



City of San Antonio

Agenda Memorandum

File Number:15-1133

Agenda Item Number: 11.

Agenda Date: 4/30/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Contract Award: (Job-Order Contract) Great Northwest Library

SUMMARY:

An Ordinance for the Great Northwest Library, a FY 2015 Certificates of Obligation funded project, located in Council District 6, authorizing a Job Order Contract to Con-Cor Inc. for exterior weatherization, roof repairs, and general renovations in an amount not to exceed \$210,617.32.

BACKGROUND INFORMATION:

Project Background

The Great Northwest Library opened in 1994 and originally had only 12,500 square feet of space. In 2006, the Library through the addition of a meeting room and children's area expanded to its current space coverage to 17,000 square feet. Located at 9050 Wellwood Street, the Great Northwest Library is managed and operated by the San Antonio Public Library. A variety of services are provided within the library to support the informative needs and research for children, youth, adults and the community.

The scope of the project provides for the exterior weatherization, roof repair and general renovation of the Great Northwest Library. Weatherization, to provide a weather tight exterior, will include the repair of the metal roof deck through new waterproof sheet roofing, coatings and flashing, window tint to the clerestory windows repair and refinishing of the window's wood panels and new sealant, and new caulking and weather-stripping of exterior windows and doors. Additional project scope includes relocating existing signage to another part of the property to provide more visibility of the signage, as well as adding materials to enhance the

overall aesthetics of the signage. Improvements also include the addition of bollards along the property line the and repair of existing drainage at entries, as well as new sidewalk, landscaping and a retaining wall to inhibit soil erosion. Project construction is anticipated to begin in June 2015 and is estimated to be completed by end of September 2015. The Library Board has approved these improvements.

Procurement of Services

This project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of a JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Of the ten (10) contractors, Con-Cor, Inc., was selected to submit an estimate and project schedule for this Project.

The Job Order Contract was 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 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. Con-Cor, Inc., has committed to meeting the assigned Job Order Contract subcontracting goals on a quarterly basis.

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 for the Great Northwest Library, a FY 2015 Certificates of Obligation funded project, located in Council District 6, a Job Order Contract to Con-Cor Inc., in an amount not to exceed \$210,617.32.

This project provides for the exterior weatherization, roof repair and general renovation of the Great Northwest Library. Project construction is anticipated to begin in June 2015 and is estimated to be completed by end of September 2015.

Coordination with the San Antonio Public Library will be made to ensure accommodations are made to keep the center accessible to patrons and residents during construction.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for another 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 not to exceed \$210,617.32 to Con-Cor, Inc. Funds are available from FY 2015 Certificates of Obligation and are included in the FY 2015-2020 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a Job Order Contract in an amount not to exceed \$210,617.32, to Con-Cor, Inc., for the Great Northwest Library.