



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: August 17, 2023

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Funding Agreement: San Antonio Botanical Center (2022 Bond)

SUMMARY:

An ordinance approving the execution of a funding agreement between the San Antonio Botanical Society and the City of San Antonio in an amount up to \$2,500,000.00 for the construction of improvements and restoration of existing structures associated with the Lucille Halsell Conservatory, Greenhouses and garden grounds at the San Antonio Botanical Center; and, accepting in an estimated amount of \$800,000.00 in related master planning, design and improvements contributed from San Antonio Botanical Society. Funding is available from the 2022 – 2027 General Obligation Bond Program and included in the FY 2023 – FY 2028 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 7, 2022, San Antonio residents voted and approved the 2022 – 2027 General Obligation Bond Program totaling \$1.2 billion. The San Antonio Botanical Center is owned by the City of San Antonio and the San Antonio Botanical Society, as the Tenant, has a lease agreement with the City of San Antonio to manage, operate, and develop the San Antonio Botanical Center for the

benefit of the community. The San Antonio Botanical Society has completed the design portion of the project.

The San Antonio Botanical Center leveraged funding project will provide for the construction of improvements and restoration of existing structures at the Lucille Halsell Conservatory, Greenhouses and garden grounds at the San Antonio Botanical Center for an amount up to \$2,450,000.00, of which \$50,000.00 will be retained by the City for program management totaling \$2,500,000.00. The overall project cost is \$8,300,000.00 of which \$2,500,000.00 will be funded by the 2022 Bond Program, \$5,000,000.00 is previously approved from the Midtown Tax Increment Reinvestment Zone (TIRZ) and \$800,000.00 will be funded by the San Antonio Botanical Society.

Procurement of Services

This agreement will be executed 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 to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 20% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. San Antonio Botanical Society has committed to 20% Minority and/or Women-Owned Business Enterprise (M/WBE) and 3% African American Business Enterprise (AABE) subcontractor participation.

ISSUE:

This ordinance approves the execution of a funding agreement between the San Antonio Botanical Society and the City of San Antonio in an amount of up to \$2,500,000.00 for the construction of improvements and restoration of existing structures associated with the Lucille Halsell Conservatory, Greenhouses and garden grounds at the San Antonio Botanical Center; and, accepts in an estimated amount of \$800,000.00 in related master planning, design and improvements contributed from San Antonio Botanical Society.

The funding agreement will provide for the construction of improvements and restoration of existing structures at the Lucille Halsell Conservatory, Greenhouses and garden grounds. Work will include the installation of glass, rack and pinion repair, screen replacement, neoprene closures, interior cleaning, below-grade waterproofing, repairs to the irrigation system, expansion joint repairs, new and replacement sealant, concrete and crack repairs, water repellent application, coating on soffits, painting, and wall coating, hydraulic cement cove joints, concrete overlay in mechanical rooms for slope to drain, repair and coat steel framing and anchors, ductwork replacement and waterproofing at pools and planters, lighting upgrades, and environmental controls. The construction of the entire new facility is anticipated to be completed by the end of 2025.

The San Antonio Botanical Society will oversee the construction of the improvements in accordance with the 2022 Bond Program and this agreement. The City's funding will be provided on a reimbursement basis once the construction is verified and approved.

ALTERNATIVES:

City Council could choose not to approve this agreement; however, doing so would delay the City from moving forward with its commitment to voters to provide funding for the construction of improvements and restoration of existing structures of the Lucille Halsell Conservatory and Greenhouses and garden grounds at the San Antonio Botanical Center.

FISCAL IMPACT:

This ordinance authorizes the execution of a funding agreement between the San Antonio Botanical Society and the City of San Antonio in an amount up to \$2,500,000.00 for the construction of improvements and restoration of existing structures associated with the Lucille Halsell Conservatory, Greenhouses and garden grounds at the San Antonio Botanical Center; and, accepting in an estimated amount of \$800,000.00 in related master planning, design and improvements contributed from San Antonio Botanical Society. Of the \$2,500,000.00, funds in the amount of \$50,000.00 will be for program management. Funding is available from the 2022 – 2027 General Obligation Bond Program and included in the FY 2023 – 2028 Capital Improvement Program.

The San Antonio Botanical Society will oversee the construction of the improvements in accordance with the 2022 Bond Program and this agreement. The City's funding will be provided on a reimbursement basis once the construction is verified and approved.

RECOMMENDATION:

Staff recommends approval of a funding agreement between the San Antonio Botanical Society and the City of San Antonio in an amount up to \$2,500,000.00 for the construction of improvements and restoration of existing structures associated with the Lucille Halsell Conservatory, Greenhouses and garden grounds at the San Antonio Botanical Center and accepts in an estimated amount of \$800,000.00 in related master planning, design and improvements contributed from San Antonio Botanical Society.