



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 18

Agenda Date: June 23, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Job Order Contract (Task Order): Tezel Road City Facility (2017 Bond Project)

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$1,700,202.32 for the Tezel Road City Facility project, a 2017 Bond funded project located in Council District 6. This action will also reallocate \$489,000 from previously appropriated General Funds to the Tezel Road Facility Project and amend of the FY 2022 - FY 2027 Capital Improvement Program. Funding in the amount of \$1,211,202.32 is available from the 2017 - 2022 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$2,500,000.00 to develop a City facility for various uses, including the Park Bike Patrol Substation adjacent to the Howard W. Peak Greenway Trails System. This project will provide for the construction of the new 3,600 square foot building, including a District 6 field office, a flexible use meeting room,

restrooms, an assembly hall and storage space.

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$2,500,000.00 to develop a City facility for various uses, including the Park Bike Patrol Substation adjacent to the Howard W. Peak Greenway Trails System. This project will provide for the construction of the new 3,600 square foot building, including a District 6 field office, a flexible use meeting room, restrooms, an assembly hall and storage space.

Previous Council Action

On February 10, 2022, City Council, through Ordinance 2022-02-10-0086, approved a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc. in the amount of \$1,511,182.04 for the Tezel Road City Facility project. Significant price increases earlier this year prevented the City from executing the original task order to the Job Order Contract with this contractor. The City has since approved selecting another contractor, Lee Maintenance and Construction Company, who could provide reasonable cost savings for the Tezel Road Facility project.

This task order will provide for the construction of the new 3,600 square foot building, including a District 6 field office, a flexible use/meeting room, restrooms, an assembly hall, and storage space. The existing metal canopy system and carwash building will be updated for outdoor community activities, parking and park police use. Construction is anticipated to begin in July 2022 and is estimated to be completed by May 2023.

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. 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, and 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 ten contractors approved as part of the JOC, Lee Construction and Maintenance Company is the JOC 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. Lee Construction and Maintenance Company has committed to subcontractor participation and goals.

The Contracts Disclosure Form, 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, is attached.

ISSUE:

An ordinance approving a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$1,700,202.32 for the Tezel Road City Facility project, a 2017 Bond funded project located in Council District 6. , This action will also reallocate \$489,000 from previously appropriated General Funds to the Tezel Road Facility Project and amend of the FY 2022 - FY 2027 Capital Improvement Program. Funding in the amount of \$1,211,202.32 is available from the 2017 - 2022 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program.

This task order will provide for the construction of the new 3,600 square foot building, including a District 6 field office, a flexible use/meeting room, restrooms, an assembly hall, and storage space. The existing metal canopy system and carwash building will be updated for outdoor community activities, parking, and park police use. The existing 2,300 square foot metal canopy system will remain and be updated for use of outdoor community activities and parking. The existing 670 square foot carwash building will remain updated for future park police use. The facility will provide 19 parking spaces as required by code and the trailhead project adjacent to this project will provide an additional 19 parking spaces.

Construction is anticipated to begin in July 2022 and is estimated to be completed by May 2023.

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 one-time capital improvement expenditure in the amount of \$1,700,202.32 payable to Lee Construction and Maintenance Company. Funding in the amount of \$1,211,202.32 is available from the 2017 - 2022 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program. This ordinance also reallocates and amends the FY 2022 - FY 2027 Capital Improvement Program with \$489,000.00 from previously appropriated General Funds to the Tezel Road City Facility project.

RECOMMENDATION:

Staff recommends approval of a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$1,700,202.32 for the Tezel Road City Facility project.

