



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 6

**Agenda Date:** May 1, 2025

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Contract Award: Fire Station #53 Replacement

**SUMMARY:**

An ordinance awarding a construction contract to CGC General Contractors, Inc., in the amount not to exceed \$8,338,226 for the Fire Station #53 Replacement project, located in Council District 3. Funds are available from Certificates of Obligation included in the FY 2025 Capital Budget.

**BACKGROUND INFORMATION:**

Funding for this project was allocated for the replacement of the modular living quarters to permanent living quarters including a new addition of approximately 12,165 square feet to the existing adjoining apparatus bay, a new Emergency Medical Services (EMS) bay, sleeping quarters for the assigned crew, apparatus bays, support equipment bunker, gym, kitchen, and common area. The additive alternates included in this contract include upgraded anchored stone veneer and electrical work.

***Procurement of Services***

A Request for Competitive Sealed Proposals (RFCSP) was released on September 20, 2024, and advertised in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business

Daily, on TVSA, and through the online bidding website Civcast. Responses were due on November 22, 2024, and six (6) responsive proposals were received.

A selection committee consisting of representatives from the City Manager's Office, Public Works, and San Antonio Fire Department initially evaluated, scored, and ranked the proposals on December 19, 2024, and shortlisted two firms for interviews. Scoring was based on the published evaluation criteria, which included Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractors; Understanding of the Project and Proposed Management Plan; Experience with the San Antonio Region & Past Performance; Price Proposal; and Small Business Economic Development Advocacy Program.

The two shortlisted firms were interviewed and final scoring was completed on January 22, 2025. The evaluation committee recommended awarding the contract to highest-ranked respondent, The Sabinal Group, LLC; however, after final scoring was completed, prohibited campaign contributions made during the blackout period were discovered for two firms including the recommended firm that resulted in their disqualification. For this reason, the second highest-ranked firm, CGC General Contractors, Inc. is recommended for contract award. The other firm disqualified due to prohibited campaign contributions was initially evaluated and scored but was not shortlisted for interviews, prior to the discovery of prohibited campaign contributions.

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 applied the Small Business Enterprise Prime Contract Program with ten (10) Evaluation preference points and Minority/Women-Owned Business Enterprise Prime Contract Program with ten (10) Evaluation preference points. Additionally, the Goal Setting Committee set 16% Minority/Women Business Enterprise (M/WBE) and 4% African American Business Enterprise (AABE) subcontracting goals. CGC General Contractors, Inc. has committed to meeting these goals.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance, a Contracts Disclosure Form has been included herein as an attachment.

The vendor has acknowledged compliance with the Heat Illness Prevention Ordinance, approved by City Council on August 31, 2023.

A post-solicitation briefing was held at the Audit Committee on February 28, 2025, for this project.

**ISSUE:**

This ordinance awards a construction contract to CGC General Contractors, Inc. in the amount not to exceed \$8,338,226 for the Fire Station #53 Replacement project, located in Council District 3. Funds are available from Certificates of Obligation included in the FY 2025 Capital Budget.

This project will construct a new addition of approximately 12,165 square feet to the existing adjoining apparatus bay, and new construction of an Emergency Medical Services (EMS) bay, US Digital Designs Fire Alert System, kitchen/dining, day room, public lobby, offices, officers and firefighter dorms, exercise room, laundry, restrooms, mechanical and electrical, mechanical yard, storage, landscaping, generator, public and staff parking improvements. The additive alternates included in this contract include upgraded anchored stone veneer and electrical work. Project construction is anticipated to begin in Spring of 2025 and is estimated to be completed by Fall 2026.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

The ordinance awards the construction contract for the Fire Station #53 Replacement project to CGC General Contractors, Inc. in the amount of not to exceed \$8,338,226. Funds are available from Certificates of Obligation and included in the FY 2025 Capital Budget.

**RECOMMENDATION:**

Staff recommends approval.