

**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: Christopher J. Brady; Finance; Management and Budget; Legal; File

SUBJECT: Ordinance Accepting Low, Qualified Bid by Westfield Construction, L.P. to Perform Construction Work in Connection with the Pool Facility ADA Modifications Project

DATE: September 9, 2004

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the low, qualified bid by Westfield Construction, L.P. to perform construction work in connection with the Pool Facility ADA Modifications Project in City Council Districts 5, 6 and 7 for the base bid amount of \$697,256.00 and with bid alternates for a total contract amount of \$712,779.00; authorizes the execution of a standard construction contract; allocates \$106,900.00 for construction contingency, \$1,000.00 for park materials, and \$1,500.00 for mandatory project fees for a total amount of \$822,179; and provides for payment. The ordinance also appropriates \$817,332.00 in Certificates of Obligation Funds and \$4,847.00 in 2003-2007 Park Bond Funds

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

Three pool facilities require modifications in order to comply with current Americans with Disability Act (ADA) standards. These ADA improvements were identified through a Department of Justice inspection of various City facilities in January 2000. The three sites are Elmendorf Park Pool, located at 3700 W. Commerce in City Council District 5; Cuellar Park Pool, located at 5626 San Fernando in City Council District 6; and Monterrey Park Pool, located at 5909 W. Commerce in City Council Districts 5 and 7. The three projects have been combined for economy of scale.

The firm of Madeline Anz Slay Architecture, PLLC, a SDWBE firm, was selected through Ordinance 97461 on April 14, 2003 to design improvements that focus on ADA modifications and renovations to the three pool facilities, including path of travel, locker rooms, restrooms, pool access, pool decking and other improvements as required. During the course of the design, investigation studies of the bath house at Elmendorf Park Pool revealed that the cost to modify the

building would exceed the cost to replace it; therefore, the project was modified to include this additional component.

The base bid capital improvements covered by this project will include ADA pool and site modifications at each park and the bath house replacement at Elmendorf Park. Bid alternates that will be accepted include pavement overlay at Cuellar and Elmendorf, and repainting the pool houses at Cuellar and Monterrey. The project architect, Madeline Anz Slay Architecture, PLLC, developed the construction bid documents. The construction bid was advertised on July 12, 2004 and June 26, 2004 in the Commercial Recorder, San Antonio Informer and La Prensa De San Antonio. Five qualified bids were received. Westfield Construction, L.P. had the lowest qualified base bid of \$697,256.00 and the lowest bid overall with bid alternates of \$712,779.00.

A standard construction contract will be executed. A summary of the bids is shown on Exhibit 1. It is anticipated that the construction work will begin in September 2004 and will be completed in April 2005, prior to next summer's pool season.

POLICY ANALYSIS

The construction contract was advertised and selected through the City's normal bidding process. The project is in accordance with the approval of Certificates of Obligation and the 2003 Bond Issue for this purpose. The Parks and Recreation Advisory Board, Historic and Design Review Commission and Disability Access Office have reviewed and approved the project.

FISCAL IMPACT

The construction contract is \$712,779.00, the construction contingency is \$106,900.00, park materials are \$1,000.00 and mandatory project fees are \$1,500.00. The amount of \$822,179.00 will be appropriated through this ordinance for the total construction cost. Additionally, the amount of \$135,668.00 was previously approved for architect fees and bid advertising, bringing the total project budget to \$957,847.00.

Funding of \$550,000.00 from Certificates of Obligation has been approved for the Elmendorf Park Bath House ADA Modifications Project and \$403,000.00 from Certificates of Obligation has been approved for the Cuellar Park and Monterrey Park Bath House ADA Project. In addition, the District 6 Pool Facility Rehabilitation Project was approved in the 2003 Bond Issue and \$80,000.00 has been designated for the Cuellar Park pool.


Operation and maintenance expenses after the renovations are completed will be approximately \$700.00, which will be available within the Parks and Recreation Department budget.

COORDINATION

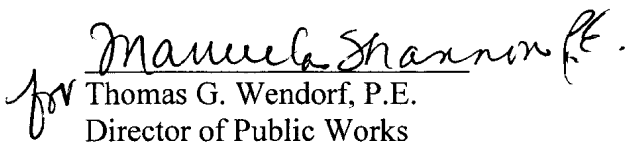
This action has been coordinated with the Department of Justice, Office of Management and Budget, Finance Department, Public Works Department, Texas Department of Licensing and Regulation, Parks and Recreation Advisory Board and the Historic Design and Review Commission.

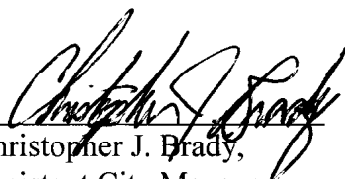
SUPPLEMENTARY COMMENTS

A Discretionary Contracts Disclosure Form is not required.



Malcolm Matthews,
Director of Parks and Recreation


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



Christopher J. Brady,
Assistant City Manager

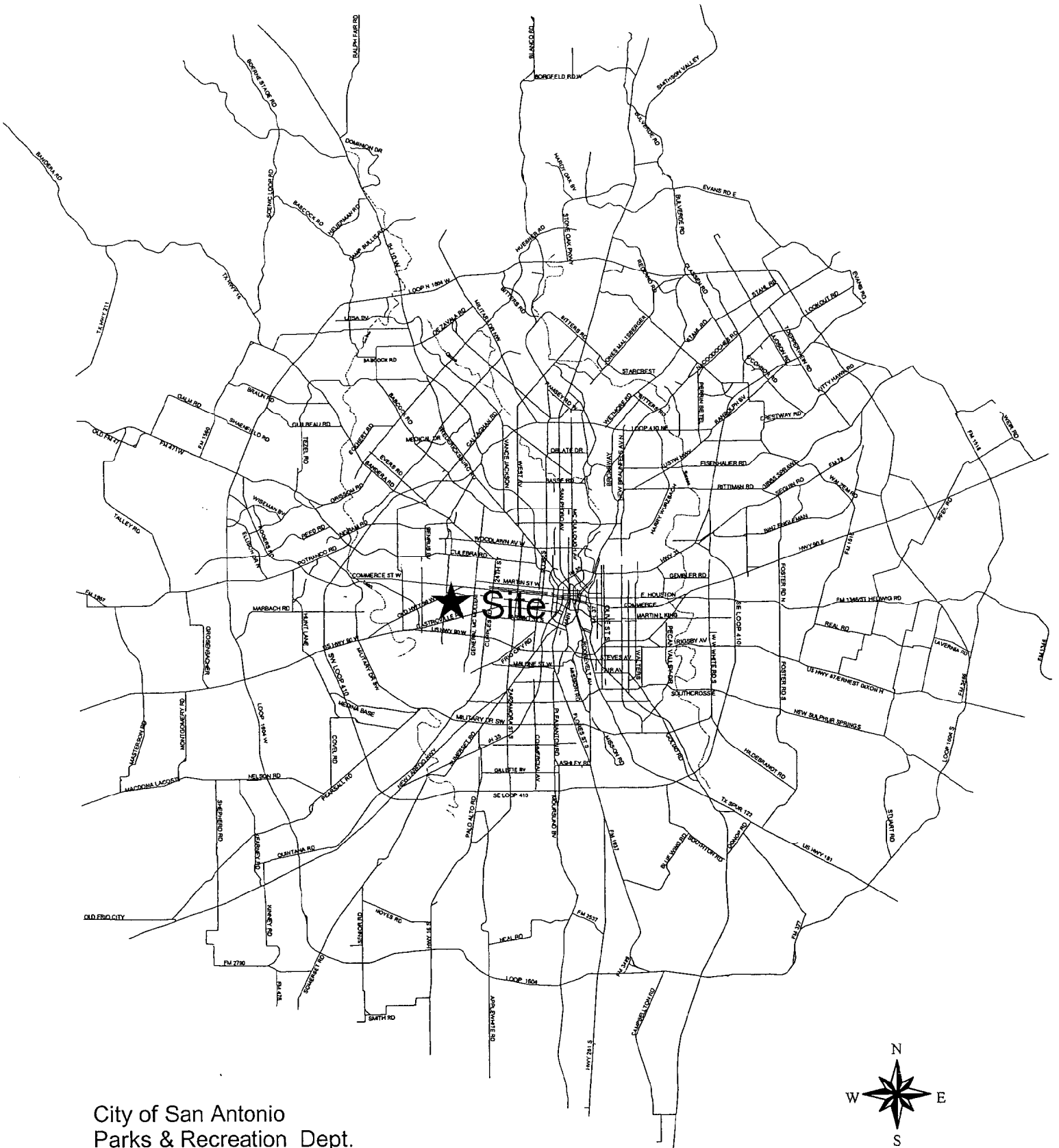
Approved:



Terry M. Brechtel
City Manager

Site Map

Cuellar Park



City of San Antonio
Parks & Recreation Dept.

Site Map Cuellar Park



Site Map Elmendorf Park

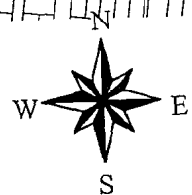


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Site Map Elmendorf Park



City of San Antonio
Parks & Recreation Dept.



Site Map Monterrey Park



Site Map Monterrey Park



City of San Antonio
Parks & Recreation Dept.

Exhibit 1

BID SUMMARY - FY2003 Pool Facility ADA Modifications

Bidder	Base Bid	Alternate #1	Alternate #2	Alternate #3a	Alternate #3b	Alternate #4a	Alternate #4b	
		Overlay	Overlay	Repaint	Repaint	Repaint	Repaint	
		Pavement	Pavement	Interior Pool	Exterior Pool	Interior Pool	Exterior Pool	
				House	House	House	House	
Bidder	Base Bid	Cuellar	Elmendorf	Cuellar	Cuellar	Monterrey	Monterrey	TOTAL
Westfield Constructi	\$ 697,256.00	\$ 2,952.00	\$ 3,850.00	\$ 1,550.00	\$ 2,736.00	\$ 2,567.00	\$ 1,868.00	\$ 712,779.00
United Enterprises	\$ 736,000.00	\$ 22,045.00	\$ 27,635.00	\$ 2,000.00	\$ 3,000.00	\$ 3,500.00	\$ 2,500.00	\$ 796,680.00
V.W. Brooks	\$ 758,000.00	\$ 6,500.00	\$ 12,000.00	\$ 10,300.00	\$ 5,200.00	\$ 7,500.00	\$ 4,000.00	\$ 803,500.00
Donsan Construction	\$ 845,611.00	\$ 9,240.00	\$ 16,585.00	\$ 1,836.00	\$ 3,241.00	\$ 3,399.00	\$ 2,213.00	\$ 882,125.00
Ohaver	\$ 979,000.00	\$ 9,527.00	\$ 13,643.00	\$ 3,439.00	\$ 5,904.00	\$ 3,235.00	\$ 3,234.00	\$ 1,017,982.00

**BID FORM SUBMITTED TO THE
CITY OF SAN ANTONIO, TEXAS
FOR THE CONSTRUCTION OF**

**City of San Antonio Pool ADA Renovations at Cuellar, Elmendorf and
Monterrey Parks for Parks Project Services Department**

IN SAN ANTONIO, TEXAS

The undersigned, as Bidder, declares that the only person or parties interested in this bid as principals are those named herein; that this bid is made without collusion with any other person, firm, corporation; that Bidder has carefully examined the Project Manual and plans therein referred to, and has carefully examined the requirements of the proposed work; and agrees that the 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 Project Manual and plans in the manner prescribed therein and according to the requirements of the Director of Public Works as therein set forth.

It is understood and agreed that the work is to be completed in full on or before two hundred and ten (210) calendar days.

Accompanying this Bid is a Bid Guaranty in the amount of five Percent (5%) percent of the greatest total amount of the 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. The Bidder by submitting this completed form hereby agrees that if he/she fails to execute the written contract and furnish satisfactory bond, within ten (10) calendar days after City Council award, 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 proposals 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 Construction Contract (General Form) 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 unit prices (when requested and if contained herein have been carefully checked and are submitted as correct and final.

The Bidder by submitting this bid acknowledges that they have received Addenda/Addendum number(s) Addendum 1, 2, 3, 4, 5

The Bidder is:

☐ A sole proprietorship;

☒ A partnership composed of WDJT, Inc., Taylor O'Dell, Joe Gannon,
and Ward Dow

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

(Affix Corporate Seal here)

Official Business name

By: _____

Type or print name/title of representative

Attest:

By: _____

Signature

Date

I. BASE BID

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

SIX HUNDRED NINETY THOUSAND TWO HUNDRED FIFTY SIX \$ 697,256.00

II. Alternates

Amount of each Alternates (if applicable) insert in Numbers:

1. Resurface parking lot at Cuellar Park

\$2,952

2. Resurface parking lot at Elmendorf Park

\$3,850

3A. Repaint all interior of Cuellar pool house

\$1,550

3B. Repaint all exterior of Cuellar pool house

\$2,736

4A. Repaint all interior of Monterrey pool house

\$2,869

4B. Repaint all exterior of Monterrey pool house

\$1,868

III. **Unit Prices** Amount of each Unit Price (if applicable) insert in Numbers:

- | | |
|--|----------------|
| 1. for Square Foot of Parking Lot resurfacing | <u>\$ 0.32</u> |
| 2. for Square Foot of concrete sidewalk (4 inch thick) | <u>\$ 3.25</u> |
| 3. for Square Foot of interior painting | <u>\$ 0.58</u> |
| 4. for Square Foot of exterior painting | <u>\$ 0.71</u> |

Official Name of Company (legal)

829-0400
Telephone No.

Address **WESTFIELD CONSTRUCTION, L.P.**
207 E. HILDEBRAND AVE.
SAN ANTONIO, TX 78212

829-0449
Fax No.

City and State

78212
Zip Code

Proposal Form Attachment A

Certification of Non-Collusion

"The undersigned affirms that they are duly authorized to execute the proposed contract, that this company, corporation, firm, partnership or individual has not prepared this Bid in collusion with any other Bidder, and that the contents of this Bid as to prices, terms or conditions of said Bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this Bid.

By: E.T. O'Dell

(Print or Type Name)

E.T. O'DELL
V.P. WDJT, INC.
Westfield Construction, L.P.

(Print or Type Title/Position with Business)

E.T. O'Dell

(Signature)

8/18/04

(Date)

2003 Pool Facility ADA Improvements Project
Fund 43-182003

REVENUES

CO - Elmendorf Bath House ADA (\$550,000)	84,668.00	465,332.00	550,000.00
CO - Cuellar & Monterrey Bath House ADA (\$403,000)	51,000.00	352,000.00	403,000.00
03 Bond - D6 Pool Rehab (Cuellar \$80,000)	<u>0.00</u>	<u>4,847.00</u>	<u>4,847.00</u>
	\$ 135,668.00	\$ 822,179.00	\$ 957,847.00

EXPENDITURES

754150	Architect Fees	121,728.00	0.00	121,728.00
754168	Architect Contingency	12,440.00	0.00	12,440.00
754176	Bid Advertising/Printing	1,500.00	0.00	1,500.00
new	Construction Contract	0.00	712,779.00	712,779.00
new	Construction Contingency	0.00	106,900.00	106,900.00
new	Park Materials	0.00	1,000.00	1,000.00
new	Mandatory Project Fees	<u>0.00</u>	<u>1,500.00</u>	<u>1,500.00</u>
		\$ 135,668.00	\$ 822,179.00	\$ 957,847.00