



City of San Antonio

Agenda Memorandum

File Number:17-1155

Agenda Item Number: 8.

Agenda Date: 2/23/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Contract Award: (Job-Order Contract) Central Library Latino Collection - acceptance and appropriation of special revenue funds.

SUMMARY:

An ordinance for the Central Library Latino Collection Project, authorizing a task order to a Job Order Contract, payable to Alpha Building Corporation in the amount of \$270,739.17 and authorizing the acceptance of \$236,853.16 from the San Antonio Public Library Foundation for the Latino Collection Project. This ordinance also appropriates \$17,500.00 from the Library Department A Cisneros DelMoral Foundation Fund and \$16,386.01 from the Library Department Friends Fund Balance.

BACKGROUND INFORMATION:

Project Background

The Central Library Latino Collection was originally designed as part of the 2012 Central Library Bond Project. Due to higher than anticipated construction costs, the Library Department turned to the San Antonio Public Library Foundation to privately raise the funds needed to cover the expense of the construction portion of the project. The San Antonio Public Library Foundation raised \$155,721.28 for the Latino Collection Project and the Library Department secured additional funding to make the project whole.

The Library intends to renovate approx. 6,000 sq. ft. of vacant space on the first floor of the Central Library (formerly used as the teen area, now located on the third floor). The Latino Collection is currently located on the 6th Floor of the Central Library and consists over 10,000 items. The renovation will include new walls, floor

finishes, painting, and minor ceiling revisions. This newly renovated space will provide for literary workshops, lectures, author readings, research, and a small gallery which will become the resource center. Engaging programming will be provided through expanded partnerships with schools, colleges, universities, and other not-for-profit organizations. This project will take approximately three (3) months to complete, with completion expected in June 2017.

Procurement of Services

This Project was selected to utilize Job Order Contracting (JOC), an alternative project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. 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 contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, cost, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Of the ten contractors, Alpha Building Corporation was selected to submit an estimate and project schedule for this Project.

Alpha Building Corporation is a small business that has committed through the JOC Program a 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation.

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 for the Central Library Latino Collection Project, authorizes a task order to a Job Order Contract, payable to Alpha Building Corporation in the amount of \$270,739.17 and authorizes the acceptance of \$236,853.16 from the San Antonio Public Library Foundation for the Latino Collection Project. This ordinance also appropriates \$17,500.00 from the Library Department A Cisneros DelMoral Foundation Fund and \$16,386.01 from the Library Department Friends Fund Balance.

The Library intends to convert approx. 6,000 sq. ft. of vacant space on the first floor of the Central Library (formerly used as the teen area). This project will take approximately three (3) months to complete, with completion expected in June 2017.

ALTERNATIVES:

As an alternative, this Project could be delivered utilizing a different delivery method; however, considering the additional time required for the solicitation process, this would adversely affect the timely completion of the Project.

FISCAL IMPACT:

This is one-time capital improvement expenditure in the amount of \$270,739.17 payable to Alpha Building Corporation. This ordinance authorizes the acceptance of \$236,853.16 from the San Antonio Public Library Foundation for the Latino Collection Project. This ordinance also appropriates \$17,500.00 from the Library Department A Cisneros DelMoral Foundation Fund and \$16,386.01 from the Library Department Friends Fund Balance.

RECOMMENDATION:

Staff recommends approval of an ordinance for the Central Library Latino Collection Project, authorizing a task order to a Job Order Contract, payable to Alpha Building Corporation in the amount of \$270,739.17 Latino Collection Project.