



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4300

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**Agenda Item Number:** 17.

**Agenda Date:** 8/20/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works

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

**COUNCIL DISTRICTS IMPACTED:** Council District 3

### **SUBJECT:**

Job Order Contract: (Task Order) McCreless Branch Library Renovation (2017 Bond Project)

### **SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in an amount of \$1,701,400.00 for the McCreless Branch Library Renovation project, a 2017 Bond funded project, located in Council District 3. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2020 - FY 2025 Capital Improvement Program.

### **BACKGROUND INFORMATION:**

#### Project Background

On May 6, 2017, voters approved the 2017 Bond Program which authorized \$2,500,000.00 for improvements to McCreless Branch Library located in Council District 3. This project will provide for the renovation of the McCreless Branch Library to improve overall appearance and functionality of the library. Construction is anticipated to begin in September 2020 and estimated to be completed in January 2021.

#### 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 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 task 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 task order 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 in an effort 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 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 authorizes a task order to a Job Order Contract with Con-Cor, Inc. in an amount of \$1,701,400.00 for the McCreless Branch Library Renovation project, a 2017 Bond funded project, located in District 3.

The project will provide for improvements to the library's interior including the addition of new furniture, carpet and painting in renovated spaces. The project will also include the redesign and relocation of the service desk, computer area and upgrades to meeting rooms. Construction is anticipated to begin in September 2020 and estimated to be completed in January 2021.

The McCreless Branch Library will be closed during 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 an amount of \$1,701,400.00 authorized payable to Con-Cor, Inc. Funds are available from the 2017 -2022 General Obligation Bond Program and are 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 \$1,701,400.00 to Con-Cor, Inc. for the McCreless Branch Library Renovation Project.