



City of San Antonio

Agenda Memorandum

File Number:15-3365

Agenda Item Number: 8.

Agenda Date: 6/11/2015

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) Market Square Building Restroom Repairs and Renovation

SUMMARY:

An ordinance authorizing a task order to a Job-Order Contract, for the repair and renovation of the women's and men's restrooms at the Market Square Building in an amount not to exceed \$182,193.07, payable to F.A. Nunnally Inc.; a FY 2015 Deferred Maintenance program project, located in Council District 1. Improvements include the replacement and upgrade of the sanitary sewer line that serves this building.

BACKGROUND INFORMATION:

Project Background

Market Square Building, located at 514 W. Commerce, houses one of the largest Markets in the U.S. where thousands of visitors browse through 32 vendor shops. This project provides for the repair and improvement of the women's and men's restrooms located inside the Market Square Building. The existing restroom facilities contain outdated fixtures and finishes that are in need of replacement. Repairs consist of the replacement of the sanitary sewer line and interior renovations of the two restrooms. As part of the renovations, all the restroom fixtures and finishes will be replaced and upgraded.

Procurement of Services

The Project was procured through 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 authorizing a task order to a Job Order Contract in an amount not to exceed \$182,193.07 payable to F.A. Nunnelly Inc., for repairs and renovation of the women's and men's restrooms at the Market Square Building, 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 the low bid 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 day to day operational schedule of the Market Square Building. This project is scheduled to be completed at a time when the impact to this facility is at a minimum.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount not to exceed \$182,193.07, authorized payable 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 task order to a Job Order Contract in an amount not to exceed \$182,193.07 payable to F.A. Nunnelly, Inc., for the Market Square Building lateral sewage line and bathroom repairs, funded through the FY 2015 Deferred Maintenance program, located in Council District 1.