



City of San Antonio

Legislation Details (With Text)

File #: 20-2486

Type: Capital Improvements

In control: City Council A Session

On agenda: 4/9/2020

Title: Ordinance approving a task order to a Job Order Contract with Belt Built, LLC in an amount not to exceed \$530,000.00 for the Westside YMCA Roof Replacement project, a FY 2020 Parks Deferred Maintenance project. Funding is available from the FY 2020 Parks Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map_YMCA Roof, 2. Contracts Disclosure Form_YMCA Roof, 3. Proposal_YMCA Roof, 4. Draft Ordinance, 5. Ordinance 2020-04-09-0253

Date	Ver.	Action By	Action	Result
4/9/2020	1	City Council A Session	adopted	Pass

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Job Order Contract: (Task Order) Westside YMCA Roof Replacement

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Belt Built, LLC in an amount not to exceed \$530,000.00 for the Westside YMCA Roof Replacement project, a FY 2020 Deferred Maintenance project, located in Council District 5. Funding is available from the FY 2020 Parks Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

BACKGROUND INFORMATION:

As part of the FY 2020 Deferred Maintenance Program, \$600,000.00 was included for the Westside YMCA Roof Replacement at Rosedale Park located in Council District 5. This project will provide for the demolition

and replacement of the Westside YMCA roof to address several leaks on the roof and provide an adequate level of insulation to meet roof code compliance. Construction is anticipated to begin May 2020 and estimated to be completed by July 2020.

This project was selected to utilize Job Order Contracting (JOC), an alternative project delivery method in which ten contractors were approved through Ordinance 2019-02-21-0134 by City Council on February 21, 2019. The use of the JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, and familiarity with a specific facility, expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Belt Built, LLC was selected to submit an estimate and project schedule for this project.

This task order will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program requirements awarded with the JOC, which the Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Belt Built, LLC has committed to a 24% M/WBE and 4% AABE subcontractor participation.

The Discretionary Contracts Disclosure Form, as required by the City's Ethics Ordinance for all Projects where subjective criteria are used to select the contractor or consultant rather than by low bid, is attached.

ISSUE:

This ordinance approves a task order to a Job Order Contract with Belt Built, LLC in an amount not to exceed \$530,000.00 for the Westside YMCA Roof Replacement project, a FY 2020 Deferred Maintenance funded project, located in Council District 5.

The project will provide for the demolition and replacement of the Westside YMCA roof to include approximately 30,000 square feet of roofing material, flashing repairs, the addition of a drainage slope and drain repairs. The roof replacement is required to address several leaks on the roof and provide an adequate level of insulation to meet roof code compliance. Construction is anticipated to begin May 2020 and estimated to be completed by July 2020.

The Westside YMCA will remain open during construction and the contractor will work with the City's Parks and Recreation and Public Works department in minimizing impact to the YMCA's daily operations.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion and contractor flexibility on the project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$530,000.00 authorized payable

to Belt Built, LLC. Funding is available from the FY 2020 Parks Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$530,000.00 with Belt Built, LLC for the Westside YMCA Roof Replacement project.