City of San Antonio

Legislation Details (With Text)

File #:	20-7488
Type:	Capital Improvements
In control:	City Council A Session
On agenda:	2/11/2021
Title:	Ordinance approving a task order to a Job Order Contract with Jamail & Smith Construction, LP in the amount of $210,643.25 for energy efficient upgrades to Carver Facilities located in Council District 2. Funding is available through the Office of Sustainability's Energy Efficiency Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map_Carver Facilities.pdf, 2. Proposal_Carver Facilities, 3. Contracts Disclosure Form_Jamail & Smith Original Form, 4. Draft Ordinance, 5. Ordinance 2021-02-11-0093

Date	Ver.	Action By	Action	Result
2/11/2021	1	City Council A Session		

DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Job Order Contract: (Task Order) Carver Facilities Energy Upgrades

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Jamail & Smith Construction, LP in the amount of $210,643.25 for energy efficient upgrades to Carver Facilities located in Council District 2. Funding is available through the Office of Sustainability's Energy Efficiency Fund.

BACKGROUND INFORMATION:

Project Background
An engineering analysis and audit was performed through the Office of Sustainability's consultant to identify

opportunities for energy efficient lighting retrofits and Heating, Ventilation and Air-Conditioning (HVAC) control upgrades of Carver Facilities, including the Carver Cultural Center, Little Carver and Carver Annex.

This task order contract will replace the existing interior light fixtures with new LED light fixtures at Little Carver and Carver Annex facilities; and, the replacement of the current HVAC controls system with new smart thermostats at the Cultural Center, Little Carver and Annex facilities. Construction is anticipated to begin in February 2021 and is estimated to be completed by September 2021.

This project is part of the Municipal Facilities Retrofit Program, which has funded energy retrofits in 190 City facilities, which included the following:

- Improvement of lighting fixture efficiencies through the installation of lighting controls.
- Installation of solar window film to repel solar radiation and reduce air conditioning demand.
- Replacement of existing heating, ventilation, and air conditioning (HVAC) equipment with high-efficiency models.
- "Retro-commissioning" (equipment tuning, calibration and optimization) facilities with building automation systems.
- Installation of pool pump controls, reducing over-circulation and energy waste at public pools.
- Installation of programmable thermostats to conserve energy use by optimizing the use of HVAC equipment.

Avoided costs of utilities and CPS Energy rebates associated with this project will be appropriated into the Energy Efficiency Fund.

Procurement of Services

This project was selected to 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 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, familiarity with a specific facility, expertise in completing a specific task, and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Jamail & Smith Construction, LP 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. Jamail & Smith 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:

This ordinance approves a task order to a Job Order Contract with Jamail & Smith Construction, LP in the

amount of $210,643.25 for energy efficient upgrades to Carver Facilities located in Council District 2.

This task order contract will replace the existing interior light fixtures with new LED light fixtures at Little Carver and Carver Annex facilities; and, the replacement of the current HVAC controls system with new smart thermostats at the Cultural Center, Little Carver and Annex facilities. Construction is anticipated to begin in February 2021 and is estimated to be completed by September 2021.

The Carver Facilities will remain open during construction as most of the activities involving the public occur during evenings and weekends.

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 project's timely completion.

FISCAL IMPACT:

This ordinance approves an agreement with Jamail & Smith Construction, LP to perform efficient lighting retrofits at Little Carver and Carver Annex facilities for the Office of Sustainability for a total cost of $210,643.25. Funding is available through the Office of Sustainability’s Energy Efficiency Fund.

RECOMMENDATION:

Staff recommends approval of this ordinance approving a task order to a Job Order Contract with Jamail & Smith Construction, LP in an amount of $210,643.25 for energy efficient upgrades to Carver Facilities.

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