



City of San Antonio

Agenda Memorandum

File Number: 18-2743

Agenda Item Number: 11.

Agenda Date: 5/10/2018

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT: Design-Build & Related Contracts for Renovation of Historic City Hall Project

SUMMARY:

An ordinance for the Renovation of Historic City Hall Project, authorizing the negotiation and execution of a Design-Build Services Agreement with Guido Brothers Construction Company in an amount not-to-exceed \$30,000,000.00, approving related contracts, ratification of expenses related to the project in the amount of \$290,748.80 from the Capital Improvements Fund, and amending the Capital Improvement Budget with the appropriation of \$38,000,000.00 in Certificates of Obligation to the Renovation of Historic City Hall Project.

BACKGROUND INFORMATION:

Project Background

City Hall is over 125 years old, with the original construction in 1889 and alternations and a major renovation in 1927. Over the years, there have been minor renovations and some system maintenance; however, the building continues to experience significant problems with the mechanical, electrical, plumbing, and sewer systems, flooding in the lower levels, and exterior issues including an aging facade and deteriorating window casings.

Due to these deteriorating conditions, a detailed facility assessment was conducted in March 2017 by third-party consultants to evaluate and identify necessary restorations. The facility assessment revealed numerous problems. To bring this historically significant building up to building code and to sustain its continued use as a prominent public facility, major repairs and upgrades are recommended. These include new mechanical, electrical and plumbing systems, new heating, ventilation and air-conditioning (HVAC) systems, new elevators,

improved fire suppression systems, exterior masonry repair, refurbished exterior windows and entrances, and exterior drainage improvements.

In addition to these recommended renovations, in mid-2016, Councilman Trevino submitted a City Council Consideration Request to have an equal access ADA entrance added to the east side of City Hall. Currently, there is an ADA compliant entrance on the west side of City Hall. Initiated by Councilman Trevino in early 2017, a design competition led by the American Institute of Architects generated 22 ADA equal access entrance concepts. In August 2017 a design was selected through a juried process, with an estimated cost of \$3.4 million to design and construct. Therefore, the total budget for the restoration and renovation of City Hall and addition of an equal access east entrance totals \$38 million and funding at this level is included in the City's debt plan.

Design is anticipated to begin in May 2018. The required abatement work will begin in August 2018, with demolition construction commencing in November 2018. The project will be complete in February 2020.

This Project was selected to utilize a Design-Build alternate project delivery method, with related contracts utilizing Job Order Contracting (JOC). The use of the JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities.

Procurement of Design Build Contract Services

As required by state law, a two-part solicitation process was used to select a Design-Build firm to complete design and construction services for the Renovation of Historic City Hall Project.

A Request for Qualifications (RFQ), the first phase of the two-phase solicitation process, was released on January 29, 2018. The RFQ was advertised in the San Antonio Hart Beat, on the City's website, and the Texas Electronic State Business Daily. Responses were due on February 28, 2018. Six firms responded to the RFQ and submitted their Statement of Qualifications (SOQs) and all were deemed responsive. A Selection Committee made up of City staff from Transportation & Capital Improvements, City Manager's Office, Historic Preservation and BESD Offices, as well as an AIA representative and an ADA compliance representative evaluated and ranked the SOQs.

Based on the evaluation process, two respondents were asked to submit responses to Request for Proposals (RFP) by April 20, 2018. The same Selection Committee evaluated, interviewed and scored the proposals. Scoring was based on the published evaluation criteria which included: proposed design plan, proposed construction plan, context sensitive design, overall evaluation of firm/team and the ability to provide required services, and proposed fees for general conditions/overhead and profit. Based 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.

The Design Build contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program. Guido Brothers Construction Company has committed to satisfying the 40% Small Business Enterprise (SBE) subcontracting goal, 30% Minority/Women-Owned Business Enterprise (M/WBE) subcontracting goal and the 5% African American Business Enterprise (AABE) subcontracting goal. Guido Brothers Construction Company has also committed to meeting the mentorship requirement as part of this contract. This contract was developed utilizing a formal request for qualifications process; therefore, as required by the Ethics Ordinance, the Discretionary Contracts Disclosure Forms are included herein as an attachments.

Temporary Relocations via a Job Order Contract (JOC)

City Hall will be vacated and closed to the public during all phases of work. TCI will coordinate with City

departments to ensure operations are not affected. Currently, the Mayor's Office, City Manager's Office, City Council Offices, City Attorney's Office and City Clerk are located in City Hall. City staff as well as elected officials will be temporarily relocated to multiple spaces within close proximity to City Hall and Council Chambers.

A temporary, modular building complex will be established on the site of the old city hall annex, south of Dolorosa Street and across from City Hall. This complex will house the Mayor's Office, City Manager's Office and City Attorney's Office. Using the Job Order Contracting (JOC) process, Davila Construction, Inc. will perform the work necessary to develop and construct the modular campus. Placement of the modular buildings will begin in late May and will be completed by June 30, 2018. Move-in and occupation of the complex is to begin in early July 2018 during the City Council recess. Davila Construction, Inc.'s contract capacity will be increased by \$1,000,000.00 in order to provide the necessary funding for completing the modular building complex work.

City Council Offices will be relocated to the Plaza de Armas building, and the existing Arts and Culture Department will relocate to other City-owned facilities to provide sufficient space for City Council. Furniture for Plaza de Armas will be leased through CORT Furniture Rental Corporation for the duration of the renovation. The City Clerk's Office will be relocated to the Municipal Plaza Building.

The JOC will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal. Davila Construction, Inc. has committed to a 23% M/WBE and 3% AABE subcontractor participation.

The Discretionary Contracts Disclosure Form, as required by the City's Ethics Ordinance for all Projects where subjective criteria are used to select the contractor or consultant rather than by low bid, is attached.

ISSUE:

This ordinance authorizes the negotiation and execution of a Design-Build Services Agreement with Guido Brothers Construction Company in an amount not-to-exceed \$30,000,000.00, approving related contracts, ratification of expenses related to the project in the amount of \$290,748.80 from the Capital Improvements Fund, and amending the Capital Improvement Budget with the appropriation of \$38,000,000.00 in Certificates of Obligation to the Renovation of Historic City Hall Project.

This project will provide overall improvements to the building to include 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 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. In addition, services include constructing the improvements to the

Renovation of Historic City Hall Project and any procurement, resolving accordingly any right of way encroachments and quality control inspections required for construction.

This Project will also include establishing a temporary modular building complex on the grounds of the old city hall annex in order to provide operational spaces for City Hall occupants during renovation, with Project demolition and construction/renovation of Historic City Hall anticipated to begin August 2018 and estimated to reach final completion by February 2020.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for the solicitation process, this would adversely affect the schedule for completion of the project and the ability to vacate City Hall personnel during the July 2018 timeframe.

FISCAL IMPACT:

This ordinance authorizes a one-time capital improvement expenditure in an amount not to exceed \$30,000,000.00 payable to Guido Brothers Construction Company; an amendment increasing the total not to exceed amount of the Davila Construction, Inc. job order contract by \$1,000,000.00 for the final option period and issuing a task order in the amount of \$1,704,528.88; a one-time capital improvement expenditure of \$63,439.48 payable to CORT Furniture Rental Corporation; and ratification of expenses related to the project in the amount of \$290,748.80 from the Capital Improvements Fund. If approved by Council, funds in the amount of \$38,000,000.00 in Certificates of Obligation will be appropriated and amended into the FY2018-2023 Capital Improvement Budget for this project.

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager and/or the Director of the Transportation and Capital Improvements Department or his designee to execute all contracts in connection with the Renovation of Historic City Hall Project.