



City of San Antonio

Agenda Memorandum

File Number:15-1867

Agenda Item Number: 16.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Building & Equipment Services

DEPARTMENT HEAD: Jorge A. Perez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award: (Job-Order Contract) Municipal Plaza Building HVAC Pump System Replacement

SUMMARY:

An ordinance authorizing a task order to a Job-Order Contract, for Municipal Plaza Building HVAC pump system replacement, in an amount not to exceed \$191,200.00, payable to F.A. Nunnelly Inc.; an FY 2015 Deferred Maintenance program project, located in Council District 1.

BACKGROUND INFORMATION:

Project Background

Municipal Plaza Building (MPB), located at 114 W. Commerce, is used by City Council to conduct city council meetings and a variety of other city functions. This project provides for the replacement of the HVAC pump system used to cool the entire facility and consists of restructuring the piping arrangement from a series to a parallel configuration, replacing 4 water pumps with larger units, installing new controls, electrical support and a new control valves. The project will require work to be executed during the weekend and night to prevent interruptions to building usage during regular work hours. Project construction is anticipated to begin end of April and be completed by mid May 2015.

Procurement of Services

The 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 contractors to a specific job is based on the contractor's current workload, overall capacity, familiarity with 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 JOC contractors, F.A. Nunnelly, Inc., was selected to submit an estimate and Project schedule for this Project.

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:

An ordinance authorizes a task order to a Job Order Contract in an amount not to exceed \$191,200.00 payable to F.A. Nunnelly Inc., for Municipal Plaza HVAC pump system replacement, an FY 2015 Deferred Maintenance program project, located in Council District 1.

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 an extenuating delay that would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This expenditure in the amount not to exceed \$191,200.00, authorizes payment to F.A. Nunnelly, Inc. Funds are available through the FY 2015 Deferred Maintenance program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a Job Order Contract in an amount not to exceed \$191,200.00, authorized payable to F.A. Nunnelly, Inc., for Municipal Plaza Building HVAC pump system replacement, funded through the FY 2015 Deferred Maintenance program, located in Council District 1.