



Legislation Text

File #: Res. 2018-112R, **Version:** 1

AGENDA CAPTION:

Consider approval of Resolution 2018-112R, approving the award of a contract to the Jacobs Project Management Company (RFQ 218-279) for Construction Project Management Services with maximum estimated contract value of \$2,299,000; authorizing the City Manager or his designee to execute the said agreement on behalf of the City and declaring an effective date.

Meeting date: June 19, 2018

Department: City Manager's Office (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding

Funds Required: \$2,299,000 not to exceed

Account Number: FY 2018 GO Bonds, FY 2018 CO Bonds Public Services/ City Hall

Funds Available: Library \$14,500,000 Police \$5,500,000, Fire Station 2-\$4,300,000 Fire Training Facility \$2,000,000, Fire station #6-\$4,300,000; Public Services CO Bonds-\$1,800,000.

Account Name: FY 2018 GO Bonds Projects, FY 2018 CO Bonds

Fiscal Note:

Prior Council Action: [Click or tap here to enter text.](#)

City Council Strategic Initiative: [Please select from the dropdown menu below]

City Facilities

[Choose an item.](#)

[Choose an item.](#)

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - [Choose an item.](#)
- ☐ Environment & Resource Protection - [Choose an item.](#)
- ☐ Land Use - [Choose an item.](#)
- ☐ Neighborhoods & Housing - [Choose an item.](#)
- ☒ Parks, Public Spaces & Facilities - [Choose an item.](#)
- ☐ Transportation - [Choose an item.](#)
- ☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

On May 29, 2018, the City Council received a presentation/update on the status of the May 2017 Bond Election initiatives as well as an update on the status of the Public/Community Service Maintenance facility and a future City Hall. Part of the update included the importance of an experienced and professional Project Manager/Owner's Rep which would lead the City in the most efficient and effective manner to procure these facilities. It is important to realize that an effective project management firm can easily recoup the cost of their services by helping the City to negotiate more competitive design and construction contracts. By catching design versus constructability issues early on in the process, savings will be realized that can then be added back into the project if needed. In short, we feel the cost of this contract will result in savings to the overall projects. We will track those savings and update the City Council as needed.

On May 24, 2018, a Request for Qualifications, 218-279, was issued for professional project management services to assist the City in administering the various facility projects listed above. Nine (9) Statements of Qualifications were received and evaluated by a City staffed evaluation committee resulting in the unanimous selection of Jacobs Project Management Company, San Antonio, Texas, as the most highly qualified firm based on demonstrated competence and qualifications. The City has negotiated a fair and reasonable price.

The fee proposal is broken down into numerous sections and is a not to exceed contract of \$2,299,000 which will be billed hourly. If a particular phase of a project does not occur, the City will not be billed for those hours. The City was also able to negotiate a \$305,000 35% Design Build Set of Plans for the Library project. This will expedite the project and will create a more realistic cost for construction. The City did seek out a fee proposal for a future city hall which is listed on the attached exhibit as Package 2B. The cost for those services would be an additional \$855,000. The City is recommending that this phase be brought back at a later time for approval once the project has been developed a little more. Once that phase is brought back, Jacobs has identified a \$69,000 credit discount will be applied to the project.

The contract phases are broken down as follows:

Facility	Project Fee
Library	\$ 501,235
Police	\$ 190,123
Fire Station 2	\$ 148,642
Fire Training Facility	\$ 70,000
Public/Community Services	
Maintenance Facility	\$ 843,000
City Hall Assessment Phase	\$ 54,000
Fire Station 6	\$ 187,000
Total Project Management	\$ 1,994,000
35% Design Plans for Library	\$ 305,000
Total Not to Exceed	\$ 2,299,000

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Award a professional services agreement to Jacobs Project Management Company, San Antonio, Texas for the amount \$2,299,000