



City of San Antonio

Agenda Memorandum

File Number: 14-2799

Agenda Item Number: 12.

Agenda Date: 12/11/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Contract Award: (Job Order Contract) Arneson River Theater Masonry Rehabilitation

SUMMARY:

An ordinance for the Arneson River Theater Masonry Rehabilitation Project authorizing a task order to a Job Order Contract in an amount not to exceed \$193,750.00 to F.A. Nunnally Co., an authorized River Walk Capital Improvement funded Project, located in Council District 1.

BACKGROUND INFORMATION:

Project Background

The River Walk Master Plan was completed in August 2008, which identifies specific needed priority capital improvements throughout the River Bend and River Extension. The projects generally include the following: repairs to stairs (handrails, treads, risers and code concerns); repairs to historic paving; repairs to river retaining walls; the addition of new accessible ramps required; new painting and landscaping; upgrades to electrical lighting and power.

The Arneson River Theater was included in the River Walk Master Plan as an important area of need for capital improvements, although considered part of La Villita.

This Project provides for the removal and replacement of masonry material, provides for the stabilization of the walls and floors and replacement and level of the steps, planters and features at two corner boxes in the theater. These corner boxes are used for media equipment and filming of events and performance. Project construction is anticipated to begin January 2015 and is estimated to be completed by February 2015.

Procurement of Services

This project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method

through 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 job. Of the ten contractors, F.A. Nunnelly Co., was selected to submit an estimate and Project schedule for this Project.

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 F.A. Nunnelly Co.

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 \$193,750.00, authorized payable to F.A. Nunnelly Co., for the Arneson River Theater Masonry Rehabilitation Project, an authorized River Walk Capital Improvement funded Project, located in Council District 1.

This Project provides for the removal and replacement of masonry material, provides for the stabilization of the walls and floors and replacement and level of the steps, planters and features at two corner boxes in the theater. These corner boxes are used for media equipment and filming of events and performance.

The Transportation and Capital Improvements Department has coordinated with La Villita, Center City Development and Operations Department and Historical Design and Review Commission (HDRC). The project was approved on November 19, 2014 by the HDRC. The Arneson River Theater connection to La Villita and the adjacent River Walk will remain accessible to patrons 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 adversely would affect the timely completion of the project and the scheduled events at the facility.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount not to exceed \$193,750.00, authorized payable to F.A. Nunnelly Co. Funds are available from the River Walk Capital Improvement Fund and are included in the FY 2015-2020 Capital Improvement Budget.

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 \$193,750.00, payable to F.A. Nunnelly Co., for the Arneson River Theater Masonry

Rehabilitation Project, an authorized River Walk Capital Improvement funded project, located in Council District 1.