



AGENDA MEMORANDUM
for the City Council Meeting of June 12, 2012

DATE: May 15, 2012

TO: Ronald L. Olson, City Manager

FROM: Daniel Biles, P. E., Interim Director of Engineering Services
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**Award Job Order Construction Contract
City Hall Exterior Lighting Improvements**

CAPTION:

Motion authorizing the City Manager, or designee, to award a Job Order Construction Contract with Alpha Building Corporation of Corpus Christi, Texas in the amount of \$63,697.84 for City Hall Exterior Lighting Improvements for increased illumination and efficiency.

PURPOSE:

The purpose of this Agenda Item is to award the Job Order Construction Contract for the City Hall Exterior Lighting Improvements Project.

BACKGROUND AND FINDINGS:

In an effort to deter vandalism and improve safety to patrons and staff, lighting changes will occur at City Hall. The lighting on and around City Hall has been judged to be insufficient in illuminating capacity. To rectify this problem the proposed project will increase lighting to the City Hall exterior. In addition, the current parking lot lighting will be upgraded along with minor strategic additions. LED technology will be utilized to improve illumination and reduce electrical consumption.

ALTERNATIVES:

- This project was bid with only a Base bid; thus, there are no alternative bid options to award.
1. The City Council options are to award this contract to the low bidder (Alpha Building Corporation) or
 2. Not award contract.

OTHER CONSIDERATIONS:

Job Order Contracting (JOC) is an innovative contracting technique created for facilities maintenance and construction-related services to assist with obtaining greater contractor performance in relation to smaller projects on a cost-effective and timely basis. The JOC Program utilizes an "on-call" general construction contractor on an as-needed basis for an Indefinite Quantity Contract to perform minor construction, repair, rehabilitation or alteration of facilities.

Job Order Contracting streamlines the construction procurement process by establishing an overriding indefinite delivery and indefinite quantity agreement with purchase or delivery orders based on specific projects as needed. This process is extremely flexible, allowing scope and cost to be accurately detailed BEFORE award. The following are important benefits of using this contract method:

- Allows a better defined scope with cost for the customer.
- Construction contract award can be accomplished in less than one month, significantly shortening the procurement time.
- Each delivery order is a stand-alone contract. Future awards will be based specifically on the contractor's performance and the needs of the City of Corpus Christi.
- Change Orders are minimized. The approved contractor will specifically conduct detailed site visits and discussions with City Staff to review the requirements, work conditions, and facility condition prior to submitting a proposal. This will significantly reduce and/or eliminate unforeseen conditions and excessive cost growth.

CONFORMITY TO CITY POLICY:

Conforms to statutes regarding bid process.

EMERGENCY / NON-EMERGENCY:

Not applicable.

DEPARTMENTAL CLEARANCES:

Facilities Management

FINANCIAL IMPACT: Operating Expense

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$278,641.68		\$278,641.68
Encumbered / Expended Amount		\$201,087.55		\$201,087.55
This item		\$63,697.84		\$63,697.84
BALANCE		\$13,856.29		\$13,856.29

Fund(s): Maintenance Services Operating Fund

Comments: The project requires 65 calendar days, with anticipated completion approximately August 2012. Thus, funding for this contract will only be required during Fiscal Year 2011-2012.

RECOMMENDATION:

City staff recommends that the Job Order Construction Contract be awarded to Alpha Building Corporation of Corpus Christi, Texas in the amount of \$63,697.84 for City Hall Exterior Lighting Improvements.

LIST OF SUPPORTING DOCUMENTS:

Project Budget
Location Map