

Item Details

Legistar # 18-0198

Professional Services Contract Amendments – Construction Inspection Staff Support (Capital Improvement Program and Bond Projects)	
<u>Council Meeting Dates:</u> First Reading – March 27, 2018 Second Reading – April 10, 2018 (Tabled) Second Reading – April 17, 2018	<u>Item Being Considered:</u> Motion

RECOMMENDATION:

Authorization to execute multiple amendments, and award new contracts for Representative Services totaling \$2,086,400 with optional renewals approved by City Council for providing Construction Inspection Staff Support for Engineering Services as follows:

Firm	Inspector	Original Contract	Amendment No. (if applicable)	Contract (THIS ITEM)	Duration	Optional Extensions
Freese Nichols	David Marotta	\$48,000	Amend. No. 1	\$160,000	40 weeks	None
Freese Nichols	Harley Hampton	\$47,520	Amend. No. 1	\$158,400	40 weeks	(1) one-year renewal
AGCM	Robert Munoz	\$166,400	New Award	\$166,400	12 months	(2) 6-month renewals
AGCM	Russell Soike	\$187,200	New Award	\$187,200	12 months	(2) 6-month renewals
AGCM	Manuel Hernandez	\$187,200	New Award	\$187,200	12 months	(2) 6-month renewals
AGCM	Bobby Barker	\$187,200	New Award	\$187,200	12 months	(2) 6-month renewals
AGCM	Marcus Garcia	\$197,600	New Award	\$197,600	12 months	(2) 6-month renewals
AGCM	George De La Cerda	\$135,200	New Award	\$135,200	12 months	(2) 6-month renewals
Heneco	Jordan Dartest	\$156,000	New Award	\$156,000	12 months	(2) 6-month renewals
Heneco	John Hinojosa	\$197,600	New Award	\$197,600	12 months	(2) 6-month renewals
Heneco	Louis Estopinal	\$176,800	New Award	\$176,800	12 months	(2) 6-month renewals
Heneco	Julian Pineda	\$176,800	New Award	\$176,800	12 months	(2) 6-month renewals
		Total		\$2,086,400		

SUMMARY:

Engineering Services has historically used a combination of in-house and contract staff resources to accomplish its mission. Current workload demands exceed the capabilities of the existing inspector workforce of 15 City employees (of 19 positions). Over 50 major City construction projects, with a total contract value of approximately \$253 Million, are under construction. This is one of the highest levels of construction activity in several years. **Exhibit 1** illustrates how construction workload has evolved over the last few years with Bond 2012 and Bond 2014 projects moving into construction. The 2016 assessment of the Engineering Services Department recommended use of “surge” contracted services to address the needs of peak construction activity. The contracts in this agenda item reflect implementation of that recommendation.

The City uses a sealed competitive Request for Proposals (RFP) procurement to select specific inspectors based on the individual’s qualifications and proposed hourly rates. Based on the inspector selections, a small Construction Inspection contract (under \$50,000) is typically required to meet specific project construction start dates while a large contract amendment is finalized and presented to City Council for award. This item is the result of implementing two RFP’s. The two recent RFP’s were issued in July 2017 and January 2018. Two previous RFP’s were issued in October 2015, and October 2016.

This process provides a best value procurement that evaluates individuals' qualifications and competitive rates. It achieves significant savings while increasing the level of inspector qualifications, and allows the City to provide a more standardized management approach to construction oversight across the City's entire construction portfolio. The contracted Construction Inspector work assignments and responsibilities are comparable to City Employee requirements for maintaining regular business work hours and completion of required responsibilities.

The proposed contract amendments (THIS ITEM) award new contracts and extends the period of performance for contracted construction inspectors to align with the project duration or up to one-year, whichever is shortest. Inspector assignments on projects with construction durations beyond one-year include optional time extensions. Staff will evaluate the available resources and project requirements at the end of the proposed timelines to determine if exercising the extension is required due to resource limitations and construction continuity. Staff will acquire City Council approval to authorize optional extensions if additional time is required for the project and internal staff resources are inadequate.

Construction Inspectors are essential to the successful execution of construction projects. Responsibilities include:

- Daily onsite monitoring to ensure that contractors are compliant with contract documents, codes and regulations
- Daily quality assurance of the contractor's performance for quality control with materials and workmanship
- Coordinate and monitor traffic control plans and other construction impacts with local businesses, residents and other agencies
- Coordinate City utilities for outages, connections etc. with Operating Departments and local businesses and residents
- Coordinate with private utilities including AEP, AT&T, Time Warner, etc.
- Regular project progress monitoring and tracking to adequately review and recommend progress pay applications from the contractors
- Implement and coordinate proper material testing, general inspections, special inspections and final inspections

Inspection services are also provided for public infrastructure in private subdivisions and commercial developments approved by Development Services. There are currently 60 active subdivision and commercial projects for which Engineering provides inspection services. Additionally, there are currently 68 projects under close out which include 31 Engineering Services projects and 37 subdivision and commercial projects. Inspectors are critical in the close out process as they are closely in tune with the issues from the day to day construction activities.

PREVIOUS COUNCIL / BOARD ACTIONS:

Contract Amendments for Construction Inspection services under the 2016 Request for Proposals was awarded on April 18, 2017.