



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** January 11, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Job Order Contract (Task Order): La Villita HVAC and Plumbing Improvements

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with HJD Capital Electric, Inc. in the amount not to exceed \$1,332,350.00 for the La Villita HVAC and Plumbing Improvements project located in Council District 1. Funds are available from previously authorized Certificates of Obligation, Tax Notes, and prior debt proceeds included in the FY 2024 – FY 2029 Capital Improvements Program.

**BACKGROUND INFORMATION:**

***Project Background***

La Villita Historic Village is located on the southern bank of the San Antonio River Walk adjacent to Maverick Plaza. It is listed on the U.S. government's National Register of Historic Places. La Villita serves as the main venue for Night in Old San Antonio (NIOA) and many other key events. This campus-like area is comprised of 25 historic buildings that are predominantly occupied by small businesses and provides artist studios, access to restaurants, and an open-air amphitheater.

This task order will provide for the work associated with removing and replacing chilled water

pump-room equipment, water piping and insulation, and minor architectural alterations for doors and hardware. The project will also include removing and replacing individual air handler units and associated interior alterations and fresh air venting modifications at multiple tenant spaces located on the historic La Villita campus.

### ***Procurement of Services***

This task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by the City Council on February 17, 2022. 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 a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing a specific task, and/or managing a specific trade needed to perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, HJD Capital Electric, Inc. has been selected.

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 3% African American Business Enterprise subcontracting goal. HJD Capital Electric, Inc. has committed to meeting subcontractors' participation and goals.

The Contracts Disclosure Form is attached, 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.

### **ISSUE:**

This ordinance approves a task order to a Job Order Contract with HJD Capital Electric, Inc. in the amount not to exceed \$1,332,350.00 for the La Villita HVAC and Plumbing Improvements project located in Council District 1. Funds are available from previously authorized Certificates of Obligation, Tax Notes, and prior debt proceeds included in the FY 2024 – FY 2029 Capital Improvements Program.

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Construction is anticipated to begin in January 2024 and be completed by Spring 2024.

### **ALTERNATIVES:**

Alternatively, the City Council could recommend that staff deliver this project using another method. However, considering the additional time required for the solicitation process, this would adversely affect the project's timely completion.

**FISCAL IMPACT:**

This ordinance approves a task order to a Job Order Contract with HJD Capital Electric, Inc. in the amount not to exceed \$1,332,350.00 for the La Villita HVAC and Plumbing Improvements project. Funds are available from previously authorized Certificates of Obligation, Tax Notes, and prior debt proceeds included in the FY 2024 – FY 2029 Capital Improvements Program.

**RECOMMENDATION:**

Staff recommends approving a task order to a Job Order Contract with HJD Capital Electric, Inc. in the amount not to exceed \$1,332,350 for the La Villita HVAC and Plumbing Improvements project.