



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3669  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 6/10/2021  
**Title:** Ordinance approving a task order to the Job Order Contract with Tejas Premier Building Contractor, Inc., in the amount of \$274,378.99 for the Claude Black Community Center Building Envelope and Site Drainage Improvements project. Funding is available from the Deferred Maintenance Program and included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Claude Black Community Center Map, 2. Claude Black Community Center proposal letter, 3. 21-3669 Draft Ordinance, 4. Ordinance 2021-06-10-0428

Date	Ver.	Action By	Action	Result
6/10/2021	1	City Council A Session		

**DEPARTMENT:** Building and Equipment Services

**DEPARTMENT HEAD:** Jorge A. Perez

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Contract Award (Job Order Contract): Claude Black Community Center Building Envelope Improvements

**SUMMARY:**

This ordinance authorizes a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. for the Claude Black Community Center Building Envelope and Site Drainage Improvements project for a cost of \$274,378.99. Funding is available from the Deferred Maintenance Program and is included in the FY 2021 - FY 2026 Capital Improvement Program.

**BACKGROUND INFORMATION:**

The Claude Black Community Center provides comprehensive nutrition, wellness, and education services to residents 60 and over. This project will provide building envelope repairs to prevent water infiltration into the building and site drainage improvements to redirect storm water away from the building. The existing ADA accessible ramp and guard railing for the rear lobby entrance will be replaced, and the existing upper and lower concrete patio landings behind the building will be replaced to ensure proper slopping is achieved to prevent storm water accumulation against the building. The project is scheduled to start July 2021 and be completed by October 2021.

This project was selected utilizing the Job Order Contracting (JOC) process, an alternative Project delivery method 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, Tejas Premier Building Contractor, Inc. was selected to submit an estimate and project schedule for this project.

#### **ISSUE:**

This ordinance authorizes a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. in the amount of \$274,378.99 for the Claude Black Community Center Building Envelope and Site Drainage Improvements. Project is scheduled to start July 2021 and be completed by October 2021.

#### **ALTERNATIVES:**

Should this contract not be approved, the building could sustain continued water infiltration and accumulation against the building as a result of storm water runoff. Further, if contract is not awarded, contract will have to be advertised which will delay needed building envelope improvements at the community center.

#### **FISCAL IMPACT:**

This ordinance authorizes a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. in the amount of \$274,378.99 for the Claude Black Community Center Building Envelope and Site Drainage Improvements project. Funding is available from the Deferred Maintenance Program and is included in the FY 2021 - FY 2026 Capital Improvement Program.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$274,378.99 to Tejas Premier Building Contractor, Inc. for the Claude Black Community Center Building Envelope and Site Drainage Improvements project.