

DEPARTMENT: CIMS

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICT(S) IMPACTED:
City Wide

SUBJECT:
Indefinite Delivery Contract for CIMS Construction 2013-2015 – Contract Award

SUMMARY:
This ordinance awards a contract to San Antonio Constructors in the amount of \$3,991,800.00 for the Indefinite Delivery Contract for CIMS Construction 2013-2015. This contract will be utilized for construction projects where funding has already been appropriated. The contract time will be for two (2) calendar years from the date of the Contractor's Notice to Proceed.

BACKGROUND INFORMATION:
The Indefinite Delivery Contract for CIMS Construction 2013-2015 may be utilized by CIMS, Public Works or Parks and Recreation departments to construct street, sidewalk, drainage, traffic or park projects that may develop, based on emergency needs, discretionary needs of each Council District, or included in the 2013-2018 CIP. Funding for these projects may include, but are not limited to, General Obligation Bond funds, Certificates of Obligation and other identified funding sources. This contract is scheduled to begin in February 2013 and will remain in effect for two (2) calendar years from the date of the Contractor's Notice to Proceed.

Indefinite delivery contracts (IDC's) are utilized for small construction projects where an urgent need or emergency may arise and allow for quick execution of work, as opposed to bidding out each project individually. As part of the department's continuing efforts to improve efficiency, CIMS will utilize services under these agreements to expedite project delivery and completion. IDC's are advertised with an estimated quantity of work, and unit prices are set by the bidding contractor for the duration of the contract. Bid item quantities may vary from the estimated bid amount, as long as the contract does not exceed the awarded amount.

This contract was advertised for construction bids in the Hart Beat and on the City's and State's website. Also, an announcement was made on TVSA and through the Small Business Economic Development Advocacy (SBEDA) Office in August 2013. On Thursday, August 22, 2013, a pre-bid meeting was held with the prospective bidders to discuss the construction scope and to respond to any questions brought up in the meeting. Bids for this project were opened on Tuesday, September 10, 2013 and ten (10) responded. Of these, San Antonio Constructors was deemed the lowest bidder.

This contract will be awarded in compliance with the new Small Business Economic Development Advocacy (SBEDA) Program, effective January 1, 2011. All contracts under the scope of the new SBEDA Program are reviewed by a Goal Setting Committee, which establishes the SBEDA Program requirements 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 applied a 30% Small Business Enterprise (SBE) subcontracting goal and a 20% Minority Women Business Enterprise (M/WBE) subcontracting goal requiring that 30% SBE and

20% M/WBE of the work associated with this contract be subcontracted to certified small businesses located within the San Antonio Metropolitan Statistical Area. San Antonio Constructors has committed to meeting the 30% SBE and 20% M/WBE Subcontracting goals.

The CIMS Department will utilize the construction services of San Antonio Constructors on an “as-needed” basis, in order to expedite project delivery and completion of various CIMS projects.

ISSUE:

This ordinance will award a contract to the lowest bidder for the Indefinite Delivery Contract for CIMS Construction 2013-2015. The contract will be awarded to San Antonio Constructors for \$3,991,800.00.

ALTERNATIVES:

An alternative option is to individually bid out projects for construction. To solicit for services on a per project basis would adversely affect the timely completion of projects and funding.

FISCAL IMPACT:

No funds are appropriated by this action. Expenditures for these services are subject to available funding and are authorized by individual project capital budgets at the time work is requested or project funds are appropriated through ordinance. Requirements for each task shall be detailed in the individual work orders assigned. The City will make no minimum guarantee pertaining to the volume of work which may be expected from each contractor.

RECOMMENDATION:

Staff recommends approval of the Indefinite Delivery Contract for CIMS Construction 2013-2015 to San Antonio Constructors for \$3,991,800.00.

This construction contract was developed utilizing the formal competitive bid process. Therefore, a Discretionary Contracts Disclosure Form is not required.