



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-5123

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**Agenda Item Number:** 9.

**Agenda Date:** 10/15/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 1

### **SUBJECT:**

Contract Award: (Job-Order Contract) Convention Center Garage Improvements

### **SUMMARY:**

An ordinance for the Convention Center Garage Improvements, a FY 2016 Parking Improvement and Contingency funded project located in Council District 1, authorizing a task order to a Job Order Contract with Jamail and Smith Construction in the amount of \$259,475.40.

### **BACKGROUND INFORMATION:**

#### Project Background

The Convention Center Garage facility is located at 850 East Commerce St. and has 465 parking spaces. The exterior façade is in need of a new painted finish and the color selection for the Convention Center Garage will coincide with the exterior color scheme of the new Convention Center Expansion project. This project provides for a thorough cleaning of the exterior walls and application of a new painted finish and a new painted finish for the interior walls. Project construction is anticipated to begin in November 2015 and is anticipated to be completed by January 2016.

#### Procurement of Services

This project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractor to a specific job 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 (10) contractors, Jamail and Smith Construction, was selected to submit an estimate and project schedule for this Project

The Job Order Contract was 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 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. Jamail and Smith Construction, has committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis.

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:**

An ordinance authorizing a task order to a Job Order Contract for the Convention Center Garage Improvements project, a FY 2016 Parking Improvement and Contingency funded project located in Council District 1 with Jamail and Smith Construction, in the amount of \$259,475.40.

This project provides for a new painted finish of the exterior and interior walls. Project construction is anticipated to begin in November 2015 and is estimated to be completed by January 2016.

#### **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.

#### **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$259,475.40, payable to Jamail and Smith Construction. Funds are available from the FY 2016 Parking Improvement and Contingency Fund and are included in the FY 2016-2021 Capital Improvement Budget.

**Section 1.** Payment in the amount not to exceed \$259,475.40 in SAP Fund 53099000, Parking Capital Projects, SAP Project Definition 09-00014, Parking Facility Improvements, is authorized to be encumbered and made payable Jamail and Smith Construction, for a new painted finish of the exterior and interior walls.

**Section 2.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount of \$259,475.40, to Jamail and Smith Construction for the Convention Center Garage Improvements project.