



CITY OF TEMPE
REQUEST FOR COUNCIL ACTION

Council Meeting Date: 01/29/2015
Agenda Item: 5B10

ACTION: Award job order no. 24 to Caliente Construction, Inc. for playground renovations at Kiwanis Park.

FISCAL IMPACT: The total job order amount is \$290,146 and the project contingency amount is \$29,000. Funds to cover this contract and associated costs are approved and appropriated for fiscal year 2014/15 in Capital Improvement Project No. 6306809, Kiwanis Park Playground Replacement and Renovations.

RECOMMENDATION: Award job order no. 24 with Caliente Construction, Inc. through existing job order contract no. C2011-156.

BACKGROUND INFORMATION: This project is to renovate and enhance the existing playground in Kiwanis Park, which was originally built in 1975 and went through only a partial renovation in 1981. Since that time, most of the playground equipment has deteriorated and was removed over time due to safety concerns.

In October 2014, a new playground design was presented to the neighborhood surrounding Kiwanis Park and their input was incorporated into the final design. This design includes a zip line, wider sidewalks meeting ADA standards, separate play areas for ages 2 to 5 and 6 to 12 year olds, swing sets, shade structures, rubber safety surfacing, landscape improvements, and plenty of seating areas for parents to sit and watch while their children play.

Job order contracting (JOC) was selected as the construction delivery method for this project primarily due to the complexity of the work involved and the high degree of coordination with city crews, who will be performing some of the work required for this project.

The project contingency has been established at \$29,000, approximately ten percent (10%) of the contract amount, to cover possible unforeseen conditions during construction.

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:

- 20% Relevant experience and qualifications of the proposed firm;
- 20% Relevant experience of key personnel;
- 20% Understanding of and approach to performing required services;
- 30% 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. When the job order contractor hires subcontractors to perform a portion of the work, they are required to make their selection based on a combination of qualifications and price. When any individual job order exceeds \$50,000, it is recommended to Mayor and Council for award. For this project, 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

At the close of the fiscal year, staff will provide a year-end summary to include all construction activity procured during the year.

ATTACHMENTS: Job Order and Exhibit A.

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

Department Director: Don Bessler, Public Works Director
Legal review by: Judi Baumann, City Attorney
Prepared by: Donna Rygiel, Engineering Contract Supervisor

