



HCA de SA April Virtual Monthly Member Meeting

April 28, 2021

Background

- Bexar County Facilities Management Department is responsible for the maintenance, repair, remodeling, and construction of all of the Bexar County facilities.
- 125+ team members
- Over 3,500,000 square feet of owned property
 - Including:
 - Detention Centers
 - Courthouses
 - Parking Garages
 - Office Buildings
 - Forensic Science Centers
 - Law Enforcement Substations

Services we leverage

- **Professional Services**
 - Architecture and Engineering
- **Construction Services**
 - General contracting
 - Single-trade and multiple-scope improvements
- **Operational, Preventative, and Corrective Maintenance Services**
 - Repairs to architectural elements
 - Repairs to Mechanical, Plumbing, and Electrical components
 - Preventative maintenance services

Purchasing and SMWVBE Policies ⁴

- Bexar County Facilities Management complies with both the Bexar County Purchasing Manual, and the County Manager's SMWVBE Policy as updated and adopted in July 2017.
 - The County, its contractors, their subcontractors, sub consultants and sub suppliers, as well as all vendors of Commodities, Equipment, Professional and Personal Services, Maintenance and Construction, shall not discriminate on the basis of race, color, religion, national origin, disability, gender or sexual orientation in the award and/or performance of contracts. All individuals and entities doing business, or anticipating doing business, with Bexar County are encouraged to support and implement a program designed to achieve the goal of establishing equal opportunity for all of the citizens of Bexar County.
 - Nothing in this policy is to be construed to require the County to award a contract to other than the lowest responsible bidder as required by law and Bexar County policies and procedures.

Procurement Methods

■ Direct Selection

- \$0– \$5,000 – Request for Quotes
 - Process initiated by department
 - Contact vendor by phone or email and request proposal
 - Generally a single point solicitation, unless we need to validate market costs

■ Informal Solicitation

- \$5,000 – \$50,000 – Request for Quotes
 - Use [SWMBE's CDMS system](#) as a vendor pool for outreach
 - Process initiated by department
 - Lowest responsible bidder

- *Note these are general guidelines and some projects will not fit into these categories due to special circumstances or requirements.

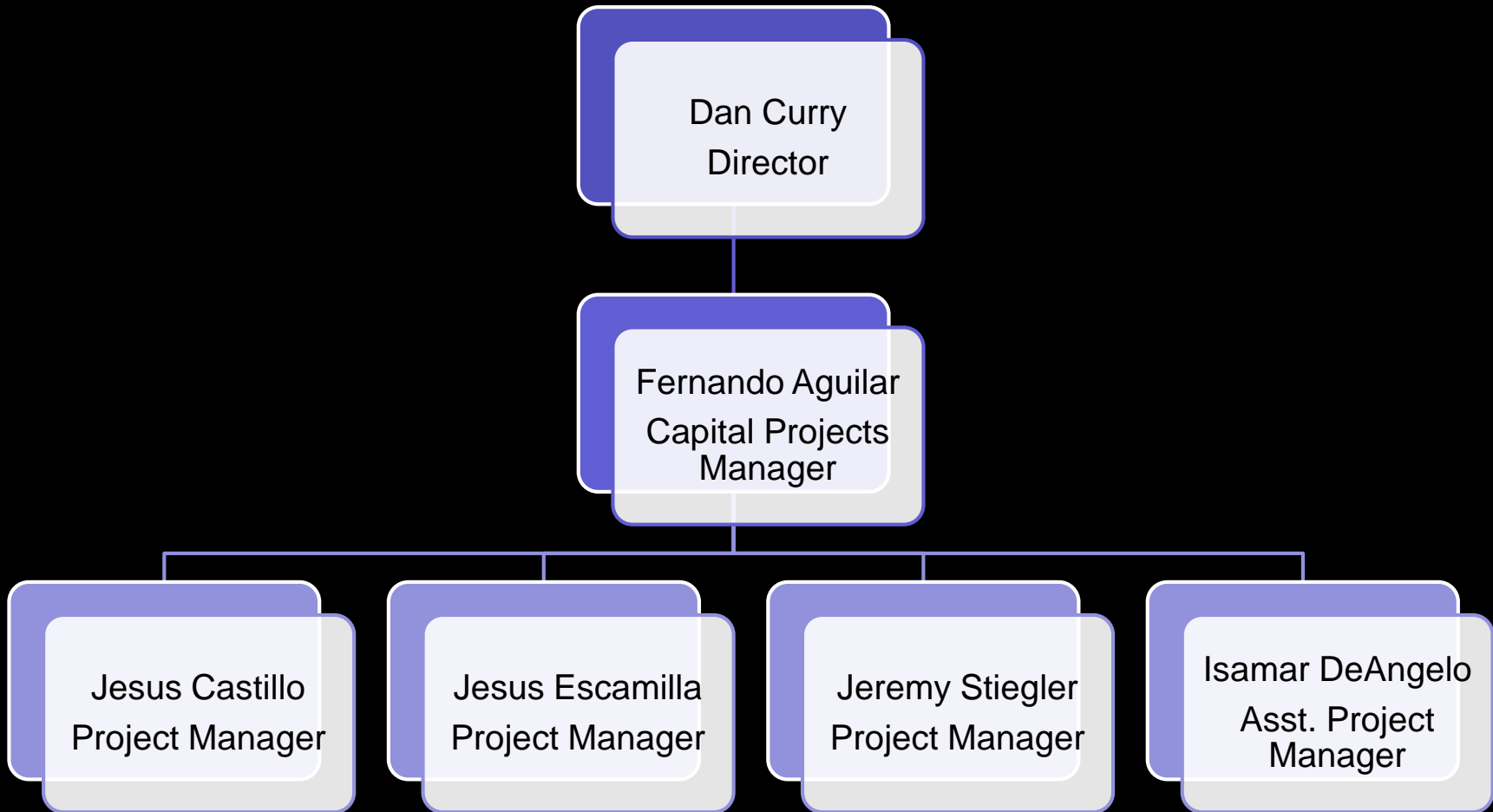
Procurement Methods

■ Formal Solicitations

- \$50,001 – \$3,000,000 – Invitation for Bid (IFB)
 - Lowest responsible bidder
 - Process initiated by **Purchasing**
 - \$3,000,001 – \$6,000,000 – Request for Proposals / Competitive Sealed Proposals
 - Pricing and Qualifications weighted in evaluation
 - Process initiated by **Purchasing**
 - \$6,000,001 + – Request for Proposals – Alternate Delivery including CMAR and Design-Build
 - Pricing and Qualifications weighted in evaluation
 - Process initiated by **Purchasing**
- *Note these are general guidelines and some projects will not fit into these categories due to special circumstances or requirements.

Capital Projects Division Staffing

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Upcoming Solicitations

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- ADA Courthouse Improvements
 - Ramps and drop off lanes
 - \$250,000
 - Bidding Now
- Justice Ctr. Basement
 - Interior renovation
 - \$400,000
 - Bidding May 2021
- 3rd Floor Archives Reno
 - Interior renovation
 - \$500,000
 - Bidding May 2021
- Vista Verde 4th floor
 - Interior Renovation
 - \$250,000
 - Bidding Summer 2021
- BC CH 5th Floor Renovation Interior renovation
 - \$1,342,000
 - Bidding Summer 2021
- Courthouse Restroom Renovations
 - Interior renovation
 - \$375,000
 - Summer 2021
- New Precinct 4 Facility
 - New 30,230 sq. ft. building
 - \$11,600,000
 - CMAR Solicitation - April 2021
- Workforce Training Center
 - New 30,230 sq. ft. building
 - \$10,500,000
 - CMAR Solicitation - Fall 2021

Contact Information

- Director
 - Dan Curry AIA, FMP – dcurry@bexar.org
- Capital Projects Manager
 - Fernando Aguilar – fernando.aguilar@bexar.org
- <http://www.bexar.org/FacilitiesManagement>

