



City of San Antonio

Agenda Memorandum

File Number: 16-3046

Agenda Item Number: 9.

Agenda Date: 6/9/2016

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Contract Award: (Job-Order Contract) Carver Auditorium Seat Replacement

SUMMARY:

An ordinance for the Carver Auditorium Seat Replacement Project authorizing a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. in an amount not to exceed \$350,012.00, a Tax Notes funded Project located in Council District 2.

BACKGROUND INFORMATION:

Project Background

Located just east of downtown San Antonio and named in honor of George Washington Carver, the Carver Community Cultural Center is the center of African-American Culture providing visual and performing arts programs, educational programs and community outreach since 1977. Originally built in 1905 as a Community House, by 1930 the site had become a Library Auditorium and a place for community meetings, events and graduations. In 2006, the building was listed on the National Register of Historic Places. Today, the art deco-styled building which, includes a gallery, theater, administrative offices and studio spaces developed as part of a 1984 expansion project, falls under the Convention, Sports and Entertainment Facilities department. The heart of the Carver Community Cultural Center and key revenue generator is the 650 seat Jo Long Theater, named after the long time former director of the Carver.

This Project will provide for the replacement of all 650 seats within the Theater at the Carver Community Cultural Center. Over the course of various renovation projects, theater seating now consists of three similar

styles of seating, to include removable seating in the area designated as the orchestra pit. This Project will establish a unifying style of seating replacing all the theater's seats, many of which are broken and worn, while still providing the theater with the flexibility to meet performance needs. The new seating also will compliment the auditorium's planned carpet replacement, which originally was installed during the 1984 renovation and expansion project. Project construction is anticipated to begin July 2016 and estimated to be completed by September 2016.

The Carver Community Cultural Center is listed on The Texas Historic Commission's (THC) National Register of Historic Places. Although THC is primarily concerned with the exterior of the building, OHP will serve as the primary point of contact for historic preservation processes and approvals. OHP will be present for the delivery of the seats and will oversee the final approval prior to moving forward with the installation of the seats.

Procurement of Services

This Project was selected to utilize Job Order Contracting (JOC), an alternative Project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, cost, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Of the ten contractors, Tejas Premier Building Contractor, Inc., was selected to submit an estimate and project schedule for this Project.

Tejas Premier Building Contractor, Inc., is a small, minority-owned business that has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation.

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 for the Carver Auditorium Seat Replacement Project, a Tax Notes funded Project located in Council District 2, authorizes as task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. in an amount not to exceed \$350,012.00.

This Project will provide for the replacement of all 650 seats within the Jo Long Theater at the Carver Community Cultural Center. Over the course of various renovation projects, theater seating now consists of three similar styles of seating, to include removable seating in the area designated as the orchestra pit. This Project will establish a unifying style of seating replacing all the theater's seats, many of which are broken and worn, while still providing the theater with the flexibility to meet performance needs. The new seating also will compliment the auditorium's planned carpet replacement which originally was installed during the 1984 renovation and expansion project. Project construction is anticipated to begin July 2016 and estimated to be completed by September 2016.

Coordination with the Office of Historic Preservation has been made all along the way to ensure the project falls in line with historic preservation processes and approvals. Additionally coordination with Convention and Sports Entertainment Staff will be made to ensure accommodations are made to keep the facility accessible to patrons and staff during construction.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$350,012.00 payable to Tejas Premier Building Contractor, Inc. Funds are available from Tax Notes and are included in the FY 2016-2021 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$350,012.00 to Tejas Premier Building Contractor, Inc., for the Carver Auditorium Seat Replacement Project.