



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 14

Agenda Date: August 8, 2024

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Amendment (Professional Services Agreement) & Contract Award (Construction Manager At-Risk): Carver Branch Library Renovation

SUMMARY:

An ordinance approving the execution of a contract amendment in the increased amount not to exceed \$473,981 for a total professional services agreement amount of \$1,715,783 with Alta Architects, Inc. for additional architectural and engineering design services associated with the design, bid, construction phase and other related services required; and authorizing the negotiation and execution of a Construction Manager at Risk contract with Thos. S. Byrne, Inc. for pre-construction and construction phase services in an amount not to exceed \$9,000,000 for the Carver Branch Library Renovation project, located in Council District 2. Funds are available from the 2022 General Obligation Bond funds included in FY 2024 – FY 2029 Capital Improvements Program.

BACKGROUND INFORMATION:

Project Background

On May 17, 2022, voters approved the 2022 Bond Program, which authorized \$12,500,000 for the Carver Branch Library Renovation project located in Council District 2. Norcell D. Haywood, the

first licensed African American architect in San Antonio, originally designed the library. The facility was constructed in 1973 and was renovated in 1994 and 2006. In 2012, a parking lot expansion was completed and outdoor playscapes were added. This project will renovate and expand the 11,758-square-foot Carver Branch Library at 3350 E. Commerce Street. This improved facility will enhance existing library areas and introduce new resources to serve the community.

Previous City Council Action & Amendment

On November 10, 2022, the City Council approved the professional services agreement with Alta Architects, Inc. in the amount of \$1,222,517 for architectural and engineering design services associated with the design, bid, construction phase and other related services for the Carver Branch Library Renovation project through Ordinance 2022-11-10-0872. Previous contract amendments to modify and enhance the project have increased this agreement by \$19,285. This proposed amendment will increase the agreement capacity by \$473,981 to a revised agreement amount of \$1,715,783.

The following table illustrates the previously authorized amendments that have occurred since the execution of this agreement:

Item	Amount
Original Agreement Value	\$1,222,517.00
Previous Amendments	\$ 19,285.00
Proposed Amendment	\$ 473,981.00
Revised Agreement Value	\$1,715,783.00

This amendment will authorize and compensate Alta Architects, Inc. for additional architectural and engineering design services associated with the design, bid, construction phase, and other related services required for the Carver Branch Library Renovation project.

Construction Manager At Risk (CMAR)

The CMAR and Design Consultant will collaborate throughout the remaining design and pre-construction period to ensure that the project remains within the budget. As part of the pre-construction services, the CMAR will assist in project design reviews, evaluate alternatives, provide value engineering recommendations, and assist the City in planning and phasing the construction work. The design of this project is currently in progress.

Procurement of Services

On December 18, 2023, a Construction Manager At Risk (CMAR) Request for Qualifications (RFQ) for Step I was released for this project. This CMAR RFQ was advertised in the San Antonio Hart Beat, on the City's website, the Texas Electronic State Business Daily, TVSA, and through the electronic bidding site CivCast. A pre-submittal conference was held on January 10, 2024, and responses were due on February 9, 2024. One submittal was received and deemed responsive and moved forward for evaluation.

The CMAR process is a two-step process. For Step I, respondents are evaluated and scored based on qualifications and then shortlisted to participate in Step II. In Step II, the shortlisted firms are

evaluated and scored based on additional requested information, interviews and proposed cost methodology.

A selection committee made up of representatives from the City Manager's Office, Public Works Department, and the Library Department met for the evaluation meeting to discuss and score the responsive submittal on March 4, 2024 based on Experience, Background, Qualifications of Key Personnel and Key Sub-Consultants, 50 points; General Proposed Work Plan/Approach, 30 points; and Experience with San Antonio Region and Past Performance, 10 points; and Small Business Economic Development Advocacy (SBEDA) Small Business Enterprise (SBE) and Minority/Women Business Enterprise (M/WBE) Prime Contract Programs for 10 points. The sole respondent moved forward to Step II – Request for Proposal (RFP).

On March 8, 2024, the CMAR RFP – Step II was released to the firm. On March 22, 2024, the firm submitted its proposal for the Step II RFP phase and was moved forward for interview. The evaluation committee met to interview, discuss and score the respondent on April 4, 2024. Scoring was based on the published RFP evaluation criteria for Step II, which included a Detailed Proposed Work Plan and Approach to Quality Control, 50 points; Overall Evaluation of the Firm/Team and its Ability to Provide Required Services, 20 points; and Proposed Costing Methodology, 20 points; and SBEDA SBE and M/WBE Prime Contract Programs for 10 points. Based on the scoring from the selection committee on the firm's interview and the established criteria in the RFP for Step II, Thos. S. Byrne, Inc. is recommended for City Council award consideration.

This contract will be awarded in compliance with the SBEDA Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set an 18% M/WBE subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal and requires that on this project, the awarded prime consultant(s) become a mentor in the City's Mentor Protégé Program. Thos. S. Byrne, Inc. has committed to meeting subcontractor participation goals.

This contract was developed utilizing a formal CMAR two-step process; therefore, as required by the Ethics Ordinance for all projects where subjective criteria are used to select the contractor rather than by low bid, a Contracts Disclosure Form has been included herein as an attachment.

This vendor has acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023 through Ordinance #2023-08-31-0585.

A post-solicitation briefing was held with the Audit and Accountability Committee on May 14, 2024.

ISSUE:

This ordinance approves the execution of a contract amendment in the increased amount not to exceed \$473,981 for a total professional services agreement amount of \$1,715,783 with Alta Architects, Inc. for additional architectural and engineering design services associated with the design, bid, construction phase and other related services required; and authorizes the execution

of a Construction Manager at Risk contract with Thos. S. Byrne, Inc. for pre-construction and construction phase services in an amount not to exceed \$9,000,000 for the Carver Branch Library Renovation project, located in Council District 2. Funds are available from the 2022 General Obligation Bond funds included in FY 2024 – FY 2029 Capital Improvements Program.

The project will renovate and expand the 11,758-square-foot Carver Branch Library at 3350 E. Commerce Street. This improved facility will enhance existing library areas and introduce new resources to serve the community.

Design Amendment

This amendment will authorize and compensate Alta Architects, Inc. for additional architectural and engineering design services associated with the design, bid, construction phase, and other related services required to increase the Carver Branch Library facility by approximately 7,500 square feet of additional space that may be used to enhance the library's functionality, including, but not limited to, an enlarged multi-purpose meeting space.

Construction Manager at Risk (CMAR)

As part of the pre-construction services, the CMAR will assist in project design reviews, cost modeling, and constructability reviews, provide value engineering recommendations, and assist the City in planning and phasing the construction work. The project's design is currently in progress. Upon the City Council's approval of the CMAR, early construction packages are anticipated in Summer 2025.

ALTERNATIVES:

Alternatively, the City Council could choose not to award this contract and require staff to re-solicit the project using another alternative delivery type; however, considering the additional time needed for another solicitation process, this would adversely affect the project's timely completion.

FISCAL IMPACT:

This is a one-time capital expenditure in an amount not to exceed \$473,981 for a total professional design services agreement amount of \$1,715,783 with Alta Architects, Inc. for additional architectural and engineering design services associated with the design, bid, and construction phase and other related services required; and authorizes the execution of a Construction Manager at Risk (CMAR) contract with Thos. S. Byrne, Inc. for pre-construction and construction phase services in an amount not to exceed \$9,000,000. Funds are available from 2022 General Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvements Program.

RECOMMENDATION:

Staff recommends approval of executing an amendment in the increased amount of \$473,981 to the Professional Services Agreement with Alta Architects, Inc. for additional architectural and engineering design services associated with the design, bid, construction phase, and other related services required; and awarding a Construction Manager at Risk (CMAR) contract to Thos. S.

Byrne, Inc. in an amount not to exceed \$9,000,000 for pre-construction and construction phase services for the Carver Branch Library Renovation Project.