



City of San Antonio

Agenda Memorandum

File Number:20-1098

Agenda Item Number: 11.

Agenda Date: 1/30/2020

In Control: City Council A Session

DEPARTMENT: Building and Equipment Services

DEPARTMENT HEAD: Jorge A. Perez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award (Job Order Contract): Market Square El Mercado HVAC Upgrades

SUMMARY:

This ordinance authorizes a contract with Con-Cor Inc. for the Market Square El Mercado HVAC Upgrade project for a cost of \$214,962.83. Funding is available through tax notes and included in the FY 2020 - FY 2025 Capital Improvement Program.

BACKGROUND INFORMATION:

The El Mercado Building, located at 514 W. Commerce, houses one of the largest Markets in the U.S. where thousands of visitors browse through 32 vendor shops. This project will replace 9 roof top HVAC units with a higher energy efficiency rating and will include hot gas reheat capability for humidity control. In addition, the rooftop units will have energy economizers to comply with International Energy Conservation Code (IECC) 2015 requirements. This project will be executed through Job Order Contracting (JOC), an alternative Project delivery method approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. Project is scheduled to start on March 2020 and be completed by May 2020.

ISSUE:

This ordinance authorizes a task order to a Job Order Contract with Con-Cor Inc. in the amount of \$214,962.83 for the Market Square El Mercado HVAC Upgrade project. A Job Order Contract is being utilized to expedite the replacement and installation of the HVAC system.

The purpose of the Market Square El Mercado building HVAC Upgrade project is to replace outdated roof top units with more energy efficient units that do not use an ozone-depleting substance.

The Veteran-Owned Small Business Preference Program does not apply to non-professional service contracts, so no preference was applied to this contract. This contract is also an exception to the Local Preference Program.

ALTERNATIVES:

Should this contract not be approved, the existing HVAC system which has met its life expectancy, could fail if not replaced. If contract is not awarded, contract will have to be advertised which will result in a delay replacing non-energy efficient units which have exceeded their life expectancy.

FISCAL IMPACT:

This ordinance authorizes a contract with Con-Cor Inc. for the Market Square El Mercado HVAC Upgrade project for a cost of \$214,962.83. Funding is available through tax notes and included in the FY 2020 - FY 2025 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$214,962.83 to Con-Cor Inc. for the Market Square El Mercado HVAC Upgrade project.