



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 12

Agenda Date: October 20, 2022

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

One Stop HVAC Repairs

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$656,039.00 to L.C. Mosel Co., LTD for the One Stop HVAC Repairs project. Funding is available from the Development Services Enterprise Fund and is included in the FY 2023 – FY 2028 Capital Improvement Program.

BACKGROUND INFORMATION:

The Cliff Morton Development and Business Services Center (“One Stop”) is a two-story facility located at 1901 S. Alamo in Council District 1. Opened in 2003, the One Stop serves as the primary location for the Development Services Department. The first floor of the building includes a lobby with two-story windows, which is accessible to the public. Open office space, private offices, loading dock, storage, and conference rooms are also on the first floor; these areas are only accessible to city employees. The second floor of the building is only accessible to city staff and includes private offices, open office space, storage, and a breakroom. The building is served by one air cooled chiller, 2 chilled water pumps (lead/standby configuration), and all the other

associated hydronic components (expansion tank, air/dirt separator, chemical feeder, etc.). The water side system operates in a constant volume fashion. Each floor is served by two water cooled air handling units (AHU) totaling four for the building. Each AHU operates as a multi-zone variable air volume (VAV) unit, with electric re-heat at the terminal units.

The purpose of this project is to repair the facility's existing HVAC system. The upgrades will improve temperature controls and air quality throughout the entire building. This contract also includes an alternate for inspection, cleaning, replacement of components for four air handling units. This project is scheduled to start on November 2022 and be completed by September 2023.

This project was advertised on August 1, 2022 for construction bids in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding website CivCast. Bids were opened on August 30, 2022 and two (2) bids were received. Of these, L.C. Mosel Co., LTD submitted the lowest responsive bid. The bid summary is attached.

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% Small Business Enterprise (SBE) subcontracting goal. L.C. Mosel Co., LTD has committed to meeting the subcontractor participation goal.

This construction contract was developed utilizing the low qualified bid process. Therefore, a Contracts Disclosure Form is not required.

ISSUE:

This ordinance for the One Stop HVAC Repairs project accepts the lowest responsive bid and awards a construction contract in the amount of \$656,039.00 to L.C. Mosel Co., LTD. The One Stop HVAC Repairs project will improve temperature controls and air quality within the Cliff Morton Development and Business Services Center ("One Stop") facility located at 1901 S. Alamo, and benefit both City staff and visiting customers.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this project. However, re-advertising this project could result in higher bids and a potential funding shortfall. Also considering the additional time required to re-solicit this project, the repairs to the existing HVAC system would have to be deferred to next fall/winter, thus further delaying providing an efficient air quality improvement to this facility.

FISCAL IMPACT:

This ordinance accepts the lowest responsive bid and awards a construction contract in the amount of \$656,039.00 to L.C. Mosel Co., LTD for the One Stop HVAC Repairs project. Funding is

available from the Development Services Enterprise Fund and is included in the FY 2023 – FY 2028 Capital Improvement Program.

RECOMMENDATION:

Staff recommends the approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$656,039.00 to L.C. Mosel Co., LTD for the One Stop HVAC Repairs project.