



# City of San Antonio

## Agenda Memorandum

**File Number:**13-827

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**Agenda Item Number:** 10.

**Agenda Date:** 11/21/2013

**In Control:** City Council A Session

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**DEPARTMENT:** Capital Improvements Management Services

**DEPARTMENT HEAD:** Mike Frisbie

**COUNCIL DISTRICT(S) IMPACTED:**

Council District 3

**SUBJECT:**

Contract Award: Stinson Park 5 Diamond Little League Complex

**SUMMARY:**

Consideration of the following actions related to the Stinson Park 5 Diamond Little League Complex Project, a 2012-2017 Bond Program-funded Project, located in Council District 3.

- A. An ordinance authorizing the execution of a Job Order Contract in an amount not to exceed \$135,991.00, payable to Alpha Building Corporation, to provide demolition and site work for the Stinson Park 5 Diamond Little League Complex project.
  
- B. An ordinance authorizing the purchase, fabrication, delivery and installation of a new 1,100 square-foot modular concession and restroom building, to Restroom Facilities, Ltd, in an amount of \$377,000.00. Funding for this contract is available through the 2012-2017 Bond Program and is included in the FY 2012 - 2017 Capital Improvement Budget.

**BACKGROUND INFORMATION:**

Project Background

This Project is part of the 2012-2017 Bond Program for Parks, Recreation and Open Space Improvements. Proposition 3 approved \$650,000 for Stinson Park, which includes the rehabilitation and expansion of the San Antonio 5 Diamonds Little League Complex concession and restroom building located within Council District 3. This Council Action request is to authorize two (2) contracts related to the Stinson Park 5 Diamond Little League Complex Project: A) Job Order Contract for site work, preparation and construction services; and B)

Procurement, delivery, and installation of a prefabricated concession/restroom building.

This Project was vetted with the Parks and Recreation Department, the 5 Diamonds Little League and surrounding neighborhood residents for the Project's appropriateness in the park and concurrences with their respective Park and Recreation Department League User Lease Agreement. The 5 Diamonds Little League Board has been involved with COSA staff throughout the planning and design phases and approved the proposed improvements at their May 2013 Board meeting, at which they expressed unanimous support and enthusiasm for the execution of these two contracts.

#### Procurement of Services

- A. This Project utilizes the Job Order Contracting (JOC), an alternative Project Delivery Method approved through Ordinance 2011-01-20-0053 by City Council on January 20, 2011, in which a list of ten (10) different local contractors were selected to provide the City with on-call assignments for construction, renovation, and maintenance services for City buildings and facilities. JOC on-call assignments to specific jobs are based on the contractor's expertise in performing the specific task and/or managing the specific trade required to perform the specific assigned repair, rehabilitation, or construction operation. Of the ten listed on-call JOC contractors, Alpha Building Corporation was assigned to submit a cost proposal and project schedule for this Project.

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.

- B. The attached tabulation of one cooperatively procured offer submitted by Restroom Facilities, Ltd., utilizing the BuyBoard contract # 423-12 to provide the City of San Antonio with the fabrication, delivery and installation of a prefabricated modular concession and restroom building for a total cost of \$377,000.00 is submitted for City Council consideration and action. The purchase comprises the fabrication, delivery, and installation of a modular concessions/restroom building that includes a climate controlled air conditioned concessions serving and furnished food preparation area, pantry and supply storage rooms, an isolated plumbing chase and maintenance room, and two adjoining segregated men and women restrooms furnished with complete fixtures and accessories, and stall privacy partitions that will accommodate a total of nine (9) toilet stalls, three (3) urinals and six (6) lavatories. The building envelope comprises split face Concrete Masonry Unit (CMU) exterior walls, standing seam metal roof, positive natural ventilation and lighting, steel doors and windows, locking hardware on a reinforced concrete slab. The building also includes a proprietary state of the art continual security monitoring, operational functions and systems failure detections with alerts notification using a wireless computerized monitoring system.

#### **ISSUE:**

- A. This ordinance authorizes the execution of a Job Order Contract in an amount not-to-exceed \$135,991.00 authorized payable to Alpha Building Corporation, for Stinson Park 5 Diamond Little League Complex, a 2012-2017 Bond Program funded Project located in Council District 3. This project provides general building site work that includes limited site grading, asphalt paving and concrete flat

work; demolishing & disposing of one existing restroom/concessions building; making upgrades and repairs to the existing utilities (sewer, electrical, water) that will service a new prefabricated modular concession/restroom building approximately 1,200 square feet; making final utilities connections to such modular building; preparing the foundation pad necessary to accept the installation of such modular building. Procurement of the prefabricated modular concession and restroom building and installation is by COSA Purchasing Department and coordinated by CIMS. Project construction is anticipated to begin November 2013 and estimated to be completed by February 2014.

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 \$135,991.00.

- B. This contract will provide the City of San Antonio with a prefabricated modular concession and restroom building to be utilized by the Parks and Recreation Department. The purchase comprises the fabrication, delivery, and installation of a modular concessions/restroom building that includes a climate controlled air conditioned concessions serving and furnished food preparation area, pantry and supply storage rooms, an isolated plumbing chase and maintenance room, and two adjoining segregated men and women restrooms furnished with complete fixtures and accessories, and stall privacy partitions that will accommodate a total of nine (9) toilet stalls, three (3) urinals and six (6) lavatories. The building envelope comprises split face Concrete Masonry Unit (CMU) exterior walls, standing seam metal roof, positive natural ventilation and lighting, steel doors and windows, locking hardware on a reinforced concrete slab.

Coordination with the 5 Diamond Little League will be made to ensure accommodations are made to keep the facility accessible to patrons and residents during construction.

This contract is within the scope of the SBEDA Program. However, due to lack of available firms and/or subcontracting opportunities, the Goal Setting Committee was unable to apply a SBEDA tool to this contract.

This contract is an exception to the Local Preference Program.

#### **ALTERNATIVES:**

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project and funding.

#### **FISCAL IMPACT:**

This is one-time capital improvement expenditure in the total amount of \$512,991.00. Of this amount, \$135,991.00 is authorized payable to Alpha Building Corporation and \$377,000.00 is authorized payable to Restroom Facilities, Ltd. Funds are available from previously authorized 2012 General Obligation Bond funds and are included in the FY 2014 - 2019 Capital Improvement Program Budget.

#### **RECOMMENDATION:**

- A. Staff recommends approval of this ordinance authorizing the execution of Job Order Contract in an amount not-to-exceed \$135,991.00 authorized payable to Alpha Building Corporation for Stinson Park 5

Diamond Little League Complex, a 2012-2017 Bond Program funded Project, located in Council District 3.

- B. Staff recommends the award of this contract with Restroom Facilities, Ltd. for a total cost of \$377,000.00.