



City of San Antonio

Agenda Memorandum

File Number:14-401

Agenda Item Number: 9.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Contract Award & Amendment: Cafe Commerce Phase 2

SUMMARY:

An ordinance authorizing the following items related to the Café Commerce Project, a 2009 Issued Tax Notes funded project: (1) amending the professional design services agreement with Marmon Mok in an additional amount not to exceed \$138,450.00 and authorizing payment; (2) accepting a proposal and authorizing the execution of a Job Order Contract in an amount of \$399,963.07, payable to Davila Construction, Inc., for Phase 2 of facility renovations to existing space on the Central Library's ground floor in connection with the Café Commerce Project; and (3) appropriating \$422,000.00 in Economic Development Incentive funds and \$328,000.00 from project savings, from previously completed Library Facility Maintenance projects, into the Café Commerce Project.

BACKGROUND INFORMATION:

Project Background

Café Commerce will serve as a clearinghouse for small business resources in San Antonio and will coordinate programming to promote entrepreneurial thinking among the City's residents. The centralized, downtown location will serve businesses and entrepreneurs from all over the City. The investment in space at the San Antonio Central Library is a continuation of the City's efforts to further the revitalization and growth of a vibrant downtown, and follows the SA2020 vision in which the City's center is "an economically inviting locale for businesses to flourish." The much needed resources and assistance located at a highly visible location, coupled with online program support, will empower business owners and entrepreneurs to efficiently obtain the information necessary to help them start and grow their business. Implementing an innovative

entrepreneurship curriculum and providing networking opportunities will also encourage the next generation of entrepreneurs to identify opportunities, build their ideas into successful ventures, and expand the City's entrepreneurial ecosystem.

This Project will be an adaptive reuse of approximately 11,214 square feet of existing space on the Central Library's ground floor. To minimize facility interruptions and keep the facility accessible to patrons and residents during construction, the project was broken into in two (2) phases. Phase 1 of this project included renovations to 3,475 square feet of existing space on Central Library's ground floor, previously used for media rentals and lease space. Project construction of Phase 1 began in September 2013 and was completed in January 2014. Phase 2 of this project includes renovations to 7,742 square feet of existing space on the Central Library's ground floor, previously used for Central Library's fiction book collection. Project design of Phase 2 is anticipated to begin in March 2014 and be completed in April 2014. Project construction of Phase 2 is anticipated to begin in April 2014 and be completed in June 2014.

Previous Council Action

A previously executed contract with Marmon Mok for design services for the Central Library in the amount of \$381,050.00 was approved by City Council on October 11, 2012, through Ordinance 2012-10-11-0794. This amendment will increase that contract in an additional amount not to exceed \$138,450.00, for a new total contract amount of \$519,500.00.

Procurement of Services

This Project was selected to utilize the Job Order Contracting (JOC), an alternative project delivery method in which ten contractors were approved through Ordinance 2011-01-20-0053 by City Council on January 20, 2011. The use of the JOC delivery method has provided the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractors to a specific job is based on the JOC contractor's current workload, overall capacity, familiarity with a specific facility, and expertise in completing specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Davila Construction was selected to submit an estimate and project schedule.

The on-call contract associated with this agreement was advertised in 2010, prior to the implementation of the revised SBEDA ordinance. Therefore, the solicitation required respondents to make a good faith effort to meet aspirational goals in utilizing small, women and minority-owned businesses as subcontractors.

ISSUE:

This ordinance: (1) amends the professional design services agreement with Marmon Mok in an additional amount not to exceed \$138,450.00, and authorizes payment to Marmon Mok; (2) accepts a proposal and authorizes \$399,963.07, payable to Davila Construction, utilizing the Job Order Contracting (JOC) delivery method for facility renovations to existing space on the Central Library's ground floor in connection with the Café Commerce Project; and (3) appropriates \$422,000.00 in Economic Development Incentive funds and \$328,000.00 from project savings, from previously completed Library Facility Maintenance projects, into the Café Commerce Project.

This contract will provide for the construction of Phase 2 of the facility renovations to develop the City's clearinghouse for small business resources, referred to as Café Commerce. Phase 2 of this project includes renovations to 7,742 square feet of existing space on Central Library's ground floor, previously used for the Central Library's fiction book collection. Project design of Phase 2 is anticipated to begin in March 2014 and be completed in April 2014. Project construction of Phase 2 is anticipated to begin in April 2014 and be

completed in June 2014.

This action is consistent with the City's established policy of utilizing the Job Order Contracting (JOC) delivery method for renovation projects of this nature and scope.

ALTERNATIVES:

As an alternative, City Council could choose not to execute this contract and require staff to advertise this Project. Considering the additional time required for a solicitation process, this would adversely affect the timely completion of this Project.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$138,450.00, payable to Marmon Mok for design services; and \$399,963.07, payable to Davila Construction, Inc., for construction of Phase 2 facility renovations to existing space on the Central Library's ground floor in connection with the Café Commerce Project. Additional funds in the total amount of \$750,000.00 are appropriated to the Café Commerce Project, \$422,000.00 from Economic Development Incentive Funds and \$328,000.00 from project savings from previously completed Library Facility Maintenance projects.

RECOMMENDATION:

Staff recommends approval of this ordinance: (1) amending the professional design services agreement with Marmon Mok in an additional amount not to exceed \$138,450.00 and authorizing payment to Marmon Mok; (2) accepting a proposal and authorizing \$399,963.07, payable to Davila Construction, utilizing the Job Order Contracting (JOC) delivery method for Phase 2 facility renovations to existing space on the Central Library's ground floor in connection with the Café Commerce Project.