



City of San Antonio

Agenda Memorandum

File Number:15-1849

Agenda Item Number: 21.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Contract Award: (Job-Order Contract) Claude Black Community Center

SUMMARY:

An ordinance for Claude Black Community Center, a FY 2015 Deferred Maintenance Project, located in Council District 2, authorizing a task order to a Job Order Contract to Alpha Building Corporation in an amount not to exceed \$514,437.14.

BACKGROUND INFORMATION:

Project Background

The Eastside Multi-Service Center was opened in 1974. In 1977, it was renamed the Claude W. Black Community Center in honor of Rev. Claude W. Black, a San Antonio pastor, politician and community leader. The Center, located at 2805 E. Commerce Street, is managed and operated by the City's Department of Human Services, Senior Services Division. A variety of services are provided within the center to support the needs of youth, families and adult, including comprehensive nutrition services, financial empowerment center services, tax preparation, fair housing/housing counseling services, and emergency assistance services.

This project provides for the removal of existing roofing and flashing membranes to the existing roof deck surface. Install new roof membranes and roof insulation for water tightness. Minor exterior improvements shall include brick masonry repair work, wood soffit repair/replacement, wood window louver replacement and exterior siding work. In addition to the roof repairs, the existing staff break room and main entrance lobby will be renovated with new finishes. New interior finishes shall include painting, new flooring, ceiling/ceiling grids, interior lighting upgrades, electrical work, upper and lower cabinetry with countertops and a re-configured reception desk for improved visibility. Project construction is anticipated to begin in April 2015 and

is estimated to be completed by August 2015.

Procurement of Services

This project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Of the ten (10) contractors, Alpha Building Corporation, 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 in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal. Alpha Building Corporation has committed to 23% M/WBE and 3% AABE subcontractor participation.

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 authorizes a task order to a Job Order Contract for roof renovations at the Claude Black Community Center in the amount of \$514,437.14, a FY 2015 Deferred Maintenance Project, to Alpha Building Corporation.

This project provides for the removal of existing roofing and flashing membranes to the existing roof deck surface. Install new roof membranes and roof insulation for water tightness. Minor exterior improvements shall include brick masonry repair work, wood soffit repair/replacement, wood window louver replacement and exterior siding work. In addition to the roof repairs, the existing staff break room and main entrance lobby will be renovated with new finishes. New interior finishes shall include painting, new flooring, ceiling/ceiling grids, interior lighting upgrades, electrical work, upper and lower cabinetry with countertops and a re-configured reception desk for improved visibility. Project construction is anticipated to begin in April 2015 and is estimated to be completed by August 2015.

Coordination with the Department of Human Services will be made to ensure accommodations are made to keep the center accessible to patrons and residents during construction.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing another delivery method. 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 an amount not to exceed \$514,437.14, to Alpha Building Corporation. Funds are available in the FY 2015 Deferred Maintenance operating budget and are included in the FY 2015 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$514,437.14, to Alpha Building Corporation, for the Claude Black Community Center.