



City of San Antonio

Agenda Memorandum

File Number: 14-1577

Agenda Item Number: 14.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Contract Award: (Professional Services) District 9 New Branch Library

SUMMARY:

An ordinance authorizing the execution of a construction contract for District 9 New Branch Library in an amount not to exceed \$1,513,220.00, authorized payable to Davila Construction, Inc., a 2012 General Obligation Bond funded Project, located in Council District 9.

BACKGROUND INFORMATION:

Project Background

This Project provides for the adaptive reuse of an existing building located at 2515 E. Evans Road, San Antonio, Texas, 78259. Improvements are interior and exterior renovations which shall include the complete demolition of the majority of the interior. A building addition of 2,308 square feet will be added to the footprint of the building to be constructed on an existing structural foundation. The existing exterior will receive new paint and remodeled to include larger windows on the front of the building. With the additive alternates, the existing colonnade will be enclosed with large windows at the existing openings and provide with air conditioning and new electrical and data infrastructure to support the new library services. Project construction is anticipated to begin August 2014 and estimated to be completed late summer 2015.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released in May, 2014. This RFCSP was advertised in the San Antonio Hart Beat, on the City's website and the Texas Electronic State Business Daily in May, 2014. Responses were due on June 17, 2014. A selection committee consisting of a representative from Transportation and Capital Improvements, Architectural Consultant David Alvidrez and the Library Department evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included: Experience and Qualifications of Prime Firm, Key Sub-Consultants and Key Personnel; Team's Experience with San Antonio Region Issues and Past Experience with City of San Antonio

Contracts; Understanding of the Project and Proposed Management Plan; Price Proposal; and SBEDA.

This contract 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 applied Small Business Enterprise Prime Contract Program, with fifteen (15) evaluation preference points awarded to Davila Construction, a certified SBE firm located within the San Antonio Metropolitan Statistical Area. In addition, the Goal Setting Committee set a 29% Small Business Enterprise (SBE) subcontracting goal, 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 2% African American Business Enterprise (AABE) subcontracting goal. Davila Construction has committed to exceeding 29% SBE, 24% M/WBE and 2% AABE subcontractor participation.

This contract was developed utilizing a formal request for qualifications and proposal process; therefore, as required by the Ethics Ordinance, a Discretionary Contracts Disclosure Form has been included herein as an attachment.

ISSUE:

An ordinance authorizing the execution of a construction contract for District 9 New Branch Library in an amount not to exceed \$1,513,220.00, authorized payable to Davila Construction, Inc., a 2012 General Obligation Bond funded Project, located in Council District 9.

This contract provides for construction of the adaptive reuse of an existing building and improvements to include interior and exterior renovations which shall include the complete demolition to the majority of the interior. A building addition of 2,308 square feet will be added to the footprint of the building to be constructed on an existing structural foundation. The existing exterior will receive new paint and remodeled to include larger windows on the front of the building. With the add alternates, the existing colonnade will be enclosed with large windows at the existing openings and provide air conditioning and new electrical and data infrastructure to support the new library services. Project construction is anticipated to begin in August 2014, and is estimated to be completed late summer 2015.

Approval of this ordinance will be a continuation of City Council policy to complete previously approved 2007-2012 General Obligation Bond funded projects.

ALTERNATIVES:

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

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$1,513,220.00, authorized payable to Davila Construction, Inc. Funds are available from 2012 General Obligation Bond and are included in the FY 2014-2019 Capital Improvement Budget. In addition to this contract, the project budget also includes funds for furniture and library collections.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a a construction contract in the amount of \$1,513,220.00, authorized payable to Davila Construction, Inc., for construction of the adaptive

reuse of an existing building for a new library service outlet in District 9.