



City of San Antonio

Agenda Memorandum

File Number:20-1366

Agenda Item Number: 8.

Agenda Date: 2/20/2020

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Razi Hosseini, P.E., R.P.L.S.

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Job Order Contract: (Task Order) Igo Branch Library

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract with Con-Cor Inc. in the amount of \$196,773.73 for the Igo Branch Library project, a FY 2020 Deferred Maintenance funded project, located in Council District 8.

BACKGROUND INFORMATION:

The Igo Branch Library located at 13330 Kyle Seale Parkway on the northwest side of San Antonio is a heavily used facility. It is approximately 20 years old and has visible aging infrastructure in need of improvements. This project will provide for renovations and upgrades to include interior and exterior painting, new carpeting, new plumbing fixtures in restrooms and breakroom, new countertops, mirrors and restroom partitions, damaged exterior metal panel replacements and electrical work. Construction is anticipated to begin in April 2020 and estimated to be completed by May 2020.

This is a task order utilizing Job Order Contracting (JOC), an alternative project delivery method in which ten contractors were approved through Ordinance 2019-02-21-0134 by City Council on February 21, 2019. The use of the JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, and familiarity with a specific facility, expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the

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

This task order will be issued in accordance with awarded JOC contract 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. The Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Con-Cor Inc. has committed to a 24% M/WBE and 4% AABE subcontractor participation.

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.

ISSUE:

This ordinance authorizes a task order to a Job Order Contract with Con-Cor Inc. in the amount of \$196,773.73 for the Igo Branch Library project, a 2020 Deferred Maintenance funded project, located in Council District 8.

This project will provide for renovations and upgrades to include interior and exterior painting, new carpeting, new plumbing fixtures in restrooms and breakroom, new countertops, mirrors and restroom partitions, damaged exterior metal panel replacements and electrical work. Construction is anticipated to begin in April 2020 and estimated to be completed by May 2020.

Igo Branch Library will be closed during construction with accommodations to open the community room only for public voting.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion of the project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in an amount of \$196,773.73 authorized payable to Con-Cor Inc. Funds are available from the FY 2020 Deferred Maintenance Program and are included in the FY 2020 - 2025 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$196,773.73 to Con-Cor Inc. for the Igo Branch Library project.