



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 12

Agenda Date: December 16, 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): Westfall Library Improvements

SUMMARY:

An 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.

BACKGROUND INFORMATION:

Project Background

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. Construction is anticipated to begin in February 2022 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 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, Kencon Constructors/Construction Managers, LTD. 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 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. Kencon Constructors/Construction Managers, LTD. 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 approves 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.

This task order will provide for improvements to the library. Improvements will include carpet and vinyl tile replacement, the painting of interior walls, restroom upgrades, repairs to the existing service desk, the addition of an automatic front door entry, the installation of a new bottle-fill drinking fountain and the painting and cleaning of the building's exterior wall surfaces.

The library will close briefly during construction but there will be limited public interim service provided.

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 an amount of \$228,000.01 payable to Kencon Constructors/Construction Managers, LTD. 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.

RECOMMENDATION:

Staff recommends approval of 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.