



City of San Antonio

Agenda Memorandum

File Number: 14-1519

Agenda Item Number: 12.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Contract Award: Barbara Jordan Center Improvements

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract, including six (6) additive alternates, for construction of Barbara Jordan Center, in the amount of \$417,696.00, authorized payable to F.A. Nunnely Company, a 2014 Tax Notes funded Project, located in Council District 2.

BACKGROUND INFORMATION:

Project Background

In the FY 2014 Adopted Budget, \$640,000 was allocated to the Barbara Jordan Center to include a new HVAC, roof replacement, and other building improvements. In January 2014, the City replaced the air conditioning system at the Barbara Jordan Community Center as part of the Deferred Maintenance Program at a cost of \$46,280.00. For this project, the improvements consists of replacing the standing seam metal roofing and built-up roofing. The existing skylight over the main lobby is being replaced due to the age of the skylight and the worn gasketing system. While interior lighting is being replaced other meeting rooms will be accessible for staff and the patrons.

The roofing is being replaced due to the numerous roof leaks as a result of the aging roofing system. The lettering on the exterior building signage and monumental is worn and not visible from the street. Therefore, new lettering will have dark contrast to make the exterior sign clearly visible from the street. Additional work includes repairs to the monumental sign in front of the property. Project construction is anticipated to begin in September 2014 and estimated to be completed by December 2014.

Procurement of Services

This Project was advertised for construction bids in the San Antonio Hart Beat, on the City's website and the Texas Electronic State Business Daily in June 2014. In addition, the bid announcement was made on TVSA and through the TCI Small Business Office. Plans were also available for review by potential bidders at the office of Alvidrez Architecture, Inc. located at 110 Broadway. Bids for this project were opened on July 1, 2014 and three bidders responded. Of these, F. A. Nunnely Company submitted the lowest responsive bid. A matrix of the bid outcome is included herein as Attachment 2.

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 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. The Economic Development Department approved a partial waiver submitted by F.A. Nunnelly Company because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses.

This construction contract was developed utilizing the low bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

ISSUE:

This ordinance accepts the lowest responsive bid and awards a construction contract, including six (6) additive alternates, in the amount of \$417,696.00, authorized payable to F. A, Nunnelly Company, for construction of Barbara Jordan Center Improvements, a 2014 Tax Notes funded Project, located in Council District 2.

This contract consists of replacement of the standing seam metal roofing and built-up roofing. Six (6) additive alternates included as part of this contract are; 1) Replace the skylight system over the lobby; 2) Replace interior lighting in rooms 100 and 101; 3) Provide drainage improvements around the building; 4) Provide exterior lighting mounted on the building; 5) Replace interior lighting in rooms 104, 105, 106 and 107; 6) Replace interior lighting in room 103; 7) Replace exterior building signage and make repairs to the monumental sign in front of the building.

While interior lighting is being replaced other meeting rooms will be utilized. The roof is being replaced due to the numerous roof leaks and age of the roofing system. The existing skylight over the main lobby is being replaced due to the age of the skylight and worn gasketing system will lead to leaks in the future if not replaced. The exterior building signage and monumental sign have worn lettering that is not visible from the street. The new lettering will have a dark contrast to make them clearly visible from the street.

Project construction is anticipated to begin in September 2014 and estimated to be completed by December 2014.

ALTERNATIVES:

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this Project. 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 of \$417,696.00, authorized payable to F.A. Nunnelly Company. Funds are available from 2014 Tax Notes, previously authorized in the FY 2014 Adopted Capital Budget for deferred maintenance.

RECOMMENDATION:

Staff recommends approval of this ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$417,696.00, authorized payable to F.A. Nunnelly Company, for construction of Barbara Jordan Center Improvements Project.