

AN ORDINANCE 2008-10-09-0905

AWARDING A CONSTRUCTION CONTRACT IN THE AMOUNT OF \$760,691.10 TO V.K. KNOWLTON CONSTRUCTION & UTILITIES, INC. IN CONNECTION WITH THE 2008 ALLEY MAINTENANCE PROGRAM, LOCATED CITY WIDE AND APPROPRIATING FUNDS.

* * * * *

WHEREAS, bids were submitted in connection with 2008 Alley Maintenance Program; and

WHEREAS, this Ordinance accepts the lowest responsive bid submitted by **V.K. Knowlton Construction & Utilities, Inc.** in the amount of \$760,691.10, and authorizes \$20,016.90 for Project Contingency and \$5,000.00 for Capital Administrative Costs; and

WHEREAS, this Program provides for maintenance of both earthen and improved alley infrastructure; and

WHEREAS, approval of this Ordinance will be a continuation of City Council policy to include alley infrastructure as part of the City's Rolling Five Year Infrastructure Management Plan;
NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The lowest responsive bid of **V.K. Knowlton Construction & Utilities, Inc.** in the amount of \$760,691.10 in connection with the 2008 Alley Maintenance Program is hereby accepted. All other bids will be considered rejected upon the execution of a contract by the successful bidder and the deposit of all required bonds and insurance certificates or the expiration of ninety (90) days from the effective date hereof, whichever occurs first.

SECTION 2. The City Manager or her designee is hereby authorized to enter into a contract covering said Project.

SECTION 3. The following financial adjustments are hereby approved:

- a) The appropriation in the amount of \$785,708.00 is reduced for this ordinance in SAP Fund 29050000, Drain Maintenance Improvements, Cost Center 2303020001, General Ledger 5201040, Fees to Pro and the FY08 budget is amended to reflect this change.
- b) The amount of \$785,708.00 is appropriated in SAP Fund 29050000, Drain Maintenance Improvements, SAP Internal Order 390000000698, SAP GL account 6102100 - Interfund Transfer out entitled From 29050000 TO WBS 23-01118-90-01. The amount of \$785,708.00 is authorized to be transferred to SAP Fund 40099000, Other Capital Projects.

- c) The budget in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01118, 2008 Alley Maintenance Program, shall be revised by increasing SAP WBS Element 23-01118-90-01 entitled Transfer From Internal Order 390000000698, SAP GL Account 6101100 – Interfund Transfer In, by the amount \$785,708.00.
- d) The amount of \$760,691.10 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01118, 2008 Alley Maintenance Program, SAP WBS Element 23-01118-01-01, entitled Construction, SAP GL Account 5201140, and is authorized to be encumbered and made payable to **V.K. Knowlton Construction & Utilities, Inc.**, for construction services.
- e) The amount of \$5,000.00 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01118, 2008 Alley Maintenance Program, SAP WBS Element 23-01118-01-09, entitled Capital Administrative Cost, SAP GL Account 5402010.
- f) The amount of \$20,016.90 is appropriated in SAP Fund 40099000, Other Capital Projects, SAP Project Definition 23-01118, 2008 Alley Maintenance Program, SAP WBS Element 23-01118-01-02, entitled Construction Contingency, SAP GL Account 5201140.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

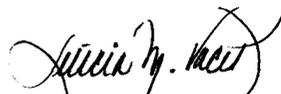
SECTION 5. This Ordinance shall take effect on the tenth day after passage.

PASSED AND APPROVED this 9th day of October, 2008.



PHIL HARDBERGER

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 14

Name:	6, 7, 8, 11, 12, 13, 14, 15A, 15D, 16, 17, 19, 20, 21, 22, 23, 24, 25A, 25B, 26, 28B, 28C, 29
Date:	10/09/2008
Time:	02:51:49 PM
Vote Type:	Motion to Approve
Description:	An Ordinance awarding a construction contract in the amount of \$760,691.10 to V.K. Knowlton Construction & Utilities, Inc. in connection with the 2008 Alley Maintenance Program, located City-Wide and appropriating funds. [Sharon De La Garza, Assistant City Manager; Majed Al Ghafry, Director, Public Works]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				
Mary Alice P. Cisneros	District 1		x				
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3	x					
Philip A. Cortez	District 4	x					
Lourdes Galvan	District 5		x				
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				x
Louis E. Rowe	District 9		x				
John G. Clamp	District 10		x				

Mr. James Clements, P.E.
Project Manager
City of San Antonio - CityBase
8030 Challenger Dr.
San Antonio, Texas 78235

08-01-08

RE: 2008 Alley Maintenance Program Bid Tabulation

Mr. Clements:

On Wednesday, July 30, 2008, bids for the reference project were opened and read aloud. The apparent low bidder at the time of opening was V.K. Knowlton with a bid of \$760,691.10. Nine (9) contractors had picked up plans and specifications and eight (8) contractors submitted bids. Young Professional Resources reviewed the submittals and developed the attached bid tabulation form for the project.

During the review and evaluation of the submittals we discovered that one bidder, W.P. Murphy Inc., did not submit the required bid bond.

Also, W.P. Murphy had changed the quantity amounts on form 025. We tabulated the bid amount for W.P. Murphy Inc. utilizing their unit bid prices and the quantities included in the advertised bid documents. The corrected amount of W.P. Murphy's Inc. bid is \$712,336.91 as reflected in the attached bid tabulation form. W.P. Murphy Inc. had two different prices in their bid submittal. On form 020, the bid amount submitted was \$861,132. On form 025 "Unit Pricing" and on Section 30 "Contractor's Qualification Statement", page 5 Para 3.2 the contractor had submitted an amount of \$837,599.

It is our recommendation that the bid submittal by W.P. Murphy Inc. be rejected for not being responsive. It is also our recommendation that the contract be awarded to V.K. Knowlton Construction Utilities Inc. for \$760,691.10 as this contractor is the lowest responsive bidder.

If you have questions or comments please feel free to contact me.

Respectfully,



Leonard D. Young P.E.
President -Young Professional Resources

Cc: Roland Mata
Denise Shaffer

Attch: Bid Tabulation



YOUNG PROFESSIONAL RESOURCES 8100 ROUGHRIDER DR. STE. 1201 WINDCREST TX. 78239
WWW.YPRCONSULTING.COM Tele: 210-373-3204 Fax: 210-590-9346

City of San Antonio
Economic Development Department
Interdepartmental Memorandum

TO: Debbie Sittre, Assistant Director, CIMS

FROM: Anita Uribe Martin, Assistant Director, Economic Development Department

COPIES: Marc Ripley, Contract Coordinator, CIMS, Melissa Aguillon, Economic Development Manager, Economic Development Department; File

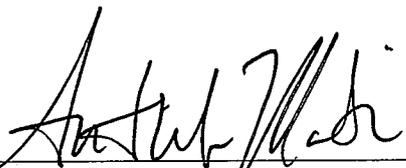
SUBJECT: Good Faith Effort Compliance for the Capital Improvement Management Services, **Project: 2008 Alley Maintenance Program**

DATE: August 13, 2008

We have reviewed the Good Faith Effort Plan submitted by V.K. Knowlton Construction & Utilities, Inc. for the Capital Improvement Management Services **Project: 2008 Alley Maintenance Program**. The apparent low bidder has submitted contract amounts, which are reflected in the following percentages.

Total Project Cost	\$760,691.10	
FIRM NAME: V.K. Knowlton	Certified: No	
Small Business Economic Development Advocacy (SBEDA)	Percent Utilized	Dollar Value
Small Business Enterprise (SBE)	3.74%	\$28,449.84
Minority Business Enterprise (MBE)	2.34%	\$17,800.17
Women Business Enterprise (WBE)	1.4%	\$10,649.67
African American Business Enterprise (AABE)	2.34%	\$17,800.17
Good Faith Effort	Approved	

If there are any questions, please feel free to contact Melissa Aguillon at (210) 207-3900.


 Anita Uribe Martin
 Assistant Director
 Economic Development Department

**City of San Antonio
2008 Alley Maintenance Program**

District	Year	Alley IN Between	From	To	Application Type	PCR / URCI
1	2008	Dawnview & Marchmont	West	Buckeye	Rehabilitation	48
1	2008	Dawnview & Marchmont	Buckeye	Neer	Rehabilitation	51
1	2008	Gramercy Pl & W King HWY	Neer	Warner	Rehabilitation	
1	2008	Millwood & Pinewood	Jones Malsberger	Errol	Rehabilitation	
1	2008	Thorain & Hermine	Neer	Santa Paula	Rehabilitation	
2	2008	Booker Alley & Dawson	Cherry	Mesquite	Rehabilitation	49
2	2008	Booker Alley & Dawson	Mesquite	Hackberry	Rehabilitation	41
2	2008	Gravel & Iowa	Pine	Dreiss	Rehabilitation	65
2	2008	Hershey & Lakewood	DellHaven	Willenbrock	Rehabilitation	
2	2008	Tallulah & Judivan	Kingston	Molokai	Rehabilitation	41
3	2008	Hammond & Rigsby	Palmetto	St Anthony	Rehabilitation	12
3	2008	Hutchins Pl & Langford	Walhalla	Oxana	Rehabilitation	
3	2008	Kate Schenck & Hatcher	Enfield	Belford	Rehabilitation	
3	2008	Kate Schenck & Hatcher	Belford	Pickwell	Rehabilitation	
3	2008	Kate Schenck & Hatcher	Pickwell	Fairlawn	Rehabilitation	
3	2008	Topeka & Chicago	Devoto	S. Hackberry	Rehabilitation	
4	2008	Faircrown & Old Pearsall	Fairbrook	Fairshire	Rehabilitation	72
4	2008	Five Palms & Old Pearsall	Fairshire	Brook Valley	Rehabilitation	37
4	2008	Five Palms & Old Pearsall	Ray Ellison	Fairwood	Rehabilitation	47
5	2008	Sims Av & Ellana Claire	Charlotte	Graebner	Rehabilitation	
7	2008	Globe & Continental	Hillcrest	36TH	Rehabilitation	
7	2008	Gramercy Pl & Kings Hwy	Shearer	Lake	Rehabilitation	67
7	2008	Waverly & Rollins	Tulane	Leo	Rehabilitation	
8	2008	Forest Rock & High Chapel	George	Sage	Rehabilitation	73
8	2008	Glenrock & Rancho	Mt Laurel	Burning Tree	Rehabilitation	80
8	2008	Hunters & Hunters Sound	Hunters Meadow	Hunters	Rehabilitation	64
8	2008	Hunters & Hunters Sound	Hunters Meadow	Hunters (South)	Rehabilitation	64
9	2008	Dutchess & Regal	Colwyn Pass	Marquis	Rehabilitation	63
9	2008	Laburnum & Oakhurst Place	Lindenwood	Nacogdoches	Rehabilitation	32
9	2008	Regal & Whitehall	Colwyn Pass	Marquis	Rehabilitation	61
10	2008	Country Ln & Tyrol Place	Haskin Rd	Kenilworth Blvd	Rehabilitation	
10	2008	Nottingham & Robinhood	Kenilworth	Chevy Chase	Rehabilitation	56
10	2008	Tophill & Nottingham	Kenilworth	Chevy Chase	Rehabilitation	41



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item # 14
Council Meeting Date: 10/9/2008
RFCA Tracking No: R-3964

DEPARTMENT: Public Works

DEPARTMENT HEAD: Majed A. Al-Ghafry

COUNCIL DISTRICT(S) IMPACTED:
City Wide

SUBJECT:
2008 Alley Maintenance Program - Contract Award

SUMMARY:

An ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$760,691.10 to V.K. Knowlton Construction & Utilities, Inc. and authorizing \$25,016.90 for project contingency and capital administrative charges in connection with the 2008 Alley Maintenance Program.

BACKGROUND INFORMATION:

Beginning in Fiscal Year (FY) 2006, City Council considered the existing state of the City's alley network. After deliberation, it was determined that emphasis was needed to be given to maintenance of both earthen and improved alley infrastructure. As a result, City Council approved a one-time amendment to the City's FY 2007 budget in the sum of \$1 million for contractual services. This program received additional consideration when, as part of the FY 2008 budget, City Council approved a recurring maintenance program for alleys in the sum of \$1 million per annum.

To determine the best use of the funds, a selection criterion was established to prioritize projects eligible for the 2008 Alley Maintenance Program (AMP). During February 2008, all lists of alleys were submitted to the City Council District Offices for their review and concurrence. Projects for the 2008 AMP were primarily based upon four (4) key indicators.

1. Field investigations were completed for each service alley and included a condition assessment which prioritized projects based on drainage, accessibility and utilization.
2. Additional data collection from 311 Customer Service Requests, including repeat requests for service.
3. Coordination with other City Departments and Utility Companies that provided information on alleys which served in other capacities.
4. A neighborhood approach which applies a more holistic system of improving not

only "worst first, service and drainage alleys", but also entire neighborhoods.

In addition, during the following five months (March through July of 2008), HVJ Consultants completed an alley survey that included a comprehensive assessment and provided data on key criteria for all service (solid waste) alleys, to include surface type, pavement condition, utilities, and accessibility. Condition scores and associated maintenance recommendations were also assigned for each alley. The survey and assessment cost for all 3,246 alleys totaled \$214,292.00, leaving \$785,708.00 for construction activities.

The list of 2008 projects (**Attachment #1**) from the 5 Year Alley Maintenance Program were grouped into a program entitled 2008 Alley Maintenance Program and was advertised for bids through the Dodge Report, Chapters of the Associated General Contractors (AGC) of America, Builders' Exchange of Texas, Inc and Amtek Information Service, Inc.; as well as in the Commercial Recorder, the San Antonio Informer, and La Prensa in July of 2008. In addition, bid announcements were made on TVSA and through the Small Business Economic Development (SBEDA) Office. Plans were also available for review by potential bidders at the office of Young Professional Resources located at 8100 Roughrider Drive, Ste. 101, Windcrest, Texas, 78239. Bids for this project were opened on July 30th, 2008 and eight (8) firms responded. Of these responses, V.K. Knowlton Construction & Utilities, Inc. submitted the lowest responsive bid. A matrix of the bid results is included herein as Attachment #2.

The Economic Development Department (EDD) has reviewed the Good Faith Effort Plan (GFEP) submitted by V.K. Knowlton Construction & Utilities, Inc. for which the contractor has offered 9.82% of the work to be performed by Small Business Enterprises (SBE), Women Business Enterprises (WBE), Minority Business Enterprises (MBE), and African American Business Enterprises (AABE). The EDD is currently working with Public Works and the contractor to provide guidance with the goal of improving the Good Faith Effort Plan. The signed memo for the GFEP is included herein as Attachment #3.

It is important to note that since the bulk of investigation and assessment work of all alleys was completed in 2008, the FY 2009 Alley Maintenance program will not experience any delays, and therefore will be initiated for design and implementation in October 2008 and completion before the end of FY 2009.

ISSUE:

This ordinance awards a construction contract with V.K. Knowlton Construction & Utilities, Inc. in the amount of \$760,691.10 in connection with the 2008 Alley Maintenance Program.

Approval of this ordinance will be a continuation of City Council policy to include alley infrastructure as part of the City's Rolling Five Year Infrastructure Management Plan.

ALTERNATIVES:

One alternative to awarding this construction contract would be for the City to utilize its internal resources. However, the Public Works Department is not currently equipped nor staffed to handle this maintenance program, nor can it utilize existing Infrastructure Maintenance Indefinite Delivery Contracts (IDC).

The second alternative would be to continue minor alley maintenance and return funds appropriated for this project to the City's General Fund. This option will counter the original intent of the funds allocated specifically for alley maintenance and will adversely impact alley infrastructure.

FISCAL IMPACT:

This is a one-time expenditure in the amount of \$785,708.00 which is within budget and included in the approved FY 2008 Street Maintenance Fund. These funds were carried forward as part of the FY 2008 Closing Ordinance approved on September 18, 2008 for availability in FY 2009.

Funds are authorized to be transferred from the Street Maintenance Fund to the FY 2008 Alley Maintenance Program Project as follows:

FY 2008 Alley Maintenance Program	
\$760,691.10	V.F. Knowlton Construction & Utilities, Inc.
20,016.90	Project Contingency
5,000.00	Capital Administrative Charges
\$785,708.00	Total Appropriations

RECOMMENDATION:

Staff recommends approval of this ordinance request which authorizes a construction contract with V.K. Knowlton Construction & Utilities, Inc. in order to complete the necessary improvements to the City's alley infrastructure.

ATTACHMENT(S):

File Description	File Name
Attachment #1 2008 Alley Maintenance Program	Attachment #1 2008 Alley Maintenance Program.pdf
Attachment #2 Bid Tabulation 2008 Alley Maintenance Program	Attachment #2 Bid Tabulation 2008 Alley Maintenance Program.pdf
Attachment #3 GFEP 2008 Alley Maintenance Program Memo	Attachment #3 GFEP 2008 Alley Maintenance Program Memo.pdf
Voting Results Ordinance/Supplemental Documents	200810090905.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Majed A. Al-Ghafry Director Public Works

APPROVED FOR COUNCIL CONSIDERATION:

Sharon De La Garza Assistant City Manager