



Legislation Text

File #: Res. 2021-35R, **Version:** 1

AGENDA CAPTION:

Consider approval of Resolution 2021-35R, approving the award of a Construction Contract to Seidel Construction, LLC, for construction of San Marcos Fire Station No. 6 in the amount of \$5,502,900.00; authorizing the City Manager or his designee to execute the contract on behalf of the City; and declaring an effective date.

Meeting date: February 24, 2021

Department: Fire Department - Les Stephens, Fire Chief (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding

Funds Required: \$5,502,900.00

Account Number: [Click or tap here to enter text.](#)

Funds Available: [Click or tap here to enter text.](#)

Account Name: [Click or tap here to enter text.](#)

Fiscal Note:

Prior Council Action: Bond project was approved by voters in May 2017

City Council Strategic Initiative: [\[Please select from the dropdown menu below\]](#)

N/A

[Choose an item.](#)

[Choose an item.](#)

Comprehensive Plan Element (s): [\[Please select the Plan element\(s\) and Goal # from dropdown menu below\]](#)

- ☐ Economic Development - [Choose an item.](#)
- ☐ Environment & Resource Protection - [Choose an item.](#)
- ☐ Land Use - [Choose an item.](#)
- ☐ Neighborhoods & Housing - [Choose an item.](#)
- ☒ Parks, Public Spaces & Facilities - [Choose an item.](#)
- ☐ Transportation - [Choose an item.](#)
- ☐ Core Services

☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

Fire Station No. 6 is the last fire station to be built from 2017 bond funds. The facility is to be approximately 12,400 square feet and includes corresponding site improvements and paving. The new fire station is to be a 33 feet tall two-story building consisting of approximately 11,000 square feet of finish out first floor and 1,400 square feet of shelled space second floor.

Utilizing the same architect, WestEast Design Group, the City chose to replicate the design of the recently completed new Fire Station No. 2 at the La Cima subdivision with minor revisions to site adapt and account for lessons learned during construction of the previous station.

The scope of work also consists of off-site utility improvements to extend domestic water and sanitary sewer lines to the site. The off-site improvements consist of approximately 950 linear feet of 12-inch domestic water line and 400 linear feet of 8-inch sanitary sewer line.

The estimated project total including alternates and a \$170,000 Owner Contingency Allowance is \$5,632,858.

This request is for Council to award to the highest ranked contractor based on the total scores and ranking. In accordance with Texas Government Code 2269 and City Purchasing Policy, the City solicited Competitive Sealed Proposals #220-245, for the San Marcos Fire Station No. 6. On December 10, 2020, 11 proposals were received.

Proposals from JSR, Inc, Summit Building & Design, and Trimbuilt Construction, Inc were deemed as non-responsive per the bidding and contract requirements. The remaining eight proposals were evaluated by a City-Staffed evaluation committee including the City's third-party project manager, Jacobs Project Management Company. The evaluation committee selected Seidel Construction, LLC, located in New Braunfels, TX as the top-ranked contractor based on criteria published in the solicitation to determine the best value to the City of San Marcos.

Criteria consisted of:

- Prior Experience with Projects of Similar, Size, Scope, and Scale - 40 max points
- Safety Record - 5 max points
- Prior Experience of Project Manager and Project Superintendent - 10 max points
- Project Approach and Schedule - 10 max points
- Price Proposal - 35 max points

Results from the final composite of all three evaluator scores by total and ranking are below:

FIRMS		
Seidel Construction, LLC	282.37	1.0
Stoddard Construction M	272.00	2.0
SpawGlass Contractors,	271.84	3.0
Flintco, LLC	267.73	4.0
Joeris General Contracto	259.23	5.0
Tejas Premier Building C	244.25	6.0
G. Hyatt Construction, In	234.47	7.0
K-W Construction, Inc	201.29	8.0

The scoring of the price component of the evaluation factors was calculated on a percentage of points based on a percentage comparison with the lowest Base Proposal Price. Stoddard Construction was the lowest price, and received the full 35 points. Seidel Construction, LLC was the second lowest proposal but ranked higher in all other categories.

Tejas Premier Building	\$6,434,663.00
Joeris General Contractors	\$5,730,000.00
Flintco, LLC	\$6,000,000.00
G. Hyatt Construction	\$6,080,000.00
Seidell Construction	\$5,502,900.00
K-W Construction	\$5,560,000.00
Stoddard Construction	\$5,470,000.00
SpawGlass Contractors	\$5,752,900.00

The top-ranked contractor, Seidel Construction, LLC is recommended for award as the best value based on qualifications, experience, reputation, safety, and price for the contract amount of \$5,502,900.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation: City staff recommends awarding a contract to Seidel Construction, LLC for San Marcos

Fire Station No. 6 in the amount of \$5,502,900.