



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 4

**Agenda Date:** November 7, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Building & Equipment Services

**DEPARTMENT HEAD:** Jorge Perez

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Contract Award: Bob Ross Senior Center HVAC Equipment Replacement

**SUMMARY:**

This ordinance accepts the lowest responsive bid and awards a construction contract in the amount of \$822,280.10 to Kept Companies, Inc. in support of the Bob Ross Senior Center HVAC Equipment Replacement project, including alternate line items to replace additional duct work, replace additional exhaust fans, adding split systems and an automation system. Funding is through previously authorized tax notes through the Deferred Maintenance Project.

**BACKGROUND INFORMATION:**

**Project Background**

Located at 2219 Babcock Road, the Bob Ross Senior Center nestled in San Antonio's Medical Center, opened its doors April of 2007. The center is 26,000 square feet and provides programs that help seniors lead active, independent, and engaged lives through comprehensive nutrition, wellness, and education services. The purpose of this project is to replace the facility's existing HVAC system equipment that has exceeded its useful lifecycle. The upgrades will improve

building occupant comfortability, add remote monitoring and temperature control capabilities, and improve air quality throughout the entire building. This project is scheduled to start in November 2024 and be completed by July 2025.

This project includes replacing 1-20 Ton, 1-16 Ton, 3-27 Ton HVAC rooftop units (RTU's) and three fan coil and condensing units at the facility. This project also includes the replacement of the building automation system/controls, ductwork modifications, fan powered boxes, exhaust fan replacement, replacement of mini-split system in locker rooms, installation of unit heaters for freeze protection and replacement of the air curtain on exterior kitchen door. The existing HVAC units have exceeded their useful life cycle and are using R-22 refrigerant that is no longer manufactured due to harmful synthetic chemicals that were depleting the ozone layer. In 1987, the EPA created the Montreal Protocol, which has phased out the use of this refrigerant.

### **Procurement of Services**

This project was advertised on July 31, 2024 for construction bids in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding website CivCast. Bids were opened on August 30, 2024 and five (5) bids were received. Of these, Kept Companies, Inc. submitted the lowest responsive bid as indicated in the attached bid summary.

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 to maximize the amount of small, minority and women-owned business participation on the contract. The Goal Setting Committee set a 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Kept Companies, Inc. has committed to meeting the subcontractor participation goal.

This construction contract was developed utilizing the low qualified bid process; therefore, a Contracts Disclosure Form is not required.

This vendor has acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023 through Ordinance #2023-08-31-0585.

### **ISSUE:**

This ordinance for the Bob Ross Senior Center HVAC Equipment Replacement project accepts the lowest responsive bid and awards a construction contract in the of \$822,280.10 to Kept Companies, Inc., a Deferred Maintenance Program funded project located in Council District 8. The Bob Ross Senior Center HVAC Equipment Replacement project will improve temperature controls and air quality within the facility.

### **ALTERNATIVES:**

Should this contract not be approved, staff would be required to re-solicit the project and require additional time for the solicitation process. This would adversely affect the building occupants due to potential unexpected equipment failures that could occur due to the age of the existing HVAC equipment.

**FISCAL IMPACT:**

This ordinance accepts the lowest responsive bid and awards a construction contract in the amount of \$822,280.10 to Kept Companies, Inc. in support of the Bob Ross Senior Center HVAC Equipment Replacement project. Funding is through previously authorized tax notes through the Deferred Maintenance Project.

**RECOMMENDATION:**

Staff recommends the approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$822,280.10 to Kept Companies, Inc. in support of the Bob Ross Senior Center HVAC Equipment Replacement project.