



City of San Antonio

Legislation Details (With Text)

File #: 21-1705
Type: Capital Improvements
In control: City Council A Session
On agenda: 2/18/2021
Title: Ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$2,270,270.00 for the Memorial Branch Library project, a 2017 Bond funded project. Funding is available from the 2017 - 2022 General Obligation Bond Program and is included in the FY 2021 - FY 2026 Capital Improvement Program.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Fiscal Impact Form, 2. Memorial Library_Map.pdf, 3. Memorial Library Proposal-1.pdf, 4. Disclosure Form_Kencon Constructors.pdf, 5. Draft Ordinance A, 6. Draft Ordinance B, 7. Ordinance 2021-02-18-0114

Date	Ver.	Action By	Action	Result
2/18/2021	1	City Council A Session		

DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Donation & Job Order Contract (Task Order): Memorial Branch Library (2017 Bond Project)

SUMMARY:

Consideration of the following items related to the Memorial Branch Library project, a 2017 Bond project, located in Council District 5:

- A. An ordinance approving the acceptance of a donation from the Greehey Foundation through the San Antonio Public Library Foundation (SAPLF) in the amount of \$25,000.00 for the naming and improvements to the children's area of the Memorial Branch Library; and authorizing the appropriation and amending of the FY 2021 - FY 2026 Capital Improvements Program Budget with these funds from the Library Donation Fund to the Memorial Branch Library project.

- B. An ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$2,270,270.00 for the Memorial Branch Library project, a 2017 Bond funded project, located in Council District 5. Funding is available from the 2017 - 2022 General Obligation Bond Program and is included in the FY 2021 - FY 2026 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$3,300,000.00 for improvements to the overall appearance and functionality of the Memorial Branch Library.

This task order will provide for upgrade improvements to the Memorial Branch Library building. These improvements will include interior renovations consisting of a new lobby, new furniture, carpet and painting throughout the building as well as mechanical, electrical, plumbing, technology, security advancements and exterior building improvements and signage. Construction is anticipated to begin in March 2021 and is estimated to be completed by October 2021.

The San Antonio Public Library Foundation (SAPLF) is a 501 (c)(3) non-profit organization that supports enhancements, which will strengthen library services to the community. The Foundation was organized in 1983 and works closely with City of San Antonio to improve our public libraries. The Greehey Foundation through the SAPLF is donating funding in an amount of \$25,000.00 for the naming and improvements to the children's area of the library.

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, 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 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/Construction Managers, LTD. has committed to 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:

Consideration of the following items related to the Memorial Branch Library project, a 2017 Bond project, located in Council District 5:

- A. This ordinance approves the acceptance and appropriation of a donation from the Greehey Foundation through the San Antonio Public Library Foundation (SAPLF) in the amount of \$25,000.00 for the naming and improvements to the children's area of the Memorial Branch Library.

The acceptance of these donated funds is necessary to ensure full funding of all of the associated improvements for the Memorial Branch Library.

- B. This ordinance approves a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$2,270,270.00 for the Memorial Branch Library project, a 2017 Bond funded project, located in Council District 5. Funding is available from the 2017 - 2022 General Obligation Bond Program and is included in the FY 2021 - FY 2026 Capital Improvement Program.

This task order will provide for upgrade improvements to the Memorial Branch Library building. These improvements will include interior renovations consisting of a new lobby, new furniture, carpet, painting throughout the building, mechanical, electrical, plumbing, technology, security advancements and exterior building improvements and signage. Construction is anticipated to begin in March 2021 and is estimated to be completed by October 2021.

The Memorial Branch Library will be closed during construction but limited public interim service will be provided.

ALTERNATIVES:

- A. As an alternative, council could choose not to accept the donated dollars; however, without the Greehey Foundation as a partner, the City would not have enough funding to construct the entire project or complete the project within the same timeline.
- B. 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:

- A. This ordinance approves the acceptance and appropriation of a donation of funds in the amount of \$25,000.00 from the Greehey Foundation through the San Antonio Public Library Foundation (SAPLF) for the naming and improvements to the children's area of the library. This ordinance approves the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program with these funds from the Library Donation Fund to the Memorial Branch Library project.
- B. This ordinance approves a one-time capital improvement expenditure in an amount of \$2,270,270.00 payable to Kencon Constructors/Construction Managers, LTD. Funding is available from the 2017 - 2022 General Obligation Bond Program and is included in the FY 2021 - FY 2026 Capital Improvement Program.

RECOMMENDATION:

- A. Staff recommends approval of the acceptance and appropriation of a donation from the Greehey Foundation through the San Antonio Public Library Foundation (SAPLF) in the amount of \$25,000.00 for the naming and improvements to the children's area of the Memorial Branch Library.
- B. Staff recommends approval of a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$2,270,270.00 for the Memorial Branch Library project.