



City of San Antonio

Agenda Memorandum

File Number:19-8744

Agenda Item Number: 12.

Agenda Date: 12/12/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon, PE, CBO

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Contract Award: (Job-Order Contract) Task Order 1901028 - One Stop Waterproofing Building Envelope Project

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract with Con-Cor, Inc. in an amount not to exceed \$138,642 to waterproof the building envelope of the Cliff Morton Development and Business Services Center (One Stop), located in Council District 1.

BACKGROUND INFORMATION:

On September 12, 2019, the City approved the Fiscal Year 2020 Operating and Capital Budget, which included authorizing \$138,642 for repairs to the Cliff Morton Development and Business Services Center ("One Stop") located at 1901 S. Alamo St. Constructed in 2002, building maintenance and repairs have increased with time as the building has aged. Development Services (DSD), alongside Building and Equipment Services (BES), identified the need to seal and waterproof the building after review of the roof for possible repairs. The waterproofing envelope project is anticipated to begin in January 2020 and estimated to be completed by February 2020.

This is a task order to utilize the Job Order Contracting (JOC) that was 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 work. Of the ten contractors, Con-Cor, Inc. was selected to submit an estimate and project schedule for this project.

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 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 (AABE) subcontracting goal. Con-Cor, Inc. 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 authorizes a task order to a Job Order Contract payable to Con-Cor, Inc., in an amount not to exceed \$138,642 to waterproof the Cliff Morton Development and Business Services Center located at 1901 S. Alamo St., a project authorized and funded through the approval of the department's FY 2020 budget.

This project is currently in the design phase and we have received a scope of work from Con-Cor, Inc. that includes the actions outlined below:

- remove any old sealants associated with brick to brick joints.
- clean the area to allow for good adhesion.
- install backer rod and primer as specified by manufacture.
- install NP1 urethane color selected by management into all brick to brick joints.
- remove any old sealants associated with windows and door perimeters.
- install backer rod and primer associated with windows and door perimeters as specified by manufacture.
- install Sika 2c urethane sealant in an approved color and tooled associated with windows and door perimeters according to specifications.
- trim back gasket and wipe area associated with all glass windows only to insure good adhesion.
- install black silicone tooled as a wet seal bead to seal glass to frame area associated with all glass windows.
- power wash all brick and stone to allow for good adhesion.
- seal all brick.
- seal all stone.
- caulk isolation joints at base of wall.
- caulk all window perimeter joints.
- caulk all door perimeters.
- repair lintels as needed.

The waterproofing project is anticipated to begin in January 2020 and estimated to be completed by February 2020.

Departments operating out of the One Stop (e.g. DSD, Office of Historic Preservation, Transportation &

Capital Improvements) will remain open during the project, and there is no anticipated impact to normal business operations.

ALTERNATIVES:

As an alternative, this waterproofing effort could not be executed in lieu of proceeding with addressing leaks in an ad hoc manner. However, this could potentially escalate repair costs in the future due to the unknown conditions of the walls and the building structure.

FISCAL IMPACT:

Ordinance authorizing a task order to a Job Order Contract with Con-Cor, Inc. in an amount not to exceed \$138,642 to seal and waterproof the building envelope of the Cliff Morton Development and Business Services Center (One Stop) at 1901 S Alamo. Funding is available in the Development Services FY 2020 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order for a Job Order Contract in the amount of \$138,642 to Con-Cor, Inc., to waterproof the Cliff Morton Development and Business Services Center.