

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL,
SIGNED ORDINANCE ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

APPROVING THE HISTORIC CITY HALL RENOVATION PROJECT BY APPROPRIATING \$38,000,000.00 IN CERTIFICATES OF OBLIGATION TO THE PROJECT, APPROVING A DESIGN-BUILD SERVICES AGREEMENT WITH GUIDO BROTHERS CONSTRUCTION COMPANY IN AN AMOUNT NOT TO EXCEED \$30,000,000.00 FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT; AND APPROVING RELATED CONTRACTS FOR THE PROJECT; AND RATIFYING RELATED EXPENSES IN THE AMOUNT OF \$290,748.00 FROM THE CAPITAL IMPROVEMENTS FUND; AND AMENDING THE FY 2018-2023 CAPITAL IMPROVEMENT BUDGET.

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WHEREAS, the City issued a solicitation for renovations to City Hall, which will provide overall improvements to the building, including, but not limited to: renovation of five floors, approximately 44,500 interior/useable square feet; compliance with newest building codes; improved accessibility to the disabled; hazardous material abatement; new security measures; new mechanical, electrical and plumbing, including new restrooms; reconfigured offices and new furnishings; new meeting rooms with new furnishings and audio-visual equipment; new elevators and equipment; exit stairwell modifications; new monumental stair between 2nd, 3rd, and 4th floors; new roofing; windows and doors refurbishing or replacement; improved exterior drainage and landscaping; and, public art (the Project); and

WHEREAS, six firms submitted responses to a Request for Qualifications (RFQ) released on January 29, 2018 and were deemed responsive and evaluated by a selection committee; and

WHEREAS, two respondents were asked to submit responses to Request for Proposals (RFP); and

WHEREAS, based on the on the evaluations and rankings made in the selection process, staff recommends Guido Brothers Construction Company be awarded the Design-Build contract for this project in an amount not to exceed \$30,000,000.00; and

WHEREAS, the Design-Build services include, but are not limited to, design, environmental permitting, right-of-way acquisition, design and construction of joint-utility relocation and adjustments, public outreach and information services, and procurement for construction, constructing the improvements for the Project and any procurement, resolving accordingly any right of way encroachments and quality control inspections required for construction; and

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WHEREAS, the renovation project requires the relocation of City Council members and City staff members that currently office in City Hall, necessitating the lease of temporary furniture and modular buildings, as well as site preparation and other related work; and

WHEREAS, Ordinance No. 2015-01-15-0013 authorized a Job Order Contract (JOC) with Davila Construction, Inc. to provide on-call construction, renovation and maintenance services for City buildings and facilities, and

WHEREAS, this Ordinance authorizes a Task Order to the previously approved JOC with Davila Construction, Inc. to provide the City with a temporary, modular building complex on the site of the old city hall annex, including, but not limited to rehabilitation of modular units, foundation preparation, in-ground utilities, CPS and SAWS tie-ins, and providing accessibility to two modular office complexes on the site for an estimated amount of \$1,704,528.88; and

WHEREAS, this Ordinance also authorizes an amendment to the JOC with Davila Construction, Inc., increasing the amount that may be expended under that contract by \$1,000,000; and

WHEREAS, an offer was submitted by CORT Business Services Corporation to provide leased furniture to the City for an estimated cost of \$63,439.48; and

WHEREAS, this furniture lease meets the requirements under the terms of the Cooperative Purchasing Agreement adopted by the City of San Antonio by Ordinance No. 2009-02-12-0102; and

WHEREAS, it is necessary to ratify the payment of expenses related to the project in the amount of \$290,748.80 from the Capital Improvements Fund; and

WHEREAS, to accomplish the objectives of the Project, it is necessary to appropriate \$38,000,000.00 in Certificates of Obligation and amend the FY2018-2023 Capital Improvement Budget for this project; **NOW THEREFORE:**

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

SECTION 1. The City Manager, or her designee, is authorized to negotiate and execute a Design-Build Services Agreement in an amount not to exceed \$30,000,000.00 with Guido Brothers Construction Company for the renovations of City Hall, and to execute any and all contracts and documents incidental and related thereto.

SECTION 2. The City Manager, or her designee, is authorized to amend the Job Order Contract Agreement with Davila Construction Company, Inc. to increase the allowable expenditure by \$1,000,000.00 and to issue a Task Order in the estimated amount of \$1,704,528.88 for the site work, modular office buildings and related work necessary to establish a temporary office complex as described herein. A copy of the amendment is attached hereto and incorporated herein for all purposes as **Exhibit I**.

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SECTION 3. The offer from CORT Business Services Corporation in the amount of \$63,439.48 to provide the City of San Antonio with leased office furniture is hereby accepted, subject to and contingent upon the deposit of all required bonds, performance deposits, insurance certificates and endorsements. A copy of the contract is attached hereto and incorporated herein for all purposes as **Exhibit II**.

SECTION 4. Purchase orders previously issued and any resulting payment of expenses already made related to the Project are hereby ratified, as follows: ATC Group Services, LLC. in the amount of \$52,777.00; Facility Programming, Ltd. in the amount of \$129,772.00 and Davila Plumbing in the amount of \$99,000.00.

SECTION 5. The budget in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, shall be revised by increasing SAP WBS element 23-01XXX-90-02-01 entitled FY 2018 Unissued CO's, SAP GL account 6101100 - Interfund Transfer In, by the amount \$500,000.00.

SECTION 6. The amount up to \$500,000.00 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, SAP WBS Element 23-01XXX-05-02-01-02, entitled Construction-Deferred Maintenance, SAP GL Account 5201140.

SECTION 7. The amount of \$38,000,000.00 is appropriated in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, and the budget shall be revised by increasing SAP WBS Elements as follows:

SECTION 8. Payment in the amount of \$290,748.80 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is ratified to various vendors through issuance of purchase orders for expenses related to the project. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds in accordance with the adopted capital budget. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 9. Payment in the amount not to exceed \$30,000,000.00 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is authorized to be encumbered and made payable to Guido Brothers Construction Company, for design-build services. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds in accordance with the adopted capital budget. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 10. Payment in the amount not to exceed \$3,000,000.00 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is authorized to be encumbered and made payable to Davila Construction, Inc., for

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construction services. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds in accordance with the adopted capital budget. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 11. Payment in the amount not to exceed \$63,439.48 in SAP Fund 43099000, Certificates of Obligation Capital Projects, SAP Project Definition 23-01XXX, City Hall Renovation, is authorized to be encumbered and made payable to CORT Business Services Corporation for furniture. Payments for services are contingent upon the availability of funds and the sale of future City of San Antonio, Certificate of Obligation Bonds in accordance with the adopted capital budget. Payment is limited to the amounts budgeted in the Operating and/or Capital Budget funding sources identified. All expenditures will comply with approved operating and/or capital budgets for current and future fiscal years.

SECTION 12. 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 allocations 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 13. This Ordinance shall be effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED and APPROVED this _____ day of May, 2018.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney