



# City of San Antonio

## Agenda Memorandum

**File Number:**

---

**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 12, 2024

**In Control:** City Council A Session

---

**DEPARTMENT:** Fire Department

**DEPARTMENT HEAD:** Valerie Frausto

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Contract Award (Design-Build): San Antonio Fire Department Emergency Generator Project

**SUMMARY:**

Ordinance authorizing for the execution of a contract with CABASS VENTURES, LLC for design, purchase and installation of emergency generators, automatic transfer switches and all related equipment for Fire Stations 7, 9, 17, 18, 19, 22, 29, 32, 34, 36, 38, 42, 46, 48, 50, 51, 54 and the SAFD Services Facility for the San Antonio Fire Department for a total cost not-to-exceed \$4,000,000, funded from the General Fund.

**BACKGROUND INFORMATION:**

As part of the City's Emergency Preparedness Plan, the installation of generators at fire stations was prioritized to ensure continuity of services at fire stations if loss of electrical power occurs. These generators were included as part of the Emergency Preparedness Program funded by ARPA funds. Phase I added generators at 14 fire stations including 5, 6, 12, 14, 15, 16, 26, 31, 37, 39, 41, 44, 52 and 53. Phase II of the plan will add generators to an additional 17 fire stations including 7, 9, 17, 18, 19, 22, 29, 32, 34, 36, 38, 42, 46, 48, 50, 51, 54 and the SAFD Services Facility.

This action item will authorize the City to enter into a contract with CABASS VENTURES, LLC

for the design, purchase and installation of emergency generators. The fire stations included in project have generators that are non-functional or provide backup power for limited systems in the stations. The Services Facility does not have an emergency generator. The new generators will provide backup power for all systems in each fire station and the Services Facility which will allow for complete functionality during any power outage.

The Design Build (DB) firm will be responsible for the design, purchase and installation of the emergency generators, automatic transfer switches and all related equipment.

### **Procurement of Services**

A Design Build solicitation was released on July 1, 2024, 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 August 16, 2024, for the request for qualifications (RFQ) phase, Step 1. One submittal was received and deemed responsive and moved forward for full proposal evaluation. On October 1, 2024, the evaluation committee reviewed the sole response for Step 1 as consensus scoring and issued a Request for Proposal (RFP) phase, for Step 2 with a deadline of October 11, 2024. The evaluation committee conducted the final evaluation of Step 2 on October 14, 2024, and recommended awarding the contract to the sole responsive bidder.

The DB process is a two-step process. For Step 1, RFQ, Respondents are evaluated and scored based on qualifications and then shortlisted to participate in Step 2, RFP. In Step 2, the shortlisted firms are evaluated and scored based on additional requested information, interviews (if needed) and proposed cost methodology.

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 10 Evaluation preference points and Minority/Women-Owned Business Enterprise Prime Contract Program with 10 Evaluation preference points. The Goal Setting Committee also set 14% Minority/Women Business Enterprise (M/WBE) and 1% African American Business Enterprise (AABE) subcontracting goal. CABASS VENTURES, LLC has committed to meeting these goals.

This contract was developed utilizing a formal DB two-step process; therefore, as required by the Ethics Ordinance, a Contracts Disclosure Form has been included herein as an attachment.

These vendors have acknowledged compliance with the Heat Illness Prevention Ordinance, approved by the City Council on August 31, 2023, through Ordinance# 2023-08-31-0585.

### **ISSUE:**

Ordinance authorizing the execution of a contract with CABASS VENTURES, LLC for design, purchase and installation of emergency generators, automatic transfer switches and all related

equipment for Fire Stations 7, 9, 17, 18, 19, 22, 29, 32, 34, 36, 38, 42, 46, 48, 50, 51, 54 and the SAFD Services Facility for the San Antonio Fire Department for a total cost not-to-exceed \$4,000,000, funded from the General Fund.

It is anticipated that all generators will be installed by December 31, 2025.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

This ordinance authorizes a Design Build contract with CABASS VENTURES, LLC for the design, purchase and installation of emergency generators, automatic transfer switches and all related equipment for Fire Stations 7, 9, 17, 18, 19, 22, 29, 32, 34, 36, 38, 42, 46, 48, 50, 51, 54 and the SAFD Services Facility in the amount not-to-exceed \$4,000,000. This contract is funded from the General Fund.

**RECOMMENDATION:**

Staff recommends approval.