



City of San Antonio

Legislation Details (With Text)

File #: 17-3124

Type: Capital Improvements

In control: City Council A Session

On agenda: 6/22/2017

Title: Consideration of the following items related to the Marina Electrical Retrofits Project, a Self-Supporting Certificates of Obligation funded project, located in Council District 1: [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]:

Sponsors:

Indexes:

Code sections:

Attachments: 1. MER DiscretionaryContractsDisclosureForm-Kencon, 2. MER 1295 -CDC Davila, 3. MERForm 1295 Kencon, 4. Marina Electrical Retrofits Map, 5. Draft Ordinance

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award: (Job-Order Contract) Marina Electrical Retrofits

SUMMARY:

Consideration of the following items related to the Marina Electrical Retrofits Project:

- A. An ordinance amending the FY 2017-2022 Capital Improvements Program and appropriating \$2,635,000.00 in Unissued Self-Supporting Certificates of Obligation to the River Barge Design and Construction capital project, and approving Pre-Design and Design expenses not to exceed \$165,000.00 to be funded in the capital project.
- B. An ordinance for the Marina Electrical Retrofits Project, authorizing a task order to a Job Order Contract, payable to Kencon Constructors Ltd. in the amount not-to-exceed \$1,545,100.00 and authorizing a task order to a Job Order Contract, payable to Davila Construction, Inc. in the amount not-to-exceed \$425,428.00, a Self-Supporting Certificates of Obligation funded project, located in Council District 1.

BACKGROUND INFORMATION:

Project Background

On December 1, 2016, City Council authorized a contract with Lake Assault Boats to manufacture 43 electrical river barges which will be leased by the new operator for the river barge concession. The first 20 will be delivered by September 15th and the remaining will arrive later this year. Currently, the two marinas are only equipped to maintain and service gas powered barges. The Marina Electrical Retrofit Project will provide for the installation of electric charging outlets at 202 E. Nueva (Nueva Street Marina) and at 203 S. St. Mary's (International Center Marina) as well as new gangways at the International Center Marina. The project will commence in July and Nueva Marina electrical retrofits will be complete in time for the arrival of the first 20 barges and the retrofit of the International Center Marina will be complete in November 2017.

Procurement of Services

This Project was selected to utilize 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 a JOC contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, cost, expertise in completing specific task(s), and/or managing a specific trade needed to carry out the job. Of the ten contractors, Kencon Constructors Ltd. and Davila Construction, Inc. were selected to submit an estimate and project schedule for this project.

Kencon Constructors Ltd. and Davila Construction, Inc. are small businesses that have committed through the JOC Program a 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation.

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, are attached.

ISSUE:

Consideration of the following items related to the Marina Electrical Retrofits Project:

- A. This ordinance amends the FY 2017-2022 Capital Improvements Program and appropriates \$2,635,000.00 in Unissued Self-Supporting Certificates of Obligation to the River Barge Design and Construction capital project, and approves Pre-Design and Design expenses not to exceed \$165,000.00 to be funded in the capital project. Debt issued to fund this project will be paid with river barge revenues.
- B. An ordinance for the Marina Electrical Retrofits Project, authorizing a task order to a Job Order Contract, payable to Kencon Constructors Ltd. in the amount not-to-exceed \$1,545,100.00 and authorizing a task order to a Job Order Contract, payable to Davila Construction, Inc. in the amount not-to-exceed \$425,428.00, a Self-Supporting Certificates of Obligation funded project, located in Council District 1.

Currently, the Nueva Marina and the International Center Marina are only equipped to maintain and service gas

powered river barges. This new project will provide new electrical service for each of the new electric barges at both marinas and new gangways (at the International Center Marina only).

In order to meet the timeline in preparation of the first installment of the river barges, two JOC contractors are being utilized. Kencon Constructors Ltd. will be primarily charged with providing the electrical components while Davila Construction, Inc. will be utilized for installation of the structural steel gangways. Gangway is a nautical term which refers to the pathway for the barges to navigate. Improvements will be carefully sequenced to allow each contractor to work independently until the requested work has been completed. Once each contractor has completed its respective tasks, contractors will switch to the opposite Marina and continue with improvements that have been tasked.

ALTERNATIVES:

As an alternative, this Project was originally delivered utilizing a different delivery method; Qualified Low-Bid. However, no bids were submitted on bid opening date and considering the additional time required for the re-solicitation process, this would adversely affect the timely completion of the Project.

FISCAL IMPACT:

- A. This ordinance amends the FY 2017-2022 Capital Improvements Program and appropriates \$2,635,000.00 in Unissued Self-Supporting Certificates of Obligation to the River Barge Design and Construction capital project, and approves Pre-Design and Design expenses not to exceed \$165,000.00 to be funded in the capital project. Debt issued to fund this project will be paid with river barge revenues.
- C. An ordinance for the Marina Electrical Retrofits Project, authorizing a task order to a Job Order Contract, payable to Kencon Constructors Ltd. in the amount not-to-exceed \$1,545,100.00 and authorizing a task order to a Job Order Contract, payable to Davila Construction, Inc. in the amount not-to-exceed \$425,428.00, a Self-Supporting Certificates of Obligation funded project, located in Council District 1.

RECOMMENDATION:

Staff recommends approval of an ordinance for the Marina Electrical Retrofits Project, authorizing a task order to a Job Order Contract, payable to Kencon Constructors Ltd. in the amount Not To Exceed \$1,545,100.00 and Davila Construction, Inc. in the amount Not To Exceed \$425,428.00.