



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5011  
**Type:** Capital Improvements  
**In control:** City Council A Session  
**On agenda:** 8/8/2019  
**Title:** Ordinance approving a task order to a Job Order Contract in the amount of \$241,205.15 to Alpha Building Corporation for the Jane Dubel Park Project located in Council District 7. Funds are available from the 2017-2022 General Obligation Bond Program, previously authorized debt proceeds and included in the FY 2019-2024 Capital Improvement Program Budget. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map\_Dubel Park.pdf, 2. Disclosure Form\_Alpha.pdf, 3. Proposal\_Jane Dubel Park, 4. Draft Ordinance, 5. Staff Presentation, 6. Ordinance 2019-08-08-0589

Date	Ver.	Action By	Action	Result
8/8/2019	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Council District 7

**SUBJECT:**

Contract Award: (Job Order Contract) Jane Dubel Park (2017 Bond Project)

**SUMMARY:**

An ordinance authorizing a task order to a Job Order Contract in the amount of \$241,205.15 to Alpha Building Corporation for the Jane Dubel Park Project located in Council District 7. Funding is available from the 2017-2022 General Obligation Bond Program and included in the FY 2019- FY 2024 Capital Improvement Program Budget.

**BACKGROUND INFORMATION:**

Project Background

On May 6, 2017, the City approved the 2017-2022 Bond Program authorizing \$300,000.00 for improvements

to Jane Dubel Park located in Council District 7. Improvements to the park include a Portland Loo, a stand-alone restroom providing visitors a private, more durable lavatory with both water and sewer connections. Three separate public meetings in October 2017, April 2018 and November 2018 were held to gather community input regarding improvements to Jane Dubel Park.

Construction is anticipated to begin September 2019 and estimated to be completed by December 2019.

#### Procurement of Services

This Project was selected to utilize Job Order Contracting (JOC), an alternative project delivery method in which ten contractors were approved through Ordinance 2019-02-21-0134 by City Council on February 21, 2019. 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 and familiarity with a specific facility expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Alpha Building Corporation was selected to submit an estimate and project schedule for this Project.

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 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 4% African American Business Enterprise subcontracting goal. Alpha Building Corporation has committed to a 24% M/WBE and 4% AABE subcontractor participation.

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 a task order to a Job Order Contract in the amount of \$241,205.15 to Alpha Building Corporation for the Jane Dubel Park Project located in Council District 7.

The project provides for park improvements to include a Portland Loo, a stand-alone restroom providing visitors a private, more durable lavatory with water and sewer connections which will enhance the overall park experience. Construction is anticipated to begin September 2019 and estimated to be completed by December 2019.

Jane Dubel Park will remain open during construction with some restrictions to areas under construction.

#### **ALTERNATIVES:**

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the timely completion of the Project.

**FISCAL IMPACT:**

This ordinance is a one-time capital improvement expenditure in an amount of \$241,205.15 payable to Alpha Building Corporation. Funds are available from the 2017-2022 General Obligation Bond Program and included in the FY 2019- FY 2024 Capital Improvement Program Budget.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$241,205.15 to Alpha Building Corporation for the Jane Dubel Park Project.