



City of San Antonio

Agenda Memorandum

File Number:21-2920

Agenda Item Number: 11.

Agenda Date: 5/20/2021

In Control: City Council A Session

DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Job Order Contract (Task Order): San Antonio Head Start Administration Building HVAC Replacement Project

SUMMARY:

An ordinance approving a task order to a BuyBoard Job Order Contract (JOC) with Alpha Building Corporation, in the amount of \$358,250.31 for the San Antonio Head Start Administration Building HVAC Replacement Project located in Council District 5. Funds are available from previously authorized funds from the Head Start Federal Grant Program.

BACKGROUND INFORMATION:

Project Background

The San Antonio Head Start Administration Building located at 1227 Brady Boulevard is a one-story facility constructed in 1984 with approximately 30,100 square feet of office space. The building is air-conditioned by 16 large roof-top units (RTU's) and one split unit. In September 2019, a Mechanical Systems Equipment Conditions Assessment was conducted and resulted in identifying eight of the 16 RTU's were in poor condition and require replacement.

This project will provide for the replacement of the eight roof top HVAC units with associated fittings, 16 thermostats, air distribution ductwork including the associated new electrical service conduit, wiring and fixtures. Construction is anticipated to begin in June 2021 and is estimated to be completed by October 2021.

Procurement of Services

This project is utilizing the BuyBoard JOC contract with Alpha Building Corporation, an alternative project delivery method approved through Ordinance 2020-09-17-0649 by City Council on September 17, 2020, for federal funded projects. JOC is an alternative project delivery method used for incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City-owned or leased buildings, or other facilities of interest to the City. This procurement meets the requirements under the terms of the Texas Local Government Purchasing Cooperative (a.k.a. the “BuyBoard”) agreement adopted by the City of San Antonio by Ordinance No. 97097 on January 30, 2003.

The City solicited the BuyBoard JOC contract with Alpha Building Corporation to comply with the latest federal requirements for the use exclusively when federal funds are being expended. The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods and services.

This contract was procured through cooperative purchasing and a Contract Disclosure Form is not required.

ISSUE:

This ordinance approves a task order to a BuyBoard Job Order Contract with Alpha Building Corporation, in the amount of \$358,250.31 for the San Antonio Head Start Administration Building HVAC Replacement Project located in Council District 5.

This project will provide for the replacement of eight roof top HVAC units with associated fittings, 16 thermostats, air distribution ductwork including the associated new electrical service conduit, wiring and fixtures. Construction is anticipated to begin in June 2021 and is estimated to be completed by October 2021.

The Head Start Administration Building will remain open during construction. However, there may be times during construction that will require temporary closures.

ALTERNATIVES:

As an alternative, City Council could require staff to bid the project; however, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$358,250.31 payable to Alpha Building Corporation. Funds are available from previously authorized funds from the Head Start Federal Grant Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a BuyBoard Job Order Contract with Alpha Building Corporation in the amount of \$358,250.31 for the San Antonio Head Start Administration Building HVAC Replacement Project.