

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

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)
UPGRADES PROJECT, LOCATED IN DISTRICT 9. FUNDS ARE
AVAILABLE FROM CUSTOMER FACILITY CHARGE REVENUE
BONDS INCLUDED IN THE FY 2024 – FY 2029 CAPITAL
IMPROVEMENT PROGRAM.**

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WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, this task order utilizes the Job Order Contracting Program (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. Of the eight contractors approved as part of the JOC, Amstar Inc. has been selected; and

WHEREAS, the ConRAC West Wall Finish task order includes resurfacing the west wall façade with directly applied 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; and

WHEREAS, Amstar Inc. has committed to meeting the Small Business Economic Development Advocacy (SBEDA) Program and the Goal Setting Committee recommendation of a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal; and

WHEREAS, this Ordinance approves a task order to a JOC 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; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to issue a Task Order to the Job Order Contract with Amstar Inc. in an amount of \$1,214,994.92 for the Consolidated Rental Agency Center (ConRAC) Upgrades project.

SECTION 2. Funds in the amount of \$1,214,994.92 is available in Fund 51099000, Project 33-03324, WBS Element 33-03324-05-02 and GL Account 5201140.

SECTION 3. Payment not to exceed \$1,214,994.92 is authorized to be encumbered with a purchase order and made payable to Amstar Inc. Payment is in support of the Consolidated Rental Agency Center (ConRAC) Upgrades project. Funding is provided by Customer Facility Charge Revenue Bond funds and is included in the FY 2024 - FY 2029 CIP Budget.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED this ____ day of September, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney