



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 28

Agenda Date: September 19, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Job Order Contract (Task Order): Consolidated Rental Agency Center (ConRAC) Upgrades Project

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Amstar Inc. in the amount of \$1,214,994.92 for the Consolidated Rental Agency Center (ConRAC) project located in District 9. Funds are available from Customer Facility Charge Revenue Bonds included in the FY 2024 – FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

In May 2013, the City of San Antonio entered a Construction Manager at Risk contract with Turner Construction in the amount not to exceed \$135 million to design and build the Consolidated Rental Agency Center (ConRAC). The project began construction in August 2015 and was completed in January 2018.

During the design phase, many items were value-engineered due to project budget constraints, including the west wall façade finish of the Consolidated Rental Agency Center (ConRAC) Quick

Turnaround portion of the facility. In August 2022, RS&H prepared an assessment report that recommended that a complete Textured Acrylic Finishes (TAFAS) system be applied to the west wall façade to prevent water infiltration.

The ConRAC West Wall Finish (Project) includes resurfacing the west wall façade with directly applied TAFS System or an approved equal system and replacing the existing vertical expansion joint, backer rod, and sealant. Temporary barricades will be required, and clear access will be maintained during all phases of the work. This work also includes mobilization, stormwater pollution prevention, site preparation, protection of existing utilities and facilities including Contractor quality control and a traffic control plan.

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 particular 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 \$1,214,994.92 for the Consolidated Rental Agency Center (ConRAC) Upgrades project located in the Citywide Council District.

This task order will include resurfacing the west wall façade with directly applied Textured Acrylic Finishes (TAFAS) System or an approved equal system and replacing the existing vertical expansion joint, backer rod, and sealant. Temporary barricades will be required, and clear access will be maintained during all phases of the work. This work also includes mobilization, stormwater pollution prevention, site preparation, protection of existing utilities and facilities including Contractor quality control and a traffic control plan. Construction work is anticipated to begin early October 2024 and be completed in Spring 2025.

ALTERNATIVES:

Alternatively, 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 approves a task order to a Job Order Contract with Amstar, Inc. in the amount of \$1,214,994.92 for the Consolidated Rental Agency Center (ConRAC) Upgrades project. Funds are available from Customer Facility Charge Revenue Bonds 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 \$1,214,994.92 for the Consolidated Rental Agency Center (ConRAC) Upgrades Project.