



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-2768

---

**Agenda Item Number:** 4.

**Agenda Date:** 6/1/2017

**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) Landa Branch Library Renovation Project.

### **SUMMARY:**

An ordinance for the Landa Branch Library Renovation Project authorizing a task order to a Job Order Contract with F.A. Nunnelly Company to provide renovations in the amount of \$527,903.55, a FY 2016 Deferred Maintenance and FY 2017 Deferred Maintenance funded project, located in Council District 1.

### **BACKGROUND INFORMATION:**

Landa Branch Library is located in the Monte Vista Historic Neighborhood at 233 Bushnell. This historic building is a former residence that was donated to the City of San Antonio Public Library system in 1946 for use as a branch library. The Landa Branch Library is a focal point of the neighborhood and is well used.

#### 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 a 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, F. A. Nunnelly Company was selected to submit an estimate and project schedule for this Project.

F.A. Nunnelly Company 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 Landa Branch Library Renovation Project, a Deferred Maintenance funded project, located in Council District 1, authorizes a task order to a Job Order Contract with F. A. Nunnelly in the amount of \$527,903.55.

The exterior finishes of the building are in need of a historically appropriate restoration and re-surfacing which will be done with this project. Other work includes adjustments to landscape in areas that are impinging on the building's exterior, partial roof replacement, and electrical and water system improvements. Interior work will include restoration of a ceiling art fresco, interior wall paint, partial flooring and finishes, significant furniture replacement, and a new main service desk. Realignment of service areas within the branch library and other changes to improve customer service will be undertaken if the project budget allows. All work has been planned and designed through a professional architectural firm specializing in historic buildings and has been communicated to the stakeholder groups of the Landa Branch Library. A Certificate of Appropriateness has been approved by the Office of Historic Preservation for this project. To accomplish this project, the Landa Branch Library will temporarily close for a planned 12-week period during June 5, 2017 through September 20, 2017. In preparation of this planned temporary closure, the San Antonio Public Library is notifying the community through compressive avenues, sharing information about next closest Library locations and meeting with Stakeholders to share information. Additionally, the exterior Book Drop will remain operational and the playground will continue to be accessible to the community.

## **ALTERNATIVES:**

As an alternative, this Project could be delivered utilizing another delivery method. However, considering the additional time required for another solicitation process, this would affect the timely completion of the Project.

## **FISCAL IMPACT:**

This is one-time capital improvement expenditure in the amount of \$527,903.55, payable to F.A. Nunnelly Company. Funding for this project in the amount of \$225,000.00 is available from the FY 2016 Deferred Maintenance budget and \$302,903.55 in the FY 2017 Deferred Maintenance budget.

## **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a task order to a Job Order Contract in the amount of \$527,903.55 to F.A. Nunnelly Company for the Landa Branch Library Renovation Project.

