

# City of San Antonio



## AGENDA

### City Council A Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

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**Thursday, May 1, 2025**

**9:00 AM**

**Municipal Plaza Building**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

#### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To sign up to speak visit [www.saspeakup.com](http://www.saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at [www.saspeakup.com](http://www.saspeakup.com). VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/DEI/Language-Services>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

5. Ordinance approving a construction contract with CGC General Contractors, Inc., in an amount not to exceed \$9,852,965 for the Fire Station #52 Replacement project for the San Antonio Fire Department (SAFD). Funding is from Certificates of Obligation included in the FY 2025 Capital Budget. [John Peterek, Assistant City Manager; Razi Hosseini, Director, Public Works]

### **THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 05/04/2025 08:56 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 5

**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 4

**SUBJECT:**

Contract Award: Fire Station #52 Replacement

**SUMMARY:**

An ordinance awarding a construction contract to CGC General Contractors, Inc. in the amount not to exceed \$9,852,965 for the Fire Station #52 Replacement project for the San Antonio Fire Department (SAFD), located in Council District 4. 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, and new construction of an 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. This project will also include an upgraded underground septic tank.

***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 19, 2024, and six (6) responsive proposals were received. However, one firm withdrew their submittal and another firm was deemed non-responsive for failure to meet the subcontracting requirements in the RFCSP and for making a prohibited campaign contribution during the blackout period.

A selection committee consisting of representatives from the City Manager's Office, Public Works, and San Antonio Fire Department evaluated, scored and ranked the proposals on December 17, 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, CGC General Contractors, Inc. After the final scoring was completed, prohibited campaign contributions made during the blackout period were discovered, therefore the second highest-ranked respondent was disqualified.

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

A post-solicitation briefing to the Audit Committee was held 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 \$9,852,965 for construction improvements to the Fire Station #52 Replacement project for the San Antonio Fire Department (SAFD), located in Council District 4. 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, officer 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. This project will also include an underground upgraded septic tank. Project construction is anticipated to begin in Spring 2025 and is estimated to be completed by Fall 2026.

**ALTERNATIVES:**

None.

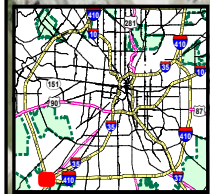
**FISCAL IMPACT:**

The ordinance awards a construction contract for the Fire Station #52 Replacement project to CGC General Contractors, Inc. in the amount of not to exceed \$9,852,965. Funds are available from Certificates of Obligation and are included in the FY 2025 Capital Budget.

**RECOMMENDATION:**

Staff recommends approval.





This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. \*Please contact the responsible City of San Antonio Department for specific determinations.\*  
Data Source: City of San Antonio Enterprise GIS, Bear Metro 911, Bear Appraisal District

Map Last Edited: Thursday, October 19, 2023  
PDF Filename: I:\Cosa\23\GIS\GISPDFs\_JPEGs\Current\Exhibits\FY2023\2310eg05753\_07.pdf

City of San Antonio  
Firestation #52  
10440 Quintana Rd, Von Army





### Initial Score Matrix

<b>RFCSP for Fire Station #52 Replacement</b> <b>(RFCSP 2024-167   23-04055)</b>  <b>Score Summary</b> <b>*INITIAL EVALUATION</b> <b>December 17, 2024</b>	<b>Maximum Points</b>	<b>**The Sabinal Group, LLC</b> 237 West Travis, Suite 200 San Antonio, Texas 78205	<b>CGC General Contractors, Inc</b> 515 N. Zarzamora San Antonio, Texas 78207	<b>D. Wilson Construction Company</b> P.O. Box 3455 McAllen, Texas 78502	<b>D.L. Bandy Constructors, Inc.</b> P.O. Box 1529 San Marcos, Texas 78667
<b>A - Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractors</b>	<b>30</b>	<b>22.00</b>	<b>23.40</b>	<b>16.40</b>	<b>15.80</b>
<b>B - Understanding of the Project and Proposed Management Plan</b>	<b>20</b>	<b>17.40</b>	<b>15.20</b>	<b>13.40</b>	<b>12.40</b>
<b>C - Experience with San Antonio Region and Past Performance</b>	<b>15</b>	<b>12.00</b>	<b>10.80</b>	<b>7.80</b>	<b>9.20</b>
<b>A - C Sub-Total</b>	<b>65</b>	<b>51.40</b>	<b>49.40</b>	<b>37.60</b>	<b>37.40</b>
<b>D - Price Proposal</b>	<b>15</b>	<b>14.91</b>	<b>13.64</b>	<b>15.00</b>	<b>14.65</b>
<b>E - SBEDA - SBE Prime Contract Program</b>	<b>10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>E - SBEDA - M/WBE Prime Contract Program</b>	<b>10</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL SCORE</b>	<b>100</b>	<b>66.31</b>	<b>63.04</b>	<b>52.60</b>	<b>52.05</b>
<b>RANK BASED ON TOTAL SCORE</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>

\*One evaluation meeting held with interviews and scoring completed

\*\*After final scoring was complete, prohibited campaign contributions were discovered, therefore the respondent was disqualified.

## Final Score Matrix

<b>RFCSP for Fire Station #52 Replacement</b> <b>(RFCSP 2024-167   23-04055)</b>  <b>Score Summary</b> <b>*FINAL EVALUATION</b> <b>JANUARY 22, 2025</b>	<b>Maximum Points</b>	<b>CGC General Contractors, Inc</b> <b>515 N. Zarzamora</b> <b>San Antonio, Texas 78207</b>	<b>**The Sabinal Group, LLC</b> <b>237 West Travis, Suite 200</b> <b>San Antonio, Texas 78205</b>
<b>A - Experience, Background, Qualifications of Respondent, Key Personnel, and Key Sub-Contractors</b>	<b>30</b>	<b>25.20</b>	<b>23.40</b>
<b>B - Understanding of the Project and Proposed Management Plan</b>	<b>20</b>	<b>19.60</b>	<b>11.60</b>
<b>C - Experience with San Antonio Region and Past Performance</b>	<b>15</b>	<b>12.00</b>	<b>11.60</b>
<b>A - C Sub-Total</b>	<b>65</b>	<b>56.80</b>	<b>46.60</b>
<b>D - Price Proposal</b>	<b>15</b>	<b>13.64</b>	<b>14.91</b>
<b>E - SBEDA - SBE Prime Contract Program</b>	<b>10</b>	<b>0.00</b>	<b>0.00</b>
<b>E - SBEDA - M/WBE Prime Contract Program</b>	<b>10</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL SCORE</b>	<b>100</b>	<b>70.44</b>	<b>61.51</b>
<b>RANK BASED ON TOTAL SCORE</b>		<b>1</b>	<b>2</b>

\*Two firms were shortlisted for interviews. Final scoring was conducted upon completion of interviews.

\*\*After final scoring was complete, prohibited campaign contributions were discovered, therefore the respondent was disqualified.



**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**AWARDING A CONSTRUCTION CONTRACT TO CGC GENERAL CONTRACTORS, INC., IN AN AMOUNT NOT TO EXCEED \$9,852,965 FOR THE FIRE STATION #52 REPLACEMENT PROJECT FOR THE SAN ANTONIO FIRE DEPARTMENT (SAFD), LOCATED IN COUNCIL DISTRICTS 4. FUNDS ARE AVAILABLE FROM CERTIFICATES OF OBLIGATION INCLUDED IN THE FY 2025 CAPITAL BUDGET.**

\* \* \* \* \*

**WHEREAS**, the Fire Station #52 Replacement project will replace the modular living quarters to permanent living quarters, through construction of a new addition measuring approximately 12,165 square feet to the existing adjoining apparatus bay, new construction of an 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. This project will also include an upgraded underground septic tank. This project will also include an underground upgraded septic tank. Project construction is anticipated to begin in Spring 2025 and is estimated to be completed by Fall 2026; and

**WHEREAS**, on September 20, 2024, a Request for Competitive Sealed Proposals (RFCSP) was released and advertised. Six responses were received on November 22, 2024, and evaluated by a selection committee consisting of representatives from the City Manager's Office, Public Works, and San Antonio Fire Department who initially evaluated, scored, and ranked the proposals on December 19, 2024. 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; and

**WHEREAS**, two shortlisted firms were interviewed and final scoring was completed on January 22, 2025. Based on the interviews, scoring, and disqualification of other bidders, CGC General Contractors, Inc. is recommended for the contract award; and

**WHEREAS**, the Small Business Economic Development Advocacy (SBEDA) Program 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. CGC General Contractors, Inc. has committed to meeting the SBEDA Goal Setting Committee's 16% Minority Women-Owned

Business (M/WBE) and a 4% African American Owned Business Enterprise (AABE) subcontracting goal; and

**WHEREAS**, this Ordinance awards a construction contract to CGC General Contractors, Inc. in the amount not to exceed \$9,852,965 for construction improvements to the Fire Station #52 Replacement project for the San Antonio Fire Department (SAFD), located in Council District 4. Funds are available from Certificates of Obligation included in the FY 2025 Capital Budget.  
**NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee is authorized a construction contract to CGC General Contractors, Inc. in the amount not to exceed \$9,852,965 for the Fire Station #52 Replacement project, located in Council District 4.

**SECTION 2.** The City Manager or designee is further authorized to execute any and all necessary documents to effectuate said agreement.

**SECTION 3.** : Funds for this contract in the amount of \$9,852,965.00 is available in Fund 43099000, Project 23-04185, WBS Element 23-04185-02-05-02-01 and GL Account 5201140.

**SECTION 4.** Payment not to exceed \$9,852,965.00 is authorized to be encumbered with a purchase order and made payable to CGC General Contractors, Inc. Payment is for construction improvements to Fire Station 52 Living Quarters Replacement project for the San Antonio Fire Department (SAFD) located in Council Districts 4. Funding is provided by Certificates of Obligation included in the FY 2025 Capital Budget.

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** This Ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED and APPROVED** this \_\_\_\_ day of May, 2025.

**M A Y O R**  
Ron Nirenberg

TG  
5/1/25  
Item No.

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney

DRAFT



# City Council A-Session

## Item #5 - Contract Award: Fire Station 52 Replacement

**May 1, 2025**

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department

# Background

- Funding was allocated for the replacement of the modular living quarters from temporary to permanent.

**Location:**

District 4

**Funding:**

Certificates of Obligation

## Existing Fire Station #52

- Designed and constructed a new modular fire stations with living quarters, two apparatus bays, exterior and site work.
- Fire Station is located at 10440 Quintana Road.





# Project Map



# Scope of Work

Project will construct a new addition of approximately 12,165 square feet to the existing apparatus bay including:

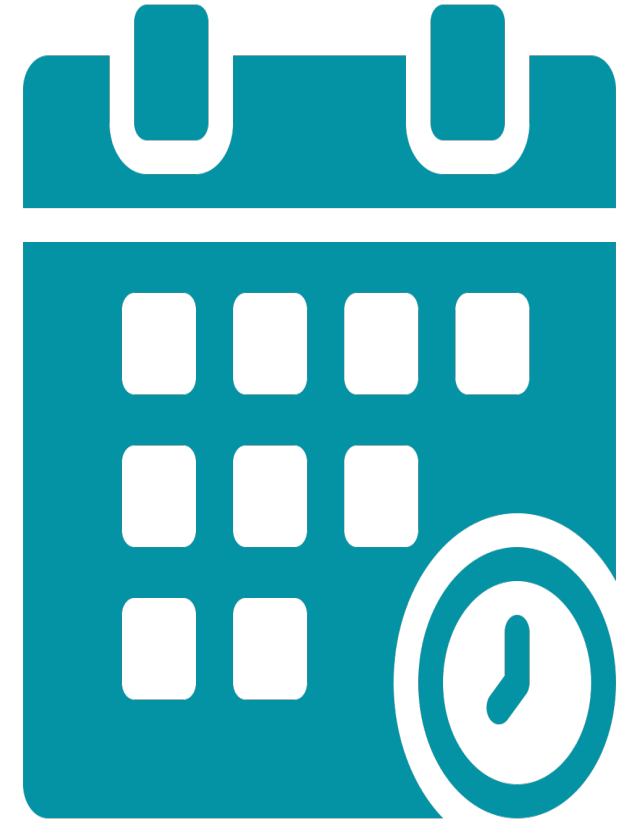
- EMS bay
- Fire Alert System
- Kitchen/Dining
- Public Lobby
- Exercise Room
- Public and Staff Parking
- Landscaping

# Schedule



## Construction:

- Spring 2025 – Fall 2026



# Recommendation

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Approval to award a construction contract in the amount not to exceed \$9,852,965 to CGC General Contractors, Inc. for construction services for the Fire Station #52 Replacement project, located in Council District 4.



# City Council A-Session



## **PUBLIC WORKS**

**Item #5– Contract Award: Fire Station #52**