



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2599

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 12/4/2014

**Title:** An Ordinance authorizing the execution of a task order to a Job Order Contract, for construction improvements to District 6 Park Improvements in Acme, Cuellar and Levi Strauss Parks in an amount not to exceed \$508,800.27 payable to Alpha Building Corporation, a 2012-2017 General Obligation Bond-funded Project, located in Council District 6. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation and Capital Improvements]

**Sponsors:**

**Indexes:** 2012-2017 Bonds

**Code sections:**

**Attachments:** 1. Discretionary Contracts Disclosure\_Acme Park, 2. Discretionary Contracts Disclosure\_Cuellar Park, 3. Discretionary Contracts Disclosure\_Levi Strauss, 4. Proposal\_Acme Park, 5. Proposal\_Cuellar Park, 6. Proposal\_Levi Strauss Park, 7. Map\_Cuellar Park, 8. Map\_Levi Strauss Park, 9. Map\_Acme Park, 10. Draft Ordinance, 11. Ordinance 2014-12-04-0946

| Date      | Ver. | Action By              | Action  | Result |
|-----------|------|------------------------|---------|--------|
| 12/4/2014 | 1    | City Council A Session | adopted | Pass   |

**DEPARTMENT:** Transportation and Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie

**COUNCIL DISTRICTS IMPACTED:** Council District 6

**SUBJECT:**

Contract Award: Job-Order Contract District 6 Parks Improvements for Acme Park, Cuellar Park and Levi Strauss Park

**SUMMARY:**

An ordinance authorizing the execution of a task order to a Job Order Contract for construction improvements to District 6 Park Improvements for Acme, Cuellar and Levi Strauss Parks in an amount not to exceed \$508,800.27, payable to Alpha Building Corporation, a 2012-2017 General Obligation Bond-funded Projects, located in Council District 6.

**BACKGROUND INFORMATION:**

Project Background

Under the voter approved 2012-2017 Bond Program, \$87.15 million was allocated for Parks, Recreation and

## Open Space Improvements.

The Parks projects designated in the 2012-2017 Bond Program for improvements were introduced to the various communities, residents and neighborhood associations in conjunction with the respective City Council District offices, Parks and Recreation Department and Transportation and Capital Improvement Department staff. The projects were planned and coordinated using an outreach process that included a series of public input meetings, community presentations and data gathering for each park project site. The scopes of work, budgets and schedules for the projects were vetted by the neighborhood communities and City staff, which expressed support and enthusiasm for the execution of these projects. Project construction is anticipated to begin January 2015 and completed by June 2015.

## Previous Council Action

Previous council action authorized the purchase of 11 shade structures consisting of nine canopy shade structures and two super span shade structures, from Shade Structures, Inc., in the amount of \$158,022.00. The shade structures will be installed at five parks (Acme Park, Cuellar Park, Levi Strauss Park, Mario Farias Park and West End Park). All projects funded by the 2012-2017 Bond Program.

## Procurement of Services

These projects were selected to utilize the Job Order Contracting (JOC) delivery method an alternative Project delivery method through which ten contractors were approved through Ordinance 2011-01-20-0053 by City Council on January 20, 2011. The use of the JOC delivery method provides the City with on-call construction, renovation and maintenance services for use on City buildings and facilities. Assignment of JOC contractors to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job.

Of the ten JOC approved contractors, Alpha Building Corporation was selected for these projects, based on the City's necessity to expedite the work, the similarity in the scope of work within each park site, the proximity and geographical locations of the parks and Alpha's previous successful completion of similar type projects.

The JOC contract associated with this agreement was advertised in 2010 prior to the implementation of the revised SBEDA ordinance. Therefore, the solicitation required respondents to make a good faith effort to meet the aspiration goals in utilizing small, woman and minority-owned businesses as subcontractors. The Economic Development Department has reviewed and approved the subcontracting plan submitted by Alpha Building Corporation.

## **ISSUE:**

This ordinance authorizes a task order to a Job Order Contract in an amount of \$508,800.27, payable to Alpha Building Corporation, to provide construction improvements and renovations for the District 6 Park Improvements of Acme, Cuellar and Levi Strauss Parks sites included in the 2012-2017 Bond program, located in Council District 6.

The District 6 Parks Improvements of Acme Park, Cuellar Park, and Levi Strauss Park will include the following:

- **Acme Park** - Expand parking, resurface existing trail, new concrete walkways and new portable toilet enclosure.
- **Cuellar Park** - Expand parking, install new skatepark element, add new concrete walkways and relocate one picnic unit.
- **Levi Strauss Park** - Expand parking, add new half basketball court, add new concrete walkways and

add new portable toilet enclosure.

Coordination with the Parks and Recreation Department will be made to ensure accommodations are made to keep the facility accessible to patrons and residents during construction.

This action is consistent with the City's established policy of utilizing the Job Order Contracting delivery method for renovation projects of this nature and scope. City Council approval is required for projects utilizing Job Order Contracting over \$100,000.00.

The Discretionary Contracts Disclosure Form as required by the City's Ethics Ordinance for all contracts where subjective criteria are used to select the contractor or consultant rather than by low bid is attached.

**ALTERNATIVES:**

As an alternative, City Council could choose not to authorize these authorizations and instead direct staff to issue a new solicitation for this work. However, after considering the additional time and expenditure required to implement an alternate solicitation process would delay completion of this project.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the total amount of \$508,800.27, payable to Alpha Building Corporation. Funds are available from the 2012-2017 General Obligation Bond Program and are included in the FY 2015-2020 Capital Improvement Budget.

|                   |               |
|-------------------|---------------|
| Acme Park         | \$ 131,994.79 |
| Cuellar Park      | \$ 187,184.13 |
| Levi Strauss Park | \$ 189,621.35 |
| TOTAL             | \$ 508,800.27 |

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of a task order to a Job Order Contract in an amount of \$508,800.27, payable to Alpha Building Corporation, for Acme, Cuellar and Levi Strauss Parks, all 2012-2017 General Obligation Bond-funded Projects, located in Council District 6.