



Seguin Police Department

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MEMORANDUM

Control # 16-013

TO: City of Seguin City Council
Mr. Doug Faseler, City Manager

FROM: Kevin K. Kelso, Chief of Police

REF: Selection of General Contractor for New Animal Services Facility

DATE: March 3, 2016

In May 2014, City Council authorized staff to enter into an agreement with Quorum Architects to prepare architectural designs and construction documents for the construction of a new Animal Services Facility. After considering sites throughout the city, the site on the corner of Fred Byrd Drive and Business 123 was selected and approved by City Council on April 7, 2015. The site was selected due to its excellent visibility and accessibility to the public, in addition the site was already owned by the City, thus saving the expense of purchasing property.

Upon completion of design and construction documents, in November 2015 staff was authorized to place the project out to bid. Prior to bidding the project in January 2016, in an effort to reduce the cost of construction, modifications to the plans were made which included significant reductions in landscaping, reduction of some on-site sidewalks, and determining that water, sewer, and electric extensions and services would be performed in-house rather through the general contractor.

Bids for the construction of the new Animal Services Facility were opened on February 2, 2016. There were eleven (11) bids submitted which ranged from a low of \$3,143,007.00 from Tegrity Contractors to a high of \$5,278,000.00 from Lyness Construction. Please see the attached bid tabulation. These proposals include the base bid and all added alternates and allowances. Staff ranked the submissions based on the project cost, time frame for completion, experience, and qualifications of contractor.

Upon completion of ranking, staff selected Tegrity Contractors, Austin, Texas as the highest ranking contractor. An interview was scheduled to speak with the owner, project manager and superintendent of Tegrity on March 1, 2016. The selection committee consisted of Twila Wood, Leah Lewis, Assistant City Manager Rick Cortes, Councilperson Donna Dodgen, City Manager Doug Faseler, Deputy Chief Bruce Ure, and myself.

Upon completion of the interview process, the committee was satisfied that Tegrity Contractors is qualified to complete this project. They have also worked with the architect of this project, David Duman of Quorum Architects, Inc., in the past on another animal shelter's expansion.

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Tegrity Contractors' base bid for this project, to include all alternates, is \$3,143,007.00. Please see the architects' recommendation letter. During negotiation, they have agreed to reduce the cost of the monument sign by \$15,000.00 since their unit price of the monument sign was much higher than other bidders. Therefore, the committee is recommending to award the contract for the construction of the new Animal Services Facility to Tegrity Contractors in the amount of \$3,128,007.00. (Included within this amount is \$40,000.00 for contingencies). The recommended contract is within the project's construction budget of \$3,288,307.00.

Total current funding for this project is \$3,584,207.00 which includes the construction, soft costs, additional contingencies, and the incinerator.

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