

AN ORDINANCE 2015-04-30-0337

AUTHORIZING A TASK ORDER TO A JOB ORDER CONTRACT WITH CON-COR, INC., FOR EXTERIOR WEATHERIZATION, ROOF REPAIRS, AND RENOVATIONS TO THE GREAT NORTHWEST LIBRARY, FOR AN AMOUNT NOT TO EXCEED \$210,617.32, A FY 2015 CERTIFICATES OF OBLIGATION FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 6.

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WHEREAS, the scope of the project provides for the exterior weatherization, roof repair and renovation of the Great Northwest Library; and

WHEREAS, weatherization, to provide a weather tight exterior, will include the repair of the metal roof deck through new waterproof sheet roofing, coatings and flashing, window tint to the clerestory windows repair and refinishing of their wood panels and new sealant, and new caulking and weather-stripping of exterior windows and doors; and

WHEREAS, additional project scope includes relocating existing signage to another part of the property to provide more visibility of the signage, as well as adding materials to enhance the overall aesthetics of the signage; and

WHEREAS, improvements also include the addition of bollards along the property line the and repair of existing drainage at entries, as well as new sidewalk, landscaping and a retaining wall to inhibit soil erosion; and

WHEREAS, project construction is anticipated to begin in June 2015 and is estimated to be completed by end of September 2015; 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 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, assignment of a JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job; and

WHEREAS, of the ten (10) contractors, Con-Cor, Inc., 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 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, Con-Cor, Inc., has committed to meeting the assigned Job Order Contract subcontracting goals on a quarterly basis; and

WHEREAS, the Discretionary Contracts Disclosure Form, as required by the City's Ethics Ordinance for all projects where subjective criteria are used to select the contractor or consultant rather than by low bid, is attached; **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 with Con-Cor, Inc., for exterior weatherization, roof repairs, and renovations to the Great Northwest Library, for an amount not to exceed \$210,617.32, a FY 2015 Certificates of Obligation funded project, located in Council District 6. A copy of the task order to the job order contract, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. Payment in the amount not to exceed \$210,617.32 in SAP Fund 43099000, Certificates Of Obligation Capital Projects, SAP Project Definition 40-00465, Great Northwest Library Roof Replacement, is authorized to be encumbered and made payable to Con-Cor Inc., for construction services.

SECTION 3. 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 4. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

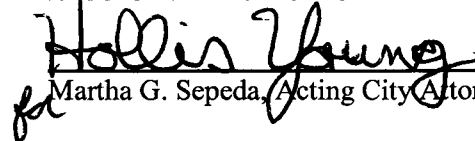
PASSED AND APPROVED this 30th day of April, 2015.


M A Y O R
Ivy R. Taylor

ATTEST:


Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:


for Martha G. Sepeda, Acting City Attorney

Agenda Item:	11 (in consent vote: 6, 7, 8, 9, 11, 12, 13, 14, 15A, 15B, 16A, 16B, 16C, 16D, 17, 18, 19A, 19B, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30)						
Date:	04/30/2015						
Time:	11:00:22 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance for the Great Northwest Library, a FY 2015 Certificates of Obligation funded project, located in Council District 6, authorizing a Job Order Contract to Con-Cor Inc. for exterior weatherization, roof repairs, and general renovations in an amount not to exceed \$210,617.32. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				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			x	



Con-Cor Inc.

426 Seguin Street ♦ San Antonio, TX 78208 ♦ Office 210.375.8484 ♦

**City of San Antonio
Job Order Contract**

March 23, 2015

Mark Loiselle

Roger Carrillo AIA San Antonio JOC

332 W. Commerce St, Ste. 408

San Antonio, TX, 78205

O: 210-207-8747

BB: 210-389-7699

FAX: 210-207-2159

Re: CIMS-San Antonio:	Great Northwest Library Work
Owner:	City of San Antonio
COSA Contract Date:	Pending
Owner's Representative:	Mark Loiselle
Contractor:	CON-COR, INC.
Project Manager:	Roger Carrillo

Subject:

This Proposal is offered as set forth in the terms and conditions of the contract and the statement of work as amended by a more detailed statement of work attached.

1. All work shall be performed in accordance with the request for proposal.
2. As a Joint Scope in accordance with current industry standards, OSHA Safety compliance and all governing code requirements.
3. No other related work requirements are acknowledged.

Scope and Clarifications:

1. We will provide new Dura-last roof and roof coating on standing seam roof. Roof to have 15 year warranty
2. We will tint windows at the clerestory
3. We will repair and refinish wood panels around the clerestory section

4. We will wet seal all exterior windows and caulks all doors. Wet Sealing & caulking systems will have 15 year warranty.
5. We will paint the trusses in the staff room
6. We will paint all exterior metal surfaces that were previously painted
7. We will power wash and seal exterior masonry and remove the ivy.
8. We will replaced the damaged corrugated panels
9. We will repair the existing trench drain at the side entry door
10. We will remove the letters from the roof and install them on the wall facing the street. We will provide a light for the new location
11. We will install bollards between the auto shop and the property line
12. We will provide a 2 new automatic sliding entrance door at the main entry
13. We will trim the trees
14. We will provide an exit sign at the east exit door
15. We will provide a new 2 sided sign in the existing ground mounted library sign location
16. We will add weather-stripping at the side doors
17. We will provide new retaining wall, 6 ft sidewalk, landscaping and planting areas as per attached drawing to alleviate soil erosion at north side of bldg.
18. Work will be done during normal business hours

Please note- I have provided separate estimates for each task and have numbered them according the list provided by the library

Exclusions:

1. Temporary utilities
2. Work on AC enclosures. We can provide a price to re-build the existing panels that are made of wood back to aluminum

Estimates (listed and numbered per list provided by library)

1. Replace roofing	\$97,374.19
2. Window Tinting	\$ 5,693.02
3. Includes 6 & 8 Painting	\$12,129.86
4. & 7 Seal Windows and Doors	\$14,139.40
9 & 12 Ext Stone Clean & Seal	\$11,630.48
10. Replace Corrugated Panels	\$ 2,076.55



Con-Cor Inc.

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11 & 18 Automatic Door	\$26,105.81
13. Trench Drain	\$ 4,540.03
14. Bollards	\$ 4,338.49
15. New sign & Letter reloc	\$10,115.59
16. Emergency exit sign	\$ 1,546.71
Misc items	\$ 739.62
New SW & Retaining Wall Area	\$20,187.57

\$210,617.32

Total Amount:

Sincerely,



Cy Jary,
President
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210-275-8494 Fax
210-410-4975 Cell
cyjary@con-corinc.com