



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-5391

---

**Agenda Item Number:** 8.

**Agenda Date:** 12/1/2016

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Contract Award: (Job-Order Contract) Hail Storm Damage

### **SUMMARY:**

An ordinance for the Hail Damage Repair Project authorizing a task order for a Job Order Contract to Alpha Building Corporation to provide exterior building and roofing repairs for 21 City owned buildings in the amount of \$517,150.68 funded through a third party insurance claim with FM Global and a \$100,000.00 deductible funded from the FY 2017 General Fund Adopted Budget.

### **BACKGROUND INFORMATION:**

#### Project Background

On April 12, 2016 the City of San Antonio was struck by a severe and wide-spread hail storm. Twenty-One City owned buildings sustained varying degrees of damage to roofs, facades and HVAC systems. Of the buildings damaged, two, Cody Library and Tobin Library, sustained more than \$100,000.00 each in damages. The City's Office of Risk Management presented a claim to the City's property insurance carrier, FM Global, and a settlement was concluded, which will be apportioned among the departments whose buildings were damaged in the storm (Library, Fire Department, Human Services, ITSD and Building & Equipment Services) on a pro-rata basis.

#### 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, and expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Alpha Building Corporation was selected to complete this project.

Alpha Building Corporation is a small 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 Hail Damage Repair Project authorizes a task order for a Job Order Contract to Alpha Building Corporation to provide exterior building and roofing repairs for 21 City owned buildings in the amount of \$517,150.68 funded through a third party insurance claim with FM Global and a \$100,000.00 deductible funded from the FY 2017 General Fund Adopted Budget.

The City requires repairs to twenty-one buildings damaged by hail. The required repairs to the project will include re-roofing, replacement of building fascias, and repairs and replacement of HVAC equipment at these locations. Project construction is anticipated to begin December 2016 and estimated to be completed by July 2017.

### **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 affect the timely completion of the Project.

### **FISCAL IMPACT:**

This is one-time capital improvement expenditure in the amount of \$517,150.68, payable to Alpha Building Corporation and \$15,513.82 will be provided to TCI for project management services. Funding in the amount of \$432,664.50 provided from the insurance claim and the FY 2017 General Fund Adopted Budget in the amount of \$100,000.00. The remaining amount will be funded from the insurance claim with FM Global. Improvement funds will be appropriated and amended into the FY 2017-2022 Capital Improvement Budget.

### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$517,150.68 to Alpha Building Corporation for City Wide Hail Damage Repair Project.