

AN ORDINANCE 2016-12-15-0984

AUTHORIZING A JOB ORDER CONTRACT IN AN AMOUNT UP TO \$832,810.00 PAYABLE TO KENCON CONSTRUCTORS-CONSTRUCTION MANAGERS, LTD, TO PROVIDE RENOVATIONS FOR THE METRO HEALTH LAB TEXAS CENTER FOR INFECTIOUS DISEASE PROJECT LOCATED IN COUNCIL DISTRICT 3, WITH FUNDS AVAILABLE IN THE FY-2017 FACILITIES FUND ADOPTED BUDGET, AND APPROPRIATING \$138,446.00 IN LOCAL GRANT CONTRIBUTIONS FOR THE PROJECT.

* * * * *

WHEREAS, the City of San Antonio has entered into a lease agreement with the State of Texas to lease approximately 13,000 square feet of unused lab space in Building 533 at the Texas Center for Infectious Disease for use by Metro Health; and

WHEREAS, the project will renovate and reconfigure the leased space to meet the requirements for Metro Health's new labs; and

WHEREAS, this project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by the City Council on January 15, 2015; 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 the assignment of the JOC contractor 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(s), cost and/or managing a specific trade needed to carry out the job; and

WHEREAS, of the ten contractors Kencon Constructors/Construction Managers, Ltd, was selected to submit an estimate and project schedule for this project; and

WHEREAS, the Job Order Contract was 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 in an effort to maximize the amount of small, minority, and women-owned business participation on the contract; and

WHEREAS, the Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal; and

WHEREAS, Kencon Constructors/Construction Managers, Ltd, is a small business that has committed to meeting the assigned Job Order Contract subcontractor goals; and

WHEREAS, this project is anticipated to begin in December 2016 and is scheduled to be completed in April 2017; and

WHEREAS, there is a Local Grant Contribution of \$138,446.00 available for this project with the remaining funds from the FY 2017 Facilities Fund Adopted Budget, and the FY 2017 General Fund Health Budget; **NOW THEREFORE:**

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

SECTION 1. The City Manager, or her designee, is authorized and directed to execute a Job Order Contract with Kencon Constructors/Construction Managers, Ltd, in an amount not to exceed \$832,810.00 for the Metro Health Lab Texas Center for Infectious Disease Project, located in Council District 3.

SECTION 2. The amount of \$640,000.00 is **appropriated** in SAP Fund 76001000, Building Maintenance, SAP Internal Order # 390000001972, SAP GL account 6102100 - Interfund Transfer out entitled From 76001000 to 36-00012-90-14-01. The amount of \$640,000.00 is authorized to be transferred to SAP Fund 40099000.

SECTION 3. The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 36-00012, TCID Lab Relocation, shall be revised by **increasing** SAP WBS Element 36-00012-90-14-01 entitled Transfer from I/O# 390000001972, SAP GL Account 6101100 - Interfund Transfer In, by the amount \$640,000.00.

SECTION 4. The amount of \$115,337.00 is **appropriated** in SAP Fund 11001000, General Fund, SAP Internal Order # 390000002102, SAP GL account 6102100 - Interfund Transfer out entitled From 11001000 to 36-00012-90-14-02. The amount of \$115,337.00 is authorized to be transferred to SAP Fund 40099000.

SECTION 5. The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 36-00012, TCID Lab Relocation, shall be revised by **increasing** SAP WBS Element 36-00012-90-14-02 entitled Transfer from I/O# 390000002102, SAP GL Account 6101100 - Interfund Transfer In, by the amount \$115,337.00.

SECTION 6. The amount of \$138,446.00 is **appropriated** in SAP Fund 29836000, Building Maintenance, SAP Internal Order # 836000000030, SAP GL account 6102100 - Interfund Transfer out entitled From 29836000 to 36-00012-90-14-03. The amount of \$138,446.00 is authorized to be transferred to SAP Fund 40099000.

SECTION 7. The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 36-00012, TCID Lab Relocation, shall be revised by **increasing** SAP WBS Element 36-00012-90-14-03 entitled Transfer from I/O# 836000000030, SAP GL Account 6101100 - Interfund Transfer In, by the amount \$138,446.00.

SECTION 8. The budget in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 40-00158, Health Facilities Improvements, shall be revised by **decreasing** SAP WBS Element 40-00158-05-02 entitled Construction Costs, SAP GL account 5201040, by the amount of \$96,034.00.

SECTION 9. The budget in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 40-00158, Health Facilities Improvements, shall be revised by **decreasing** SAP WBS element 40-00158-90-14-01 entitled Transfer from IO# 390000001913, SAP GL account 6101100, by the amount of \$96,034.00.

SECTION 10. The amount of \$96,034.00 is **reverted** in SAP Fund 11001000, General Fund, SAP Internal Order# 39000000191, SAP GL account 6102100 - Interfund Transfer out entitled Transfer to 40-00158-90-14-01. The amount of \$96,034.00 is authorized to be transferred from SAP Fund 43099000.

SECTION 11. The amount of \$96,337.00 is **appropriated** in SAP Fund 11001000, General Fund, SAP Internal Order # 390000001913, SAP GL account 6102100 - Interfund Transfer out entitled From 11001000 to 36-00012-90-14-04. The amount of \$96,337.00 is authorized to be transferred to SAP Fund 40099000.

SECTION 12. The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 36-00012, TCID Lab Relocation, shall be revised by **increasing** SAP WBS Element 36-00012-90-14-04 entitled Transfer from I/O# 390000001913, SAP GL Account 6101100 - Interfund Transfer In, by the amount \$96,337.00.

SECTION 13. The amount of \$989,817.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 36-00012, TCID Lab Relocation,, and the budget shall be revised by **increasing** SAP WBS Elements as follows:

WBS NO.	WBS NAME	G/L	G/L NAME	PLAN VERSION 0 REVISION/ Appropriation
36-00012-05-04	Construction-Cap Admin	5402030	Cap Admin-Direct	15,000.00
36-00012-05-04	Construction-Cap Admin	5402050	Cap Admin-Indirect	10,000.00
36-00012-05-02-01	Construction-City	5201140	Construction Cost	932,455.00
36-00012-04-02	Environmental	5201040	Fees to Pro	32,362.00
			Totals	989,817.00

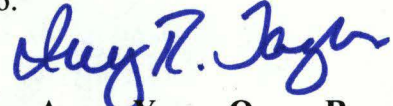
SECTION 14. A Payment in an amount not to exceed \$832,810.00 in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 36-00012, TCID Lab Relocation, is authorized to be encumber and make payable to Kencon Constructors/Construction Managers, LTD, for construction services.

SECTION 15. 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 16. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day of passage.

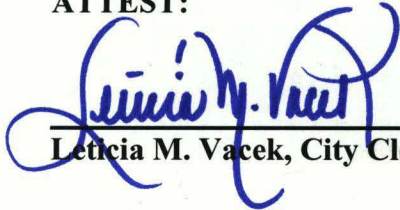
PASSED AND APPROVED this 15th day of December, 2016.



M A Y O R

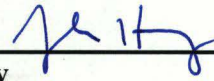
Ivy R. Taylor

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



For City Attorney

Agenda Item:	9 (in consent vote: 4, 5, 6, 8, 9, 10, 12A, 12B, 12C, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 26, 27, 30A, 30B)						
Date:	12/15/2016						
Time:	09:27:16 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing a Job Order Contract in an amount up to \$832,810.00 payable to Kencon Constructors/Construction Managers, LTD to provide renovations for the Metro Health Lab Texas Center for Infectious Disease Project located in Council District 3, with funds available in the FY 2017 Facilities Fund Adopted Budget, the FY 2017 General Fund Health Budget, and appropriating \$138,446.00 in Local Grant Contributions for the project. [Erik Walsh, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvement]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				x
Alan Warrick	District 2		x			x	
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				