



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 6

Agenda Date: September 5, 2024

In Control: City Council A Session

DEPARTMENT: Convention and Sports Facilities

DEPARTMENT HEAD: Patricia Muzquiz Cantor

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Alamodome Boiler Replacement

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract to R.E.C. Industries, Inc. in the amount of \$1,546,000 for the Alamodome Boiler Replacement project located in Council District 2 and approving the appropriation of additional funds of \$1,060,749 in Self-supporting Certificates of Obligations and \$47,603.00 from Hotel Occupancy Tax for a total project budget of \$1,596,461.00. This project is included in the Proposed FY 2025 – FY 2030 Capital Improvement Program.

BACKGROUND INFORMATION:

The existing boilers at the Alamodome supply hot water as needed to the air conditioning system which allows the building to be warmed during the winter providing thermal comfort to staff and patrons. These boilers are part of the original 1993 system equipment and have been in service since, exceeding their service life expectancy. The replacement of the boilers is critical to efficiently regulate conditioned air temperatures within the Alamodome facility.

This project was advertised on February 23, 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 March 26, 2024, and three (3) bids were received. Of these, the lowest bidder was deemed nonresponsive for not meeting the minimum requirements of the project thereby making R.E.C. Industries, 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 a 10% Minority/Women Business Enterprise (M/WBE) subcontracting goal. R.E.C. Industries, Inc. has committed to meeting the subcontracting participation goals.

This construction contract was developed utilizing the low 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:

The project scope will replace the two current boilers with three smaller units . The additive alternate includes replacement of the controllers and valves that operate the boilers. Based on demand, either one, two or all three units will operate to supply hot water to the system. This will create efficiencies and reduce energy consumption.

Upgrades are anticipated to begin in the fall of 2024 and estimated to be completed by February 2025. Construction activities will be coordinated with the Convention & Sports Facilities department to ensure the Alamodome remains open and operational during construction.

ALTERNATIVES:

As an alternative, City Council could require staff to re-solicit this project; however, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project. Due to the importance of this equipment, not replacing or modernizing components presents a significant hazard to unit reliability and operation.

FISCAL IMPACT:

An ordinance accepting the lowest responsive bid and awarding a construction contract to R.E.C. Industries, Inc. in the amount of \$1,546,000 for the Alamodome Boiler Replacement project located in Council District 2 and approving the appropriation of additional funds of \$1,060,749 in Self-supporting Certificates of Obligations and \$47,603.00 from Hotel Occupancy Tax for a total project budget of \$1,596,461.00. This project is included in the Proposed FY 2025 – FY 2030 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance.