



City of San Antonio

Agenda Memorandum

File Number: 14-1754

Agenda Item Number: 7.

Agenda Date: 9/18/2014

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) San Pedro Playhouse Phase III Permanent Ceiling Repairs

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract for San Pedro Playhouse Phase III Permanent Ceiling Repairs in an amount not to exceed \$221,195.00, payable to Alpha Building Corporation for removing the temporary fabric ceiling and installing a new ceiling with improved acoustical properties. Funds in the amount of \$101,788 are available from the FY 2014 Arts and Cultural Agency Funds and \$119,407 from the FY 2014 Parks and Recreation Operating Budget. This Project is located in Council District 1.

BACKGROUND INFORMATION:

Project Background

The San Pedro Playhouse is located at 800 West Ashby Place in San Pedro Springs Park and is one of the oldest continuously run live theaters since 1930. This historic building contains two theaters; the 60-seat Cellar and the 400-seat Russell Hill Rogers in the historic building called The San Pedro Playhouse, a City owned facility.

In 2013, the San Pedro Playhouse experienced water leaking into the theater area which compromised the integrity of the ceiling. To address this issue and to keep the facility accessible to patrons and residents during multiple phases of construction, the Project was determined to be completed in three (3) Phases. Phase I included the removal and replacement of the damaged ceiling with a temporary fabric ceiling, this work was completed in September 2013. Ordinance 2014-02-20-0097 authorized \$300,000.00 for Phase II and III.

Phase II included removing and replacing the existing metal roof system with a new metal standing seam roof and drainage system, this work was completed in August 2014 in an amount of \$135,757.00. Phase III construction will include removing the temporary fabric ceiling executed in Phase I, and the installation of a new ceiling with improved acoustical properties in the Russell Hill Rogers Theater located in the San Pedro

Playhouse. The new ceiling will meet historical, acoustical, structural and aesthetic needs. The new ceiling assembly will be comprised of a new fabric material, new acoustical insulation, gypsum wall board and paint. Additional improvements are temporary electrical work to lower existing chandeliers, temporary removal and reinstalling can-lighting and removing and reinstalling existing speakers.

Project construction is anticipated to begin March 2015 and estimated to be completed by May 2015.

Procurement of Services

This Project was selected to utilize the Job Order Contracting (JOC) an alternative Project delivery method 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 a specific 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, Alpha Building Corporation 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 Alpha Building Corporation.

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 not to exceed \$221,195.00, payable to Alpha Building Corporation, for San Pedro Playhouse Phase III Permanent Ceiling Repairs, located in Council District 1. Funds in the amount of \$101,788 are available from the FY 2014 Arts and Cultural Agency Funds and \$119,407 from the FY 2014 Parks and Recreation Operating Budget

The project is funded by Hotel Occupancy Tax and included in the FY 2014-2019 Capital Improvement Program Budget with the appropriation of \$300,000.00 and additional \$119,407.00 from FY 2014 Parks and Recreation Operating Fund.

Project construction is anticipated to begin March 2015 and estimated to be completed by May 2015. The schedule of this Project has been coordinated to coincide with the Playhouse theatre production break so as to limit disruption of day-to-day activities.

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.

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 \$221,195.00, authorized payable to Alpha Building Corporation. Funds in the amount of \$101,788 are available from the FY 2014 Arts and Cultural Agency Funds in the FY 2014-2019 Capital Improvements Program and \$119,407.00 funded from the FY 2014 Parks and Recreation Operating Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a Job Order Contract in an amount not to exceed \$221,195.00, payable to Alpha Building Corporation, for San Pedro Playhouse Phase III Permanent Ceiling Repairs. Funds in the amount of \$101,788 are available from the FY 2014 Arts and Cultural Agency Funds and \$119,407 from the FY 2014 Parks and Recreation Operating Budget. This Project is located in Council District 1.