

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

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

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WHEREAS, the Frank Garrett Multi-Service Center is a single-story facility located at 1226 North West 18th Street in Council District 5, offering programming in the gymnasium and classroom spaces for various activities, including sports, fitness, arts, crafts, nature, science, summer youth, and teen programs; and

WHEREAS, 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; and

WHEREAS, the Fleet Maintenance and Operations Building is a single-story facility located at 329 South Frio Street in Council District 5, used as a service facility for the City of San Antonio vehicle fleet; and

WHEREAS, 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; and

WHEREAS, 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 approves 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; and

WHEREAS, 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, resulting in additional insurance proceeds in the amount of \$4,003,397.89 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; and

WHEREAS, 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.

WHEREAS, 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; and

WHEREAS, these contracts were 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; and

WHEREAS, construction on both buildings is anticipated to begin in Spring 2024 and is estimated to be completed by Summer 2024 and

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

SECTION 2. Payment not to exceed \$696,353.15 is authorized to be encumbered with purchase orders and made payable to Alpha Building Corporation for roof replacement improvements to the Frank Garrett Multi-Service Center. Payment is in support of Project 35-00273 Roof Replacement and Repair using WBS element 35-00273-10-03-05 with GL Account 5201140. Funding is provided by the General Fund, Development Services Fund, Building & Equipment Services Fund and Solid Waste operating funds and is in the FY 2024 - FY 2029 CIP Budget.

SECTION 3. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to execute 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.

SECTION 4. Payment not to exceed \$891,403.56 is authorized to be encumbered with purchase orders and made payable to Con-Cor, Inc. for roof replacement improvements to the Fleet Maintenance and Operations Building. Payment is in support of Project 35-00273 Roof Replacement and Repair using WBS element 35-00273-04-02-05 with GL Account 5201140. Funding is provided by the General Fund, Development Services Fund, Building & Equipment Services Fund and Solid Waste operating funds and is in the FY 2024 - FY 2029 CIP Budget.

SECTION 5. Insurance proceeds in the amount of \$4,003,397.89 is authorized to be received and appropriated into Fund 40099000 and Project 35-00273 Roof Replacement and Repair using multiple WBS Elements.

SECTION 6. 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 7. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 21st day of March, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney