



City of San Antonio

Agenda Memorandum

File Number:18-1475

Agenda Item Number: 8.

Agenda Date: 2/8/2018

In Control: City Council A Session

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Xavier D. Urrutia

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Task Order for the HVAC Cooling Tower replacement at Ronald R. Darner Parks and Recreation Operations Headquarters

SUMMARY:

This ordinance authorizes a task order to a Job Order Contract (JOC) for the Heating, Ventilating, and Air Conditioning (HVAC) Cooling Tower replacement at the Ronald R. Darner Parks and Recreation Operations Headquarters located in Council District 6, in an amount of \$152,253.04, funded from the Parks and Recreation General Fund operating budget, Deferred Maintenance, payable to Jamail & Smith Construction.

BACKGROUND INFORMATION:

The Ronald R. Darner Parks and Recreation Operations Headquarters, located at 5800 Enrique M. Barrera Parkway, houses the recreation, reservations, maintenance, and warehouse staff, and encompasses the Enrique Barrera Fitness Center. After an evaluation of the cooling tower, it was determined that the tower is in need of replacement. The cooling tower was identified in the City's five-year facility deferred maintenance program and funds have been allocated from FY 2018 Parks & Recreation General Fund operating budget for this project.

This Project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. 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 was selected to submit an estimate and project schedule for this Project.

Jamail & Smith Construction has committed to 23% M/WBE and 3% AABE subcontractor participation.

ISSUE:

This ordinance authorizes a task order to a JOC for the HVAC Cooling Tower replacement at the Ron Darner Parks and Recreation Headquarters in an amount of \$152,253.04, funded from the FY 2018 Parks & Recreation General Fund operating budget, payable to Jamail & Smith Construction.

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 Contracts over \$100,000.00.

Project construction is anticipated to begin in March and is estimated to be completed by April 2018.

ALTERNATIVES:

Should the City not approve this contract, a delay in replacement is recommended to not occur until next winter during cooler weather, however in the interim the mechanical system could fail.

FISCAL IMPACT:

This ordinance recommends a one-time expenditure, in an amount of \$152,253.04, authorized payable to Jamail & Smith. Funds for this project are available in the FY 2018 Parks & Recreation Department General Fund operating budget.

RECOMMENDATION:

Staff recommends approval of the task order to a JOC for the cooling tower replacement at the Ron Darner Parks and Recreation Headquarters in an amount of \$152,253.04, to Jamail & Smith.

The Contracts Disclosure Form required by the City's Ethics Ordinance is attached.