



City of San Antonio

Agenda Memorandum

File Number: 14-1500

Agenda Item Number: 10.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Contract Award: (Job-Order Contract) Japanese Tea Gardens Improvement Project - Perimeter Fence

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$153,965.24, payable to Alpha Building Company, for the Japanese Tea Gardens Improvement Project, a 2012 General Obligation Bond funded project, located in Council District 2.

BACKGROUND INFORMATION:

Project Background

The 2012-2017 General Obligation Bond Program approved a \$750,000.00 for general facility improvements. In 2012, the City of San Antonio, Parks and Recreation Department, entered into a Funding Agreement with the San Antonio Parks Foundation, to improve the observation deck for a total of \$250,000.00. The remaining funds will be utilized for construction of perimeter fence and wall stabilization.

This project provides for the construction of a perimeter fence that includes panels, posts, pedestrian gates and vehicular gates at various locations, for access to the garden. This Project will extend the fencing in a perimeter around the bulk of the property of the Japanese Tea Garden, to provide security for the property during times when the facility is closed. There will be two (2) profiles of fence. The first, a non-climb fence profile with aesthetic qualities is dark green in color, approximately 1,050 linear feet in areas where the fence will be highly visible to those who use the facility. The second profile will be approximately 1,025 linear feet of typical chain-link fence with a 3-barbed wire set along the top for those areas that are not visible by the public. Project construction is anticipated to begin August 2014 and estimated to be completed by October 2014. This is Phase 1 of the project. Currently Phase 2 is in scoping phase and will be completed at a later date. Phase 2 consist of wall stabilization and pedestrian point entry enhancements.

Procurement of Services

This project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method, which 10 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 City buildings and facilities. Assignment of JOC contractors to specific jobs 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 requested repair or rehabilitation. Of the 10 contractors, Alpha Building Company was selected to submit a cost estimate and project schedule.

The JOC contract associated with this agreement was advertised in 2010, prior to the implementation of the revised SBEDA ordinance. Therefore, the solicitation required respondent to make a good faith effort to meet goals aspired to 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 Company.

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 the execution of a Job Order Contract in an amount not to exceed \$153,965.24, authorized payable to Alpha Building Company, for the Japanese Tea Garden Improvement project, a 2012 Bond funded Project, located in Council District 2.

This project provides construction of a perimeter fence that includes panels, posts, pedestrian gates and vehicular gates at various locations, for access to the garden. This project will extend the fencing in a perimeter around the bulk of the property of the Japanese Tea Garden, to provide security for the property during times when the facility is closed. Construction is anticipated to begin August 2014 and be completed by October 2014.

Transportation and Capital Improvements Department has coordinated with the Parks and Recreation Department, Texas Historical Commission, the Japanese Tea Garden Committee, and the vendors that reside at the Japanese Tea Garden's Jingu House. The facility will remain accessible to patrons and vendors 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.

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 a one-time capital improvement expenditure in the amount of \$153,965.24, authorized payable to Alpha Building Company. Funds are available from 2012 General Obligation Bonds and are included in the FY 2014-2019 Capital Improvements Program.

RECOMMENDATION:

Staff recommends approval of this ordinance, authorizing the execution of a task order to a Job Order Contract in an amount not to exceed \$153,965.24, payable to Alpha Building Company, for the Japanese Tea Garden Improvement project, a 2012 Bond funded Project, located in Council District 2.