

Agenda item #41

**CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager  
FROM: Thomas G. Wendorf, P.E., Director of Public Works  
SUBJECT: Hausman Road Branch Library  
DATE: June 29, 2006

**SUMMARY AND RECOMMENDATIONS**

An ordinance accepting the best qualified Competitive Sealed Proposal, awarding a construction contract and appropriating funds in the amount of \$3,623,800.00 payable to F.A. Nunnelly, authorizing \$400,000.00 for Library Resources for a portion of the opening day collection, \$301,000.00 for Fixtures, Furnishings, Equipment and Telephone Data Lines, \$274,300.00 for Capital Administrative Costs, \$21,200.00 for Project Contingency, for a total ordinance construction project amount of \$4,620,300.00 in connection with the Hausman Road Branch Library project, an authorized 1999-2003 General Obligation Library Improvement Bond and 2003-2007 General Obligation Library Improvement Bond funded project located in Council District 8. This item represents a portion of a total estimated project cost of \$5,037,000.00.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

This project provides for the construction of a new 15,500 sq. ft. library near the intersection of Hausman Road and Kyle Seale Parkway. Construction will include site development including a parking lot for 80 vehicles, landscaping, book stack areas, reading areas, staff areas, and a multi-purpose meeting room. There will be an alternative energy source demonstration project at the library which will consists of a non-traditional hybrid windmill that collects an intermittent renewable power source (wind) that provides supplemental power to the water circulation pump of the Library water feature. Additionally, this project provides for an additional 1400 square foot multi-purpose room and an extension to the building structure that will provide covered walk porch areas. Project construction is anticipated to begin in August 2006 and to be completed by November 2007.

This project was advertised in the Commercial Recorder, the San Antonio Informer, and La Prensa in April 2006. In addition, the announcement was made on TVSA and through the Small Business Economic Development Advocacy (SBEDA) Office. Plans were available for review at the office of Rehler Vaughn & Koone, Inc. located at 745 E. Mulberry Suite 601, San Antonio, Texas 78212. Competitive Sealed Proposals for the project were opened on May 31, 2006 with eight (8) firms responding. Of these, F.A. Nunnelly was the number one ranked firm. A matrix

reflecting the outcome of the evaluations is included herein as Attachment 2. F.A. Nunnelly currently has two (2) active contracts with the City in the amount of \$9,814,000.00.

### **POLICY ANALYSIS**

Approval of this ordinance will be a continuation of City Council policy to participate in the previously approved 1999-2003 General Obligation Library Improvement Bond and 2003-2007 General Obligation Library Improvement Bond projects.

### **FISCAL IMPACT**

This is a one-time capital improvement expenditure in the amount of \$4,620,300.00. Funds in the amount of \$3,596,800.00 are available from 1999 General Obligation Library Bond funds and \$1,023,500.00 are available from the 2003 General Obligation Library Bond funds.

Budgeted funds for this project as included in the FY 06-11 Capital Improvement Program Budget total \$3,618,628.00 Funds in the amount of \$1,001,672.00 are not included in the Capital Budget and are being funded with 1999 General Obligation Library Bond fund balance.

Funds are authorized to be appropriated and payable as follows:

\$3,623,800.00	to F.A. Nunnelly for construction expenses
\$ 400,000.00	for Library Resources for the opening day collection
\$ 301,000.00	for fixtures, furnishings, equipment and telephone data lines
\$ 274,300.00	for capital administrative costs
\$ 21,200.00	for project contingency

### **COORDINATION**

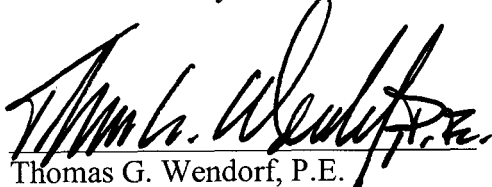
This request for ordinance has been coordinated with the Office of Management and Budget, the Finance Department, and the Library Department.

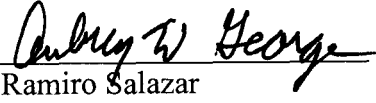
### **SUPPLEMENTARY COMMENTS**

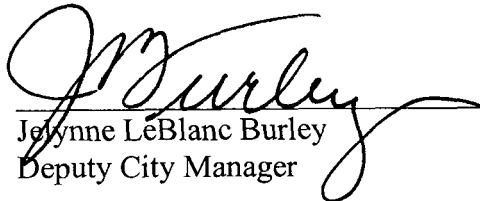
This construction contract was developed utilizing the competitive sealed proposal; therefore, a Discretionary Contracts Disclosure Form is attached.

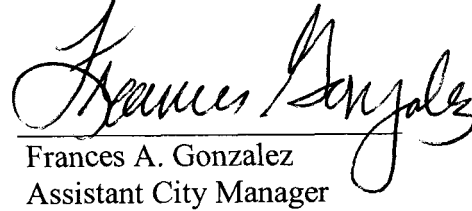
## ATTACHMENTS

1. Project Map
2. Bid Tabulation
3. Evaluation of Qualification Statements Review Summary
4. Discretionary Contract Disclosure Form

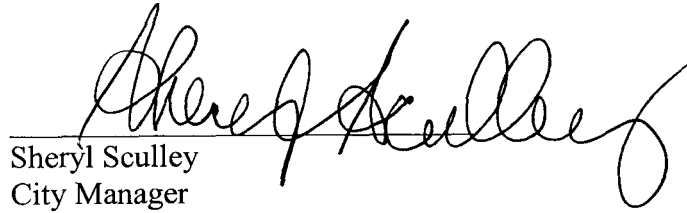
  
Thomas G. Wendorf, P.E.  
Director of Public Works

for   
Ramiro Salazar  
Library Director

  
Jelynn LeBlanc Burley  
Deputy City Manager

  
Frances A. Gonzalez  
Assistant City Manager

Approved for Council Consideration:

  
Sheryl Sculley  
City Manager





**CITY OF SAN ANTONIO - ARCHITECT/ENGINEER REVIEW COMMITTEE**  
**EVALUATION OF QUALIFICATION STATEMENTS FOR**  
**Competitive Sealed Proposal - Hausman Road Branch Library Project**

	EVALUATOR'S SCORE								SBEDA				TOTAL POINTS (Out of 100)	RANKING
	Rater 1	Rater 2	Rater 3	Rater 4	Rater 5	40 Max	40 Max	80.0	10	5	5	20.0		
						Average Panel Score	Price (Base + All AIts)	Subtotal	Locally Headquartered Business Enterprise	Historically Underutilized Enterprise (HUE)	Small Business Economic Development Advocacy Policy Compliance (SBEDA)	SBEDA TOTAL		
<b>Architect/Engineer Candidates</b>														
F.A. Nunnelly	39.00	37.00	35.00	34.25	38.00	36.65	39.36	76.01	10.00	0.95	4.00	15.0	90.96	1
Greco	31.00	19.00	29.00	22.25	29.00	26.05	38.88	64.93	10.00	5.00	3.00	18.0	82.93	2
Wallace D. Boldt	36.00	30.00	25.00	28.00	29.00	29.60	34.82	64.42	10.00	5.00	3.00	18.0	82.42	3
Kunz	36.00	36.00	30.00	28.12	28.00	31.62	35.32	66.94	10.00	0.19	2.00	12.2	79.13	4
Amstar	23.00	16.00	10.00	24.50	24.00	19.50	36.56	56.06	10.00	5.00	4.00	19.0	75.06	5
Capstone Corporation	23.00	21.00	16.00	22.50	22.00	20.90	40.00	60.90	10.0	0.4	2.0	12.4	73.28	6
Galaxy	32.00	20.00	15.00	30.25	26.00	24.65	35.50	60.15	10.00	0.00	0.00	10.0	70.15	7
Satterfield	30.00	19.00	29.00	27.91	31.00	27.38	31.96	59.34	6.00	0.34	1.00	7.3	66.68	8

NOTE: This form is a local government record and shall be retained in accordance with the provisions of the Local Government Code, Section 201.

Section 00441  
**City of San Antonio**  
**Discretionary Contracts Disclosure**

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)  
Attach additional sheets if space provided is not sufficient.  
State "Not Applicable" for questions that do not apply.*

**Disclosure of Parties, Owners, and Closely Related Persons**

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any **individual** who would be a party to the discretionary contract:

Philip A. Nunnelly  
Doug Nunnelly

and /or

(2) the identity of any **business entity** that would be a party to the discretionary contract:

F.A. Nunnelly Company

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract:

N/A

and the name of:

(B) any individual or business entity that is known to be a **partner** or a **parent** or **subsidiary** business entity, or any individual or business entity who would be a party to the discretionary contract:

N/A

(3) the identity of any **lobbyist** or **public relations firm** employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract:

<sup>1</sup>A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

N/A

**Political Contributions**

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any *current or former member of City Council*, any *candidate for City Council*, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an individual or an entity include, but are not limited to, contributions made by the officers, owners, attorneys or registered lobbyists of the individual or the entity.

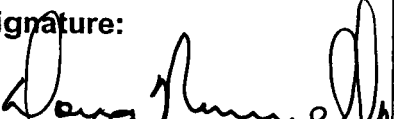
By Whom Made:	To Whom Made:	Amount:	Date of Contribution:
Philip A. Nunnelly	AGC, PAC	\$150.00	03/20/2005
Doug Nunnelly	AGC, PAC	\$150.00	03/20/2005

**Disclosures in Proposals**

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question<sup>2</sup> as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), by participating in official action relating to the discretionary contract.

N/A

This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

<b>Signature:</b> 	<b>Title:</b> Secretary/Treas. <b>Company:</b> F.A. Nunnelly	<b>Date:</b> May 31, 2006
----------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------	------------------------------

<sup>2</sup> For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.