



City of San Antonio

Agenda Memorandum

File Number:15-4249

Agenda Item Number: 12.

Agenda Date: 9/17/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Contract Award: (Job Order Contract) Farmers Market Restroom Renovation

SUMMARY:

An Ordinance for the Farmers Market Restroom Renovation Project authorizing a Job Order Contract to F.A. Nunnelly Co. for restroom renovations in an amount not to exceed \$244,382.03, and appropriating \$500,000.00 from the Market Square Fund, a FY 2015 Market Square Funded project located in Council District 1.

BACKGROUND INFORMATION:

Project Background

The Farmers Market Building located at 612 W. Commerce, houses one of the largest markets in the U.S., where visitors shop at 56 vendor shops. This project provides for the improvement of one women's restroom, one men's restroom, and one staff restroom located inside the Farmers Market Building. The project will renovate a total of 896 square feet as the women's restroom is 394 square feet, the men's restroom is 306 square feet, and the staff restroom is 196 square feet. These existing restroom facilities contain outdated fixtures and finishes that are in need of replacement. Improvements include new wall tile, sinks, toilets, paint, toilet partitions, ceiling, light fixtures, baby changing stations, ADA toilet stalls, restroom accessories, and polished concrete floor. These three restrooms are the only restroom facilities within the Farmer's Market Building, however during construction there will always be access to a women's and men's restroom. If there is an increase in the number of visitors and the number of available restrooms and stalls are inadequate, accommodations will be made to provide the use of port-a-potties if necessary.

Coordination with the Center City Development Department will be made to ensure accommodations are made

to keep the facility accessible to patrons and residents during construction.

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 a JOC contractor to specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s), cost and/or managing a specific trade needed to carry out the job. Of the ten 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:

This ordinance for the Farmers Market Restroom Renovation Project authorizes a Job Order Contract to F.A. Nunnelly Co. for restroom renovations in an amount not to exceed \$244,382.03, and appropriates \$500,000.00 from the Market Square Fund for this project and an additional restroom renovation at the El Mercado building within Market Square to be brought to Council in the near future.

This project provides for the improvement of one women's, one men's restrooms and one staff restroom located inside the Farmers Market Building. The project will renovate a total of 896 square feet. These existing restroom facilities contain outdated fixtures and finishes that are in need of replacement within three restrooms in Farmers Market Building. Project construction is anticipated to begin in September 2015 and is scheduled to be completed by December 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 not to exceed \$244,382.03, to F.A. Nunnelly, Co. Funds are available from the FY 2015 Market Square Fund. This ordinance also appropriates \$500,000.00 from the Market Square Fund for this project and an additional restroom renovation at the El Mercado building within Market Square to be brought to Council in the near future.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a Job Order Contract in an amount not to exceed \$244,382.03 to F.A. Nunnelly Co., for improvements to the Farmers Market Restroom Renovation Project and appropriating \$500,000.00 from the Market Square Fund.