



City of San Antonio

Agenda Memorandum

File Number: 15-3188

Agenda Item Number: 21.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Contract Award: (Construction Services) District 2 New Branch Library (Schaefer Branch Library)

SUMMARY:

An ordinance for the District 2 New Branch Library (Schaefer Branch Library) a 2012-2017 General Obligation Bond Project, located in Council District 2, authorizing the execution of a construction contract to Davila Construction, Inc., in an amount not to exceed \$3,840,934.00.

BACKGROUND INFORMATION:

Project Background

Under the voter approved 2012-2017 Bond Program, \$6 million was allocated for a new branch library in Council District 2.

Two separate public meetings were held in September 2013 and February 2014 to gather feedback for the branch library. As a result of the community input, branch library will provide a full complement of branch services to the community including books (both print and electronic), media, a public computing lab with broadband internet access, WiFi, laptops for checkout, programming for all ages (children, teens and adults) and reference and research assistance from professional librarians. The physical space is planned for communal learning, individual study spaces, and lounge areas. Additionally, a large community meeting room for civic and other activities is envisioned.

On April 22, 2015, the San Antonio Public Library Board of Trustees approved the naming of District 2 new

branch library as Schaefer Branch Library in honor of the donor of the land. This library will promote literacy, learning and community engagement. Project construction is anticipated to begin in July 2015 and estimated to be completed by July 2016.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released in October 2014. This RFCSP was advertised 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. Responses were due on December 2, 2014. A selection committee consisting of representatives from Transportation and Capital Improvements Department, representatives from the San Antonio Public Library Department, and the City Manager's Office evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included Evaluation of Experience and Qualifications of the Prime Firm, Key Sub-Contractors and Key Personnel, Team's Experience with San Antonio Region issues, past experience with City of San Antonio contracts, Price Proposal and participation in the SBE Prime Contractor Program. Based on the evaluation and rankings, the selection committee ranked F.A. Nunnelly the highest, however, the City was unable to successfully negotiate a contract within budget with F.A. Nunnelly. Once negotiations with F.A. Nunnelly, were discontinued, the City opened negotiations with the second ranked firm, Davila Construction, and has been able to negotiate a contract within budget.

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 the Small Business Enterprise (SBE) Prime Contract Program to this solicitation and awarded fifteen (15) evaluation preference points to Davila Construction, as they are certified SBE and located within the San Antonio Metropolitan Statistical Area. Additionally, the Goal Setting Committee set a 22% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. Davila Construction has committed to 31.7% M/WBE and 4% AABE subcontractor participation.

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

ISSUE:

This ordinance for the District 2 New Branch Library (Schaefer Branch Library) a 2012-2017 General Obligation Bond Project, located in Council District 2, authorizes the execution of a construction contract to Davila Construction, Inc., in an amount not to exceed \$3,840,934.00.

This contract provides for construction of the 11,677 square foot District 2 New Branch Library (Schaefer Branch Library) that will provide for communal learning, individual study spaces, and lounge areas. Additionally, a large community meeting room for civic and other activities is envisioned. promote literacy, learning and community engagement. Project construction is anticipated to begin in July 2015 and estimated to be completed by July 2016.

ALTERNATIVES:

As an alternative, this project could be delivered utilizing another contracting method. However, 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 \$3,840,934.00 payable to Davila Construction, Inc. Funds are available from 2012-2017 General Obligation Bond Program and are included in the 2015-2020 Capital Improvements Program Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance for District 2 New Branch Library (Schaefer Branch Library), a 2012-2017 Bond funded Project, located in Council District 2 authorizing a construction contract in an amount not to exceed \$3,840,934.00 to Davila Construction, Inc.