

**CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Thomas G. Wendorf, P.E., Director of Public Works

SUBJECT: Environmental Remediation of the Medical Center Area Senior Multi-Services & Health Center

DATE: February 9, 2006

SUMMARY AND RECOMMENDATIONS

This ordinance accepts the lowest responsive bid, appropriates funds, and awards a construction contract in the amount of \$87,250.00 payable to Arc Abatement, and authorizes \$8,725.00 for Project Contingency and \$2,000.00 for Advertising Expenses, for a total ordinance amount of \$97,975.00 in connection with the Environmental Remediation of the Bob Ross Senior Multi-Service Health and Resource Center project, an authorized HUD 108 Loan funded project, located at 2219 Babcock in the Medical Center Area in Council District 8, which is a collaborative effort between Bexar County and the City.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The second phase of this project includes correcting areas throughout the Bob Ross Senior Multi-Service Health and Resource Center that have been identified with visible signs of mold and materials containing asbestos. ATC Associates surveyed the interior for asbestos. In addition, Terracon assessed the interior for mold and developed the mold remediation protocol as well as the asbestos abatement work plan. The asbestos abatement includes approximately 14,900 SF of floor tile and mastic, 3,500 SF of joint compound and texture material, 900 SF of mastic under linoleum, 1,250 LF of pipe wrap and insulation, deteriorated glazing and caulking of 15 windows, 15 transite panels, 800 SF of joint compound, and the undercoating of one stainless steel sink. Sixty-nine (69) rooms were assessed and fifty-five (55) of those rooms have been recommended for abatement. Approximately 24,772 square feet of building was surveyed. This project is scheduled to begin construction in February of 2006 (following the first phase roofing project) and to be completed by May of 2006.

This project was advertised for construction bids in the Commercial Recorder, the San Antonio Informer, and La Prensa in October 2005. In addition, the bid announcement was made on TVSA, through the Small Business Economic Development Advocacy (SBEDA) Office and the Dodge Report. Plans were also available for review by potential bidders at

the office of Chesney, Morales & Associates, Inc., located at 4901 Broadway, Suite 205, San Antonio, Texas 78209. Bids for this project were opened on November 30, 2005 and four (4) firms responded. Of these Arc Abatement submitted the lowest responsive bid. Arc Abatement currently has no active contracts with the City. A matrix of the bid outcome is included herein as Attachment 2.

The Economic Development Department has reviewed and approved the List of Subcontractors submitted by Arc Abatement and the contractor has committed that 12% of the work to be provided under this contract shall be completed by a WBE. The Memorandum from the Economic Development Department is included herein as Attachment 3.

POLICY ANALYSIS

Approval of this ordinance will be a continuation of City Council policy to participate in the development and construction of HUD 108 Loan funds.

FISCAL IMPACT

This is a one-time capital improvement expenditure within budget and included in the FY 06-11 Capital Improvement Program Budget. Funds in the amount of \$97,975.00 are available from HUD 108 Loan funds and are authorized to be appropriated and payable as follows:

\$ 87,250.00	payable to Arc Abatement for abatement services
\$ 8,725.00	for Project Contingency
\$ 2,000.00	for Advertising Expenses

COORDINATION

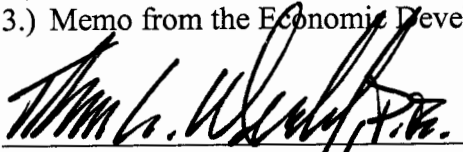
This request for ordinance has been coordinated with the Finance Department, the Department of Environmental Services, the Office of Management and Budget, the Community Initiatives Department, the Health Department and Bexar County.

SUPPLEMENTARY COMMENTS

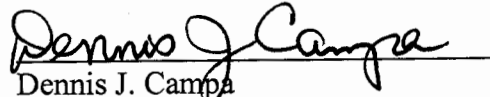
This construction contract was developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ATTACHMENTS


- 1.) Project Map
- 2.) Bid Tab
- 3.) Memo from the Economic Development Department dated January 9, 2006.



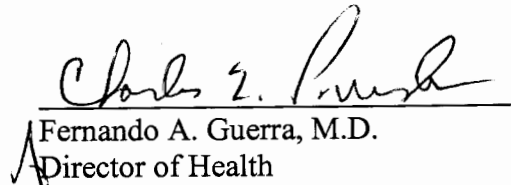
Thomas G. Wendorf, P.E.
Director of Public Works



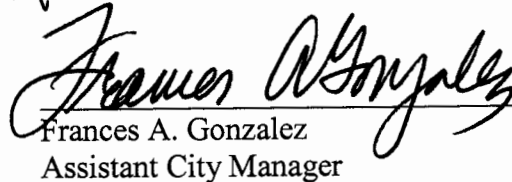
Dennis J. Campa
Director of Community Initiatives



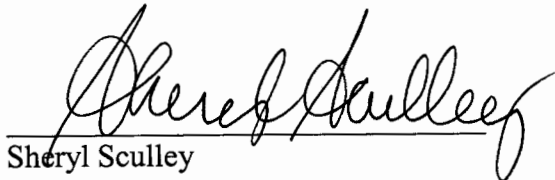
Jelynn LeBlanc Burley
Assistant City Manager



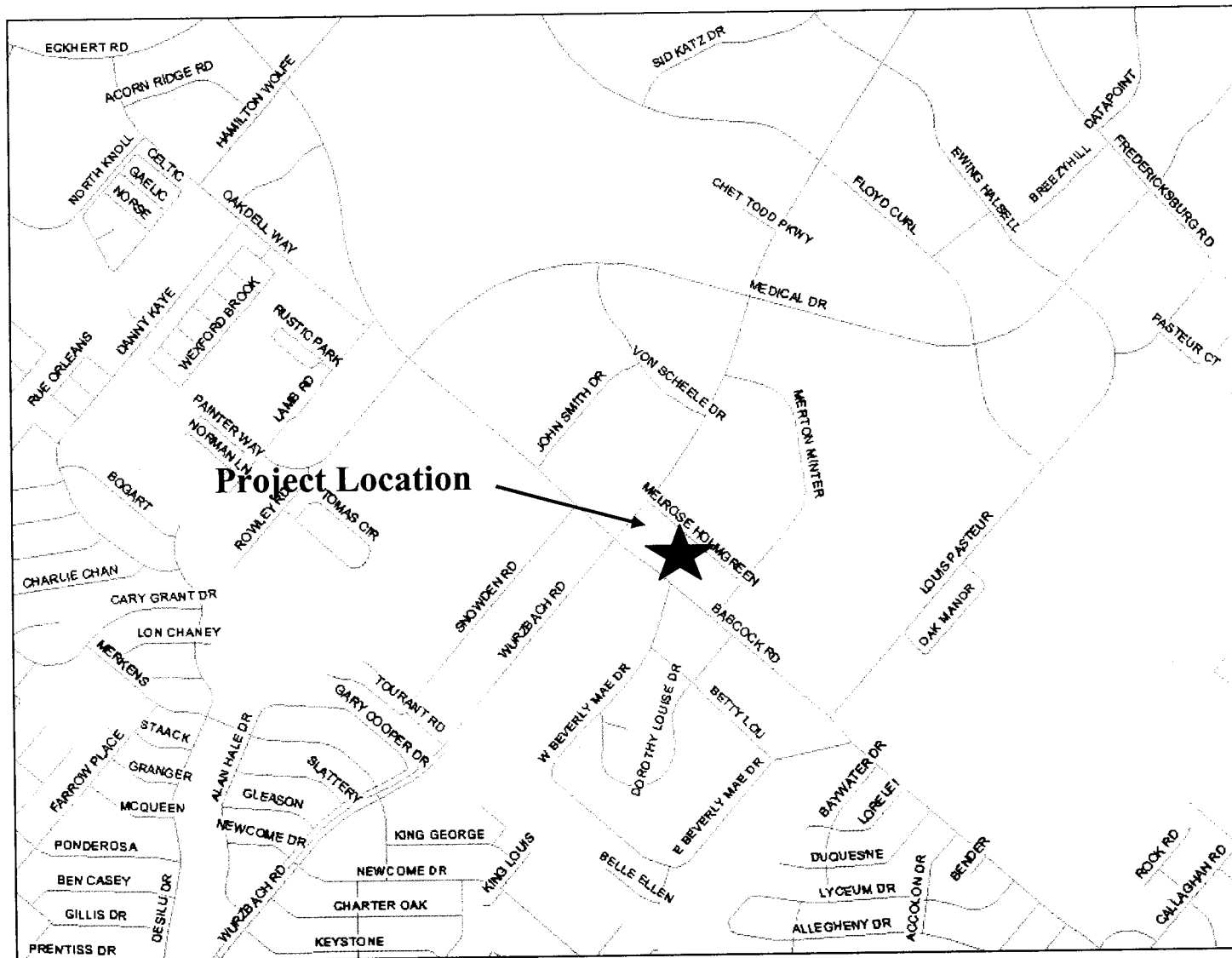
Fernando A. Guerra, M.D.
Director of Health



Frances A. Gonzalez
Assistant City Manager

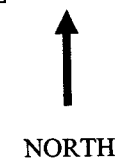


Sheryl Sculley
City Manager



Bob Ross Senior Multi-Service Health & Resource Center
 2210 Babcock Road
 Council District No.8

G.I.S. Location Map



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City of San Antonio
Economic Development Department
Interdepartmental Memorandum

TO: William Krause, Capital Programs Manager, Public Works Department

FROM: Manuel Longoria, Jr., Assistant Director, Economic Development Department

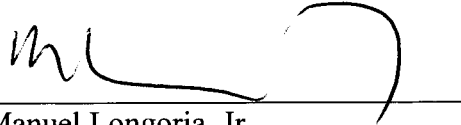
COPIES: Maggie Flores Scheppers; Anita Uribe Martin; File

SUBJECT: Good Faith Effort Compliance for the Public Works Capital Improvement Project:
BOB ROSS SENIOR MULTI-SERVICE HEALTH & RESOURCE CENTER.

DATE: January 9, 2006

We have reviewed the List of Subcontractors for the Public Works Capital Improvement Project: **BOB ROSS SENIOR MULTI-SERVICE HEALTH & RESOURCE CENTER.** Since the project is under \$200,000, a Good Faith Effort Plan is not required. However, the prime contractor is still encouraged to solicit M/W/AABE's for contracting opportunities. The prime contractor has subcontracted 12% to a WBE (Denali Services, Inc.).

If there are any questions, please feel free to contact Anita Martin at (210) 207-3900.



Manuel Longoria, Jr.
Assistant Director
Economic Development Department

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