



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: December 16, 2021

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Job Order Contract (Task Order): Central Library Repairs

SUMMARY:

An ordinance approving a task order to a BuyBoard Job Order Contract with Alpha Building Corporation in the amount of \$626,500.00 for the Central Library Repairs project located in Council District 1. Funds are available from the FY 2022 General Fund budget and are included in the FY 2022 – FY 2027 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

On May 6, 2017, voters approved the 2017 Bond Program, which authorized \$3,000,000.00 for improvements to the overall appearance and functionality of the Central Library. The building's first and third floors are currently under renovation as part of the Bond project. As part of the adopted FY 2022 budget process, an additional \$1,062,000.00 was authorized for required repairs needed to the Central Library resulting from the February 2021 winter storm freeze.

During the freeze, a pipe burst in the cooling tower of the Central Library building, causing water damage to the six-story stairwells and adjacent areas. City staff with emergency approval

of Executive Management, authorized work with a plumber to fix the busted pipe to prevent further water damage. This task order will provide for the repair to the damaged areas, including installing new carpet, wall repairs, and painting. Construction is anticipated to begin in January 2022 and is estimated to be completed by September 2022. In September 2021, the City applied to FEMA for potential reimbursement of eligible expenses for interior water damage repairs and replacements. As a FEMA requirement, the City will be responsible for 25% of these expenses and any expenses not eligible for reimbursement.

Procurement of Services

This task order utilizes the BuyBoard JOC contract with Alpha Building Corporation, an alternative project delivery method approved through Ordinance 2020-09-17-0649 by City Council on September 17, 2020, for federal-funded projects. JOC is an alternative project delivery method used for incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on City-owned or leased buildings or other facilities of interest to the City. This procurement meets the requirements under the terms of the Texas Local Government Purchasing Cooperative (a.k.a. the “BuyBoard”) agreement adopted by the City of San Antonio by Ordinance No. 97097 on January 30, 2003.

The City solicited the BuyBoard JOC contract with Alpha Building Corporation to comply with the latest federal requirements for the use exclusively when federal funds are being expended. The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/or women businesses available to provide these goods and services.

This contract was procured through cooperative purchasing and a Contract Disclosure Form is not required.

ISSUE:

This ordinance authorizes a task order to a BuyBoard Job Order Contract with Alpha Building Corporation in the amount of \$626,500.00 for the Central Library Repairs project located in Council District 1.

During the February 2021 winter storm freeze, a pipe burst in the cooling tower of the Central Library building, causing water damage to the stairwell and adjacent spaces on all six floors down to the basement. This task order will provide the improvements needed to repair these areas, including installing new carpet, wall repairs, and painting. Construction is anticipated to begin in January 2022 and is estimated to be completed by September 2022.

The Central Library will remain open during construction and take all necessary precautions for the safety of staff and patrons.

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 timely completion of the project.

FISCAL IMPACT:

This ordinance approves a one-time capital improvement expenditure in an amount of \$626,500.00 payable to Alpha Building Corporation. Funding is available from the FY 2022 General Fund budget and is included in the FY 2022 – FY 2027 Capital Improvement Program. The City has applied to FEMA for potential reimbursement of eligible expenses. As a FEMA requirement, the City will be responsible for 25% of these expenses and any expenses not eligible for reimbursement. If approved, FEMA reimbursement will be deposited into the General Fund.

RECOMMENDATION:

Staff recommends approval of a task order to a BuyBoard Job Order Contract with Alpha Building Corporation in the amount of \$626,500.00 for the Central Library Repairs project.