



City of San Antonio

Agenda Memorandum

File Number:20-6627

Agenda Item Number: 10.

Agenda Date: 12/10/2020

In Control: City Council A Session

DEPARTMENT: Office of Sustainability

DEPARTMENT HEAD: Doug Melnick

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Apache Creek Linear Park Lighting Upgrades

SUMMARY:

This ordinance authorizes an agreement with Facility Solutions Group, Inc. (FSG) to provide all labor, material and equipment to perform lighting retrofits at Apache Creek Linear Park for a total cost of \$451,097.25. Funding for this contract is available through the Office of Sustainability's Energy Efficiency Fund.

BACKGROUND INFORMATION:

Submitted for City Council consideration and action are the attached five bid responses received to perform lighting retrofits at Apache Creek Linear Park. The bid responses include a base and three alternates. The base bid is for the park route along S. Zarzamora Street running east to S. San Jacinto Street. Alternate 1 bid is for the route along Vera Cruz Street running south to S. San Jacinto Street. Alternate 2 bid is for the route along San Fernando Street running south to Vera Cruz Street. Alternate 3 bid is for the route along SW 19th Street running east to S. Hamilton Avenue. The lowest responsive bid was submitted by Facility Solutions Group, Inc. (FSG) for a total base bid price of \$451,097.25. The bid submitted by Advance LED Solution, LLC was deemed non-responsive for failure to meet the specification requirements contained in the bid document. Staff recommends award to Facility Solutions Group, Inc. (FSG) in the amount of \$451,097.25 for the base bid.

Based upon lighting audits and engineering analysis performed through the Office of Sustainability's consultant, opportunities for energy efficient lighting retrofits were identified. The area is along Apache Creek Linear Park between SW 19th Street and S. San Jacinto Street. Current lighting technologies in place can be replaced with newer, more energy efficient LED technology that will reduce electricity consumption and cost,

increase light quality thereby creating a positive impact on the environment by reducing greenhouse gas emissions. In addition, there is a significant need to increase the light output along Apache Creek in an effort to minimize crime and vandalism and provide safety to the residents.

This project is proposed within the Municipal Facility Retrofit Program, which has funded energy retrofits in 190 City facilities to date, including the following projects: improving lighting fixture efficiency and installing lighting controls; installing solar window film to repel solar radiation and reduce air conditioning demand; replacing existing heating, ventilation, and air conditioning (HVAC) equipment with high efficiency models; “retro-commissioning” (equipment tuning, calibration, and optimization) facilities with building automation systems; installing pool pump controls to reduce over-circulation and energy waste at public pools; and installing programmable thermostats to conserve energy use by optimizing use of the HVAC equipment. Avoided costs of utilities, as well as CPS Energy rebate monies associated with this project, will be appropriated into the Energy Efficiency Fund.

ISSUE:

This contract authorizes the contractor to perform energy efficiency lighting retrofits at Apache Creek Linear Park. Approximately 45 new LED light fixtures will be installed along with new light poles. In addition, new lighting panelboards, photocells and contactors will be installed. The contractors will provide all labor, material and equipment to remove and replace lamps, fixtures, lighting controls, and other equipment necessary to improve the efficiency and light quality of existing infrastructure. The contractor will also ensure the equipment is operating properly and provide photographic documentation to the Office of Sustainability of the pre- and post-retrofit lighting quality at each location. All installation work will be completed by September 30, 2021 unless extension is granted by the Chief Sustainability Officer.

All items bid must include the maximum standard manufacturer’s warranty available, including both parts and labor, for all components and attachments. All warranties must be for a minimum period of 12 months. The warranty shall begin on the date the items are installed, not on the delivery date. Warranty service and parts must be available within a 50-mile radius of San Antonio City Hall from a factory authorized dealer.

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 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Facility Solutions Group, Inc. (FSG) has committed to meeting the subcontractor participation goal.

ALTERNATIVES:

Should this contract not be approved, the light fixtures along Apache Creek Trail Park may not receive energy retrofits needed by September 30, 2021. Any delay may affect the daily operations at an additional cost to the City in increased electrical and equipment maintenance costs. There will also be a negative impact on the environment as the retrofits are intended to decrease energy resources utilized by the facilities.

FISCAL IMPACT:

This ordinance authorizes an agreement with Facility Solutions Group, Inc. (FSG) to perform efficient lighting retrofits at Apache Creek Linear Park for a total cost of \$451,097.25. Funding for this contract is available through the Office of Sustainability's Energy Efficiency Fund.

RECOMMENDATION:

Staff recommends the approval of a contract with Facility Solutions Group, Inc. (FSG) to provide lighting retrofits at Apache Creek Linear Park for the Office of Sustainability for a total cost of \$451,097.25.

This contract is procured on the basis of low bid and a Contracts Disclosure Form is not required.