



City of San Antonio

Agenda Memorandum

File Number: 14-2299

Agenda Item Number: 7.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award: (Job-Order Contract) District 1 Park Improvements West End Park

SUMMARY:

An ordinance authorizing the execution of a task order to a Job Order Contract, in an amount not to exceed \$262,362.82, payable to Alpha Building Corporation, for District 1 Park Improvements West End Park, a 2012-2017 Bond funded Project, located in Council District 1.

BACKGROUND INFORMATION:

Project Background

On May 12, 2012, San Antonio voters approved the 2012-2017 Bond Program, consisting of five propositions totaling \$596 Million. The Bond Program funds will be used on various capital improvements projects to address community infrastructure needs and improve the overall quality of life in San Antonio. As part of the program, Proposition 3 included Parks, Recreation and Open Space Improvements that would in order acquire, construct, equip and renovate various parks, recreational and open spaces throughout the City.

The renovation of West End Park will include resurfacing and installation of a super shade structure over existing basketball court, site furniture, bike rack, seating, trash receptacles, sidewalk accessibility, new group pavilion, picnic units, portable toilet enclosures, lighting and general grading and drainage, walkways and ADA Access. Project construction is anticipated to begin in November 2014 and completed by July 2015.

Procurement of Services

The 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 has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractors to a specific job 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 job.

Of the ten JOC contractors, Alpha Building Corporation was selected for the Project based on the City's necessity to expedite the work, the similarity in the scope of work within each park site, the proximity and geographical locations of the parks, and Alpha's previous successful completion of similar type projects. Alpha Building Corporation has worked in similar project and will be working on park projects located in District 1 and District 6.

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 Alpha Building Corporation.

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 task order to a Job Order Contract for construction improvements to District 1 Park Improvements West End Park in an amount not to exceed \$262,362.82, payable to Alpha Building Corporation, a 2012-2017 Bond funded Project located in Council District 1.

The renovation of West End Park will include resurfacing and installation of a shade structure over the existing basketball court, site furniture, bike rack, seating, trash receptacles, sidewalk accessibility, a new group pavilion, picnic units, portable toilet enclosures, lighting and general grading and drainage, walkways and ADA Access.

Coordination with the Parks and Recreation Department will be made to ensure accommodations are made to keep the facility accessible to patrons and residents during construction.

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, the Project could be delivered utilizing another delivery method. However, the additional time and expenditure necessary to implement an alternate solicitation process would cause a extenuating delay that would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$262,362.82, authorized payable to Alpha Building Corporation. Funds are available from 2012-2017 General Obligation Parks Improvement Bond funds and are included in the FY 2015-2020 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of an ordinance authorizing the execution of a task order to a Job Order Contract in an amount not to exceed \$262,362.82, payable to Alpha Building Corporation, for construction of District 1 Park Improvements West End Park.