



City of San Antonio

Agenda Memorandum

File Number:13-768

Agenda Item Number: 12.

Agenda Date: 11/7/2013

In Control: City Council A Session

DEPARTMENT: Capital Improvements Management Services

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Contract Award: Task Order Contract for CIMS Construction 2013-2015

SUMMARY:

An ordinance awarding a Task Order Contract to San Antonio Constructors for an amount not to exceed \$3,991,800.00 and authorizing payments subject to the availability and appropriation of funds for a two-year contract to provide as needed construction of street, sidewalk, drainage, traffic and park projects located City Wide.

BACKGROUND INFORMATION:

The 2013-2015 Task Order Contract for CIMS 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 expected to begin in December 2013 or upon issuance of initial task order and will remain in effect for two (2) calendar years from the date of the Contractor's Notice to Proceed.

Task Order Contracts (TOC) are utilized for small construction projects where an urgent need or emergency may arise and allow for quick execution of work. As part of the department's continuing efforts to improve efficiency, CIMS will utilize services under these agreements to expedite project delivery and completion. TOC'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 Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive 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 set a 22% Small Business Enterprise (SBE) subcontracting goal and a 15% Minority/Women Business Enterprise (M/WBE) subcontracting goal. San Antonio Constructors has committed to 22% SBE and 15% M/WBE subcontractor participation.

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 located City Wide.

These construction contracts were developed utilizing the formal competitive bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ISSUE:

This ordinance awarding a Task Order Contract to San Antonio Constructors for an amount not to exceed \$3,991,800.00 and authorizing payments subject to the availability and appropriation of funds for a two-year contract to provide as needed construction of street, sidewalk, drainage, traffic and park projects located City Wide.

Currently, the CIMS department has two similar on-call contracts in place. This contract award adds more capacity that is needed and may be used to expedite small local street, sidewalk and park projects in the 2012 Bond Program.

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 because there is an economy of scale for combining this work.

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 Task Order Contract for CIMS Construction 2013-2015 to San Antonio Constructors for an amount not to exceed \$3,991,800.00.