



City of San Antonio

Agenda Memorandum

File Number:20-5587

Agenda Item Number: 14.

Agenda Date: 10/29/2020

In Control: City Council A Session

DEPARTMENT: Public Works

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Job Order Contract: (Task Order) Houston Street Garage Brick Wall Repairs

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Belt Built Contracting, LLC in an amount not to exceed \$289,173.33 for brick repairs at the Houston Street Parking Garage located in Council District 1. Funds are available from the Parking Operating and Maintenance Fund and are included in FY 2021 - FY 2026 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The Houston Street parking garage located at 240 E. Houston Street is a steel-reinforced structure with composite concrete brick facades. An on-call structural engineering firm assessed the structure's façade and the assessment's findings indicated vehicle vibrations have loosened the brick material on the structure's façade. Based on these findings, the firm made recommendations for repairs and mitigation to prevent further damage to the parking garage structure. Not addressing these repairs could cause additional damage to the structure creating a hazard to pedestrians and vehicular traffic entering and exiting beneath the affected area. The project will provide for repairs to the brick façade on the entire side of the parking garage structure facing College Street and a portion of the stairwell tower. Construction is anticipated to begin in November 2020 and is estimated to be completed by December 2020.

Procurement of Services

This project will utilize Job Order Contracting (JOC), an alternative project delivery method in 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 tasks and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Belt Built Contracting, LLC was selected to submit an estimate and project schedule for this project.

This task order will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract 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 (N/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Belt Built Contracting, LLC has committed to subcontractor participation and goals.

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 approves a task order to a Job Order Contract with Belt Built Contracting, LLC in an amount not to exceed \$289,173.33 for brick repairs at the Houston Street Parking Garage located in Council District 1.

The project will provide for repairs to the brick façade on the entire side of the parking garage structure facing College Street and a portion of the stairwell tower. Construction is anticipated to begin in November 2020 and is estimated to be completed by December 2020.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion of the project and further delay much needed repair of the structure's façade.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in an amount not to exceed \$289,173.33 authorized payable to Belt Built Contracting, LLC. Funds are available from the Parking Operating and Maintenance Fund and are included in FY 2021 - FY 2026 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with Belt Built Contracting, LLC in an amount not to exceed \$289,173.33 for the Houston Street Parking Garage project.

