



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 5

**Agenda Date:** November 21, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Building & Equipment Services

**DEPARTMENT HEAD:** Jorge Perez

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Contract Award: Frank Garrett HVAC Project

**SUMMARY:**

An ordinance accepting the lowest responsive bid and awarding a construction contract including additive alternates including additional electrical equipment, domestic water and sewer lines, and chiller yard enclosures for the total amount of \$2,303,249 to HJD Capital Electric, Inc. for the Frank Garrett HVAC and Plumbing projects funded from previously authorized tax notes, and certificates of obligation as included in the FY 2025 - FY 2030 Capital Improvement Program.

**BACKGROUND INFORMATION:**

**Project Background**

Located at 1226 NW 18th Street, the Frank Garrett Multi-Service Center provides a variety of services to include Metro Health Clinic, Head Start Classrooms, Volunteer Income Tax Assistance (VITA) Program, and Parks and Recreation Summer Youth Program. The purpose of this project is to provide a replacement of the air-cooled chiller plant and associated piping that has exceeded its useful lifecycle. The new air-cooled chiller plant will be in a new ground-level utility yard located adjacent to the building with the existing air-cooled chiller plant being removed from the roof.

This upgrade will ensure that the public using this facility have adequate heating and air conditioning. In addition, this project will replace existing electrical equipment and associated feeders that are obsolete and are difficult to replace upon failure. This project also will include the replacement of the domestic water and sanitary sewer piping. The work is scheduled to start in December 2024 and be completed by August 2025; the facility will remain in operation through construction.

### **Procurement of Services**

This project was advertised on July 26, 2024 for construction bids in the San Antonio Hart Beat, City's website, Texas Electronic State Business Daily, TVSA and through electronic bidding website CivCast. Bids were opened on August 27, 2024 and two (2) bids were received. Of these, the lowest bidder was deemed nonresponsive due to not meeting the SBEDA subcontracting requirements of the solicitation, thereby making HJD Capital Electric, Inc., the lowest responsive bidder 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 an 18% Small Business Enterprise (SBE) Subcontracting Program goal. HJD Capital Electric, Inc. has committed to meeting the subcontracting 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 Frank Garrett HVAC and Plumbing projects accepts the lowest responsive bid and awards a construction contract including additive alternates including additional electrical equipment, domestic water and sewer lines, and chiller yard enclosures for the total amount of \$2,303,249 to HJD Capital Electric, Inc., a Deferred Maintenance Program funded project located in Council District 1. The Frank Garrett HVAC project will replace the existing air-cooled chiller plant which has exceeded its useful life.

### **ALTERNATIVES:**

Should this contract not be approved, staff would be required to advertise 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 including additive alternates for additional electrical equipment, domestic water and sewer lines, and chiller yard enclosures for the total amount of \$2,303,249 to HJD Capital Electric, Inc. in support of the Frank Garrett HVAC and Plumbing projects. Funding is available from previously authorized tax notes, and certificates of obligation as included in the FY 2025 – FY 2025 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends the approval of this ordinance accepting the lowest responsive bid and awarding a construction contract including additive alternates for the total amount of \$2,303,249 to HJD Capital Electric, Inc. for the Frank Garrett HVAC project.