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**CITY OF TEMPE**  
**REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 06/09/2016**  
**Agenda Item: 5B16**

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**ACTION:** Award job order no. 5 to Sunland, Inc. – Asphalt & Sealcoating for resurfacing of the parking lots at the Tempe Sports Complex and Police Substation at 8201 South Hardy Drive.

**FISCAL IMPACT:** The total job order amount is \$160,722.82, and the project contingency amount is \$15,000. Funds to cover this job order contract and related costs are appropriated for fiscal year 2015/16 in Capital Improvement Project No. 5407791, City Facility Parking Lots.

**RECOMMENDATION:** Award job order no. 5 with Sunland, Inc. – Asphalt & Sealcoating through existing job order contract no. C2015-30.

**BACKGROUND INFORMATION:**

***Project History and Scope:***

The Transportation Division has an on-going program to maintain and preserve city-owned parking lots. The resurfacing of parking lots is necessary to ensure accessibility to parking spaces and to provide a safe travel way from the vehicle to the destination.

This project will provide for the rehabilitation of both Tempe Sports Complex parking lots as well as the parking lots at the South Police Substation for a total of 180,000 square feet of surface area. The Sports Complex provides soccer, softball, and baseball fields, a dog park, and a skate park. Parking lot usage is cyclical, peaking when sports leagues are in season or tournaments are scheduled. The current average pavement quality index (PQI) is 68 on these three parking lots, our standard is 70. The project includes isolated asphalt patching, slurry seal, and restriping. The parking lots have not received any type of preventative maintenance and are due for a slurry-seal to extend the life of the pavement. A recent assessment identified several types of cracking as prevalent in the three lots. Using rehabilitation techniques now is a cost effective way to prolong the service life of the pavement in the parking lots and improve the driving surface as well as the aesthetics.

The project contingency has been established at \$15,000, approximately ten (10%) of the construction contract amount, to cover possible unforeseen conditions during construction.

***Contract Type: Construction Job Order.***

***Procurement Method:***

Job order contracting (JOC) was selected as the construction delivery method for this project to maintain proper security at the Police Sub-station and to address the complex project phasing needed to coordinate vehicle and pedestrian access to the busy Tempe Sports Complex fields.

Sunland, Inc. – Asphalt & Sealcoating (Sunland) 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:

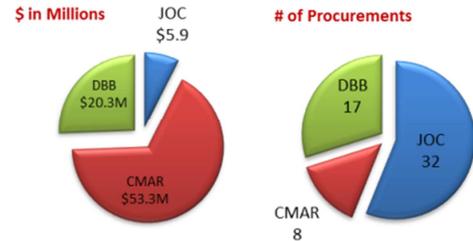
- 5% General description of the professional skills, experience and ability of the proposed firm;
- 15% Relevant experience and qualifications of the proposed firm;
- 15% Relevant experience of key personnel;
- 15% Understanding of and approach to performing required services;
- 5% Description of the 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 with which to negotiate and enter into contracts. 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 Sunland 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



**ATTACHMENTS:** Job Order Construction Contract.

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