



City of San Antonio

Agenda Memorandum

File Number:20-3373

Agenda Item Number: 11.

Agenda Date: 6/18/2020

In Control: City Council A Session

DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Ratification of Task Order for Market Square (2017 Bond Project)

SUMMARY:

An ordinance ratifying a task order to a Job Order Contract with Amstar Inc. in an amount not to exceed \$437,796.00 for facility improvements to the Market Square plaza, a 2017 Bond funded project, located in Council District 1. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2020 - FY 2025 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, the City approved the 2017 Bond Program authorizing \$735,000.00 for facility improvements to Market Square located in Council District 1. The parking deck and storm water drains above the Market Square building have deteriorated causing a significant amount of water to leak into the building damaging the building's insulation and contributing to a harmful amount of mold growth.

The Market Square project will provide for the rehabilitation of 50 storm water drains, removal of the current parking deck coating and application of new coating, wall waterproofing, renovation of the building's damaged interior and removal of mold.

The mold in the Market Square building was deemed substantially harmful to occupants and was remediated on May 1, 2020 since the building had been vacated due to the City's COVID-19 response. Given the current

vacancy of the Market Square building, City staff with emergency approval of Executive Management, authorized work with Amstar, Inc. to begin improvements to the Market Square plaza building to prevent future water damage and continued growth of the dangerous mold. Construction began in May 2020 and is estimated to be completed by August 2020.

Procurement of Services

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, Amstar, Inc. 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, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Amstar, Inc. has committed to meeting subcontractor participation goals.

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 the ratification of a task order to a Job Order Contract with Amstar, Inc. in an amount not to exceed \$437,796.00 for facility improvements to the Market Square plaza, a 2017 Bond funded project, located in Council District 1.

The project will provide for the rehabilitation of 50 storm water drains, removal of the current parking deck coating and application of new coating, wall waterproofing, renovation of the building's damaged interior and removal of mold. Construction began May 2020 and is estimated to be completed by August 2020.

The contractor, Amstar, Inc. will accommodate as appropriate during the completion of construction as it is decided upon by the City when the Market Square plaza building will reopen to visitors.

ALTERNATIVES:

As an alternative, City Council could not approve the ratification of this task order, which will result in staff not paying the vendor for performed construction services which could result in adverse claims against the City.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in an amount not to exceed \$437,796.00 authorized payable to Amstar, Inc. Funds are available from the 2017 - 2022 Bond Program and are included in

the FY 2020 - 2025 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance ratifying a task order to a Job Order Contract with Amstar Inc. in an amount not to exceed \$437,796.00 for facility improvements to the Market Square plaza.