

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

AN ORDINANCE

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT FOR THE CENTRAL LIBRARY TEEN CENTER RENOVATION PROJECT, IN THE AMOUNT OF \$663,544.31, PAYABLE TO CON-COR, INC. AND ACCEPTING DONATIONS IN THE TOTAL AMOUNT OF \$150,000.00, A 2012-2017 GENERAL OBLIGATION BOND-FUNDED PROJECT LOCATED IN COUNCIL DISTRICT 1.

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WHEREAS, on May 12, 2012, San Antonio voters approved the 2012-2017 Bond Program, consisting of five propositions totaling \$596 Million; and

WHEREAS, the Bond Program funds will be used on various capital improvements projects to address community infrastructure needs and improve the overall quality of life in San Antonio; and

WHEREAS, as part of the Library, Museum and Cultural Arts Improvements Program, funds in the total amount of \$4,000,000.00 was approved for renovations, repairs, upgrades and space reconfiguration at the Central Library facility located in Council District 1; and

WHEREAS, the improvements identified for the library have been divided into smaller projects to decrease the amount of interruptions to the Library patrons, staff and administration; and

WHEREAS, various individual projects have been planned to complete improvements, renovations, and major upgrades to the facility for a total amount of \$4,000,000.00; and

WHEREAS, in addition to the Teen Center Improvements, the 2012 Bond Project at Central Library has fully or partially funded the following improvements:

- 1st Floor Public Restroom Renovation
- Carpet Replacement in Floors 2nd, 5th, and 6th
- Exterior Building Signage
- Public Elevator Replacements; and

WHEREAS, the cost associated for these improvements, including the Central Library Teen Center Renovation, will have encumbered approximately \$3,000,000.00 of the total bond funds; and

WHEREAS, remaining bond funds will include upgrades to components of the existing HVAC system; and

WHEREAS, this project will expand the Teen Services at Central Library by relocating the service from the first floor to an expanded space on the third floor of the building; and

WHEREAS, this project will create a full service teen center and will feature cutting edge spaces for technology, collaborative content creation, out of school learning experiences and research and study; and

WHEREAS, the construction will entail the demolition of existing office spaces located at the northwest corner of the third floor and construction of a new Teen Center in its place; and

WHEREAS, the work includes new finishes, ceilings, partitions, entryway systems, plumbing fixtures, lavatories, light fixtures and HVAC layout; and

WHEREAS, project construction is anticipated to begin in November 2014 and is estimated to be completed in April 2015; and

WHEREAS, this project was selected to utilize Job Order Contracting (JOC), an alternative project delivery method which ten contractors were approved through Ordinance 2011-01-20-0053 by City Council on January 20, 2011; and

WHEREAS, the use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities; and

WHEREAS, assignment of a JOC contractor to a specific job is based on the contractor's current workload, overall capacity, and familiarity with a specific facility, expertise in completing a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation; and

WHEREAS, of the ten contractors, Con-Cor, Inc., was selected to submit an estimate and project schedule for this project; and

WHEREAS, the JOC contract associated with this agreement was advertised in 2010 prior to the implementation of the revised SBEDA ordinance; and

WHEREAS, the solicitation required respondents to make a good faith effort to meet aspirational goals in utilizing small, woman and minority-owned businesses as subcontractors; and

WHEREAS, the Economic Development Department has reviewed and approved the subcontracting plan submitted by Con-Cor, Inc.; **NOW THEREFORE:**

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

SECTION 1. The City Manager or her designee or the Director of the Transportation and Capital Improvements Department or his designee, is authorized to execute a task order to a Job Order Contract for the Central Library Teen Center Renovation Project, in the amount of \$663,544.31,

payable to Con-Cor, Inc. and accepting donations in the total amount of \$150,000.00, a 2012-2017 General Obligation Bond-funded Project located in Council District 1.

SECTION 2. The City Manager or her designee or the Director of the San Antonio Public Library or his designee, is authorized to accept donations in the amount of \$150,000.00 in support of this project and is further authorized to execute any and all necessary documents to effectuate such acceptance.

SECTION 3. Funds are authorized to be received from Library Donations to SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00405, Central Library, and the budget shall be revised by increasing WBS element 40-00405-90-10-01 entitled Transfer from I/O# 804000000128, SAP GL Account 4502280 - Contribution from other Agencies, by the amount of \$50,000.00.

SECTION 4. Funds are authorized to be received from Library Donations to SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00405, Central Library, and the budget shall be revised by increasing WBS element 40-00405-90-10-03 entitled Transfer from I/O# 804000000130, SAP GL Account 4502280 - Contribution from other Agencies, by the amount of \$100,000.00.

SECTION 5. The amount of \$150,000.00 is appropriated in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00405, Central Library, SAP WBS Element 40-00405-05-02-01, Construction Costs and SAP General Ledger 5201140.

SECTION 6. Payment in the amount not to exceed \$663,544.31 in SAP Fund 45099000, General Obligation Capital Projects, SAP Project Definition 40-00405, Central Library, is authorized to be encumbered and made payable to Con-Cor, Inc., for construction services.

SECTION 7. 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 8. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this ____ day of _____.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Robert F. Greenblum, City Attorney

DRAFT