



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 4

Agenda Date: February 22, 2024

In Control: City Council A Session

DEPARTMENT: Finance Department

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Henry B. González Convention Center Lighting Panel Replacement

SUMMARY:

An ordinance approving a contract with CRI Electric, Inc., contractors in the amount of \$397,300.00 for the Henry B. González Convention Center Lighting Panel replacement project. Funds are available from the Texas Public Facilities Corporation included in the FY 2024 – FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

The Henry B. González Convention Center is located in downtown San Antonio and is adjacent to the River Walk. The original Convention Center was built as part of World's Fair - HemisFair '68. Since then, the Henry B. González Convention Center has undergone multiple renovations and expansions. The convention center supports 514,000 square feet of contiguous exhibit space with 86,500 square feet of column-free multipurpose space, over 70 meeting rooms, and two ballrooms, which includes the largest ballroom in Texas. The facility hosts more than 300 events each year with over 750,000 convention delegates from around the world. The Henry B. González Convention Center is also home to the Lila Cockrell Theatre, a performing arts venue.

The lighting panels will replace equipment which was installed as part of the 1998 expansion. New panels will tie into the building automation system and will control lights in same spaces including exhibit halls and pre-function spaces in the 1998 areas. The existing panels have served beyond their service life and are due for replacement. This contract will allow for the installation of 32 lighting panels within the convention center. The new system will have the latest technology/functionality and integrate with the existing Honeywell Direct Digital Controls (DDC) system.

Procurement of Services

This project was advertised on October 23, 2023, 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 November 21, 2023 and two (2) bids were received. Of these, the lowest bidder was deemed nonresponsive due to not meeting SBEDA subcontracting requirements of the project, thereby making CRI 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 a 22% Minority/Women Business Enterprise (M/WBE) subcontracting goal. CRI Electric, 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:

This ordinance approves a contract with CRI Electric, Inc., in the amount not to exceed \$397,300.00 for the Henry B. González Convention Center Lighting Panel replacement project.

This contract will allow for the replacement of 32 lighting panels within the convention center's 1998 side of the facility. The new system will have the latest technology/functionality and integrate with the existing Honeywell DDC system. This project is not expected to have a measurable impact on City services provided by staff working at this location. Construction is anticipated to begin February 2024 and be substantially complete by June 2024.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the project's timely completion.

FISCAL IMPACT:

This ordinance approves a contract with CRI Electric, Inc., in the amount of \$397,300.00 for the Henry B. González Convention Center Lighting Panel project. Funds are available in the Texas Public Facilities Corporation included the FY 2024- FY 2029 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance awarding a construction contract to CRI Electric, Inc., in the amount of \$397,300.00 for the Henry B. González Convention Center Lighting Panel project.