



City of San Antonio

Legislation Details (With Text)

File #: 20-3290

Type: Capital Improvements

In control: City Council A Session

On agenda: 9/10/2020

Title: Ordinance approving a task order to a Job Order Contract with Belt Built Construction, Inc. in an amount not to exceed \$358,955.20 for the McFarlin Tennis Center Facility Roof Renovation & HVAC System Replacement project, an FY 2020 Deferred Maintenance funded project, located in Council District 1. Funding is available from the FY 2020 Parks Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Contracts Disclosure Form, 3. McFarlin Tennis Center_Proposal.pdf, 4. Draft Ordinance, 5. Ordinance 2020-09-10-0629

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Job Order Contract: (Task Order) McFarlin Tennis Center Facility Roof Renovation & HVAC System Replacement

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Belt Built Construction, Inc. in an amount not to exceed \$358,955.20 for the McFarlin Tennis Center Facility Roof Renovation & HVAC System Replacement project, a FY 2020 Deferred Maintenance funded project, located in Council District 1. Funding is available from the FY 2020 Parks Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

As part of the FY 2020 Deferred Maintenance Program, \$450,000.00 was included for the McFarlin Tennis Center Facility Roof Renovation & HVAC System Replacement at San Pedro Springs Park located in Council District 1. The project will provide for replacement of the roof to include roof framing, flashing, gutters and downspouts to meet code compliance and the current HVAC structural equipment requirements. The project will also provide for the replacement of the HVAC system offering air condition to the first and second floors of the facility. Construction is anticipated to begin September 2020 and estimated to be completed by December 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, Belt Built Construction, 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. Belt Built Construction, Inc. has committed to meeting the 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 a task order to a Job Order Contract with Belt Built Construction, Inc. in an amount not to exceed \$358,955.20 for the McFarlin Tennis Center Facility Roof Renovation & HVAC System Replacement project, a FY 2020 Deferred Maintenance funded project, located in Council District 1.

The project will provide for replacement of the roof to include roof framing, flashing, gutters and downspouts to meet code compliance and the current HVAC structural equipment requirements. The project will also provide for the replacement of the HVAC system offering air condition to the first and second floors of the facility. Construction is anticipated to begin September 2020 and estimated to be completed by December 2020.

The McFarlin Tennis Center Facility will remain open during construction and the contractor will work with the City's Parks and Recreation and Public Works departments in minimizing impact to the Tennis Center Facility operations.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion of the project.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in an amount not to exceed \$358,955.20 authorized payable to Belt Built Construction, Inc. Funding is available from the FY 2020 Parks Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with Belt Built Construction, Inc. in an amount not to exceed \$358,955.20 for the McFarlin Tennis Center Facility Roof Renovation & HVAC System Replacement project.