



City of San Antonio

Agenda Memorandum

File Number:18-1785

Agenda Item Number: 9.

Agenda Date: 3/1/2018

In Control: City Council A Session

DEPARTMENT: Parks and Recreation

DEPARTMENT HEAD: Xavier D. Urrutia

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Task Order for stabilization of the Dullnig House

SUMMARY:

This ordinance authorizes a task order to a Job Order Contract (JOC) for a structural stabilization project of the Dullnig House, located in Council District 2, in the amount of \$425,000.00, funded from the FY 2018 Parks and Recreation General Fund operating budget, Deferred Maintenance, payable to Davila Construction, Inc.

BACKGROUND INFORMATION:

The Dullnig House is situated inside the Healy Murphy Historic District and has been designated as a local historic landmark. The Dullnig House, located at 204 Nolan Street at the intersection of Live Oak Street and Nolan Avenue, is a 2,000 square foot building on a ½ acre site. The building was occupied for over 20 years by Centro del Barrio Clinic until they relocated their program to Haven for Hope in 2009. Healy Murphy Center, Inc. occupied the building for administrative offices during the renovation of their campus for a one-year period ending in the spring of 2012. Currently the property is leased to Sherry M. Chaudhry and the tenant is responsible for the operation and maintenance of the property and has yet to occupy the property due to structural issues.

The Parks Department was notified by the Office of Historic Preservation (OHP) of the Dullnig House being identified as a vacant property, and the need to register it as such under the Vacant Buildings Registration Program. Consequently, OHP staff conducted an inspection and identified needed repairs to comply with the minimum standards of care. The department had a structural evaluation conducted and a recommendation was

made to stabilize and rehabilitate the structure.

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, Davila Construction, Inc. was selected to submit an estimate and project schedule for this Project.

Davila Construction, Inc. has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation and was selected based on their capacity and familiarity with the Dullnig House. The scope of work will stabilize and level the foundation, replace the roof, rehabilitate the exterior including the stone walls, remove and repair the windows and exterior doors, remove and rebuild the front porch, and demolish the most current room additions.

ISSUE:

This ordinance authorizes a task order to a Job Order Contract for a structural stabilization project of the Dullnig House, located in Council District 2, in the amount of \$425,000.00, funded from the FY 2018 Parks and Recreation General Fund operating budget, Deferred Maintenance, payable to Davila Construction, Inc.

The Office of Historic Preservation has approved the structural stabilization project for the Dullnig House. Construction is anticipated to begin in March 2018 and will take approximately 10 months to be completed.

ALTERNATIVES:

Structural Stabilization of the Dullnig House could be bid out versus utilizing the Council approved Job Order Contracting process subject to market pricing. However, with the JOC method, masonry and carpentry subcontractors that have expertise in historical structures and are recommended by the Office of Historic Preservation and the San Antonio Conservation Society can be used.

FISCAL IMPACT:

This ordinance recommends a one-time expenditure, in the amount of \$425,000.00, authorized payable to Davila Construction, Inc. Funds for this project are available in the FY 2018 Parks and Recreation Department General Fund operating budget, Deferred Maintenance.

RECOMMENDATION:

Staff recommends approval of the task order for a Job Order Contract in the amount of \$425,000 with Davila Construction, Inc. for Structural Stabilization Project at the Dullnig House.

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