



City of San Antonio

Agenda Memorandum

File Number:14-700

Agenda Item Number: 11.

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) Pearsall Park Project

SUMMARY:

An ordinance ratifying a Job Order Contract in an amount of \$180,486.68, payable to Horizon International Group, Inc., for site work related to the 2012 - 2017 Bond Program Pearsall Park project. Funds for this Project are in the FY 2014-2019 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

As part of the 2012-2017 Bond Program, \$7,500,000.00 in the Parks, Recreation and Open Space Improvements General Obligation Bond were approved for general park improvements to include the Pearsall Park Project. Improvements in the Project comprise construction of a large pavilion, restrooms, playground, skate park, basketball courts and a new parking lot.

This task order will provide for the required filling and rough grading needed for all future improvements to the Pearsall Park Project. Additionally, this work is required to receive the Texas Commission on Environmental Quality permit, a pre-requisite for the remaining Pearsall Park Project construction. Project construction for the fill and rough grading began March 31, 2014 and is estimated to be completed by May 2014.

Procurement of Services

This Project was selected to utilize 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, Horizon International Group, 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 Horizon International Group, Inc.

The Discretionary Contracts Disclosure Form is attached, 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.

ISSUE:

This Ordinance ratifies a task order to a Job Order Contract in an amount of \$180,486.68, payable to Horizon International Group, Inc., for site work related to the 2012-2017 Bond Program Pearsall Park project.

This task order provides for the filling and rough grading for future park improvements. The filling and grading operation is being completed prior to other improvements and uses free fill available from the Transportation & Capital Improvements Department Project, Westwood Village Phase 2. Project construction for the fill and rough grading began March 31, 2014 and is estimated to be completed by May 2014.

A task order was issued on March 31, 2014, so the Job Order Contractor could utilize free soil from Westwood Village Drainage Phase 2. This allowed the Westwood Village Drainage project to avoid paying \$1,938,150.00 to dispose of soil while also allowing Pearsall Park Project avoid paying \$720,000.00 for needed fill. Because of the unexpected acceleration of Westwood Village Phase 2 Project's construction schedule, which made the fill available sooner than anticipated, Pearsall Park Project needed to act prior to City Council approval to take advantage. Total costs savings between the two projects is estimated to be \$2,658,150.00.

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 Pearsall Park Project and would delay the other project, Westwood Village Phase 2, as it is under construction. Also, another project delivery method could increase costs.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$180,486.68, authorized payable to Horizon International Group, Inc. Funds are available for the Pearsall Park 2012-2017 Bond Program project in the 2014-2019 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance ratifying a task order for a Job Order Contract, in an amount of \$180,486.68, authorized payable to Horizon International Group, Inc., for the Pearsall Park Project.