this office within 30 days of any changes affecting the size, ownership, control requirements or any material change in the information provided in the submission of the certification application.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Sumpter II".

Benjamin Sumpter II
Executive Director

Enclosure



SCTRCA

Small, Minority, Women Business Enterprise (S/M/WBE) Program

United Electrical Contractors, Inc.

dba Name United Enterprises

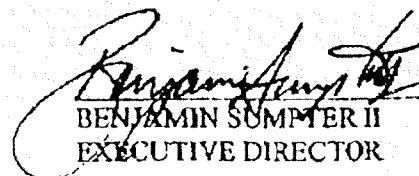
has filed the appropriate affidavit with the South Central Texas Regional Certification Agency (SCTRCA) and is hereby certified, in accordance with SCTRCA Standards, as a
SBE MBE

This Certification Certificate must be updated annually by submission of a Compliance Affidavit. You are required to notify the SCTRCA within 30 days of any change in circumstances affecting your ability to meet size, minority/woman status, ownership, or control requirements and any material change in the information provided in the submission of the business' application for S/M/WBE certification.

CERTIFICATE EXPIRES: 11/20/2003 CERTIFICATION NO.: 202-11-2964

Certified in the following work categories:
North American Industry Classification System (NAICS) code(s):

23332 Commercial and Institutional Building Construction


BENJAMIN SUMPTER II
EXECUTIVE DIRECTOR