



City of San Antonio

Agenda Memorandum

File Number:15-4637

Agenda Item Number: 20.

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) El Mercado Restroom Renovation

SUMMARY:

An ordinance for the Market Square El Mercado Building Restroom Renovation, a Market Square Fund project located in Council District 1, authorizing a task order to a Job Order Contract with The Sabinal Group for restroom renovations in an amount not to exceed \$178,312.00.

BACKGROUND INFORMATION:

Project Background

The El Mercado Building located at 514 W. Commerce, houses one of the largest markets in the U.S., where visitors shop at 32 vendor shops. This project provides for the improvement of the women's and men's restrooms located inside the El Mercado Building. The existing restroom facilities contain outdated fixtures and finishes that are in need of replacement within the four restrooms in El Mercado Building. 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.

On September 10, 2015, City Council considered a Job Order Contract with F.A. Nunnally for the Farmers Market Restroom Renovation project. This project will be in progress during the same timeframe as the El Mercado Building Restroom Renovation project.

Coordination with the Center City Development Department will be made to ensure the facility is 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, The Sabinal Group 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. The Sabinal Group 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 Market Square El Mercado Building Restroom Renovation, a Market Square Fund project located in Council District 1, authorizing a task order to a Job Order Contract with The Sabinal Group for restroom renovations in an amount not to exceed \$178,312.00.

This project provides for the improvement of one women's restroom, one men's restroom, and one family restroom located inside the El Mercado Building. The project will renovate a total of 671 square feet as the women's restroom is 343 square feet, the men's restroom 230 square feet, and the family restroom is 98 square feet. The 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. Project construction is anticipated to begin in October 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 \$178,312.00 to The Sabinal Group. Funds are available from the Farmer's Market Restroom Renovation Project and funded through the Market Square Fund.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a Job Order Contract in an amount not to exceed \$178,312.00 to The Sabinal Group for improvements to the El Mercado Restroom Renovation Project.