



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2258

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 5/10/2018

**Title:** Ordinance for the District 10 Senior Center Shade Structure Project, a General Fund funded project, approving a Job Order Contract payable to Kencon Constructors, Ltd., in an amount not to exceed \$107,958.40. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. D10 Senior Center Shade Structures Proposal.pdf, 2. Kencon Change to Utilization Plan 03-13-18 SIGNED.pdf, 3. District 10 Senior Center Map, 4. Discretionary Disclosure Form, 5. Draft Ordinance, 6. Ordinance 2018-05-10-0330, 7. Staff Presentation

Date	Ver.	Action By	Action	Result
5/10/2018	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 10

### SUBJECT:

Contract Award: (Job-Order Contract) District 10 Senior Center Shade Structure

### SUMMARY:

An ordinance for the District 10 Senior Center Shade Structure Project, a General Fund funded project, authorizing a Job Order Contract payable to Kencon Constructors/Construction Managers, Ltd., in an amount not to exceed \$107,958.40 located in District 10.

### BACKGROUND INFORMATION:

The District 10 Northeast Senior Center located at 4135 Thousand Oaks was a 2012 Bond Funded project completed in October 2015 which built a 28,150 square foot single story multi-use facility on an approximately six-acre site. The Center provides daily nutritious meals, arts and crafts, social services, exercise classes, and

other multi-generational programming within the classrooms, computer labs, dining room, exercise and dance facilities, and outdoor seating area.

Although several Live Oak trees were planted along the periphery of the patio as part of the original project, these trees are still young and do not yet provide adequate shading for the patio on the south end of the building. Concerns over the lack of shade by the senior participants came up through the District 10 Council office and the addition of a shade structure was requested to be provided for the patio.

This Project will add five, 16 foot by 16 foot pre-engineered fabric shade structures with concrete foundations to the patio area of the facility. Project construction is anticipated to begin May 2018 and estimated to be completed by July 2018.

TCI will coordinate with the Department of Human Services to ensure the Center remains open and operational during construction and placement of the structures.

This Project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. 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, Kencon Constructors/Construction Managers, Ltd. was selected to submit an estimate and project schedule for this Project.

This contract will be 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. The Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal. Kencon Constructors/Construction Managers, Ltd. has committed to a 23% M/WBE and 3% 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 for the District 10 Senior Center Shade Structure Project, a Department of Human Services funded project, authorizing a task order to a Job Order Contract payable to Kencon Constructors, Ltd., in an amount not to exceed \$107,958.40.

This Project will add five, 16 foot by 16 foot pre-engineered fabric shade structures with concrete foundations to the patio area of the facility. Project construction is anticipated to begin May 2018 and estimated to be completed by July 2018.

## **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 expenditure in an amount not to exceed \$107,958.40; payable to Kencon Constructors/Construction Managers, Ltd. Funding is available from previously authorized funding from the Department of Human Services General Fund Budget.

**RECOMMENDATION:**

Staff recommends approval of the Job Order Contract for fabric shade structures at the District 10 Senior Center in an amount of \$107,958.40 to Kencon Constructors/Construction Managers, Ltd.