



# City of San Antonio

## Agenda Memorandum

**File Number:**

---

**Agenda Item Number:** 11

**Agenda Date:** March 21, 2024

**In Control:** City Council A Session

---

**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Job Order Contract (Task Orders): San Antonio Frank Garrett Multi-Service Center and Fleet Maintenance and Operations Building (Roof Replacements)

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$696,353.15 for roof replacement improvements to the Frank Garrett Multi-Service Center and approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$891,403.56 for roof replacement improvements to the Fleet Maintenance and Operations Building, both buildings are Insurance Proceeds funded projects located in Council District 5. This ordinance also authorizes the acceptance and appropriation of additional Insurance Proceed funds in the total amount of \$4,003,397.89 to the Roof Replacement and Repair project included in the FY 2024 – FY 2029 Capital Improvement Program and authorizes the City Manager or Designee to accept and appropriate additional Insurance Proceeds in the amount up to 20% of the total project budget.

**BACKGROUND INFORMATION:**

***Frank Garrett Multi-Service Center***

The Frank Garrett Multi-Service Center is a single-story facility located at 1226 North West 18th

Street in Council District 5. This center offers programming in the gymnasium and classroom spaces for various activities, including sports, fitness, arts, crafts, nature, science, summer youth, and teen programs. On October 21, 2021, the Unified Building Sciences issued an assessment identifying that the facility's existing metal roof panels were damaged by the May 3, 2021, hailstorm and needed replacement.

The proposed task order will provide for the removal, haul away, and replacement of the existing metal roof panel system, including the mechanical installation of a new roof panel for the Frank Garrett Multi-Service Center.

### ***Fleet Maintenance and Operations Building***

The Fleet Maintenance and Operations Building is a single-story facility located at 329 South Frio Street in Council District 5. This building is a service facility for the City of San Antonio vehicle fleet. On October 21, 2021, the Unified Building Sciences assessed that the existing standing seam roof was damaged in a hailstorm event on May 3, 2021, and it has exceeded its useful life expectancy, requiring replacement.

The proposed task order will allow for the removal, haul away, and replacement of the existing standing seam roof and include the furnishing and mechanical installation of a new standing seam roof and energy-efficient sustainable membrane roofing systems.

### ***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, Alpha Building Corporation and Con-Cor, Inc. 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. Alpha Building Corporation has committed to meeting the subcontractor participation and goals.

The Contracts Disclosure Forms are 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.

### ***Additional Insurance Proceeds Funding***

A Replacement Cost Value (RCV) reconciliation of the October 2021 estimated roof repair and replacement costs with actual current costs was completed in October 2023 by a global claims

service provider, McLarens. As a result of the RCV analysis, additional insurance Proceeds in the amount of \$4,003,397.89 are being reimbursed to the City to fund related construction management services and applicable mandated building code updates associated with the City's roof replacement and repair projects located citywide.

## **ISSUE:**

This ordinance approves a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$696,353.15 for roof replacement improvements to the Frank Garrett Multi-Service Center and approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$891,403.56 for roof replacement improvements to the Fleet Maintenance and Operations Building, both buildings are Insurance Proceeds funded projects located in Council District 5. This ordinance also authorizes the acceptance and appropriation of additional Insurance Proceed funds in the total amount of \$4,003,397.89 to the Roof Replacement and Repair project included in the FY 2024 – FY 2029 Capital Improvement Program and authorizes the City Manager or Designee to accept and appropriate additional Insurance Proceed funds in the amount up to 20% of the total project budget.

### ***Frank Garrett Multi-Service Center***

The proposed task order will provide for the removal, haul away, and replacement of the existing metal roof panel system, including the mechanical installation of a new roof panel for the Frank Garrett Multi-Service Center. Construction is anticipated to begin in Spring 2024 and be completed by Summer 2024.

### ***Fleet Maintenance and Operations Building***

The proposed task order will allow for the removal, haul away, and replacement of the existing standing seam roof and include the furnishing and mechanical installation of a new standing seam roof and energy-efficient sustainable membrane roofing systems. Construction is anticipated to begin in Spring 2024 and is estimated to be completed by Summer 2024.

These buildings will remain open while construction is underway. These projects are not expected to have a measurable impact on City services provided by staff at these locations.

## **ALTERNATIVES:**

Alternatively, the City Council could recommend that staff deliver these projects using another method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion of these projects.

## **FISCAL IMPACT:**

This ordinance approves a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$696,353.15 for roof replacement improvements to the Frank Garrett Multi-Service Center and approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of

\$891,403.56 for roof replacement improvements to the Fleet Maintenance and Operations Building, both buildings are Insurance Proceeds funded projects. This ordinance also authorizes the acceptance and appropriation of additional Insurance Proceed funds in the total amount of \$4,003,397.89 to the Roof Replacement and Repair project included in the FY 2024 – FY 2029 Capital Improvement Program and authorizes the City Manager or Designee to accept and appropriate additional Insurance Proceed funds in the amount up to 20% of the total project budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$696,353.15 and a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$891,403.56 for roof replacement improvements, the appropriation of additional Insurance Proceeds in the total amount of \$4,003,397.89 to the Roof Replacement and Repair project, and authorizing the City Manager or Designee to accept and appropriate additional Insurance Proceeds in the amount up to 20% of the total project budget.