



# City of San Antonio

## Agenda Memorandum

**File Number:**20-7224

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**Agenda Item Number:** 8.

**Agenda Date:** 1/21/2021

**In Control:** City Council A Session

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**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) Farmer's Market Mold Remediation Phase 2 Project

### **SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Amstar Inc. in the amount of \$402,313.00 for remediation preparation and restoration construction related to the Farmer's Market Mold Remediation Phase 2 Project located in Council District 1. Funds are available from the General Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program.

### **BACKGROUND INFORMATION:**

#### Project Background

With the adoption of the FY 2021 Budget on September 17, 2020, City Council approved \$1,370,000.00 for the Farmer's Market Mold Remediation Phase 2 project. Phase 1 of the project provided for the remediation of the Market Square parking deck and storm water drains above the building to address and prevent future water damage to eliminate the continued growth of mold. Phase 1 was completed as part of the 2017 Bond Market Square project in August 2020.

To complete the mold remediation efforts, Phase 2 will prepare the Farmer's Market building for remediation and restoration of the building's finishes to resume use of its public areas and tenant spaces once the remediation work is completed. Work for this task order will include removing the building's components so the mold remediation work can be completed, the replacement of remaining roof drains and the re-installation of the building's components upon remediation work completion. Project construction is anticipated to begin

February 2021 and is estimated to be completed in April 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 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 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 the amount of \$402,313.00 for remediation preparation and restoration construction related to the Farmer's Market Mold Remediation Phase 2 Project located in Council District 1.

Phase 2 will prepare the Farmer's Market building for remediation and restoration of the building's finishes to resume use of its public areas and approximately 30 tenant spaces once the remediation work is completed. Work for this task order will include removing the building's components so the mold remediation work can be completed, the replacement of remaining roof drains and the re-installation of the building's components upon remediation work completion. Project construction is anticipated to begin February 2021 and is estimated to be completed in April 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 project's timely completion.

#### **FISCAL IMPACT:**

This ordinance authorizes a one-time capital improvement expenditure in the amount of \$402,313.00 authorized payable to Amstar, Inc. Funds are available from the General Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with Amstar Inc. in the amount of \$402,313.00 for remediation preparation and restoration construction related to the Farmer's Market Mold Remediation Phase 2 Project.