



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 16

Agenda Date: October 14, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Job Order Contract (Task Order): Central Library Exterior Painting Project

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$1,478,177.55 for the Central Library Exterior Painting Project located in Council District 1. Funding is available from the General Fund and is included in the FY 2022 – FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The Central Library building and garage were last painted in 2011 using an Exterior Insulation and Finish System (EIFS) coated with pigmented acrylic paints. The service life for these paint systems is less than ten years and manufacturers do not warranty color fading or color retention. The paint product specified for this project is an upgrade with a 10-year blister and peel warranty lifespan of over ten years. Maintaining the exterior paint finish and colors is critical to preserving the building envelope's appropriate appearance, weather tightness, and longevity. This task order will provide new exterior paint on the entire exterior surfaces of the Central Library building and garage.

Construction is anticipated to begin in October 2021 and is estimated to be completed by April 2022.

Procurement of Services

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, 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, Lee Construction and Maintenance Company was selected.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to 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. Lee Construction and Maintenance Company has committed to meeting the subcontractor participation and goals.

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 Lee Construction and Maintenance Company in the amount of \$1,478,177.55 for the Central Library Exterior Painting Project located in Council District 1.

This task order will provide new exterior paint on the entire exterior surfaces of the Central Library building and garage. Construction is anticipated to begin in October 2021 and is estimated to be completed by April 2022.

The Central Library will remain open while work is being completed.

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 ordinance approves a one-time capital improvement expenditure in the amount of \$1,478,177.55 payable to Lee Construction and Maintenance Company. Funding is available from the General Fund and is included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of a task order to a Job Order Contract with Lee Construction and Maintenance Company, in the amount of \$1,478,177.55 for the Central Library Exterior Painting Project.