



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-3187

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**Agenda Item Number:** 20.

**Agenda Date:** 6/18/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**

Contract Award: Collins Garden Library

**SUMMARY:**

An Ordinance for Collins Garden Library, a FY 2015 Deferred Maintenance and Facilities Services Fund Project located in Council District 5 awarding a construction contract to MGB Group Inc., in an amount not to exceed \$654,939.00.

**BACKGROUND INFORMATION:**

Project Background

Collins Garden Library was opened and officially dedicated in December 1984 with most recent improvements made in 1996. Located at 200 N. Park Blvd., the Collins Garden Library is managed and operated by the San Antonio Public Library. A variety of services are provided within the library to support the informative needs and research for children, youth, adults and the community.

This project provides for exterior improvements, to include new sliding entry doors, enclosing the front entry to mitigate pigeon infestation and increase usable square footage adding about 700 square feet to the interior. Interior renovation work includes ADA restroom upgrades, new carpet and book shelves, security cameras and card reader and the relocation of the circulation desk along with staff and computer workstations. Site work includes repairs to deteriorated brick sidewalks and a new District 5 Council office that will have a separate entrance with a storefront glass entry along with a security curtain sliding gate to close off this office when not in use.

Project construction is anticipated to begin in July 2015 and is estimated to be completed by December 2015.

Procurement of Services:

This project was advertised for construction bids in March 2015 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA and through the TCI Small Business Office. Plans also were available to potential bidders at the office of Alvidrez Architects located at 110 Broadway, Suite 450, San Antonio, TX 78205. Bids were opened on April 7, 2015 and four (4) bids were received. Of these, MGB Group, Inc. submitted the lowest responsive bid. A matrix of the bid outcome is included herein.

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 set a 25% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 4% African American Business Enterprise (AABE) subcontracting goal. The Economic Development Department approved a waiver submitted by MGB Group, Inc. because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses. MGB Group, Inc. is also a certified small business.

This construction contract was developed utilizing the Qualified Low Bid process; therefore, a Discretionary Contracts Disclosure Form is not required.

**ISSUE:**

This ordinance accepts the lowest responsive bid and awards a construction contract for Collins Garden Library, a FY 2015 Deferred Maintenance Project to MGB Group, Inc., in the amount of \$654,939.00.

This project provides for the exterior and interior improvements, ADA restroom upgrades and a new District 5 Council office for the Collins Garden Library. Project construction is anticipated to begin in July 2015 and estimated to be completed by December 2015.

Library Department has coordinated with the community for the closure of the entire facility during construction.

**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.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount of \$654,939.00. Funds are included in the FY 2015 Budget, \$594,939.00 from the Capital Budget Deferred Maintenance Program and \$60,000.00 from the Facilities Services Fund .

**RECOMMENDATION:**

Staff recommends approval of an Ordinance for Collins Garden Library, a FY 2015 Deferred Maintenance and Facilities Services Fund Project located in Council District 5 awarding a construction contract to MGB Group Inc., in an amount not to exceed \$654,939.00.

