



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 28

Agenda Date: September 21, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Job Order Contract (Task Order): San Antonio Natatorium Roof Replacement

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Belt Built, LLC in the amount of \$2,133,482.56 for the San Antonio Natatorium located in District 5. Funds in the amount of \$322,640.56 are available from the FY 2023 General Fund and \$1,810,842.00 in Insurance Proceeds included in the FY 2023 – FY 2028 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The San Antonio Natatorium is a single-story facility located at 1430 W. Cesar Chavez Boulevard, located in Council District 5. The San Antonio Natatorium opened in 1981 and is an indoor public swimming facility. On October 21, 2021, the Unified Building Sciences issued an assessment identifying that the existing roof panels were damaged in a May 2021 hailstorm and needs replacement.

This task order will allow for the removal, haul away, and replacement of the existing roof panel system and the mechanical installation of a new roof panel system while maintaining an operable

roof panel system for the San Antonio Natatorium.

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, Belt Built, LLC 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. Belt Built, LLC 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 Belt Built, LLC in the amount of \$2,133,482.56 for the San Antonio Natatorium located in Council District 5.

This task order will allow for the removal, haul away, and replacement of the existing roof panel system and the mechanical installation of a new roof panel system while maintaining an operable roof panel system for the San Antonio Natatorium. Construction is anticipated to be completed in Summer 2024.

The San Antonio Natatorium will be closed to customers when construction is underway. Construction is anticipated to take up to eight weeks. The project is not expected to have a measurable impact on City services provided by staff working at this location.

ALTERNATIVES:

As an alternative, 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 Belt Built, LLC in the amount of \$2,133,482.56 for the San Antonio Natatorium located in District 5. Funds in the amount of \$322,640.56 are available from the FY 2023 General Fund and \$1,810,842.00 in Insurance Proceeds included in the FY 2023 – FY 2028 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approving a task order to a Job Order Contract with Belt Built, LLC in the amount of \$2,133,482.56 for the San Antonio Natatorium Roof project.