



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 20

Agenda Date: June 23, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Donations, Amendment & Job Order Contract (Task Order): Texana Resource Center at the Central Library (2017 Bond Project)

SUMMARY:

An ordinance approving an amendment in an amount not to exceed \$119,111.00 increasing the design services agreement amount to \$185,320.10 with Marmon Mok Architecture for additional design services to complete the Master Plan for the Texana Resource Center; and approving a task order to a Job Order Contract with Belt Built Contracting, LLC in the amount of \$510,179.79 for the Texana Resource Center project located in the Central Library in Council District 1. Funding in the amount of \$119,111.00 is available from San Antonio Library Foundation (SAPLF) donations for the Master Plan and \$510,179.79 is available from the 2017 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program. This item also reallocates a total of \$448,217.93 from San Antonio Library Foundation donations into the Texana Resource Center Project and amends the FY 2022 – FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$700,000.00 for improvements to the overall appearance and functionality of the Texana Resource Center.

The task order will improve the Texana Resource Center, including interior renovations consisting of new furniture, carpet and painting, mechanical, electrical, plumbing, technology and security advancements. Construction is anticipated to begin in July 2022 and is estimated to be completed by April 2023.

Procurement of Services

This task order utilizes the Job Order Contracting (JOC) approved through Ordinance 2022-02-17-0107 by City Council on February 17, 2022. The JOC delivery method provides the City with on-call construction, renovation and maintenance services for City buildings and facilities. Assignment of JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing a specific task and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors approved as part of the JOC, Belt Built Contracting, LLC was selected.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (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 a 24% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise subcontracting goal. Belt Built Contracting, LLC has committed to meeting the subcontractor participation and goals.

The 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.

Donation of Funds

The San Antonio Public Library Foundation (SAPLF) is a 501 (c)(3) non-profit organization that supports enhancements which will strengthen library services to the community. The Foundation was organized in 1983 and works closely with the City of San Antonio to improve our public libraries.

The Foundation is donating funding in the total amount of \$448,217.93 for improvements related to the Texana Resource Center project at the Central Library. Of these funds, \$119,111.00 will be used for additional design services to complete the Master Plan and the remaining \$329,106.93 will be used towards the construction of the Master Plan improvements associated with the Texana Resource Center.

Previous Council Action on Amendment

On October 5, 2017, through Ordinance No. 2017-10-05-0742 City Council approved a professional architectural design services agreement in an amount not to exceed \$66,209.10 payable to Marmon Mok Architecture to provide professional design services for the Texana Resource Center Master Plan (6th Floor of Central Library) Project, a 2017 Bond funded project, located in Council District 1.

The following table illustrates amendments since the execution of this contract:

Item	Amount
Original Contract Value	\$66,209.10
Previous Amendment	\$0.00
Proposed Amendment	\$119,111.00
Revised Contract Amount	\$185,320.10

The proposed amendment will increase the total contract capacity to provide additional design services to complete the Master Plan for the Texana Resource Center at the Central Library.

ISSUE:

This ordinance approves an amendment in an amount not to exceed \$119,111.00 increasing the design services agreement amount to \$185,320.10 with Marmon MokArchitecture for additional design services to complete the Master Plan for the Texana Resource Center; and approving a task order to a Job Order Contract with Belt Built Contracting, LLC in the amount of \$510,179.79 for the Texana Resource Center project located in the Central Library in Council District 1. Funding in the amount of \$119,111.00 is available from San Antonio Library Foundation (SAPLF) donations for the Master Plan and \$510,179.79 is available from the 2017 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program. This item also reallocates a total of \$448,217.93 from San Antonio Library Foundation donations into the Texana Resource Center Project and amends the FY 2022 – FY 2027 Capital Improvement Program.

Donation of Funds

The acceptance of the donations through SAPLF is necessary to ensure total funding is available for all associated improvements for areas of the Central Library and the Texana Resource Center at the Central Library.

Amendment

The first amendment to the original agreement with Marmon Mok Architecture will increase the total contract capacity to provide additional design services to complete Master Plan for Texana Resource Center at the Central Library.

Job Order Contract (Task Order)

The task order will improve the Texana Resource Center building, including interior renovations consisting of new furniture, carpet and painting, mechanical, electrical, plumbing, technology and security. Construction is anticipated to begin in July 2022 and is estimated to be completed by April 2023. The Texana Resource Center will be closed during construction.

ALTERNATIVES:

As an alternative, City Council could choose not to approve the amendment or the task order to the Job Order Contract. However, considering the additional time required for the solicitation

process, this would adversely affect the project's timely completion. It could require staff to deliver this project utilizing another delivery method.

FISCAL IMPACT:

This ordinance approves an amendment in an amount not to exceed \$119,111.00 increasing the design services agreement amount to \$185,320.10 with Marmon Mok Architecture for additional design services to complete the Master Plan for the Texana Resource Center located in the Central Library. Funding in the donated amount of \$448,217.93 is available from San Antonio Library Foundation (SAPLF) and will be reallocated to the Texana Resource project, amending the FY 2022 to FY 2027 Capital Improvement Program. Of these funds, \$119,111.00 will be used for additional design services to complete the Master Plan and the remaining \$329,106.93 will be used towards the construction of the Master Plan improvements associated with the Texana Resource Center.

This ordinance also approves a one-time capital improvement expenditure in the amount of \$510,179.79 payable to Belt Built Contracting, LLC for the Texana Resource Center project. Funding is available from the 2017 - 2022 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance approving an amendment in an amount not to exceed \$119,111.00 increasing the design services agreement with Marmon Mok Architecture for additional design services to complete the Master Plan for the Texana Resource Center; and approving a task order to a Job Order Contract with Belt Built Contracting, LLC in the amount of \$510,179.79 for the Texana Resource Center project located in Central Library in Council District 1.