

# City of San Antonio



## AGENDA

### City Council A Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

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**Thursday, June 6, 2024**

**9:00 AM**

**Municipal Plaza Building**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

#### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To sign up to speak visit [www.saspeakup.com](http://www.saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at [www.saspeakup.com](http://www.saspeakup.com). VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

**5.**

**2024-06-06-0380**

Ordinance approving a task order to a Job Order Contract with Amstar, Inc., in the amount of \$1,619,500 for construction work at the Calderon Clubhouse (Boys and Girls Club of San Antonio). Funding is from 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

### **THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 04/06/2025 08:01 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 5

**Agenda Date:** June 6, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Job Order Contract (Task Order): Calderon Clubhouse (Boys and Girls Clubs of San Antonio)

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Amstar, Inc., in the amount of \$1,619,500.00 for the construction of improvements at the Calderon Clubhouse (Boys and Girls Club of San Antonio) located in Council District 5. Funds are available from 2022 General Obligation Bond Program funds included in the FY 2024 – FY 2029 Capital Improvement Program.

**BACKGROUND INFORMATION:**

***Project Background***

The Calderon Clubhouse (Boys and Girls Club of San Antonio), located at 600 SW 19th Street, was built in the 1970s as a recreation facility. The Boys and Girls Club of San Antonio serves more than 83,000 annual members, operates six branch locations, and conducts on-site programs in 46 local schools to provide all youth with a high-quality out-of-school program.

On May 7, 2022, San Antonio voters approved the City of San Antonio's 2022-2027 Bond

Program, of which \$3,750,000 was approved for the completion of a structural assessment and construction of improvements within available funding for the Calderon Clubhouse (Boys and Girls Clubs of San Antonio).

This proposed task order will provide for interior civil and foundation renovations, including but not limited to excavation, abatement, utility and electrical work, grading, mud slab, beam repair, and temporary fencing and landscaping. Also included as part of this task order are interior foundation repairs, concrete repairs, new retainer wall panels, removal and replacement of drainage piping and replacement of roof drain connectors. Construction is anticipated to begin in Summer 2024 and be completed by Spring 2025.

### ***Procurement of Services***

This proposed 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, 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 for a Job Order Contract with Amstar, Inc., in the amount of \$1,619,500.00, to construct improvements for the Calderon Clubhouse (Boys and Girls Clubs of San Antonio).

This proposed task order will provide for interior civil and foundation renovations, including but not limited to excavation, abatement, utility and electrical work, grading, mud slab, beam repair, and temporary fencing and landscaping. Also included as part of this task order are interior foundation repairs, concrete repairs, new retainer wall panels, removal and replacement of drainage piping and replacement of roof drain connectors. Construction is anticipated to begin in Summer 2024 and be completed by Spring 2025.

### **ALTERNATIVES:**



Alternatively, the City Council could recommend that staff deliver this project using another 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 \$1,619,500.00, payable to Amstar, Inc., for the construction of improvements for the Calderon Clubhouse (Boys and Girls Clubs of San Antonio) project. Funds are available from the 2022 General Obligation Bond Program funds 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 \$1,619,500.00 for the construction of improvements for the Calderon Clubhouse (Boys and Girls Clubs of San Antonio) project.



## COST PROPOSAL

Date: 4/5/24

Brian Orebaugh  
Design and Development Assistant  
City of San Antonio, Public Works Department

Re: **Boys and Girls Club Calderon Civil and Foundation Renovations**

Owner:	City of San Antonio
Owner's Representative:	Brian Orebaugh
Contractor:	Amstar, Inc.
Project Manager:	Amy Bricker
RFP No.:	<b>230907-02</b>

This Proposal is offered as set forth in the terms and conditions of the contract and the statement of work:

Complete the scope of work per plans and specifications labeled Boys and Girls Club Calderon Civil and Foundation Renovations dated August 31, 2023 by Chesney Morales Partners, Inc. Work includes but is not limited to; excavation, abatement, utility work, electrical work, grading, mud slab, beam repair, temporary fencing and landscaping.

### **Assumptions & Clarifications:**

1. Work during normal business hours.
2. We exclude all unforeseen conditions.
3. No alternates included.
4. Retaining blocks to be set in flowable fill.
5. Any changes due to permitting revision are not included in this price.
6. No permit costs other than trade permits included in this this price.
7. We exclude anything not specifically included in the proposal above.

<b>Cost:</b>	<b>\$ 1,600,000.00</b>
<b>Bond:</b>	<b>\$ 19,500.00</b>
<b>Total</b>	<b>\$ 1,619,500.00</b>

Respectfully,

*Amy Bricker*

Amy Bricker  
Estimator/Project Manager



# Contracts Disclosure Form

This form can be completed online at [www.sanantonio.gov/ethics](http://www.sanantonio.gov/ethics).  
If form cannot be completed online, please print, complete and submit with proposal. All questions must be answered.

For details on use of this form, see Section 2-59 through 2-61 of the City's Ethics Code.

\* This is a: ☒ New Submission ☐ Correction ☐ Update to previous submission

## \* 1) Name of person submitting this disclosure form.

\*First Atanacio \*M.I. I \*Last Carrisal Suffix III

## \* 2) Contract Information

a) Contract or Project Name: PWD032521DR Job Order Contracting Program

b) Originating Department: Public Works Department

## \* 3) Disclosure of parties, owners, and closely related persons.

a) Name of individual(s) or entity(ies) seeking a contract with the city.  
(NOTE: Give exact legal name as it will appear on the contract, if awarded.)

Amstar, Inc.

b) Name and title of contract signatory

Atanacio Carrisal / Project Manager

c) Name of all owners, board members, executive committee members, and officers of entities listed in question 3a.

Fernando R. Flores

**\* 4) List any individual(s) or entity(ies) that is a partner, parent, joint venture, or subsidiary entity(ies) of the individual or entity listed in Question 3.**

☒ Not applicable. Contracting party(ies) does not have partner, parent, joint venture, or subsidiary entities.

If applicable, list below names and type of relationship (partner, parent, joint venture or subsidiary entities, and all the owners, board members, executive committee members, officers of each entity):

**\* 5) List any individuals or entities that will be subcontractors on this contract.**

☐ Not applicable. No subcontractors will be retained for this contract.

☒ Subcontractors may be retained, but have not been selected at the time of this submission.

If applicable, list below subcontractors, including the name of the owner(s), and business name:

**\* 6) List any attorneys, lobbyists, or consultants retained by any individuals listed in Questions 3, 4, or 5 to assist in seeking this contract.**

☒ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

If applicable, list below names and type (attorneys, lobbyists, or consultants) retained to assist in seeking this contract:

**\* 7) Disclosure of political contributions.**

List any campaign or officeholder contributions made by the following individuals in the past 24 months to any current member of City Council, former member of City Council, any candidate for City Council, or to any political action committee that contributes to City Council elections:

- a. any individual seeking contract with the city (Question 3)
- b. any owner or officer of entity seeking contract with the city (Question 3)
- c. any individual or owner or officer of an entity listed above as a partner, parent, or subsidiary business (Question 4)
- d. any subcontractor or owner/officer of subcontracting entity retained for the contract (Question 5)
- e. the spouse of any individual listed in response to (a) through (d) above
- f. any attorney, lobbyist, or consultant retained to assist in seeking contract (Question 6)

☒ Not applicable. No attorneys, lobbyists, or consultants have been retained to assist in seeking this contract.

If applicable, list below name of contributor; to whom; date; and amount:

## Updates on Contributions Required

Information regarding contributions must be updated by submission of a revised form from the date of the submission of this form, up through the time City Council takes action on the contract identified in response to Question 2 and continuing for 30 calendar days after the contract has been awarded.

## Notice Regarding Contribution Prohibitions for "High-Profile" Contracts

Under Section 2-309 of the Municipal Campaign Finance Code, the following listed individuals are prohibited from making a campaign or officeholder contribution to any member of City Council, candidate for City Council or political action committee that contributes to City Council elections from the 10th business day after a contract solicitation has been released until 30 calendar days after the contract has been awarded:

- a. Any individual seeking a high-profile contract;
- b. Any owner, officer, officer of board, and executive committee member of an entity seeking a high-profile contract, excluding board officers and executive committee members of 501(c)(3), 501(c)(4) and 501(c)(6) non-profit organizations not created or controlled by the City whose board service is done strictly as a volunteer with no financial compensation and no economic gain from the non-profit entity;
- c. The legal signatory of the high-profile contract;
- d. Any attorney, lobbyist or consultant hired or retained to assist the individual or entity in seeking a high-profile contract;
- e. Subcontractors hired or retained to provide services under the high-profile contract; and
- f. Any first-degree member of the household of any person listed in (1), (2), (3) or (5) of this subsection.

**Penalty.** A high-profile contract cannot be awarded to the individual or entity if a prohibited contribution has been made by any of these individuals during the contribution "black-out" period, which is the 10th business day after a solicitation has been released until 30 calendar days after the contract has been awarded.

## \* 8) Disclosure of conflict of interest.

Are you aware of any fact(s) with regard to this contract that would raise a "conflict of interest" issue under Sections 2-43 or 2-44 of the City Ethics Code for any City Council member or board/commission member that has not or will not be raised by these city officials?

☒ I am not aware of any conflict(s) of interest issues under Section 2-43 or 2-44 of the City Ethics Code for members of City Council or a city board/commission.

If applicable, provide the conflict(s) of interest below:

## \* 9) Prohibited Interest in Contracts.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the first degree of consanguinity or affinity served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stock or shares, or 10% or more of the fair market value served on a City board or commission?

☐ Yes ☒ No

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity who owns 10% or more of the voting stock or shares, or 10% or more of the fair market value, that will be a subcontractor for this contract, served on a City board or commission?

☐ Yes ☒ No

**If you answered Yes to any questions in Question 9, please list the name of the individual, name of board/commission, and start/end date of service (for each instance).**

### **Notice Regarding Prohibited Interest in Contracts.**

Please be aware, the City's Charter and Ethics Code prohibits members of certain more-than-advisory boards and commissions, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from obtaining a contract with the City during their board or commission service. The prohibition extends to subcontracts on City contracts, and would also apply to parent, subsidiary or partner businesses owned by the member of the board or commission and their family. Please see Section 141 of the City Charter and Section 2-52 of the City Ethics Code (Prohibited Interests in Contracts) for complete information.

Former members of certain more-than-advisory boards and commissions, their family members and the businesses they own will continue to be prohibited from obtaining any discretionary contracts for one year after leaving City service. Please see Section 2-58 of the City Ethics Code (Prohibited Interest in Discretionary Contracts) for complete information.

Please note that any contract in place at the time the applicant becomes a City officer may remain in effect, but cannot be amended, extended, modified, or changed in any manner during the officer's City service on the more-than-advisory board.

If you have any questions, please contact the Office of the City Attorney to request to speak with a member of the Ethics staff: (210) 207-8940

### **Acknowledgments**

#### **\*1. Updates Required.**



I understand that this form must be updated by submission of a revised form if there is any change in the information before the discretionary contract, housing and retail development incentive, or the purchase, sale, or lease of real estate to or from the City is the subject of action by the City Council, and no later than 5 business days after any change has occurred, whichever comes first. This includes information about political contributions made after the initial submission and up until 30 calendar days after contract has been awarded.

#### **\*2. No Contract with City Officials or Staff during Contract Evaluation**



I understand that a person or entity who seeks or applies for a city contract or any other person acting on behalf of that person or entity is prohibited from contacting city officials and employees regarding the contract after a Request for Proposal (RFP), Request for Qualification (RFQ), or other solicitation has been released.

This no-contact provision shall conclude when the contract is posted as a City Council agenda item. If contact is required with city officials or employees, the contact will take place in accordance with procedures incorporated into the solicitation documents. Violation of this prohibited contacts provision set out in Section 2-61 of the City Ethics Code by respondents or their agents may lead to disqualification of their offer from consideration.

**\*3. Contribution Prohibitions for "High-Profile" Contracts**

☐ This is not a high-profile contract.

If this is a high-profile contract please complete the following questions:

- ☒ I acknowledge that this contract has been designated as a high-profile contract by the city. I further acknowledge that the following individuals are prohibited from making campaign or officeholder contributions to members of City Council, candidates for City Council, or political action committees that make contributions to City Council elections from the 10th business day after the solicitation has been released until 30 calendar days after the contract has been awarded: legal signatory to contract individual(s) seeking the contract, owner or officer of an entity seeking the contract, the spouse of any of these individuals, and any attorney, lobbyist, or consultant retained to assist in seeking the contract.
- ☒ I warrant that no contributions have been made by these individuals in violation of Section 2-309 of the Municipal Campaign Finance Code.

**\*4. Conflicts of Interest Questionnaire (CIQ)**

Chapter 176 of the Local Government Code requires all contractors and vendors to submit a Conflict of Interest Questionnaire Form (CIQ) to the Office of the City Clerk, even if contract is not designated as "High Profile".

- ☒ I acknowledge that I have been advised of the requirement to file a CIQ form under Chapter 176 of the Local Government Code.

**\* Oath**

- ☒ I swear or affirm that the statements contained in this Contracts Disclosure Form, including any attachments, to the best of my knowledge and belief are true, correct, and complete.

\*Print Name: Atanacio I. Carrisal III

\*Signature: 

Title: Project Manager

\*Date: 05/25/2021

\*Company Name or DBA: Amstar, Inc.

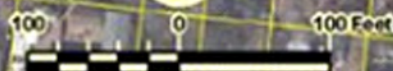
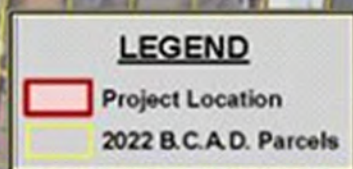
This form can be completed online at [www.sanantonio.gov/ethics](http://www.sanantonio.gov/ethics).  
If form cannot be completed online, please print, complete and submit with proposal. All questions must be answered.

If submitting via regular mail, send to:

Purchasing Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966



**Calderon Branch Boys & Girls Club**  
600 SW 19TH STREET





**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 \$1,619,500.00 FOR  
THE CONSTRUCTION OF IMPROVEMENTS AT THE  
CALDERON CLUBHOUSE (BOYS AND GIRLS CLUB OF SAN  
ANTONIO) LOCATED IN COUNCIL DISTRICT 5. FUNDS ARE  
AVAILABLE FROM 2022 GENERAL OBLIGATION BOND  
PROGRAM FUNDS INCLUDED IN THE FY 2024 – FY 2029  
CAPITAL IMPROVEMENT PROGRAM.**

\* \* \* \* \*

**WHEREAS**, the Calderon Clubhouse (Boys and Girls Club of San Antonio), located at 600 SW 19th Street in Council District 5, was built in the 1970s as a recreation facility. The Boys and Girls Club of San Antonio serves more than 83,000 annual members, operates six branch locations, and conducts on-site programs in 46 local schools to provide all youth with a high-quality out-of-school program; and

**WHEREAS**, the City of San Antonio's 2022-2027 Bond Program allocated \$3,750,000 for the completion of a structural assessment and construction of improvements within available funding for the Calderon Clubhouse (Boys and Girls Club of San Antonio); 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**, this task order will provide for interior civil and foundation renovations, including but not limited to excavation, abatement, utility and electrical work, grading, mud slab, beam repair, and temporary fencing and landscaping. Also included as part of this task order are interior foundation repairs, concrete repairs, new retainer wall panels, removal and replacement of drainage piping and replacement of roof drain connectors. Construction is anticipated to begin in Summer 2024 and be completed by Spring 2025; 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 an amount not to exceed \$1,619,500.00 for the construction of improvements to the Calderon Clubhouse

(Boys and Girls Club of San Antonio) in Council District 5. Funds are available from the 2022 General Obligation Bond Program funds 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 \$1,619,500.00 for the construction of improvements to the Calderon Clubhouse (Boys and Girls Club of San Antonio) located at 600 SW 19th Street in Council District 5.

**SECTION 2.** Funds in the amount of \$1,619,500.00 is available in Fund 45099000, Project 23-03958, WBS Element 23-03958-05-02-01 and GL Account 5201140.

**SECTION 3.** Payment not to exceed \$1,619,500.00 is authorized to be encumbered with a purchase order and made payable to Amstar, Inc. Payment is in support of construction of improvements at the Calderon Clubhouse. Funding is provided by General Obligation 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 June, 2024.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney



# City Council A-Session

**Item #5 – Job Order Contract (Task Order)**  
**Calderon Boys and Girls Clubhouse of San Antonio**

**June 6, 2024**

Razi Hosseini, P.E., R.P.L.S., Director/City Engineer, Public Works Department

# Background



- Voters approved \$3.75 Million for structural improvements for the Calderon Boys & Girls Club of San Antonio
- Facility built in the 1970's and provides recreational services and hosts on-site after school programs
- Operated by Boys & Girls Club of San Antonio

**Location:**

District 5

**Funding:**

2022 Bond





# Project Map



# Scope of Work



- Foundation renovations
- Excavation and abatement
- Utility and electrical work
- Beam and concrete repair
- New retainer wall panels
- Drainage improvements

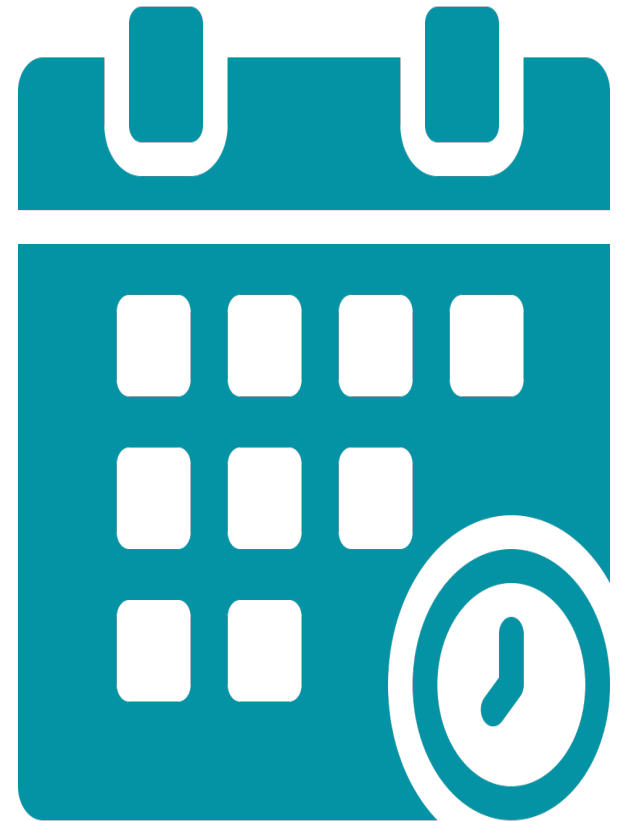


# Schedule



## Construction:

- Summer 2024 – Spring 2025







# Recommendation

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Approval of a task order to a Job Order Contract with Amstar, Inc., in the amount of \$1,619,500 for the Calderon Clubhouse (Boys and Girls Clubs of San Antonio) for civil and foundation renovations.



# City Council A-Session



## **PUBLIC WORKS**

**Item #5 – Job Order Contract (Task Order)  
Calderon Boys and Girls of Club San Antonio**