



City of San Antonio

Agenda Memorandum

File Number:15-2381

Agenda Item Number: 9.

Agenda Date: 5/14/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Contract Award: (Job-Order Contract) Fire Station 12 Apparatus Bay

SUMMARY:

An ordinance for Fire Station 12 Apparatus Bay, a FY 2015 Deferred Maintenance Project, located in Council District 4, authorizing a task order to a Job Order Contract to F.A. Nunnally Co., in an amount not to exceed \$323,827.02.

BACKGROUND INFORMATION:

Project Background

Fire Station 12 is located at 103 Arts & Crafts Way, within the Port of San Antonio. The station currently utilizes a free-standing metal shade structure for Station 12's fire apparatus bay. The existing bay structure is fixed open at either end, having no doors for closing them off and is neither insulated nor heat conditioned. The existing apparatus bay is thus inadequate for securing the Station's apparatus, and protecting it from exposure to freezing temperatures in the winter months.

This project provides for replacing Fire Station 12's existing apparatus bay with a new detached fire apparatus bay of approximately 1,000 square feet. The new apparatus bay will be capable of enclosure, through provision of sectional overhead doors and the interior bay space will be insulated and heat conditioned to provide security and protection. Project construction is anticipated to begin in May 2015 and is estimated to be completed by September 2015.

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, F.A. Nunnelly Co., 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. F.A. Nunnelly Co. has 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:

An Ordinance for Fire Station 12 Apparatus Bay, a FY 2015 Deferred Maintenance Project, located in Council District 4, authorizing a Job Order Contract to F.A. Nunnelly Co., in an amount not to exceed \$323,827.02 for the replacement of Fire Station 12's apparatus bay.

This project provides for replacing Fire Station 12's existing apparatus bay with a new detached fire apparatus bay of approximately 1,000 square feet. The new apparatus bay will be capable of enclosure, through provision of sectional overhead doors and the interior bay space will be insulated and heat conditioned to provide security and protection. Project construction is anticipated to begin in May 2015 and is estimated to be completed by September 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 an amount not to exceed \$323,827.02, to F.A. Nunnelly Co. Funds are available in the FY 2015 Deferred Maintenance operating budget and are included in the FY 2015-2020 Capital Improvement Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in an amount not to exceed \$323,827.02, to F.A. Nunnelly Co., for Fire Station 12 Apparatus Bay.