



City of San Antonio

Agenda Memorandum

File Number:15-1760

Agenda Item Number: 12.

Agenda Date: 4/30/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Contract Award: (Job-Order Contract) Bob Ross Senior Center

SUMMARY:

An Ordinance for the Bob Ross Senior Center for the replacement of window systems, a FY 2015 Deferred Maintenance Project, located in Council District 8, authorizing a Job Order Contract with Jamail and Smith Construction in the amount of \$191,764.57.

BACKGROUND INFORMATION:

Project Background

In November 2003, San Antonio and Bexar County voters approved bond funding for creation of the first senior one-stop center to be located in the South Texas Medical Center. The center opened in April 2007 and was subsequently named in honor of Bob Ross, a former City of San Antonio Councilman and the first chairman of the City/County Joint Commission on Elderly Affairs who devoted much of his life and efforts toward raising awareness of senior concerns and issues in San Antonio. The Bob Ross Senior Center, a 23,485 square foot building, hosts comprehensive, wrap-around services for seniors 60 years and older, focusing on health/wellness, case management, education, social and cultural activities and volunteer opportunities.

This project provides for the replacement 38 perimeter windows at the Bob Ross Senior Center. The upgraded windows will replace the Center's current windows which have become rusted. The new windows will be made of 1 inch insulated glass which are energy efficient and meet the City's sustainable use guidelines.

Procurement of Services

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

through 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 has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractor 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 (10) contractors, Jamail and Smith Construction, was selected to submit an estimate and project schedule for this Project.

The Job Order Contract was 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 (AABE) subcontracting goal. Jamail and Smith Construction committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis.

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 Job Order Contract for the replacement of the window systems at the Bob Ross Senior Center, a FY2015 Deferred Maintenance Project, to Jamail and Smith Construction in an amount of \$191,764.57.

This project provides for the replacement 38 perimeter windows at the Bob Ross Senior Center. The upgraded windows will replace the Center's current windows which have become rusted. The new windows will be made of 1 inch insulated glass which are energy efficient and meet the City's sustainable use guidelines. The senior center will remain open and the improvements will not affect the daily use by the public. Project construction is anticipated to begin in May 2015 and is estimated to be completed by August 2015.

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 \$191,764.57, to Jamail and Smith Construction. Funds are available from FY 2015 Deferred Maintenance operating budget and are included in the FY 2015-2020 Capital Improvement Program Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a Job Order Contract to Jamail and Smith Construction, for the replacement of window systems at the Bob Ross Senior Center, in an amount not to exceed \$191,764.57.

