



City of San Antonio

Agenda Memorandum

File Number: 14-1175

Agenda Item Number: 13.

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Building and Equipment Services

DEPARTMENT HEAD: Jorge A. Perez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Contract Award: On Call Contracting Services (OCCS) Central Police Patrol Facility Plumbing Improvements

SUMMARY:

An ordinance authorizing a task order to an On Call Contract Services provider (OCCS), in an amount not to exceed \$220,000.00 payable to Craftsmen Plumbing, for a Central Police Patrol Facility plumbing system repair, a Facilities Deferred Maintenance Funded Project, located in Council District 1.

BACKGROUND INFORMATION:

The building located at 515 S Frio was originally constructed as a warehouse and in the late 1970s, was converted into the Public Safety Technology Center where the Information Technology Support Department (ITSD) and Central Police Station are located. The main sewage piping system currently installed in the facility is the original system and has exceeded its life expectancy.

Procurement of Services:

This Project was selected to utilize the On Call Contract Services provider, an alternative project delivery method which ten contractors were approved through Ordinance 2011-0414-0292 by City Council on 14 April, 2011. The use of the OCCS delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of OCCS contractors to specific jobs is based on the contractor's current workload, overall capacity, and familiarity with a specific facility, expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or

rehabilitation. Of the ten contractors, Craftsman Plumbing was selected to submit an estimate and project schedule for this Project.

The OCCS 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 aspirational goals in utilizing small, woman and minority-owned businesses as subcontractors. The Economic Development Department has reviewed and approved the subcontracting plan submitted by Craftsman Plumbing.

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.

ISSUE:

This ordinance authorizes a task order to an OCCS Contract in an amount not to exceed \$220,000.00, payable to Craftsman Plumbing for the sewage plumbing maintenance at the Central Police Patrol section of the Public Safety and Technology Center, a Facilities Deferred Maintenance Funded project.

This task order provides for the maintenance and repair of main and secondary sewage pipes at the Central Police Patrol portion of the Public Safety and Technology Center facility. Maintenance and repairs include hand digging a 525 foot long four foot by four foot tunnel under the facility slab to allow access to remove damaged and corroded cast iron pipes and replace them with schedule 40 PVC non-corroding pipes. Once completed the tunnel will be filled with flowable fill concrete to help stabilize the new piping and prevent shifting.

This action is consistent with the City's established policy of utilizing the OCCS Contracting delivery method for maintenance and repair projects of this nature and scope. City Council approval is required for Projects utilizing Job Order Contracting over \$50,000.00.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to advertise this Project. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount not to exceed \$220,000.00, authorized payable to Craftsman Plumbing. Funds for this project are available from the Facilities Deferred Maintenance Fund and have been budgeted for this purpose in the FY 2014 adopted budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order for an OCCS contract in an amount not to exceed \$220,000.00, authorized payable to Craftsman Plumbing for sewage plumbing maintenance and repairs at the Central Police Patrol section of the Public Safety and Technology Center.