



City of San Antonio

Legislation Details (With Text)

File #: 20-2643

Type: Capital Improvements

In control: City Council A Session

On agenda: 4/16/2020

Title: Ordinance approving a task order to a Job Order Contract to Jamail & Smith Construction LP for the Davis Scott YMCA at Pittman-Sullivan Park located in Council District 2 in an amount not to exceed \$198,979.00, a FY 2020 Building and Equipment Services Department Deferred Maintenance project. Funding is available from the FY 2020 BESD Deferred Maintenance Program and is included in the FY 2020 – FY 2025 Capital Improvement Program. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Job Order Contract with Jamail and Smith Construction, LP for Davis Scott YMCA at Pittman Sullivan Park, 2. Contracts Disclosure Form - Greg Smith with Jamail and Smith Construction, LP, 3. Site Map - Pittman-Sullivan Park, 4. Draft Ordinance, 5. Ordinance 2020-04-16-0259

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|---------|--------|
| 4/16/2020 | 1 | City Council A Session | adopted | Pass |

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Homer Garcia III

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Task Order for Davis Scott YMCA at Pittman-Sullivan Park

SUMMARY:

This ordinance authorizes a task order to a Job Order Contract to Jamail & Smith Construction LP for the Davis Scott YMCA at Pittman-Sullivan Park located in Council District 2 in an amount not to exceed \$198,979.00, a FY 2020 Building and Equipment Services Department (BESD) Deferred Maintenance project. Funding is available from the FY 2020 BESD Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

BACKGROUND INFORMATION:

The Davis Scott YMCA located at 1213 Iowa Street within Pittman- Sullivan Park on the east side of San Antonio is a City owned facility leased to the YMCA. The current lease expires in April 2029 and allows the YMCA to deliver critical services to the community such as recreational and fitness opportunities. This location has over 2,500 members and is a heavily used facility that offers amenities such as a swimming pool, gymnasium, community meeting space, and programming. The facility is approximately 40 years old and needs a new roof and gutters for the Center, which this project will address. Construction is anticipated to begin in May 2020 and be completed by June 2020; with no closure of the facility planned during construction.

This is a task order utilizing 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, Jamail & Smith Construction LP was selected to submit an estimate and project schedule for this Project.

This contract 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. Jamail & Smith Construction LP has committed to meeting the 24% M/WBE and 4% AABE subcontracting 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 low bid, is attached.

ISSUE:

This ordinance authorizes a task order to a Job Order Contract for the Davis Scott YMCA at Pittman-Sullivan Park in an amount not to exceed \$198,979.00 to Jamail & Smith Construction LP. This project will provide for a roof replacement at the Davis Scott YMCA, a City-owned facility located at Pittman-Sullivan Park. Funds are available from the FY 2020 BESD Deferred Maintenance funded project.

ALTERNATIVES:

This project could be bid through an individual solicitation process which could adversely impact project cost and timeline.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount not to exceed \$198,979.00 authorized payable to Jamail & Smith Construction LP. Funding is available from the FY 2020 BESD Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$198,979.00 to Jamail & Smith Construction LP for the Davis Scott YMCA at Pittman-Sullivan Park.