CITY OF TEMPE
REQUEST FOR COUNCIL ACTION

Council Meeting Date: 06/27/2019
Agenda Item: 5B23

**ACTION:** Award Job Order No. 18 to Builders Guild, Inc. for the Site Improvements – Kyrene Reclamation Facility project located at 311 West Guadalupe Road.

**FISCAL IMPACT:** The Job Order No. 18 amount is $215,822.32 and the project contingency amount is $21,600. Funds to cover this contract and related costs are appropriated for fiscal year 2018/19 in the Capital Improvement Project No. 3203091A1, Kyrene Water Reclamation Facility.

**RECOMMENDATION:** Award the Job Order contract to Builders Guild, Inc.

**BACKGROUND INFORMATION:**

*Project History:*
The City's Kyrene Water Reclamation Facility (KWRF) was constructed in 1991 and upgraded and expanded in 2006 and 2007. This project will add an additional materials storage bay to include fill dirt, additional night-time loading lights in the material storage area, and additional on-site parking. Strand Associates previously prepared site improvement plans to design the intended improvements.

*Scope of Work:
This contract is to:

- Install a new materials bay for fill dirt and repair the existing materials bays.
- Install swales in both concrete and rip-rap to improve the drainage in and around the materials bay.
- Install additional parking spaces on-site and a decomposed granite pathway.
- Install adequate lighting to facilitate safer night-time loading.

*Contract Type:* Job Order Contract.

*Procurement Method:
After review of the 15-point discovery checklist for the Alternative Project Delivery Method Justification, it was determined to utilize the Job Order Contractor (JOC) procurement process specifically for this project for the following reasons:

- The location is a critical factor as the contractor will have to provide daily integration with multiple workgroups.
- The security requirements for the site require background checks.
- The project is too small to be economically feasible as a CMAR.

*Pre-Qualified Contractor Selection:
In December 2015, Builders Guild, Inc. was one of three construction companies selected for Water and Sewer Improvements through a qualifications-based process consistent with Arizona Revised Statutes §§ 34-601 through 611 for job order contracting. The qualifications-based selection process for job order contracting is conducted every five years and includes evaluating each contractor's statement of qualifications, in response to our request for qualifications (RFQ), holding selection
panel interviews with qualified firms based on approved selection criteria and relative weights, and how their expertise relates to the City’s upcoming project needs. Once contractors are selected, Master Job Order Contracts are awarded and work is performed as a series of individual job orders.

For this project Builders Guild, Inc. was selected from the Water and Sewer Improvements Master JOC list based on current spend distribution for each of the contractors on previously awarded JOCs, complexity and scope of the project compared to each firm’s experience, and the contractor’s availability for the expected schedule. Staff worked with Builders Guild, Inc. in clarifying the project requirements, reviewed their proposal, and found it to be reasonable for the scope of services.

Construction Contract Snapshot:
Staff is providing a snapshot of the City’s current CIP construction activity by procurement method:

CMAR – Construction Manager at Risk
DBB – Design, Bid, Build (low-bid)
JOC – Job Order Contract

ATTACHMENTS:  Job Order Contract

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