



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 23

Agenda Date: Invalid date

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Job Order Contract (Task Order): World Heritage Center Phase 2 Improvements

SUMMARY:

An ordinance approving a task order to a Job Order Contract with The Sabinal Group, LLC., in the amount of \$1,039,599.96 for the World Heritage Center Phase 2 Improvements project located in Council District 3. Funding is available from the Tax Increment Reinvestment Zone #32 – Mission Drive In funds authorized in the project.

BACKGROUND INFORMATION:

Project Background

On May 7, 2022, voters approved the 2022 Bond Program, which authorized \$3,500,000.00 for the World Heritage Phase 2 Improvements project, located along the 3100 block of Roosevelt Avenue in Council District 3. This project will serve as an orientation center, with flexible community spaces and support rooms. Site improvements include parking, sidewalks, walkways, outdoor activity areas (wrapped veranda), and landscaping.

On May 16, 2023, the Tax Increment Reinvestment Zone No. 32 – Mission Drive-In Board of Directors approved the attached Resolution authorizing the execution of a Funding Agreement in

an amount up to \$1,200,000.00 with the World Heritage Office (WHO) for the Mission Drive-In campus World Heritage Project located in Council District 3. Funding from the TIRZ will fund necessary public infrastructure and public improvements.

Procurement of Services

This 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 are 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 carry out the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, The Sabinal Group, LLC., 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. The Sabinal Group, 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 The Sabinal Group, LLC., in the amount of \$1,039,599.96 for the World Heritage Center Phase 2 Improvements project located in Council District 3. Funding is available from the Tax Increment Reinvestment Zone #32 – Mission Drive In funds authorized in the project.

This project will serve as an orientation center, with flexible community spaces and support rooms. Site improvements include parking, sidewalks, walkways, outdoor activity area (wrapped veranda), and landscaping. Construction is anticipated to begin in January 2024 and be completed by September 2024.

This task order will allow for the design and construction of public improvements to include parking, sidewalks, trailways, landscaping, and general outdoor public assembly space and signage.

ALTERNATIVES:

As an alternative, City Council could choose not to approve this task order and require staff to resolicit project utilizing another delivery method; however, considering the additional time, the process would adversely affect the project's timely completion and increase overall costs.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in the amount of \$1,039,599.96 payable to The Sabinal Group, LLC., for the World Heritage Center Phase 2 Improvements project. Funding is available from the Tax Increment Reinvestment Zone #32 – Mission Drive In funds authorized in the project.

RECOMMENDATION:

Staff recommends approving a task order to a Job Order Contract with The Sabinal Group, LLC., in the amount of \$1,039,599.96 for public improvements for the World Heritage Center Phase 2 Improvements, a Tax Increment Reinvestment Zone #32 – Mission Drive In funded project.