



City of San Antonio

Legislation Details (With Text)

File #: 21-2839

Type: Capital Improvements

In control: City Council A Session

On agenda: 5/13/2021

Title: Ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, Ltd. in an amount of \$240,596.70 to provide energy efficient lighting upgrades for the Memorial Branch Library; and approving the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program with these funds from the Energy Efficiency Fund to the Memorial Branch Library project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Memorial Branch Library_Map.pdf, 2. Disclosure Form_Kencon Constructors.pdf, 3. Memorial Branch Library Lighting_Proposal.pdf, 4. Draft Ordinance, 5. Ordinance 2021-05-13-0334

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Public Works

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

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Job Order Contract (Task Order): Memorial Branch Library LED Lighting Retrofit

SUMMARY:

An ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, Ltd. in an amount of \$240,596.70 to provide energy efficient lighting upgrades for the Memorial Branch Library located in Council District 5; and authorizing the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program with these funds from the Energy Efficiency Fund to the Memorial Branch Library project.

BACKGROUND INFORMATION:

On May 6, 2017, voters approved the 2017 Bond Program which authorized \$2,500,000.00 for improvements to Memorial Branch Library located in Council District 5. This project began renovation of the library in March 2021 to improve overall appearance and functionality of the facility.

This task order will provide for energy efficiency upgrades to the library's interior lighting including the demolition of existing lighting, conduit, controls, switching, wiring and the installation of new LED lighting. Construction for this work is anticipated to begin in June 2021 and is estimated to be completed in October 2021.

Previous Council Action

An ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, Ltd. in an amount of \$2,270,270.00 through Ordinance 2020-08-20-0547 was approved for the 2017 Bond Memorial Branch Library Renovation to include improvements to the library's interior. The task order for this ordinance is an additional part of the library renovation project which will provide for new LED efficiency lighting.

This task order utilizes the Job Order Contracting (JOC) 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 a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors approved as part of the JOC, Kencon Constructors/Construction Managers, Ltd. is the JOC that has been selected.

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 a 24% M/WBE and 4% 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 approves a task order to a Job Order Contract with Kencon Constructors/Construction Managers, Ltd. in an amount of \$240,596.70 to provide energy efficient lighting upgrades for the Memorial Branch Library located in Council District 5.

This task order will provide energy efficiency upgrades to the interior lighting of the library. Upgrades will include the demolition of existing lighting, conduit, controls, switching, wiring and the installation of new LED lighting. Construction for this work is anticipated to begin in June 2021 and is estimated to be completed in October 2021.

The Memorial Branch Library will be closed during the construction of these improvements.

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 an amount of \$240,596.70 authorized payable to Kencon Constructors/Construction Managers, Ltd. This ordinance also authorizes the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program with these funds from the Energy Efficiency Fund to the Memorial Branch Library project.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$240,596.70 to Kencon Constructors/Construction Managers, Ltd. for the Memorial Branch Library.