



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 13

Agenda Date: August 8, 2024

In Control: City Council A Session

DEPARTMENT: Finance Department

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Las Palmas Branch Library Improvements Project

SUMMARY:

This ordinance authorizes a contract with Jamail & Smith Construction, LP for construction services for the Las Palmas Branch Library Improvements Phase II project, located in Council District 5, in the amount of \$3,318,000.00; and the accepting and appropriating a donation from H-E-B, LP in an amount of \$250,000.00 to the Las Palmas project, and reallocating FY 2022 General Funds in the amount of \$200,000.00. Funds are available from 2022 General Obligation Bond and are included in the FY 2024 - FY 2029 Capital Improvement Program.

BACKGROUND INFORMATION:

Submitted for Council consideration and action is the offer submitted by Jamail & Smith Construction, LP, utilizing the Texas BuyBoard Cooperative #728-24 for the construction of a new 2,000 sf community meeting room and support space, associated site improvements, a new monument sign, and furniture, fixtures, and equipment to be installed at the Las Palmas Branch

Library, located in Council District 5. The total construction cost for this project is \$3,318,000.00

On May 7, 2022, voters approved the 2022 Bond Program, in the amount of \$5,250,000. The 2022 Bond Program project includes the renovation of the existing pavilion into a 2,000 sf multi-purpose community meeting room. This project will also replace existing windows, renovate the existing meeting room, install a solar shade system, and improve exterior lighting, landscaping, and irrigation as additional scope to Phase II.

The City issued a Request for Offer (RFO) for “Las Palmas Branch Library Improvements – Phase II” (RFO, 6100018165) on May 30, 2024, with a submission deadline of June 4, 2024. One offer was received. Jamal & Smith Construction, LP, is recommended for contract award based on published specifications.

This purchase is made in accordance with the Texas Local Government Purchasing Cooperative BuyBoard passed through Ordinance 97097, dated January 30, 2003. These construction services will be provided by Jamal & Smith Construction, LP, utilizing the BuyBoard Cooperative contract #728-24. The use of the cooperative contract allows Public Works to secure these services from the same contractor that completed the Las Palmas Branch Library Improvements, Phase I project for consistency for renovations for Phase II.

This contract will begin upon the effective date of the ordinance awarding the contract. This contract will terminate upon completion of all work described herein or delivery of all goods and services ordered, as applicable.

The Las Palmas Branch Library Improvements, Phase II project construction is anticipated to begin in Summer 2024 and is estimated to be completed by Spring 2025.

ISSUE:

This purchase is made utilizing the Texas BuyBoard Contract Cooperative 728-24 and will be made in accordance with the Texas Local Government Purchasing Cooperative passed through Ordinance No. 97097, dated January 30, 2003.

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 21% Minority/Women Business Enterprise (M/WBE) subcontracting goal. Jamail & Smith Construction, LP has committed to 21% M/WBE subcontractor participation.

The Local Preference Program does not apply to construction service contracts of \$100,000 or more, so no preference was applied to this contract.

The Veteran-Owned Small Business Preference Program does not apply to construction services, so no preference was applied to this contract.

ALTERNATIVES:

Should this contract not be approved, the department would be required to re-solicit the project and this would adversely affect the timely completion of the project and impact services to the citizens by delaying the Las Palmas Branch Library improvements.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$3,318,000 payable to Jamail & Smith Construction, LP; and the acceptance and appropriation of a donation from H-E-B in an amount of \$250,000.00 to the Las Palmas project and reallocating FY 2022 General Funds in the amount of \$200,000.00. Funds are available from 2022 General Obligation Bond and are included in the FY 2024 - FY 2029 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance.

This contract was procured by means of cooperative purchasing and a Contracts Disclosure Form is not required.