



City of San Antonio

Agenda Memorandum

File Number:20-5968

Agenda Item Number: 6.

Agenda Date: 11/12/2020

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) Henry B. Gonzalez Convention Center Interior Water Damage Repairs

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Jamail & Smith Construction, LP in an amount not to exceed \$198,275.00 for ceiling and wall repairs in relation to the Henry B. Gonzalez Convention Center Interior Water Damage project, a Hotel Occupancy Tax Improvement & Contingency funded project, located in Council District 1. Funds for this contract are insurance reimbursements from FM Global Insurance Company for interior water damage repairs and concession costs from the 2018 water damage claim. The insurance reimbursement was deposited in the Hotel Occupancy Tax Improvement & Contingency Fund. This ordinance will also authorize the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program Budget in the amount of \$198,275.00 from the Hotel Occupancy Tax Improvement & Contingency Fund for the Henry B. Gonzalez Convention Center Interior Water Damage project.

BACKGROUND INFORMATION:

Project Background

The Convention Center received heavy rains over the 2018 Labor Day weekend which resulted in severe roof leaks throughout the 1998 portion of the facility. Approximately 450,000 square feet of roof was compromised which resulted in multiple ceiling areas within the building to be damaged. Areas with interior water damage include Exhibit Halls 3 and 4, Pre-function ceilings at Ballrooms, meeting rooms and high arched, vaulted ceiling corridors at Tower View, Park View and Bridge Hall.

An insurance claim was filed with FM Global Insurance Company in September 2018 for the roof replacement and interior water damage repairs. In February 2020, City Council (ordinance 2020-02-13-0084) awarded the roof replacement project to American Roofing and Metal Co. Inc. Currently, the roof replacement project is approximately 80% complete and on track for completion this calendar year. In July 2020, FM Global Insurance Company provided additional insurance reimbursements to settle the interior water damage and concession claim. The proposed task order in the amount of \$198,275.00 will provide for interior water damage repairs. This project will begin in areas where the roof is substantially complete, and no leaks have been observed in recent rains.

Procurement of Services

This project was selected to 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 task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Jamail & Smith Construction, LP 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 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 (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Jamail & Smith Construction, LP 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 Jamail & Smith Construction, LP in an amount not to exceed \$198,275.00 for ceiling and wall repairs in relation to the Henry B. Gonzalez Convention Center Interior Water Damage project, a Hotel Occupancy Tax Improvement & Contingency funded project, located in Council District 1.

The proposed task order in the amount of \$198,275.00 was reimbursed by FM Global Insurance Company and will provide for repairs to multiple interior areas of the Henry B. Gonzalez Convention Center. The damaged interior areas will be patched, taped and painted to match the existing interior. New painted ceilings and walls will extend beyond the repaired area so that its results are uniform and blends in well with existing interior. Construction is anticipated to begin November 2020 and estimated to be completed by February 2021.

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.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in an amount not to exceed \$198,275.00 payable to Jamail & Smith Construction, LP. Insurance reimbursements were made by FM Global Insurance Company for interior water damage repairs and concession costs caused by the water damage. The insurance reimbursement was deposited in the Hotel Occupancy Tax Improvement & Contingency Fund. This ordinance will also authorize the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program Budget in the amount of \$198,275.00 from the Hotel Occupancy Tax Improvement & Contingency Fund for the Henry B. Gonzalez Convention Center Interior Water Damage project.

RECOMMENDATION:

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with Jamail & Smith Construction, LP in an amount not to exceed \$198,275.00 for the Henry B. Gonzalez Convention Center Interior Water Damage Repairs project.