



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5098

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**Agenda Item Number:** 9.

**Agenda Date:** 10/1/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Building and Equipment Services

**DEPARTMENT HEAD:** Jorge A. Perez

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Contract Award (Job Order Contract): Kenwood Community Center Restroom Renovations and ADA Improvements

### **SUMMARY:**

This ordinance authorizes a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. for the Kenwood Community Center Restroom Renovations and ADA Improvements project in the amount of \$172,356.74. Funding is available from the Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

### **BACKGROUND INFORMATION:**

The Kenwood Community Center provides comprehensive nutrition, wellness, and education services to residents 60 and over. This project will renovate the restrooms to ensure compliance with the American with Disabilities Act (ADA). Renovations will include new flooring, painting, wall tile, restroom partitions, sinks, toilets and touchless devices. Project is scheduled to start on October 2020 and be completed by December 2020.

This project was selected to utilize the Job Order Contracting (JOC), 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. 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 \$172,356.74 for the Kenwood Community Center Restroom Renovations and ADA Improvements project. Project is scheduled to start on September 2020 and be completed by December 2020.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program. Tejas Premier Building Contractor, Inc. is a small, minority and women-owned firm that received fifteen evaluation preference points as they are located within the San Antonio Metropolitan Statistical Area and will be self-performing the 24% Minority and/ or Women-Owned Business Enterprise (M/WBE) subcontracting goal. Additionally, they have agreed to meet the 4% African American Business Enterprise (AABE) subcontracting goal.

#### **ALTERNATIVES:**

Should this contract not be approved, the existing restroom facilities will remain out of ADA compliance. Further if contract is not awarded, contract will have to be advertised which will delay renovations to the restroom facilities 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 \$172,356.74 for the Kenwood Community Center Restroom Renovations and ADA Improvements project. Funding is available from the Deferred Maintenance Program and is included in the FY 2020 - FY 2025 Capital Improvement Program.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$172,356.74 to Tejas Premier Building Contractor, Inc. for the Kenwood Community Center Restroom Renovations and ADA Improvements project.