



City of San Antonio

Agenda Memorandum

File Number:20-6029

Agenda Item Number: 12.

Agenda Date: 12/10/2020

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) Lila Cockrell Theater

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Amstar, Inc. in the amount of \$137,985.00 for ceiling painting improvements to the Lila Cockrell Theater located in Council District 1. Funds are available from the Community and Visitor Facilities Fund and are included in the FY 2021 Convention and Sports Facilities Operating Adopted Budget.

BACKGROUND INFORMATION:

Project Background

Major improvements were last completed to the Lila Cockrell Theater in 2010. Since then, the theater has served as a beneficial venue space for numerous community events and as a supporting general sessions auditorium for visiting conventions. Subsequently, the Office of Sustainability completed a review of the theater's lighting system in October 2018 and concluded that replacing existing fixtures to LED would lower energy consumption at the theater. In the spring of 2020, all house lights in the theater were replaced with new fixtures or new LED bulbs, and all tied back to a new dimmer control system. Although these new improvements have enhanced the theater, the theater's ceilings have continued to age and the painting of the ceilings is now needed. The Convention Center's maintenance staff is unable to safely access some of the areas of ceiling which are approximately 65 feet above the sloped floor and located above the mezzanines. With this, staff is recommending the painting of these ceilings be completed by an experienced contractor who has delivered similar work in similar venues. This project will provide for the safe installation of scaffolding and

lifts to reach the ceilings safely. The ceilings will be cleaned and painted with a similar color and the appropriate type of paint for the existing substrate. Construction is anticipated to begin in December 2020 and is estimated to be completed by March 2021.

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 a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Amstar, 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 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 (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Amstar, Inc. 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 Amstar, Inc. in an amount of \$137,985.00 for the repainting of ceilings over the main seating area at the Lila Cockrell Theater located in Council District 1.

This project will provide for the cleaning and painting of the ceilings inside the theatre's main seating area and allow for the installation of scaffolding and lifts to reach the ceilings safely. Construction is anticipated to begin in December 2020 and is estimated to be completed by March 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 of \$137,985.00 to be payable to Amstar, Inc. Funds are available from the Community and Visitor Facilities Fund and are included in the FY 2021 Convention and Sports Facilities Operating Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with Amstar, Inc. in an amount of \$137,985.00 for the painting of ceilings over the main seating area at the Lila Cockrell Theater.