



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 8

Agenda Date: September 1, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Job Order Contract (Task Order): Guerra Branch Library HVAC Improvements

SUMMARY:

An ordinance approving a task order to a Job Order Contract including an additive alternate with Lee Construction and Maintenance Company in the amount of \$322,328.76 for the Guerra Branch Library Improvements project located in Council District 6. Funding is available from prior debt proceeds included in the FY 2022 – FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The existing Heating, Ventilation and Air Conditioning (HVAC) units and associated equipment at the Guerra Library located at 7978 Military Drive West are 18 years old and have exceeded their useful life expectancy. The units and associated equipment require replacement.

The Guerra Branch Library is located at 7978 Military Drive West in Council District 6. The existing HVAC unit air handlers within the library's mechanical room are 18 years old and have exceeded their useful life expectancy. This equipment requires improvements to run more efficiently. This task order will provide for the demolition of the two existing air handlers and

condensers for both HVAC units and the installation of new air handlers and condensers for each. The additive alternate accepted as part of this task order will allow the demolition of the existing HVAC unit and the installation of a new unit in the library's data closet, including electrical work to protect City Internet Technology (IT) resources.

Procurement of Services

This task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by City Council on February 17, 2022. 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 perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, Lee Construction and Maintenance Company is the JOC 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 3% African American Business Enterprise subcontracting goal. Lee Construction and Maintenance Company has committed to meeting the subcontractor participation and goals.

The 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 including an additive alternate with Lee Construction and Maintenance Company in the amount of \$322,328.76 for the Guerra Branch Library Improvements project located in Council District 6.

This task order will provide for the demolition of the two existing air handlers and condensers for both HVAC units and the installation of new air handlers and condensers for each. The additive alternate accepted as part of this task order will allow the demolition of the existing HVAC unit and the installation of a new unit in the library's data closet, including electrical work to protect City Internet Technology (IT) resources.

Construction is anticipated to begin in September 2022 and is estimated to be completed by December 2022. The Guerra Branch Library will remain open to the public while this construction is underway.

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 project's timely completion.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in the amount of \$322,328.76 payable to Lee Construction and Maintenance Company. Funding is available from prior debt proceeds included in the FY 2022 – FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approving a task order to a Job Order Contract including an additive alternate with Lee Construction and Maintenance Company in the amount of \$322,328.76 for the Guerra Branch Library Improvements project.