



City of San Antonio

Agenda Memorandum

File Number: 19-6561

Agenda Item Number: 6.

Agenda Date: 10/17/2019

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

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

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award: Landa Branch Library HVAC Improvements

SUMMARY:

An ordinance authorizing the execution of a construction contract in an amount not to exceed \$456,254.40 to K-Air Corporation for the Landa Branch Library HVAC Improvements Project, a 2018 Certificate of Obligation funded project, located in Council District 1.

BACKGROUND INFORMATION:

Project Background

The existing Landa Branch Library HVAC system is approximately over 10 years old and has reached its life expectancy. The HVAC system ductwork is no longer properly insulated causing condensation and damage to the library's plaster ceilings and walls. This project will provide for the replacement of the existing HVAC unit with the installation of a new HVAC unit. Project construction is anticipated to begin in January 2020 and is estimated to be completed in April 2020.

Procurement of Services

A Request for Competitive Sealed Proposal (RFCSP) was advertised on January 18, 2019 in the City's Website, in the San Antonio Heart Beat, TVSA Channel 21, Texas Electronic State Business Daily, through the CivCast online bidding website and through the TCI Small Business Office. Responses were due on February 19, 2019 and one proposal was received. A selection committee consisting of representatives from the City of San Antonio evaluated the submission. Scoring was based on the published evaluation criteria which included:

experience, background and qualifications, key personnel, key sub-consultants; understanding of the Project and proposed management plan; overall evaluations of the firm/team and its ability to provide the required services and participation in SBE Prime Contract Program & M/WBE Prime Contract Program. The respondent, K-Air Corporation is recommended for selection.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 24% certified Minority/Women Business Enterprise (M/WBE) subcontracting goal. K-Air Corporation has committed to meeting these goals.

The Discretionary Contracts Disclosure Form as required by the City's Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid is attached.

ISSUE:

This ordinance authorizes the execution of a construction contract in an amount not to exceed \$456,254.40 to K-Air Corporation for the Landa Branch Library HVAC Improvements Project, a Certificates of Obligation funded project, located in Council District 1.

The Landa Branch Library HVAC system ductwork has reached its life expectancy and is no longer properly insulated causing condensation and damage to the library's plaster ceilings and walls. This project will provide for the replacement of the existing HVAC unit with the installation of a new HVAC unit. Project construction is anticipated to begin in January 2020 and is estimated to be completed in April 2020. The Landa Branch Library will be closed during construction.

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 \$456,254.40 authorized payable to K-Air Corporation. Funds are available from 2018 Certificates of Obligation and are included in the FY 2020 - FY 2025 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of an ordinance authorizing the execution of a construction contract in the amount of \$456,254.40 to K-Air Corporation for the Landa Branch Library HVAC Improvements Project.