



## AGENDA MEMORANDUM

Action Item for the City Council Meeting of July 21, 2020

**DATE:** June 26, 2020

**TO:** Peter Zaroni, City Manager

**FROM:** Jeff H. Edmonds, P. E., Director of Engineering Services  
jeffrey@cctexas.com  
(361) 826-3851

**Master Services Agreements**  
**Facilities Multiple Award Contract (FMAC)**

**CAPTION:**

Motion authorizing the renewal of four Facilities Master Services Agreement Contracts for the second year of a two-year term, with no guaranteed minimum and a maximum aggregate of \$2,500,000 per agreement in any one-year with Barcom Construction, Davila Construction, Gourley Contracting and Teal Construction, all construction contractors located within City, for minor construction, repair, rehabilitation, and alteration services for city facilities located City wide, funding is approved with the delivery orders and available through FY 2020 Capital Improvements Program and 2018 Bond Program.

**SUMMARY:**

This action renews four Facilities Multiple Award Contract (FMAC) Master Service Agreements for minor construction, repair, rehabilitation, and alteration services for city facilities.

**BACKGROUND AND FINDINGS:**

The FMAC Program is a Job Order Contracting program utilizing competitive sealed bids rather than a unit price book to cost individual job orders. All pre-approved contractors are invited to bid on individual projects or packages of small facilities projects. The construction value of FMAC projects typically ranges from \$50,000 to \$250,000. FMAC program utilizes competitive bids among pre-approved contractors rather than using Bid solicitation. This allows full competition among the FMAC contractors on each delivery order. FMAC projects may be funded by departmental operating funds, Capital Improvements Program (CIP) funds or Bond proceeds. Construction projects with anticipated costs greater than \$500,000 are typically procured through open bid. A report listing all past job assignments on these contracts is attached in Exhibit 1.

The current FMAC contracts were awarded on March 26, 2019 with the understanding that the renewals would be brought back to Council. Due to difficulties scheduling the renewal item, the contracts were administratively extended for 3 months to allow time for the council renewals. The current FMAC contracts are established as a one-year base period plus one-year optional extensions. There is an indefinite amount of subsequent job orders that depends on the competitiveness of a contractor's bid pricing. The contracts have no guaranteed minimum with a maximum aggregate amount not to exceed \$2,500,000 in any one year.

Staff is recommending to not renew the contract with the alternate contractor, ABBA Construction of Laredo, due to performance issues on other City contracts.

**PROJECT TIMELINE:**

2020					2021			
J	A	S	O	N	D	J	F	M
<b>AGREEMENT PERIOD</b>								

**COMPETITIVE SOLICITATION PROCESS**

Barcom Construction, Davila Construction, Gourley Contracting and Teal Construction were selected for the Minor Construction, Repair, Rehabilitation, and Alteration of Facilities Program under Request for Proposals (RFP) No. 2018-06 Facilities Multiple Award Contract (FMAC).

The selection committee consisted of City staff from the Asset Management Department and Engineering Services. Firms were ranked based on five factors: 1) experience of the firm, 2) experience of the key personnel with specific experience, 3) project approach and management plan, 4) capacity to meet the project requirements and timelines, and 5) past performance.

**ALTERNATIVES:**

The City could rebid the FMAC contracts, however, that will delay construction of FMAC projects currently in design, cause changes to contractual documentation and additional fees. Furthermore, minor construction projects in range from \$50,000 to \$500,000 would have a longer contract approval cycle.

**FISCAL IMPACT:**

This item proposes to award FMAC contracts to be awarded to Teal Construction, Barcom Construction, Gourley Contracting, and Davila Construction, for an additional year, with no guaranteed minimum and a maximum aggregate of \$2,500,000. Funding is approved with the delivery orders and available through FY 2020 CIP and Bond Program.

**FUNDING DETAIL:**

Not applicable. Funding will be available as projects are identified.

**RECOMMENDATION:**

Staff recommends FMAC contractors to be awarded to Teal Construction, Barcom Construction, Gourley Contracting, and Davila Construction, for an additional year, with no guaranteed minimum and a maximum aggregate of \$2,500,000.

**LIST OF SUPPORTING DOCUMENTS:**

Location & Vicinity Maps  
Exhibit A-Report Year-1 FMAC Contracts  
Master Services Agreement Barcom Construction  
Master Services Agreement Davila Construction  
Master Services Agreement Gourley Contracting  
Master Services Agreement Teal Construction