

**AN ORDINANCE** 2006-02-09-0191

**ACCEPTING THE LOWEST RESPONSIVE BID, APPROPRIATING FUNDS, AND AWARDING A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$87,250.00 PAYABLE TO ARC ABATEMENT, AND AUTHORIZING \$8,725.00 FOR PROJECT CONTINGENCY AND \$2,000.00 FOR ADVERTISING EXPENSES, FOR A TOTAL AMOUNT OF \$97,975.00 FROM HUD 108 LOAN FUNDS IN CONNECTION WITH THE ENVIRONMENTAL REMEDIATION OF THE BOB ROSS SENIOR MULTI-SERVICE HEALTH AND RESOURCE CENTER PROJECT, LOCATED IN DISTRICT 8.**

\* \* \* \* \*

**WHEREAS**, the City Council has approved the environmental remediation of the Bob Ross Senior Multi-Service Health and Resource Center Project, located in Council District 8; and

**WHEREAS**, in connection with said Project, there exists a need to correct 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; and

**WHEREAS**, in order to commence performance of such work, it is necessary to accept the lowest, responsive bid of Arc Abatement; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The lowest, responsive bid of Arc Abatement in the amount of \$87,250.00 for performance of the above described work in connection with the environmental remediation of the Bob Ross Senior Multi-Service Health and Resource Center Project is hereby accepted. The City Manager or, in her stead, a Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager or the Director of the Public Works Department is hereby authorized to execute a standard form public works construction contract for the job. A copy of the contractor's bid is affixed hereto and incorporated herein as Attachment I.

**SECTION 2.** All other bids received in connection with the environmental remediation of the Bob Ross Senior Multi Service Health and Resource Center are rejected upon the occurrence of either the execution of a contract by the lowest, responsive bidder and deposit of all required bonds and insurance certificates, or the expiration of sixty (60) days from the effective date of this Ordinance, whichever occurs first.

**SECTION 3.** The amount of \$97,975.00 is appropriated from the HUD 108 Loan, Fund Number 27002000, Internal Order Number 131000001292, GL Account 6102100 – Interfund Transfer Out entitled Transfer to 38-00110-90-05. The amount of \$97,975.00 is authorized to be transferred to Fund Number 45099000.

**SECTION 4.** The budget in Fund Number 45099000, Project Definition 38-00110, Medical Center Area Senior Multi-Service, shall be revised by increasing WBS Element 38-00110-90-05, entitled Trf Fr, Internal Order Number 131000001292, GL Account 6101100 – Interfund Transfer In, by the amount of \$97,975.00.

**SECTION 5.** The amount of \$87,250.00 is appropriated in Fund Number 45099000, Project Definition 38-00110, Medical Center Area Senior Multi-Service, WBS Element 38-00110-05-02-01 and is authorized to be encumbered and made payable to Arc Abatement.

**SECTION 6.** The budget in Fund Number 45099000, General Obligation Capital Projects, Project Definition 38-00110, Medical Center Area Senior Multi-Service, shall be revised by increasing WBS Element 38-00110-05-06, entitled Project Contingency, by the amount of \$8,725.00.

**SECTION 7.** The budget in Fund Number 45099000, General Obligation Capital Projects, Project Definition 38-00110, Medical Center Area Senior Multi-Service, shall be revised by increasing WBS Element 38-00110-05-01, entitled Advertise, in the amount of \$2,000.00.

**SECTION 8.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 9.** This Ordinance shall become effective on and after the 19<sup>th</sup> day of February, 2006.

PASSED AND APPROVED this 9<sup>th</sup> day of February, 2006.



M A Y O R

PHIL HARDBERGER

ATTEST: Leticia N. Vaca  
City Clerk

APPROVED AS TO FORM: Hollis Young  
for City Attorney

# Agenda Voting Results

**Name:** 11.

**Date:** 02/09/06

**Time:** 11:18:05 AM

**Vote Type:** Multiple selection

**Description:** An Ordinance accepting the lowest responsive bid, appropriating funds, and awarding a construction contract in the amount of \$87,250.00 payable to Arc Abatement, and authorizing \$8,725.00 for project contingency and \$2,000.00 for advertising expenses, for a total amount of \$97,975.00 from HUD 108 Loan funds in connection with the environmental remediation of the Bob Ross Senior Multi-Service Health and Resource Center Project, located in District 8. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Assistant City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

**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**

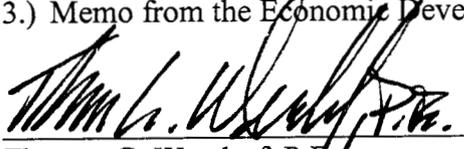
This request for ordinance has been coordinated with the Finance Department, the Department of Environmental Services, the Office of Management and Budget, the Community Initiatives Department, the Health Department and Bexar County.

### **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.



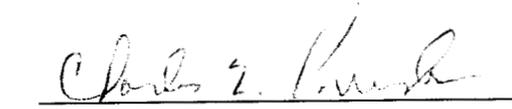
Thomas G. Wendorf, P.E.  
Director of Public Works



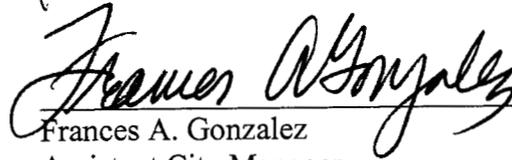
Dennis J. Campa  
Director of Community Initiatives



Jelynn LeBlanc Burley  
Assistant City Manager



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



Frances A. Gonzalez  
Assistant City Manager



Sheryl Sculley  
City Manager





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

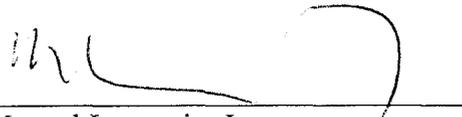
SUBJECT: Good Faith Effort Compliance for the Public Works Capital Improvement Project:  
**BOB ROSS SENIOR MULTI-SERVICE HEALTH & RESOURCE CENTER.**

DATE: January 9, 2006

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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.



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Manuel Longoria, Jr.  
Assistant Director  
Economic Development Department

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