



# City of San Antonio

## Agenda Memorandum

**File Number:**14-898

---

**Agenda Item Number:** 10.

**Agenda Date:** 5/29/2014

**In Control:** City Council A Session

---

**DEPARTMENT:** Transportation and Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Contract Award: (Job-Order Contract) Kenwood Senior Center Building Structural Repairs and Site Improvements

### **SUMMARY:**

An ordinance authorizing a task order to a Job-Order Contract, for Kenwood Senior Center structural building repairs and site improvements, in an amount of \$232,935.35, payable to the Sabinal Group; a project funded through the FY 2014 Deferred Maintenance Program, located in Council District 1.

### **BACKGROUND INFORMATION:**

#### Project Background

The Kenwood Senior Center, located at 305 Dora Street in San Antonio, Texas, is part of the Kenwood Park, which includes an outdoor pool, two playgrounds and various athletic fields. The approximately 6,800 square-foot facility has a large dining hall, commercial kitchen, toilet rooms, fitness room and a computer lab, in addition to multiple office spaces.

The foundation is a structural slab on grade with perimeter and interior grade beams. The facility is comprised of load-bearing concrete masonry block walls with glue-laminated wood rafters, to support a pre-finished metal roof assembly. Exterior wall construction is brick and stone masonry supported by concrete masonry construction. The facility is currently experiencing structural movement of the slab and walls caused by the expansive clay soils situated underneath the structural slab. Due to varying changes in moisture content within the clay soil, the clay soil will expand and contract causing movement. While structurally safe, the interior and exterior masonry has developed cracks, and the exterior patio has been temporarily closed due to tripping hazards caused by these cracks.

While this work will not completely renovate the facility, it is engineered to stop further damage to the building through site re-grading, improved draining and exterior wall repairs, as well as provide an interior facelift, through refinishing of interior walls and flooring in the dining room and fitness room. The Kenwood center is part of the Department of Human Services five year maintenance plan. Through upcoming budget processes, additional funding will be requested for renovations to existing restrooms, additional flooring replacement, interior painting and ceiling replacement in select areas of the building.

#### Procurement of Services

This Project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method, in which ten contractors were approved through Ordinance 2011-01-20-0053 by City Council on January 20, 2011. 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 contractors to a specific job is based on the contractor's current workload; overall capacity; familiarity with facility; expertise in completing specific task(s); and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, the Sabinal Group was selected to submit an estimate and Project schedule for this Project.

The JOC contract associated with this agreement was advertised in 2010, prior to the implementation of the revised SBEDA ordinance. Therefore, the solicitation required respondents to make a good faith effort to meet aspirational goals in utilizing small, woman and minority-owned businesses as subcontractors. The Economic Development Department has reviewed and approved the subcontracting plan submitted by Sabinal Group.

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 authorizes a task order to a Job Order Contract in an amount of \$232,935.35, payable to the Sabinal Group, for Kenwood Senior Center structural building repairs and site improvements, a FY 2014 Deferred Maintenance-funded project, located in Council District 1.

This task order provides for the structural repair of large cracks within the interior concrete masonry block walls, brick and stone masonry veneers, concrete flooring in the dining hall, corridor and fitness areas. Site improvements will include replacing damaged sidewalks that surround the facility with new sidewalks, installing new concrete channels to divert water away from the building and removing the North patio and retaining wall in its entirety. The North patio will be replaced with a new sloped grassy lawn, adjusting the grading around the facility and adding PVC piping connections to downspouts to discharge away from the building, to ensure positive drainage. Project construction is anticipated to begin June 3, 2014 and estimated to be completed by September 1, 2014.

Coordination with the Kenwood Senior Center community has been made to ensure continued service delivery to patrons and residents during construction. Construction has also been coordinated with Parks and will not interfere with adjacent Parks programs (baseball/softball).

This action is consistent with the City's established policy of utilizing the Job Order Contracting delivery method for renovation Projects of this nature and scope. City Council approval is required for Projects utilizing Job Order Contracting over \$100,000.00.

This task order provides for the structural repair of large cracks in the: interior concrete masonry block walls, exterior brick and stone masonry veneers, and concrete flooring in the dining hall, in the corridor, and in the fitness areas. Site improvements will include replacing damaged sidewalks with new sidewalks and installing

new surface concrete channels at the front of the building to divert water away from the building.

Additionally, the grading around the entire facility will be adjusted to improve moving rain water away from the building, and PVC piping connections to downspouts will be added at the back of the facility to discharge rain water away from the building and ensure positive drainage. The North patio and retaining wall will be removed in their entirety and replaced with a new sloped grass lawn.

Additional interior work will include new interior paint (to match existing), repair and re-topping/leveling of concrete floors in the dining room and fitness room, and new Vinyl Composition Tile (VCT) flooring in the dining room and fitness room.

Asbestos-containing material abatement of the existing VCT flooring in the dining room and fitness room has been completed under a separate contract.

Project construction is anticipated to begin June 3, 2014 and is estimated to be completed by September 1, 2014.

**ALTERNATIVES:**

As an alternative, City Council could choose not to award this contract and require staff to advertise this Project. Considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project.

**FISCAL IMPACT:**

This ordinance recommends a one-time capital improvement expenditure, in an amount not to exceed \$232,935.35, authorized payable to the Sabinal Group. Funds for this project are available from the FY 2014 Deferred Maintenance Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of a Job Order Contract in an amount not to exceed \$232,935.35, authorized payable to the Sabinal Group, for Kenwood Senior Center structural building repairs and site improvements, a FY 2014 Deferred Maintenance-funded project, located in Council District 1.