



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 13

**Agenda Date:** May 2, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Public Works Department

**DEPARTMENT HEAD:** Razi Hosseini

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Job Order Contract (Task Order) & Donation: Texana Resource Center

**SUMMARY:**

An ordinance approving a task order to a Job Order Contract with Belt Built, LLC in the amount of \$2,421,582.44 for the construction of improvements for the Texana Resource Center located within the Central Library in Council District 1; and the acceptance and appropriation of donations from the San Antonio Public Library Foundation in the amount of \$200,000.00 to the Texana Resource Center project; and combines the 2017 Texana Resource Center Bond Project and the 2022 Central Library Renovation Bond project. Funds are available from 2017 and 2022 General Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvement Program.

**BACKGROUND INFORMATION:**

***Project Background***

As part of the voter-approved 2017 Bond Program, \$700,000 was authorized for renovations and improvements to the Texana Resource Center, located on the sixth floor of the Central Library. Additionally, as part of the voter-approved 2022 Bond Program, \$6,000,000.00 was authorized to renovate and improve the Central Library.

This task order will provide for the renovation of the Texana Resource Center. The renovation will include expanding and enhancing the vault area, including installing a new high-density storage system, a renovated service desk, a staff area, and a reading room. The existing gallery/exhibit area will be renovated, and a new Flexible Classroom will be constructed. New construction areas will include new mechanical equipment, upgraded electrical and technology service, and new matching finishes. Construction is anticipated to begin in Spring 2024 and is estimated to be completed by Winter 2024.

### ***Donation of Funds***

The San Antonio Public Library Foundation (SAPLF) is a 501 (c)(3) non-profit organization that supports enhancements that 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 \$200,000.00 for improvements to the Texana Resource Center located on the sixth floor of the Central Library.

### ***Procurement of Services***

This task order utilizes the Job Order Contracting (JOC) delivery method, which the city council approved through Ordinance 2022-02-17-0107 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 a specific job 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, Belt Built, LLC 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. Belt Built, LLC has committed to meeting the subcontractor participation and goals.

The Discretionary 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 approving a task order to a Job Order Contract with Belt Built, LLC in the amount of \$2,421,582.44 for the construction of improvements for the Texana Resource Center located within the Central Library in Council District 1; and the acceptance and appropriation of donations from the San Antonio Public Library Foundation in the amount of \$200,000.00 to the Texan Resource Center project; and combines the 2017 Texan Resource Center Bond Project and the 2022 Central Library Renovation Bond project. Funds are available from 2017 and 2022 General

Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvement Program.

This task order will provide for the renovation of the Texana Resource Center. The renovation will include expanding and enhancing the vault area, including a new high-density storage system, a renovated service desk, a staff area, and a reading room. The existing gallery/exhibit area will be renovated, and a new Flexible Classroom will be constructed. Areas of new construction will include new mechanical equipment, upgraded electrical and technology service, and new and matching finishes.

**ALTERNATIVES:**

Alternatively, the City Council could require staff to deliver this project utilizing another delivery method and not accept donated funds; however, considering the additional time necessary for the solicitation process, this would adversely affect the project's timely completion and result in not having enough funding to complete the project scope for improvements within the same timeline.

**FISCAL IMPACT:**

An ordinance approving a task order to a Job Order Contract with Belt Built, LLC in the amount of \$2,421,582.44 for the construction of improvements for the Texana Resource Center located within the Central Library in Council District 1; and the acceptance and appropriation of donations from the San Antonio Public Library Foundation in the amount of \$200,000.00 to the Texan Resource Center project; and combines the 2017 Texan Resource Center Bond Project and the 2022 Central Library Renovation Bond project. Funds are available from 2017 and 2022 General Obligation Bond funds included in the FY 2024 – FY 2029 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval.