



# City of San Antonio

## Agenda Memorandum

**File Number:**15-2929

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**Agenda Item Number:** 17.

**Agenda Date:** 6/18/2015

**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 8

### **SUBJECT:**

Contract Award: Fire Station 32 Replacement Project

### **SUMMARY:**

An ordinance for Fire Station 32 Replacement Project, a FY2015 Certificates of Obligation-funded Project located in Council District 8, authorizing the execution of a construction contract in the amount of \$4,261,272.00, to F.A. Nunnally Co. for the construction of a new fire station.

### **BACKGROUND INFORMATION:**

#### Project Background

This project provides for construction of a new 14,800 square foot fire station to replace the original Fire Station 32. The existing fire station was built in 1970 and is located in the Medical Center, at 2235 Babcock Road. As the operations of the station have grown, to include a fire engine, a platform / ladder truck, an EMS vehicle and a squad vehicle, the existing facility no longer provides adequate space and support for the expanded services provided by this station. The building is also reaching the end of its useful life, requiring more frequent and extensive maintenance and repair services.

The new fire station will be located in the Medical Center, at 4919 Charles Katz Road, and will include three apparatus bays, one EMS bay, kitchen, dining and living areas, dormitories, offices, exercise room, laundry rooms and associated site and utilities work. The building will be a single-story, steel and masonry structure, with a reinforced concrete foundation. Project construction is anticipated to begin June 2015 and estimated to be completed by June 2016.

## Procurement of Services

A Request for Competitive Sealed Proposal (RFCSP) was released in February 2015. This RFCSP was advertised in the San Antonio Hart Beat, on the TVSA and the Texas Electronic State Business Daily in February 2015. Responses were due on March 17, 2015, and four (4) responsive submittals were received. A selection committee consisting of representatives from the City Manager's Office, Transportation and Capital Improvements and the San Antonio Fire Department evaluated and ranked the submissions. Scoring was based on the published evaluation criteria, which included Evaluation of Experience and Qualifications of the Prime Firm, Key Sub-Contractors and Key Personnel, Team's Understanding of the Project and Proposed Management Plan, Team's Experience with San Antonio Region issues and past experience with City of San Antonio contracts, Price Proposal and participation in the SBE Prime Contractor Program. F.A. Nunnelly Co. was recommended for award.

This contract will be awarded in compliance with the new 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 applied the Small Business Enterprise Prime Contract Program with fifteen (15) evaluation preference points awarded to F.A. Nunnelly Co., as they are a certified SBE firm located within the San Antonio Metropolitan Statistical Area. Additionally, the Goal Setting Committee set a 21% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 3% African American Business Enterprise (AABE) subcontracting goal. The Economic Development Department approved a partial waiver submitted by F.A. Nunnelly Co. because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses.

This contract was developed utilizing a formal request for qualifications and proposal process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form has been included herein as an attachment.

## **ISSUE:**

This ordinance for Fire Station 32 Replacement Project, a FY2015 Certificates of Obligation-funded Project located in Council District 8, authorizes the execution of a construction contract in the amount of \$4,261,272.00, to F.A. Nunnelly Co. for the construction of a new fire station.

The new fire station will be located in the Medical Center, at 4919 Charles Katz Road, and will include three apparatus bays, one EMS bay, and eating and living accommodations. The building will be a single-story, steel and masonry structure, with a reinforced concrete foundation consisting of 14,800 square feet. Project construction is anticipated to begin in June 2015, and estimated to be completed by June 2016.

## **ALTERNATIVES:**

As an alternative, this project could be re-advertised. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project and does not guarantee a lower price.

## **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$4,261,272.00 payable to F.A. Nunnelly Co. Funds are available from Certificates of Obligation and are included in the FY 2015-2020 Capital Improvement Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of a construction contract in the amount of \$4,261,272.00 to F.A. Nunnelly Co., for the Fire Station 32 Replacement Project.