



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 02/25/2016
Agenda Item: 5B9**

ACTION: Award job order no. 5 to Caliente Construction, Inc. for the replacement of the back-up generator at the Police/Courts Building at 120 East Fifth Street.

FISCAL IMPACT: The total job order amount is \$324,793 and the project contingency amount is \$32,000. Funds to cover this job order contract and related costs are appropriated for fiscal year 2015/16 in Capital Improvement Project No. 5507679, Electrical Improvements – Main Police Department Generator Replacement.

RECOMMENDATION: Award job order no. 5 with Caliente Construction, Inc. through existing job order contract no. C2015-43.

BACKGROUND INFORMATION:

Contract Type: Construction Job Order.

Procurement Method:

It was determined that job order contracting would be the most appropriate delivery method for this project due to the fact that work will be done in a secured facility containing very sensitive information and because of the risk of an unplanned power loss to the facility during construction. Facility access and power interruptions must be controlled and minimized.

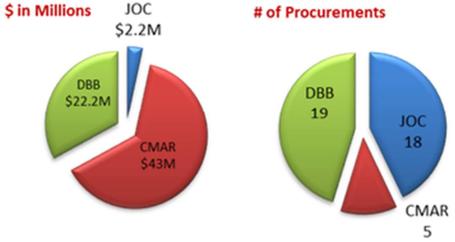
Caliente Construction, Inc. was previously selected through a qualifications based process consistent with Arizona Revised Statutes. § 34-601 through 611 for job order contracting. The qualifications based selection process for job order contracting includes evaluating each contractor’s statement of qualifications, in response to our request for qualifications (RFQ), and holding selection panel interviews with qualified firms based on the following criteria:

- 5% General description of the professional skills, experience and ability of the proposed firm;
- 15% Relevant experience and qualifications of the proposed firm;
- 15% Relevant experience of key personnel;
- 15% Understanding of and approach to performing required services;
- 5% Description of the firm’s past project performance and available resources;
- 35% In depth discussion through question and answer session of the proposed firm’s expertise, knowledge and qualifications of key personnel, and;
- 10% Overall evaluation of the proposed firm and its ability to provide the required services.

Once interviews are held, a final list of up to three qualified firms is established to negotiate and enter into contracts with. Once job order contracts are awarded, work is performed as a series of individual job orders. Scope, schedule and price are established for each individual job order, which is recommended to Mayor and Council for award if the job order exceeds \$50,000. For this work, staff has reviewed the proposal from Caliente Construction, Inc. and found it to be reasonable for the scope of services.

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



Project History:

The City of Tempe Police/Courts building, located at 120 East Fifth Street, houses the City's main police department, jail, court and an information technology center.

As part of the City's ongoing facility maintenance program, the original existing back-up generator for this facility is in need of replacement. The existing generator was installed in January 1986, making it 30 years old. The life expectancy for similar diesel generators is up to 25 years. Given the age, technology, ongoing maintenance and dependability, the existing generator has outlived its useful life. In addition, because of its age, the existing generator does not meet current standards for ADEQ and Maricopa County emissions. The generator will be replaced with a new diesel fuel operated back-up generator, which will provide a more reliable source of power should the facility need to utilize a back-up power source.

Scope of Work:

The scope of work includes removal and replacement of the existing back-up electrical generator, providing a temporary back-up generator during construction, other associated electrical work, and extensive coordination in order to reduce or eliminate power interruptions.

The project contingency has been established at \$32,000, approximately ten percent (10%) of the construction contract amount, to cover possible unforeseen conditions during construction.

ATTACHMENTS: Job Order Construction Contract (Technical Specifications on file in Engineering Division).

STAFF CONTACT(S): Andy Goh, Deputy Public Works Director/City Engineer, (480) 350-8896

Department Director: Don Bessler, Public Works Director

Legal review by: Judi Baumann, City Attorney

Prepared by: Donna Rygiel, Engineering Contract Supervisor