



# City of San Antonio

## Agenda Memorandum

**File Number:**

---

**Agenda Item Number:** 7

**Agenda Date:** June 15, 2023

**In Control:** City Council A Session

---

**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

Job Order Contract (Task Order): Maverick Branch Library Renovation Improvements

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$327,000.00 for the Maverick Branch Library Renovation Improvements project, an FY 2023 Deferred Maintenance project, located in Council District 7. Funding is available from Tax Notes included in the FY 2023 – FY 2028 Capital Improvement Program.

**BACKGROUND INFORMATION:**

***Project Background***

The Maverick Branch Library is located at 8700 Mystic Park in Council District 7. The library's interior has not been renovated since it opened in 2006. Original carpet, paint, and restroom accessories have all exceeded their useful life expectancy. This task order will provide for new flooring throughout the facility, interior painting, restroom upgrades including Americans with Disabilities Act (ADA) accessibility, new sinks, counters, hand dryers, and a new drinking fountain with a bottle-fill station.

***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. Using 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 perform the requested repair or rehabilitation. Of the eight contractors approved as part of the JOC, Alpha Building Corporation is the JOC that has been 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. Alpha Building Corporation has committed to meeting the subcontractor participation and goals.

The Contracts Disclosure Form is attached, 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.

#### **ISSUE:**

This ordinance approves a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$327,000.00 for the Maverick Branch Library Renovation Improvements project, a deferred maintenance project located in Council District 7.

This task order will provide interior improvements to the Maverick Branch Library, including new flooring throughout the facility, interior painting, restroom upgrades including ADA accessibility, new sinks, counters, hand dryers and a new drinking fountain with a bottle-fill station. Construction is anticipated to begin in August 2023 and is estimated to be completed by September 2023.

The Maverick Branch Library will close briefly while construction is underway. Limited public interim service will be provided at an off-site location.

#### **ALTERNATIVES:**

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

#### **FISCAL IMPACT:**

This ordinance approves a one-time capital improvement expenditure in the amount of \$327,000.00, payable to Alpha Building Corporation for the construction of renovation improvements for the Maverick Branch Library. Funding is available from Tax Notes included in the FY 2023 - FY 2028 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of a task order to a Job Order Contract with Alpha Building Corporation in the amount of \$327,000.00 for the Maverick Branch Library Renovation Improvements project.