



# City of San Antonio

## Agenda Memorandum

**File Number:**16-4690

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**Agenda Item Number:** 13.

**Agenda Date:** 9/29/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 4

### **SUBJECT:**

Contract Award: (Construction Services) Fire Station 2 Replacement Project

### **SUMMARY:**

An ordinance for the Fire Station 2 Replacement Project authorizing a construction contract, including two alternates, to F.A. Nunnally Co. in an amount not to exceed \$4,791,000.00, a Certificates of Obligation-funded Project located in Council District 4.

### **BACKGROUND INFORMATION:**

This Project provides for construction of a new 15,406 square-foot fire station to replace the current Fire Station 2. The existing fire station was built in 1957 and is located at 601 Gillette Boulevard. As the operations of the existing fire station have grown, the facility no longer provides adequate space and support for the expanded services provided by this station.

The replacement project for Fire Station No. 2 will allow for the outdated fire station currently located at 601 Gillette, in Council District 3, to be replaced. Land was identified on West Villaret Blvd. The site is located in Council District 4.

### Previous Council Action

Ordinance 2008-09-04-0754 authorized the acquisition and appropriation of privately owned land for the expenses associated with the replacement of Fire Station No. 19 and Fire Station 2 as two of seven stations to be part of the Fire Station Replacement Capital Project.

## Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released in April 2016. This RFCSP was advertised in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily and on TVSA. Responses were due on May 26, 2016 and four responsive submittals were received. A selection committee consisting of representatives from the City Manager's Office, Transportation & Capital Improvements and the San Antonio Fire Department evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included Evaluation of Experience and Qualifications of the Prime Firm, Key Subcontractors and Key Personnel, the Team's Experience with San Antonio Region issues, Landfill-related Project Experience, past experience with City of San Antonio contracts, Price Proposal and participation in the SBE Prime Contractor Program.

The Goal Setting Committee applied the Small Business Enterprise (SBE) Prime Contract Program with fifteen (15) evaluation preference points, a fourteen (14%) Minority/Women Business Enterprises (M/WBE) Subcontracting goal and 2% African American Business Enterprise (AABE) Subcontracting goal. F.A. Nunnelly was awarded fifteen (15) preference points as they are a SBE and have agreed to subcontract 7.69% to M/WBE firms and 0.44% AABEs.

## **ISSUE:**

An Ordinance for the Fire Station 2 Replacement, a Certificates of Obligation-funded Project located in Council District 4, authorizing a construction contract, including two (2) alternates to F.A. Nunnelly Co., in an amount not to exceed \$4,791,000.00.

The new fire station will be located at 1058 W. Villaret Boulevard and will include three apparatus bays, one EMS bay and dining and living accommodations. Project construction is anticipated to begin in October 2016 and is estimated to be completed by October 2017.

The building also is reaching the end of its useful life, requiring more frequent and extensive maintenance and repair services. The new fire station will include three apparatus bays, one EMS bay, a kitchen, dining and living areas, dormitories, offices, an exercise room, laundry rooms and associated site and utilities work. Two alternates also were selected, in addition to the base bid. The first Alternate will improve subgrade conditions below the concrete flooring of the Apparatus Bay areas, ensuring increased building stabilization in areas which must accommodate SAFD's heavy emergency response vehicles. The second Alternate provides for separating equipment storage and wash areas from the main Apparatus Bay, which will optimize the area in the main Apparatus Bay for vehicle access, storage, and dispatch.

Project construction is anticipated to begin in October 2016 and estimated to be completed by October 2017.

## **ALTERNATIVES:**

As an alternative, this Project could be delivered utilizing another delivery method. 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 the amount of \$4,791,000.00 payable to F.A. Nunnelly Co. Funds are available from Certificates of Obligation and is included in the FY 2016-2021 Capital Improvement Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a construction contract in an amount not to exceed \$4,791,000.00 to F.A. Nunnelly Co. for the Fire Station 2 Replacement Project.