



**CITY OF TEMPE
REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 12/17/2015
Agenda Item: 5B7**

ACTION: Award job order no. 2 to Caliente Construction, Inc. for exterior building restoration at City Hall.

FISCAL IMPACT: The total job order amount is \$317,694.69 and the project contingency amount is \$31,700. Funds to cover this job order contract and related costs are appropriated for fiscal year 2015/16 in Capital Improvement Project No. 6707589, City Hall – Exterior Repair and Study.

RECOMMENDATION: Award job order no. 2 with Caliente Construction, Inc. through existing job order contract no. C2015-43.

BACKGROUND INFORMATION:

Contract Type: Construction Job Order.

Procurement Method:

Due to the specialized nature and complexity of the project, it was determined that a JOC would be the most appropriate delivery method for this project.

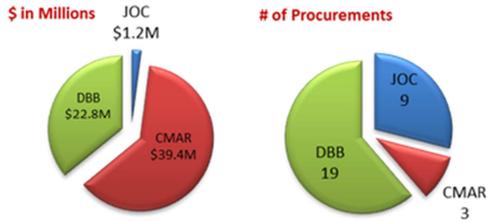
Caliente Construction, Inc. was previously selected through a qualifications based process consistent with Arizona Revised Statutes. § 34-601 through 611 for job order contracting. The qualifications based selection process for job order contracting includes evaluating each contractor’s statement of 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 Hall tower was originally constructed in 1971. Studies completed in 2008 and 2010, revealed deficiencies in the exterior glass panels. In May 2015 a job order was completed to apply safety film over seven sections of glass panels, whose integrity may have been compromised by scratches and weld marks. This job order will be for the second stage of restoration to the building exterior.

Scope of Work:

The Scope of Work includes power washing the existing structure to prepare for paint, removal and replacement of existing caulking with silicone sealant, painting of structural steel (not sheet metal cladding), cleaning of existing cladding, and making minor repairs on approximately 11 panels. Scaffolding is required for this project, and work includes the design/engineering of scaffolding, rental, erection, daily inspections, and disassembly.

The project contingency has been established at \$31,700, approximately ten percent (10%) of the construction contract amount, to cover possible unforeseen conditions during construction.

ATTACHMENTS: Job order construction contract.

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