



City of San Antonio

Agenda Memorandum

File Number:14-577

Agenda Item Number: 9.

Agenda Date: 4/10/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: City-Wide

SUBJECT:

Contract Award: (Job-Order Contract) Clifton Morton Development and Business Service Center Board Room Renovations

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$118,036.86, payable to Davila Construction, Inc., for the Clifton Morton Development and Business Service Center Board Room Renovations located at 1901 S. Alamo St. Funds for this Project have been approved in the FY2014 Budget in the Development Services Operating Fund.

BACKGROUND INFORMATION:

The Clifton Morton Development and Business Service Center Board Room, located at 1901 S. Alamo St., is used by six different boards and commissions appointed by City Council which includes the Board of Adjustments, Planning Commission, Zoning Commission, Building Standards Board, Historic Building-Related and Fire Code Board of Appeals Advisory Board, and Historic and Design Review Commission. This project provides for the renovation of this room that will support these boards and commissions in their operation and service to the City.

The design consultant, Alvidrez Architecture Inc., completed plans for the renovation of the Board Room on January 15, 2014. They specialize in renovation such as the one being proposed and their office is located on 110 Broadway in San Antonio, Texas.

Procurement of Services

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

which ten 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 requested repair or rehabilitation. Of the ten contractors, Davila Construction, Inc., 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 respondents to make a good faith effort to meet aspirational goals in utilizing small, woman and minority-owned businesses as subcontractors. The Economic Development Department has reviewed and approved the subcontracting plan submitted by Davila Construction, Inc.

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 \$118,036.86, authorized payable to Davila Construction, Inc., for the Development Services Board Room Remodel Project, a project funded through the Development Services Operating Fund.

This contract provides for the renovation and remodel of the Development Services Board Room in support of City Council appointed boards and commissions. Improvements include a raised platform, seating modifications, electrical, installation of tables, and demolition. Project construction is anticipated to begin April 14, 2014, with an estimated completion date of June 30, 2014. Coordination within the Development Services Department will be made to ensure accommodations are made to keep the facility accessible to customers and stakeholders during construction. Affected Boards and Commissions will be relocated to the second floor training rooms. All accommodations such as the physical layout of the room, audio and visual requirements, and executive break-out session meetings will be provided for their use in an effort to mitigate the inconvenience.

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 would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$118,036.86 authorized payable to Davila Construction, Inc. Funds are available from the Development Services Operating Fund and have been budgeted for this purpose in the FY 2014 adopted budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a Job Order Contract, in an amount not to exceed \$118,036.86 authorized payable to Davila Construction, Inc., for the Development Services

Board Room Renovation and Remodel Project.