



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 6

Agenda Date: June 6, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Job Order Contract (Task Order): Eastside Clubhouse (Boys and Girls Clubs of San Antonio)

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Amstar, Inc., in the amount of \$1,821,500.00 for the construction of improvements at the Eastside Clubhouse (Boys and Girls Club of San Antonio) located in Council District 2. Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The Eastside Clubhouse (Boys and Girls Club of San Antonio) located at 3503 Martin Luther King Drive was built in the 1970's as a recreation facility. The Boys and Girls Club of San Antonio serves more than 83,000 annual members, operates six branch locations, and conducts on-site programs in 46 local schools to provide all youth with a high-quality out-of-school program.

On May 7, 2022 San Antonio voters approved the City of San Antonio's 2022-2027 Bond Program, of which \$3,750,000 was approved for the completion of a structural assessment and

construction of improvements within available funding for the Eastside Clubhouse (Boys and Girls Clubs of San Antonio) improvements.

This proposed task order will provide for interior civil and foundation renovations, including but not limited to excavation, temporary prier removal, utility and electrical work, grading, mud slab, beam repair, and temporary fencing and landscaping. Also included as part of this task order are subfloor regrading, concrete repairs, new retainer wall panels, regrading of the exterior perimeter, and removal and replacement of drainage piping and roof drain connectors. Construction is anticipated to begin in the Summer of 2024 and be completed in the Spring of 2025.

Procurement of Services

This proposed task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02- 17-0107 by City Council on February 17, 2022. Using 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, 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, Amstar, Inc., is the JOC that 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. Amstar, Inc., has committed to meeting the subcontractor 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 Amstar, Inc., in the amount of \$1,821,500.00 for construction of improvements for the Eastside Clubhouse (Boys and Girls Clubs of San Antonio).

This proposed task order will provide for interior civil and foundation renovations, including but not limited to excavation, temporary prier removal, utility and electrical work, grading, mud slab, beam repair, and temporary fencing and landscaping. Also included as part of this task order are subfloor regrading, concrete repairs, new retainer wall panels, regrading of the exterior perimeter, and removal and replacement of drainage piping and roof drain connectors. Construction is anticipated to begin in the Summer of 2024 and be completed in the Spring of 2025.

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 one-time capital improvement expenditure in the amount of \$1,821,500.00, payable to Amstar Inc. for the construction of improvements for the Eastside Clubhouse (Boys and Girls Clubs of San Antonio). Funds are available from the 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approving a task order to a Job Order Contract with Amstar, Inc., in the amount of \$1,821,500.00 for the construction of improvements for the Eastside Clubhouse (Boys and Girls Clubs of San Antonio) project.