

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL,
SIGNED ORDINANCE ADOPTED BY CITY COUNCIL.**

ORDINANCE

APPROVING A TASK ORDER TO A JOB ORDER CONTRACT WITH KENCON CONSTRUCTORS/CONSTRUCTION MANAGERS, LTD. IN THE AMOUNT OF \$228,000.01 FOR IMPROVEMENTS TO THE WESTFALL LIBRARY LOCATED IN COUNCIL DISTRICT 1. FUNDING IS AVAILABLE FROM TAX NOTES AND IS INCLUDED IN THE FY 2022 DEFERRED MAINTENANCE PROGRAM AND THE FY 2022 – FY 2027 CAPITAL IMPROVEMENT PROGRAM.

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WHEREAS, the Westfall Library's building includes carpet, paint and restroom finishes which have exceeded their life expectancy. This task order will provide improvements to the library, Improvements will include new flooring throughout, interior and exterior painting, restroom upgrades, a new automatic front door and millwork repairs; and

WHEREAS, construction is anticipated to begin in February 2022 and is estimated to be completed by April 2022; and

WHEREAS, 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; and

WHEREAS, 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, Kencon Constructors/Construction Managers, LTD. was selected; and

WHEREAS, 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 and maximize the amount of small, minority and women-owned business participation on the contract; and

WHEREAS, the Goal Setting Committee set a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise (AABE) subcontracting goal that Kencon Constructors/Construction Managers, LTD. has committed to meeting the subcontractor participation goal; and

WHEREAS, this ordinance authorizes a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$228,000.01 for improvements to the Westfall Library located in Council District 1; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or designee, or the Director of the Public Works Department or designee, is authorized to approve a task order to a Job Order Contract (JOC) with Kencon Constructors/Construction Managers, LTD. in the amount of \$228,000.01 for improvements to the Westfall Library located in Council District 1.

SECTION 2. Payment is authorized to be encumbered and made payable to Kencon Constructors/Construction Managers, LTD. in an amount not to exceed \$228,000.01. Payment is in support of the FY22 Westfall Library Project using Fund 43099000 with the WBS element 35-00260-02-01 and GL account 5201140. Funding for this project is provided by the Tax Notes and is in the FY2022-FY2027 CIP Budget.

Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 3. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 4. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED this ____ day of _____, 2021.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, Acting City Clerk

Andrew Segovia, City Attorney