



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-6441

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**Agenda Item Number:** 16.

**Agenda Date:** 12/14/2017

**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 5

### **SUBJECT:**

Contract Award: (Job-Order Contract) Jamail & Smith Construction, LP

### **SUMMARY:**

An ordinance for the Frank D. Wing Municipal Court Detention Center, authorizing a task order to a Job Order Contract to Jamail & Smith Construction, LP in an amount not to exceed \$200,335.30, funded in the FY 2018 to FY 2023 Capital Improvement Program, Deferred Maintenance project, located in Council District 5.

### **BACKGROUND INFORMATION:**

#### Project Background

The Frank D. Wing Municipal Court Detention (Center) is located at 401 S. Frio St. The Center operates 24 hours per day, seven days per week and processes over 200 people daily. The Center houses police officers, detention staff, restrooms, meeting areas, prisoner holding cells and medical staff. On October 1, 2016, the San Antonio Police Department (SAPD) assumed the responsibility of the day-by-day operations and maintenance of the Center. After assessing the Center, SAPD determined repairs and maintenance were needed to ensure detainee and staff safety.

The proposed project scope would include, but is not limited to the following:

- Removal and replacement of ceiling tiles
- New flooring
- New paint of sliding cell doors, walls, ceilings
- New plexi-glass cell doors

- New light fixtures
- New gun storage locker as well as 10 additional gun storage lockers
- New ADA compliant and standard lavatory/toilet combos

#### Procurement of Services

This Project was selected utilizing a Job Order Contracting (JOC), an alternative Project delivery method 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 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, Jamail & Smith Construction, LP 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 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal Jamail & Smith Construction, LP has committed to 23% M/WBE and 3% 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 for the Frank D. Wing Municipal Court Detention Center, authorizes a task order to a Job Order Contract to Jamail & Smith Construction, LP in an amount not to exceed \$200,335.30, a Deferred Maintenance funded project, located in Council District 5.

The project will provide the Center with new interior finishes as well as updated cell doors for detainees, and provide officers with new & additional gun storage lockers, which will enhance the safety of staff and patrons who enter the Center on a daily basis.

Construction is anticipated to begin in February 2018 and is estimated for completion by June 2018.

#### **ALTERNATIVES:**

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

#### **FISCAL IMPACT:**

This is a one-time capital improvement expenditure in an amount not to exceed \$200,335.30 to Jamail & Smith Construction, LP. Funds are available in the FY 2018-2023 Capital Improvement Program Budget, Deferred Maintenance Project.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$200,335.30 to Jamail & Smith Construction, LP for Detention Center Maintenance.