

CONSENT AGENDA  
ITEM NO. 26

**CITY OF SAN ANTONIO  
PARKS AND RECREATION DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council

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

**SUBJECT:** District 2 Park Improvements Package

**DATE:** November 3, 2005

**SUMMARY AND RECOMMENDATIONS**

This ordinance accepts the low, qualified bid by RAM Building Services, LLC, a SBE/MBE firm, to perform construction work in connection with the District 2 Park Improvements Package for Lakeside Park and Northampton Park for a combined base bid of \$471,500.00 and with bid alternate 2 for Northampton Park for a total contract amount of \$473,805.00; authorizes the execution of a standard construction contract; allocates \$69,289.46 for construction contingency, \$8,000.00 for park materials, \$6,961.37 for mandatory project fees, and \$9,276.48 for architect contingency fees; transfers \$29.05 from within the project budget; authorizes appropriations of \$567,303.26 from 2003-2007 Park Bond funds; and provides for payment.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

Funding was approved in the 2003 Park Bond Issue for improvements to Lakeside Park (5640 Lakefront Drive) and Northampton Park (8989 FM 78) located in City Council District 2, which have been combined into one project to achieve an economy-of-scale. The scope of work at Lakeside Park will include lighting, a playground, picnic facilities, portable toilet enclosure, walkways, benches, fishing pier, and signage. The scope of the work at Northampton Park will include park entrance, parking area, walking trails, signage, and landscaping. The project design and construction bid documents were completed by C. F. Zavala Group, Inc.

The construction bid was advertised in June in the Commercial Recorder, San Antonio Informer, and La Prensa De San Antonio. Five (5) qualified bids were received and RAM Building Systems, LLC was selected with a low base bid and alternate bid number 2 for a total amount of \$473,805.00. A standard construction contract will be executed. A summary of the bids is shown on Exhibit 1. The firm has no current projects with the City. The construction contract is for one hundred twenty (120) calendar days and work is anticipated to begin in November 2005 and will be completed in March 2006.

## **POLICY ANALYSIS**

This ordinance is consistent with the approved 2003 Park Bond Issue. The construction contract was advertised and selected in accordance with established bid procedures.

## **FISCAL IMPACT**

In 2003 voters approved Park Bond funds for improvements to Lakeside Park and Northampton Park. The amount of \$119,986.74 from 2003-2007 Park Bond funds has previously been encumbered for design work. The proposed ordinance will appropriate additional funds of \$567,303.26 and transfer \$29.05 from within the project budget. The project will utilize \$473,805.00 for the construction contract, \$69,289.46 for construction contingency, \$8,000.00 for park materials, \$6,961.37 for mandatory project fees, and \$9,276.48 for architect contingency fees. There will be operation and maintenance costs of \$29,600.00 for Lakeside Park and \$24,300.00 for Northampton Park associated with the new park improvements and funding is available in the Parks and Recreation Department General Fund budget.

## **COORDINATION**

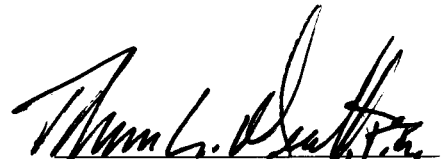
The project has been coordinated with community groups, Texas Department of Licensing & Regulation, Historic Design and Review Commission, Texas Historical Commission, Development Services Department, Public Works Department, Finance Department and the Office of Management and Budget.

## **SUPPLEMENTARY COMMENTS**

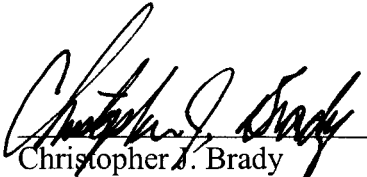
A Discretionary Contract Disclosure statement is not required.



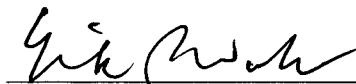
Malcolm Matthews  
Director of Parks and Recreation



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



Christopher J. Brady  
Assistant City Manager



J. Rolando Bono  
City Manager

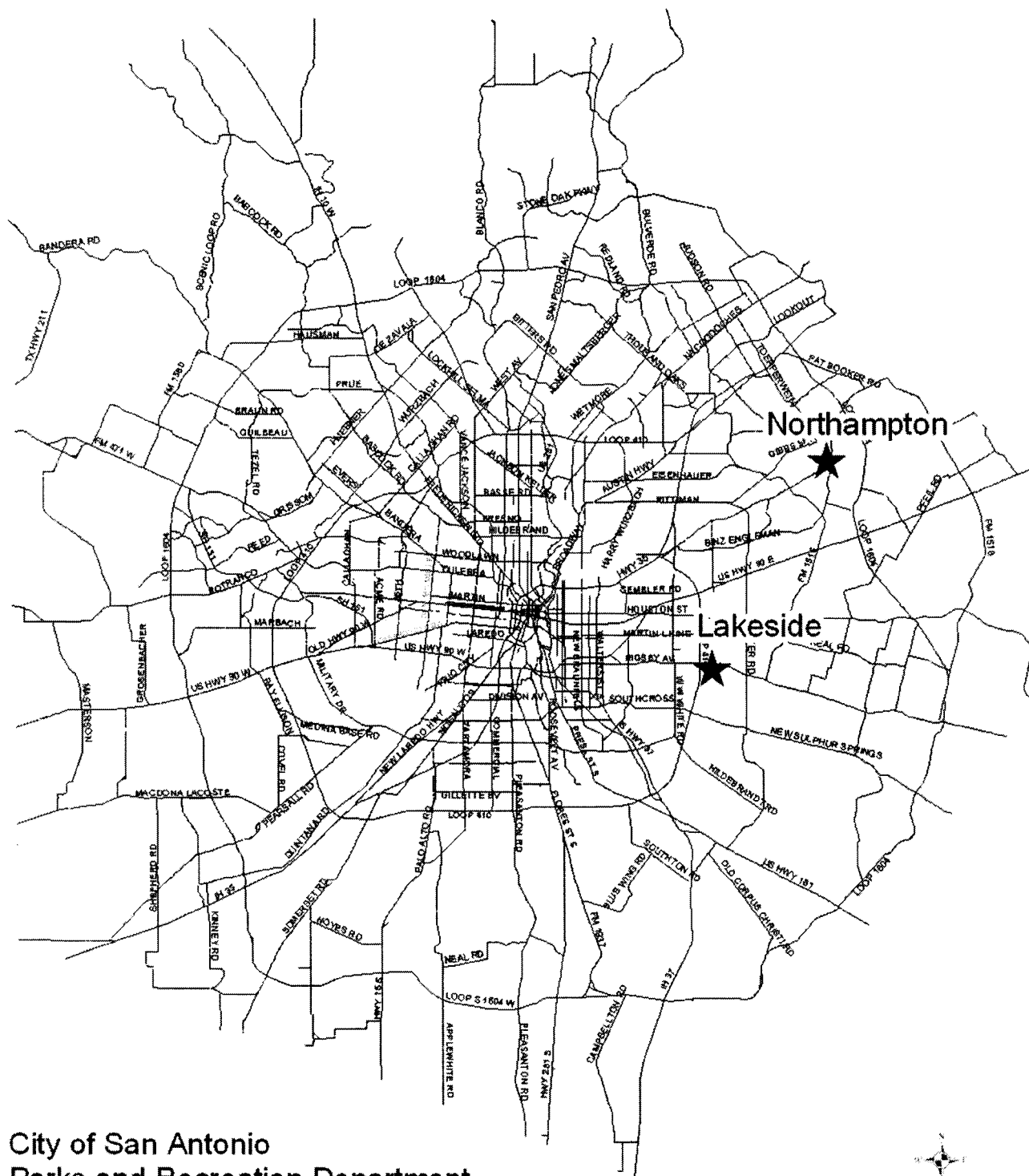
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Exhibit I  
Construction Bids  
District 2 Park Improvements Package

<u>Bidder</u>	<u>Combined Base Bid</u>	<u>Northampton Alternate #2</u>	<u>Total Bid</u>
RAM Building Systems, LLC	\$471,500.00	\$ 2,305.00	\$473,805.00
3TI, Inc.	\$533,000.00	\$ 4,000.00	\$537,000.00
Donsan Construction, LLC	\$586,595.00	\$ 4,500.00	\$591,095.00
GG&G Construction, Inc.	\$594,531.00	\$ .50 per square yard	\$594,531.00 + \$.50 per square yard
Margo Enterprises, Inc.	\$724,318.00	\$ 980.00	\$725,298.00

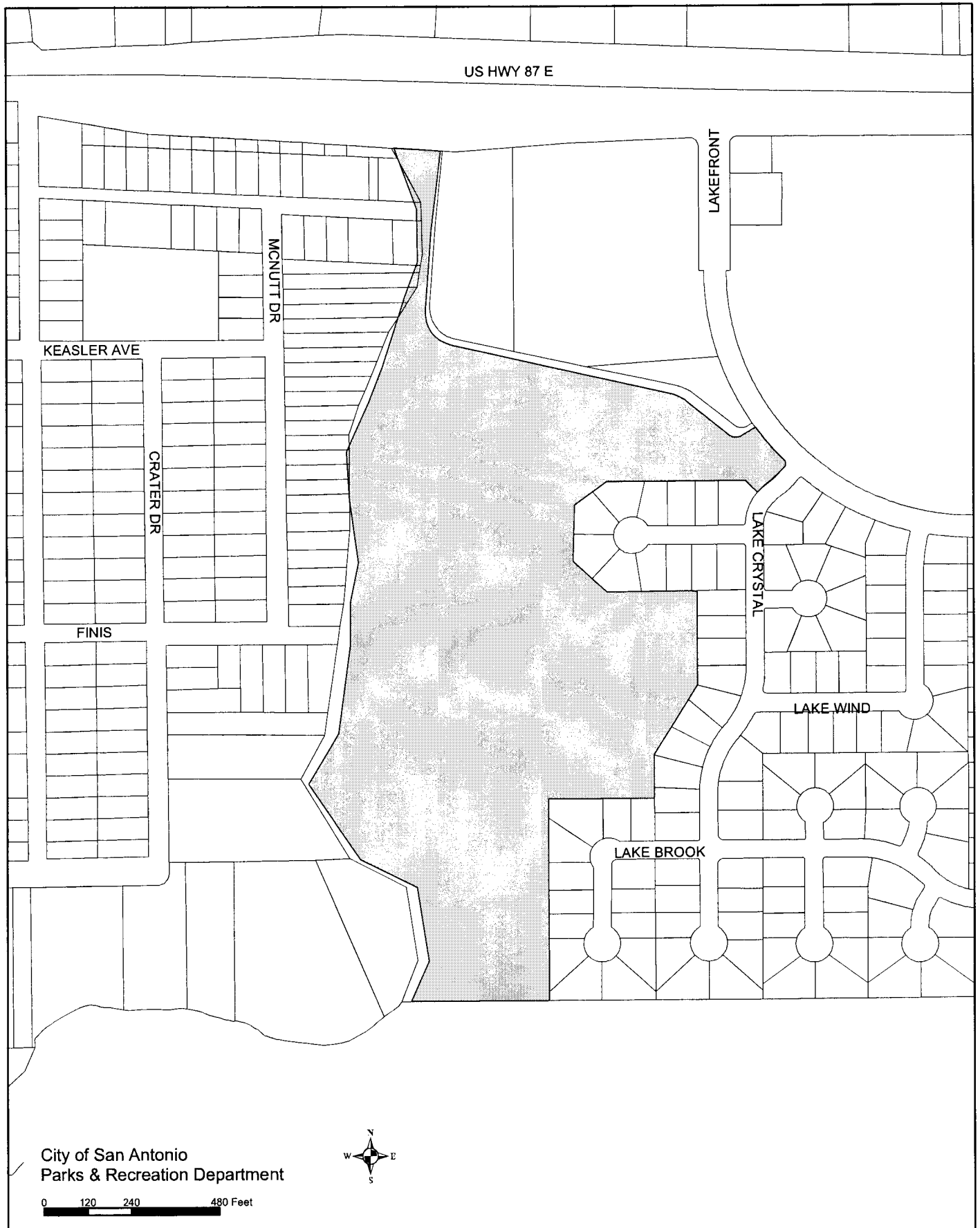
## Site Map

### Lakeside and Northampton

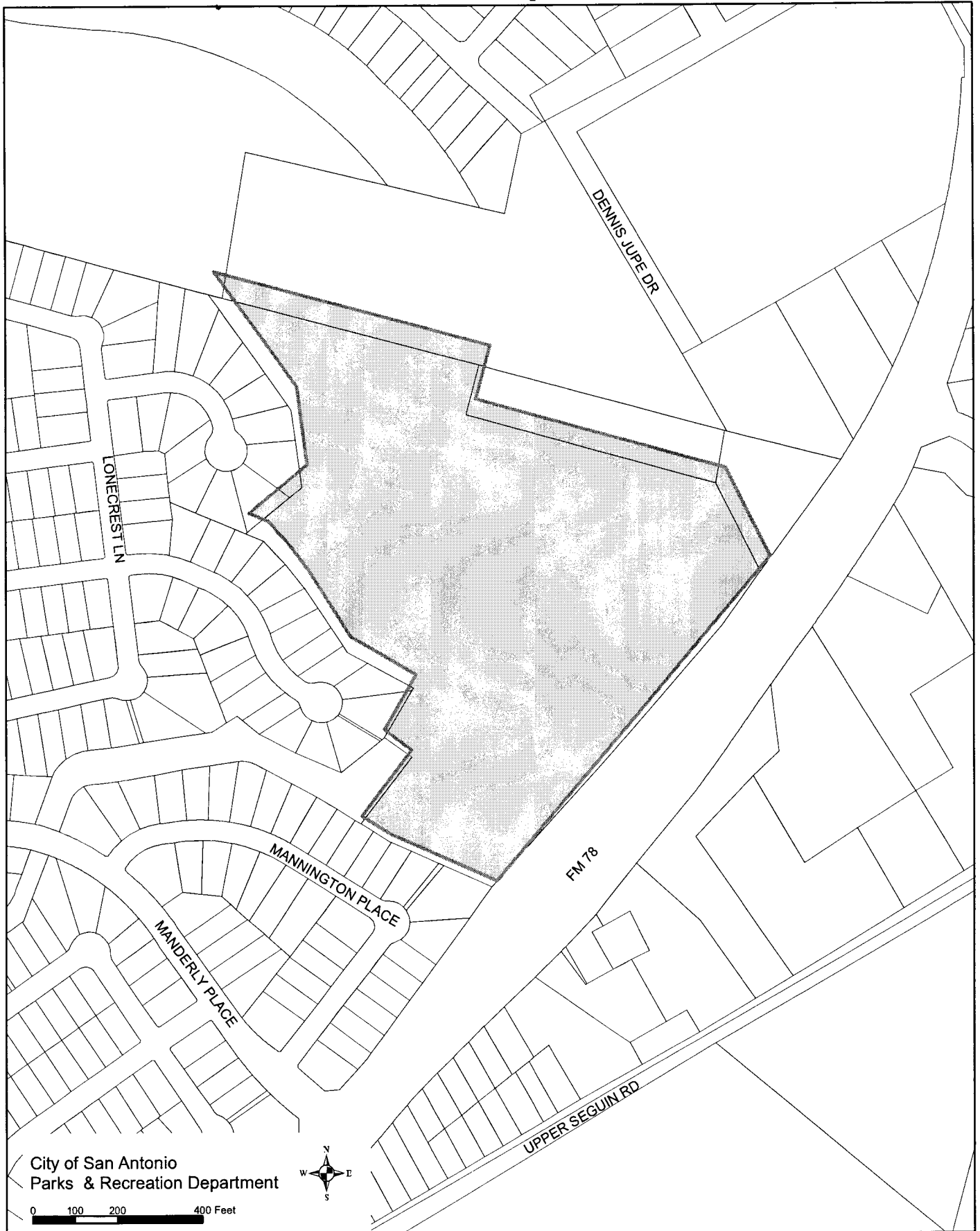


**City of San Antonio  
Parks and Recreation Department**

# Site Map Lakeside



# Site Map Northampton



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

**FY2003 District 2 Park Improvements  
Lakeside Park and Northampton Park**

**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 one hundred twenty (120) calendar days.

**It is understood and agreed that the two Parks projects are combined in one Construction Document package. It is also understood and agreed that three (3) separate bids shall be submitted; One (1) for each of two (2) Parks, and one (1) for combining the two (2) Parks into one bid package. It is further understood and agreed that the City of San Antonio may award one or both Parks projects.**

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.

7/8/05

Bid Form

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 all prices contained in this bid 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) 1, 2, 3

The Bidder is:

☐ A sole proprietorship;

☐ A partnership composed of \_\_\_\_\_  
and \_\_\_\_\_

☒ LIMITED LIABILITY Co.  
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.

(Affix Corporate Seal here)

RAM BUILDING SERVICES, LLC.  
Official Business name

By: JULIO C. RAMAL, Sr. PRESIDENT  
Type or print name/title of representative

Attest:

By: [Signature] 07/20/05  
Signature Date

**I a. LAKESIDE PARK BASE BID**

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

TWO HUNDRED SEVENTY SIX THOUSAND EIGHT HUNDRED EIGHTY EIGHT \$ 276,888<sup>00</sup>  
DOLLARS

**I b. Alternates**

Amount of each Alternate insert in Numbers:

3 \$ 28,266<sup>00</sup>

**II a. NORTHAMPTON PARK BASE BID**

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

TWO HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED FORTY NINE \$ 222,449<sup>00</sup>  
DOLLARS

**II b. Alternates**

Amount of each Alternate insert in Numbers:

1 \$ 7,051<sup>00</sup>  
2 \$ 2,305<sup>00</sup>



**Proposal Form Attachment**

**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: JULIO C. RAMAL, SR.

(Print or Type Name)

PRESIDENT

(Print or Type Title/Position with Business)

Julio C. Ramal, Sr.

(Signature)

07/20/05

(Date )

End of Section 00300

7/8/05

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Bid Form

# District 2 Park Improvements Package

		Current Budget:	Revisions:	Revised Budget:
<b>REVENUES:</b>				
Lakeside Park (2003 Park Bond Funds \$400,000)		\$66,618.37	\$333,381.63	\$400,000.00
Northampton Park (2003 Park Bond Funds \$287,290.00)		<u>\$53,368.37</u>	<u>\$233,921.63</u>	<u>\$287,290.00</u>
		\$119,986.74	\$567,303.26	\$687,290.00
<b>EXPENDITURES:</b>				
<u>Lakeside Park Improvements</u>				
26-00320-01-19-01	Architect Fees	\$57,000.00	\$0.00	\$57,000.00
26-00320-01-19-02	Architect Contingency	\$5,700.00	\$0.00	\$5,700.00
26-00320-01-10	Bid Advertising/Printing	\$1,000.00	\$0.00	\$1,000.00
26-00320-05-09	Mandatory Project Fees	\$2,000.00	\$6,619.60	\$8,619.60
26-00320-05-08	Construction Contract	\$0.00	\$269,730.00	\$269,730.00
26-00320-05-07	Construction Contingency	\$0.00	\$50,032.03	\$50,032.03
26-00320-05-08-01	Park Materials	\$0.00	\$7,000.00	\$7,000.00
26-00045-01-19-01	Transfer to Park Specifications Project	<u>\$918.37</u>	<u>\$0.00</u>	<u>\$918.37</u>
	Total:	\$66,618.37	\$333,381.63	\$400,000.00
<u>Northampton Park Improvements</u>				
26-00180-01-19-01	Architect Fees	\$31,500.00	\$0.00	\$31,500.00
26-00180-01-19-02	Architect Contingency	\$3,150.00	\$9,276.48	\$12,426.48
26-00180-01-10	Bid Advertising/Printing	\$1,000.00	-\$29.05	\$970.95
26-00180-05-09	Mandatory Project Fees	\$16,800.00	\$341.77	\$17,141.77
26-00180-05-08	Construction Contract	\$0.00	\$204,075.00	\$204,075.00
26-00180-05-07	Construction Contingency	\$0.00	\$19,257.43	\$19,257.43
26-00180-05-08-01	Park Materials	\$0.00	\$1,000.00	\$1,000.00
26-00045-01-19-01	Transfer to Park Specifications Project	<u>\$918.37</u>	<u>\$0.00</u>	<u>\$918.37</u>
	Total:	\$53,368.37	\$233,921.63	\$287,290.00
Grand Totals:		\$119,986.74	\$567,303.26	\$687,290.00