



# City of San Antonio

## Agenda Memorandum

**File Number:**21-1761

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**Agenda Item Number:** 9.

**Agenda Date:** 4/1/2021

**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 LED Lighting Retrofit

### **SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in an amount of \$125,439.22 to provide energy efficient lighting upgrades for the McCreless Branch Library located in Council District 3; 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 McCreless Branch Library project.

### **BACKGROUND INFORMATION:**

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 began renovation of the library in September 2020 to improve the facility's overall appearance and functionality.

This task order will provide for energy efficient 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 April 2021 and is estimated to be completed in May 2021.

### Previous Council Action

An ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in an amount of \$1,701,400.00 through Ordinance 2020-08-20-0547 was approved for the 2017 Bond McCreless Branch Library Renovation to include improvements to the library's interior. This ordinance's task order is an additional part of the library

renovation project, which will provide for new LED efficient 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 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 approved as part of the JOC, Con-Cor, Inc. 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. Con-Cor, Inc. 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 Con-Cor, Inc. in an amount of \$125,439.22 to provide energy efficient lighting upgrades for the McCreless Branch Library project located in Council District 3.

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

The McCreless 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 \$125, 439.22 authorized payable to Con-Cor, Inc. and authorizes the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program with these funds from the Energy Efficiency Fund to the McCreless Branch Library project to provide for energy efficient lighting upgrades.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$125, 439.22 to Con-Cor, Inc. to provide energy efficient lighting upgrades for the McCreless Branch Library.