City of San Antonio

Legislation Details (With Text)

File #:	20-6677
Type:	Capital Improvements
	In control: City Council A Session
On agenda:	11/12/2020
Title:	Ordinance approving an amendment increasing the contract capacity of the Job Order Contract with Con-Cor, Inc. in the amount of $500,000.00 for construction, renovation, rehabilitation and maintenance projects in city facilities located citywide.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map_Councl Dais, 2. Disclosure Form Con-Cor.pdf, 3. Proposal Council Chambers Dais Upgrades.pdf, 4. JOC Amendment_Increased Capacity Con-Cor final 11-2-20, 5. Draft Ordinance - A, 6. Draft Ordinance - B, 7. Ordinance 2020-11-12-0826

Date	Ver.	Action By	Action	Result
11/12/2020	1	City Council A Session		

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) Council Chambers Dais

SUMMARY:

Consideration of the following items related to the Renovation of City Council Chamber Dais project, a Public Education Government funded project, located in Council District 1:

A. Ordinance approving an amendment increasing the contract capacity of the Job Order Contract with Con-Cor, Inc. in the amount of $500,000.00 for construction, renovation, rehabilitation and maintenance projects in city facilities located citywide.

B. Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in an amount of $284,992.75 for the Renovation of City Council Chamber Dais project, a Public Education Government

funded project, located in Council District 1; and, authorizing the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program budget in the total amount of $338,992.75 for project contingency and associated costs from the Public Education Government Fund for the Renovation of the City Council Chamber Dais project.

BACKGROUND INFORMATION:

Project Background
This project will provide for improvements to the City Council Chamber Dias necessary to support upgraded technology, enhance sightlines to the dais for wheelchair users and improve workstation space. The improvements will include new dais countertops, millwork for an upgraded speaking podium and interpreter's station as well as new carpeting throughout the chambers. Construction is anticipated to begin in December 2020 and is estimated to be completed by January 2021.

Procurement of Services
This project will utilize 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 tasks 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 contract will be 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 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 subcontractor participation and 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:

Consideration of the following items related to the Renovation of City Council Chamber Dais project, a Public Education Government funded project, located in Council District 1:

A. This ordinance approves an amendment increasing the contract capacity of the Job Order Contract with Con-Cor, Inc. in the amount of $500,000.00 for construction, renovation, rehabilitation and maintenance projects in city facilities located citywide.

On February 21, 2019, City Council approved through Ordinance 2019-02-21-0134, a Job Order Contract in the amount of $3,000,000.00 with Con-Cor, Inc. to provide construction, renovation, rehabilitation and

maintenance projects in city facilities located citywide. The contract capacity amount for this contract is $3,000,000.00 annually. The City has exercised its option under the original contract to extend the original contract by a second year and increased the contract amount not to exceed $6,000,000.00 of which $93,930.06 is currently available. The City's Public Works Department is recommending that the City approve an amendment increasing the contract capacity of the Job Order Contract with Con-Cor, Inc. in the amount of $500,000.00 for a revised maximum contract capacity of $6,500,000.00. Increasing the capacity of this contract allows Public Works to proceed with the completion of the Renovation of City Council Chamber Dais project and planned construction, renovation, rehabilitation and maintenance capital improvement projects to be started or completed before February 2021.

B. This ordinance approves a task order to a Job Order Contract with Con-Cor, Inc. in an amount of $284,992.75 for the Renovation of City Council Chambers Dais project, a Public Education Government funded project, located in Council District 1.

This project will provide for improvements to the City Council Chamber Dias necessary to support upgraded technology, enhance sightlines to the dais for wheelchair users and improve workstation space. The improvements will include new dais countertops, millwork for an upgraded speaking podium and interpreter's station as well as new carpeting throughout the chambers. Construction is anticipated to begin in December 2020 and is estimated to be completed by January 2021.

Council Chamber Dais will remain open during construction with some restrictions to areas under 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 is a one-time capital improvement expenditure in the amount of $284,992.75 authorized payable to Con-Cor, Inc. This ordinance also authorizes the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program budget in the total amount of $338,992.75 for project contingency and associated costs from the Public Education Government Fund for the Renovation of the City Council Chamber Dais project.

RECOMMENDATION:

Staff recommends approval of these ordinances, authorizing a one-time amendment increasing the contract capacity of the Job Order Contract with Con-Cor, Inc. in the amount of $500,000.00 and authorizing a task order to the Job Order Contract with Con-Cor, Inc. in an amount of $284,992.75 for the completion of the Renovation of City Council Chamber Dais project.

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