



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3295  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 6/18/2020  
**Title:** Ordinance approving a task order to a Job Order Contract with Kencon Constructors in an amount not to exceed \$326,842.00 for improvements to the San Pedro Branch Library, a previously authorized debt funded project, located in Council District 1. Funds are available from previously authorized debt proceeds and are included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_San Pedro Branch Library.pdf, 2. Disclosure Form\_Kencon Constructors.pdf, 3. San Pedro Library Proposal.pdf, 4. Draft Ordinance, 5. Ordinance 2020-06-18-0411

Date	Ver.	Action By	Action	Result
6/18/2020	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Public Works

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

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Job Order Contract: (Task Order) San Pedro Branch Library Renovation

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Kencon Constructors in an amount not to exceed \$326,842.00 for improvements to the San Pedro Branch Library, a previously authorized debt funded project, located in Council District 1. Funds are available from previously authorized debt proceeds and are included in the FY 2020 - FY 2025 Capital Improvement Program.

**BACKGROUND INFORMATION:**

Project Background

The San Pedro Branch Library's exterior is deteriorating and the HVAC system is approximately 15 years old

and has exceeded its life expectancy. The project will provide for improvements to the library including upgrades to the exterior doors, windows, wall finishes, interior restrooms, roof and HVAC system. Construction is anticipated to begin in the September 2020 and estimated to be completed in the January 2021.

#### Procurement of Services

This project was selected to utilize the 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 Kencon Constructors was selected to submit an estimate and project schedule for this project.

This task order 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 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Kencon Constructors has committed to meeting subcontractor participation goals.

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 approves a task order to a Job Order Contract with Kencon Constructors in an amount not to exceed \$326,842.00 for improvements to the San Pedro Branch Library, a previously authorized debt funded project, located in Council District 1.

The project will provide for improvements to the library including upgrades to the exterior doors, windows, wall finishes, interior restrooms, roof and HVAC system. Construction is anticipated to begin in the September 2020 and estimated to be completed in the January 2021.

The San Pedro Branch Library will be closed during construction.

#### **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 ordinance approves a one-time capital improvement expenditure in an amount not to exceed \$326,842.00

authorized payable to Kencon Constructors. Funds are available from previously authorized debt proceeds and are included in the FY 2020 - FY 2025 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with Kencon Constructors in an amount not to exceed \$326,842.00 for improvements to the San Pedro Branch Library.