



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1212

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 2/18/2021

**Title:** Ordinance awarding a construction contract to The Sabinal Group, L.L.C. in an amount not to exceed \$5,900,000.00 for the 2017 Bond Fire Station #24 Replacement project located in Council District 2. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_Fire Station #24.pdf, 2. Matrix 1\_FS24, 3. Matrix 2\_FS24, 4. Contracts Disclosure Form\_The Sabinal Group.pdf, 5. Draft Ordinance, 6. Ordinance 2021-02-18-0110

Date	Ver.	Action By	Action	Result
2/18/2021	1	City Council A Session		

**DEPARTMENT:** Public Works

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Contract Award: Fire Station #24 Replacement (2017 Bond Project)

**SUMMARY:**

An ordinance authorizing the negotiation and execution of a construction contract including an additive alternate to The Sabinal Group, L.L.C. in an amount not to exceed \$5,900,000.00 for the 2017 Bond Fire Station #24 Replacement project located in Council District 2. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

**BACKGROUND INFORMATION:**

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$10,000,000.00 to construct a new fire station at 2265 Austin Highway to replace the existing Fire Station #24 built in 1956.

The project will construct a new 16,270 square foot fire station consisting of three fire engine bays, one EMS bay, a kitchen, dining and living areas, dormitories, offices, an exercise room and a laundry room. The outside site improvements will include concrete pavement for fire engine circulation and parking for 35 cars, driveways, a fire lane, service areas, water, a fire line and fire sprinkler, sanitary sewer, storm drainage, electrical and telecommunications services. The additive alternate included as part of the project will provide for masonry and stucco exterior facing materials on the sides and backside of the building which will match the same materials contained on the front of the building.

Construction is anticipated to begin in March 2021 and is estimated to be completed by June 2022.

#### Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released on June 17, 2020, in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the electronic bidding site CivCast. Responses were due on August 11, 2020, and thirteen (13) proposals were received. Of these, one (1) was deemed non-responsive for not meeting the subcontracting requirements. A selection committee consisting of City of San Antonio representatives from the City Manager's Office (CMO), the San Antonio Fire Department (SAFD), and Public Works Department (PWD), as well as, outside American Institute of Architects (AIA) representation who evaluated and scored the remaining twelve (12) submissions. Scoring was based on the published evaluation criteria, which included Experience, Background and Qualifications of the Prime Firm and Key Sub-Contractors; Understanding of the Project and Construction Management Plan; Experience with Issues in the San Antonio Region and Past COSA Contracts; Price Proposal and SBEDA Program.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee applied the Small Business Enterprise (SBE) Prime Contract Program with 10 Evaluation preference points and Minority/Women-Owned Business Enterprise (M/WBE) Prime Contract Program with 5 Evaluation preference points. Additionally, the Goal Setting Committee set a 21% Minority/Women Business Enterprise (M/WBE) and 2% African-American Business Enterprise (AABE) subcontracting goal. The Sabinal Group, L.L.C., has committed to meeting the subcontractor participation goals.

A post-solicitation briefing to the Audit and Accountability Committee was held on December 15, 2020.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form has been included herein as an attachment.

#### **ISSUE:**

This ordinance authorizes the negotiation and execution of a construction contract including an additive alternate to The Sabinal Group, L.L.C. in an amount not to exceed \$5,900,000.00 for the 2017 Bond Fire Station #24 Replacement project located in Council District 2.

The project will construct a new 16,270 square foot fire station consisting of three fire engine bays, one EMS bay, a kitchen, dining and living areas, dormitories, offices, an exercise room and a laundry room. The outside site improvements will include concrete pavement for fire engine circulation and parking for 35 cars, driveways, a fire lane, service areas, water, a fire line and fire sprinkler, sanitary sewer, storm drainage, electrical and telecommunications services. The additive alternate included as part of the project will provide for masonry and stucco exterior facing materials on the sides and back side of the building which will match the same materials contained on the front of the building.

Construction is anticipated to begin in March 2021 and is estimated to be completed by June 2022.

**ALTERNATIVES:**

As an alternative, City Council could require staff to re-advertise the project; however, considering the additional time required for another solicitation process this would adversely affect the timely completion of the project.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in an amount not to exceed \$5,900,000.00 payable to The Sabinal Group, L.L.C. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the negotiation and execution of a construction contract including an additive alternate in an amount not to exceed \$5,900,000.00 to The Sabinal Group, L.L.C. for the 2017 Bond Fire Station #24 Replacement project.