



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2164  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 4/15/2021  
**Title:** Ordinance approving a task order to a Job Order Contract with The Sabinal Group, LLC in an amount of \$396,126.66 for roof and interior improvements to the El Mercado building located in Council District 1. Funds are available from 2020 Tax Notes and are included in FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_El Mercado Building.pdf, 2. CDF\_Sabinal Group, LLC, 3. Proposal\_El Mercado Roof Repairs & Improvements, 4. Draft Ordinance, 5. Ordinance 2021-04-15-0239

Date	Ver.	Action By	Action	Result
4/15/2021	1	City Council A Session		

**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): El Mercado Roof and Building Improvements

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with The Sabinal Group, LLC in an amount of \$396,126.66 for roof and interior improvements to the El Mercado building located in Council District 1. Funds are available from 2020 Tax Notes and are included in FY 2021 - FY 2026 Capital Improvement Program.

**BACKGROUND INFORMATION:**

### Project Background

On September 17, 2020, City Council approved the FY 2021 Adopted Budget authorizing \$575,000.00 for roof and other interior improvements to the El Mercado building. The building resides at 514 W. Commerce in Council District 1 and houses over 30 locally-owned shops selling Latino merchandise and other unique curious and art. The building's roof was replaced in the Summer of 2010 however the stucco tile portions of the roof located on the corners of the building were not part of this replacement. These portions of the roof have since reached their life expectancy and must be replaced with new roofing tiles to address and prevent water leakage into the building.

This task order will provide for the replacement of the stucco tile portions of the roof, waterproofing, exterior repairs to the building's stucco, replacement and sealing of the windows and a portion of the skylight. Work will also include the replacement of the gutters and the addition of downspouts. Construction is anticipated to begin May 2021 and is estimated to be completed by July 2021.

### Procurement of Services

This task order utilizes Job Order Contracting (JOC) approved through Ordinance 2019-02-21-0134 by City Council on February 21, 2019. 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, familiarity with a specific facility, expertise in completing a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors approved as part of the JOC, The Sabinal Group, LLC is the selected JOC.

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 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. The Sabinal Group, LLC has committed to a 24% M/WBE and 4% AABE subcontractor participation.

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 The Sabinal Group, LLC in an amount of \$396,126.66 for improvements to the El Mercado roof and building located in Council District 1.

This task order will provide for the replacement of the stucco tile portions of the roof, waterproofing, exterior repairs to the building's stucco, replacement and sealing of the windows and a portion of the skylight. Work will also include the replacement of the gutters and the addition of downspouts. Construction is anticipated to begin May 2021 and is estimated to be completed by July 2021.

El Mercado will remain open to the public during the construction of these improvements.

### **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 is a one-time capital improvement expenditure in the amount of \$396,126.66 authorized payable to The Sabinal Group, LLC. Funds are available from 2020 Tax Notes and are included in the FY 2021 - FY 2026 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with The Sabinal Group, LLC in an amount of \$396,126.66 for roof and interior improvements to the El Mercado building.