

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

**CONSENT AGENDA
ITEM NO. 12**

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;
Robert Ojeda; Tim Palomera; Dale Lange; file

SUBJECT: Fire Station No. 25 Project

DATE: December 4, 2003

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low qualified responsive bid, awards a construction contract in the amount of \$1,627,000.00 payable to Accord General Contracting, Inc., a non-DBE firm and authorizes \$80,000.00 for contingency expenses for a total project cost of \$1,707,000.00 in connection with the Fire Station No. 25 project, a Certificates of Obligation funded project located at 1038 New Laredo Highway in Council District 4.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

This ordinance authorizes a construction contract with Accord General Contracting, Inc. to provide construction services in connection with the Fire Station No. 25 project. This project will provide an approximately 13,000 sq. ft. facility with three truck apparatus bays, dormitories for fire fighters and Emergency Medical Service personnel, a kitchen, day room, and exercise room. Construction is expected to begin in January of 2004 and be completed by March of 2005.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in September of 2003. In addition, the bid announcement was made on TVSA, through the SBEDA office and the Dodge Report. Plans were also available for review by potential bidders in the Public Works Department.

Bids for this project were opened on September 24, 2003, with thirteen (13) bidders responding. The apparent low qualified responsive bidder is Accord General Contracting, Inc. The base bid and alternates no. 1 and 2 are being accepted for a total contract amount of \$1,627,000.00. The matrix reflecting the outcome of the bid process (Attachment 2) and a description of the accepted and rejected alternates (Attachment 3) are included below.

The Economic Development Department has reviewed and approved the revised Good Faith Effort Plan submitted by Accord General Contracting, Inc. in November 2003. The contractor has committed to subcontract \$379,980.00 or 23.725% to MBE firms and \$80,740 or 5% to WBE firms. The memo from the Economic Development Department is included herein as Attachment 6. The contract provides for 415 calendar days or approximately fourteen months to complete the project. Accord General Contracting, Inc. currently has no construction contracts with the City of San Antonio through the Public Works Department.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of Council policy to complete previously approved Certificates of Obligation funded projects.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the FY 04-09 Capital Improvement Program Budget. Funds in the amount of \$1,707,000.00 are available from Certificates of Obligation and are payable as follows:

\$ 1,627,000.00	Payable to Accord General Contracting, Inc. for construction expenses
\$ 80,000.00	Payable for construction contingency

COORDINATION

This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, the City Attorney's Office, and the Fire Department.

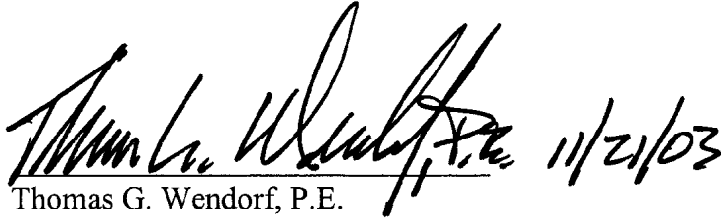
SUPPLEMENTARY COMMENTS

This project was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

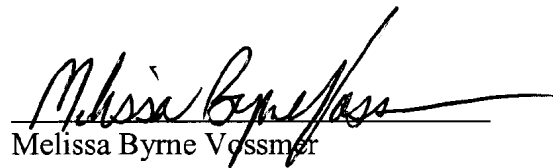
ATTACHMENTS

The following items are attached for reference:

1. Project Location Map
2. Matrix of Bid Tabulation
3. Description of Alternates
4. Proposal
5. Contract
6. Economic Development Memorandum

Handwritten signature of Thomas G. Wendorf, P.E. in black ink, followed by the date 11/21/03.

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

Handwritten signature of Melissa Byrne Vossmer in black ink.

Melissa Byrne Vossmer
Assistant City Manager

Approved:

Handwritten signature of Terry M. Brechtel in black ink, with a small mark to the left of the signature line.

Terry M. Brechtel
City Manager

FIRE STATION NO. 25
BID TABULATION SHEET
DATE: SEPT. 24, 2003

Attachment #2
Matrix of Bid
Tabulation

GENERAL CONTRACTOR	BASE BID	Add. Alt. 1 Dormitory Addition at West Side of Building	Add. Alt. 2 Additional Vehicle Bay at East Side of Building	SUBTOTAL	Deduct At. 3 Delete Entry Portico and Eave Support Brackets and Reduce Roof Overhang. Delete Clerestory Structure Above the Apparatus Bays	Deduct Alt. 4 Delete Clerestory Structure Above the Apparatus Bay of Additive Alternate Proposal 2	TOTAL
Accord GC, Inc. 103 Seale Road San Antonio, Texas 78219 Tel 210-337-0333 Fax 210-337-0327 Attn: Billy Wallace	\$1,420,000	\$124,000	\$83,000	\$1,627,000	-\$19,000	-\$6,400	\$1,601,600
Amstar, Inc. 400 Southcross San Antonio, Texas 78221 Tel 210-927-5705 Fax 210-927-5710 ATTN: Mariano Garcia	\$1,570,000	\$161,000	\$108,000	\$1,839,000	-\$22,000	-\$10,500	\$1,806,500
Wallace L. Boldt 17205 Jones Maltsberger San Antonio, Texas 78247 Tel 210-494-7675 Fax 210-494-4886 Attn: Jerry Boldt	\$1,743,000	\$136,000	\$93,800	\$1,972,800	-\$26,600	-\$6,800	\$1,939,400
M.J. Boyle 1919 N. St. Marys San Antonio, Texas 78212-4543 Tel 210-227-1919 Fax 210-229-9802 Attn: David	\$1,720,000	\$137,000	\$105,000	\$1,962,000	-\$17,000	-\$5,600	\$1,939,400
FMG Contracting Co., L.L.C. 3401 S. Geeveers, Suite 1 San Antonio, Texas 78210 Tel 210-534-4504 Fax 210-534-1104 ATTN:	\$1,569,000	\$159,000	\$98,000	\$1,826,000	-\$36,000	-\$18,000	\$1,772,000
Vinzant T. Garza 10841 Vandale San Antonio, Texas 78216-3626 Tel 210-377-3412 Fax 210-377-3414 Attn: Roger Elliot	\$1,741,070	\$138,916	\$98,724	\$1,978,710	-\$15,146	-\$5,534	\$1,958,030

C.A. Landry 18325 Bracken Drive San Antonio, Texas 78265 Tel 210-651-4276 Fax 651-4556 ATTN: Chuck or Chris	\$1,579,600	\$132,000	\$105,450	\$1,817,050	-\$22,750	-\$7,700	\$1,786,600
WR Griggs Construction 1030 Country Lane Castroville, Texas 78009 Tel 830-931-2121 Fax 830-931-2111 ATTN: Troy	\$1,690,000	\$180,000	\$135,000	\$2,005,000	\$10,000	\$6,000	\$1,989,000
F.A. Nunnally Company 2922 N. Pan Am Expressway San Antonio, Texas 78208 Tel 210-227-7070 Fax 210-227-7072 ATTN: Scott Nunnally	\$1,633,000	\$128,000	\$105,000	\$1,866,000	-\$24,000	-\$7,000	\$1,835,000
Satterfield & Pontikes Construction 3300 Nacogdoches, Suite 125 San Antonio, Texas 78217 Tel 210-637-5250 Fax 210-637-5260 ATTN: Greg	\$1,680,000	\$123,000	\$93,000	\$1,896,000	-\$21,000	-\$5,000	\$1,870,000
The Struthoff Company, Inc. 13428 West Avenue San Antonio, Texas 78280-2479 Tel 210-495-2557 Fax 210-495-2729 ATTN:	\$1,615,600	\$133,000	\$132,000	\$1,880,600	-\$17,000	-\$6,000	\$1,857,600
Suburban Construction 4702 West Avenue #1 San Antonio, Texas 78213 Tel 210-349-6026 Fax 210-349-5812 ATTN: Gaylon	\$1,657,000	\$129,000	\$111,000	\$1,897,000	-\$16,000	-\$3,000	\$1,878,000
Valemas, Inc. 3435 Salado Creek Drive, #100 San Antonio, Texas 78217 Tel 210-599-1876 Fax 210-599-7209 ATTN: Raul Perez	\$1,547,400	\$114,200	\$114,800	\$1,776,400	-\$11,400	-\$3,400	\$1,761,600

DESCRIPTION OF ALTERNATES:

Add Alternate No. 1: Add additional dormitory space to west side of building.

Add Alternate No. 2: Add third truck apparatus bay to east side of building.

Deduct Alternate No. 3: Delete extended entry overhang and eave support brackets and reduce roof overhang. Delete clerestory windows above the two truck apparatus bays.

Deduct Alternate No. 4: Delete the clerestory windows above the third truck apparatus bay of add alternate no. 2.

PROPOSAL
TO
CITY OF SAN ANTONIO TEXAS
FOR THE CONSTRUCTION OF
FIRE STATION NO. 25

IN SAN ANTONIO, TEXAS

The undersigned, as bidder, declares that the only person or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, corporation; that Bidder has carefully examined the form of contract, instructions to bidders, profiles, grades, specifications, and the plans therein referred to, and has carefully examined the locations, conditions and classes of materials of the proposed work; and agrees that Bidder will provide all the necessary machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the contract and specifications in the manner prescribed therein and according to the requirements of the Director of Public Works as therein set forth.

It is understood that the following quantities of work to be done are approximate only, and are intended principally to serve as a guide in figuring out the bids.

It is understood and agreed that the work is to be completed in full in Four Hundred Fifteen (415) calendar working days.

Accompanying this Proposal is a Bid Guaranty in the amount of FIVE PERCENT

OF BID AMOUNT Dollars (\$ _____) said amount being

5% percent of the total bid. Said Bid Guaranty, in the form of a Certified or Cashier's Check on a State or National Bank, or Bid Bond, is submitted as a guaranty of the good faith of the Bidder and that the Bidder will execute and enter into a written contract to do the work, if his bid is accepted. It is hereby agreed that the Bidder may, at any time prior to opening of the bids withdraw this Proposal without penalty; it is also agreed that if Bidder shall, at any time after opening of bids, withdraw this Proposal or if this Bid is accepted and Bidder shall fail to execute the written contract and furnish satisfactory bond, within twenty (20) calendar days after the date of transmittal of the contract documents by Owner to Contractor, the City of San Antonio shall, in any of such events, be entitled and is hereby given the right to retain said Bid Guaranty as liquidated damages. It is understood that the City of San Antonio reserves the right to reject any and all bids whenever the City Council deems it in the interest of the City to do so, and also the right to waive any informalities in a bid.

In the event of the award of a contract to the undersigned, the undersigned will execute same on Standard Form City construction Contract and make bond for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, and to insure and guarantee the work until final completion and acceptance or the end of the guarantee period where so stipulated, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the Director of Public Works.

The undersigned certifies that the bid prices contained in this proposal have been carefully checked and are submitted as correct and final.

Bidder is:

☐ An individual proprietorship;

☐ A partnership composed of _____

and _____

☒ A corporation chartered under the laws of the State of TEXAS, acting by its officers pursuant to its by-laws or a resolution of its Board of Directors.

ATTEST:

Jenda J. J. J.

BILLY WALLACE

(Name of Bidder)

By:

[Signature] 9/24/03

(Signature)

Date

PRESIDENT

(Title)

Amount of Base Bid (Insert Amount in Words and Numbers):

One Million Four Hundred Twenty Thousand

\$ 1,420,000.00

Alternates (if applicable):

(1) + 24,000.00

(3) - (19,000.00)

(2) + 83,000.00

(4) - (6,400.00)

Unit Costs (per linear foot of pier): Add 22.50 Deduct 10.00

ACCORD GENERAL CONTRACTING, INC.

210-337-0333

Company's Name

Telephone No.

103 SEALE RD

210-337-0327

Address

Fax No.

SAN ANTONIO, TX

City & State

78219

Zip Code

City of San Antonio

Economic Development Department
Interdepartmental Memorandum

TO: William Krause, Capital Programs Manager, Public Works Department

FROM: Anita Uribe Martin, Economic Development Manager, E.D.D.

COPIES: Courtney McClure, File

SUBJECT: Good Faith Effort Plan Submitted for the Fire Station No. 25 Project

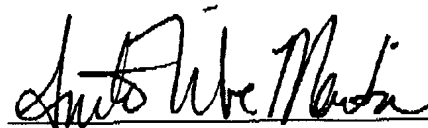
DATE: November 18, 2003

We have reviewed the Good Faith Effort Plan and List of subcontractors submitted for the Fire Station No. 25 project. The apparent low bidder has met the following goals.

Total Project Bid
\$1,601,600

<u>FIRM</u>	<u>CERTIFIED</u>	<u>MBE%</u>	<u>WBE%</u>	<u>AABE %</u>	<u>GFEP</u>
Accord	No	23.725%	5%	0%	Approved
General Contracting		or \$379,980	or \$80,740		

The Good Faith Effort Plan has been approved based on the increased M/WBE participation that Accord General Contracting has contributed to this project. The SBEDA Staff would like to commend them for their cooperation and efforts. If you have any questions, please call me at (210) 207-3901 or Courtney McClure at (210) 207-3913.



Anita Uribe Martin
Economic Development Manager
Small Business Outreach Division

AUM/cm