



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-8708

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 12/12/2019

**Title:** Ordinance approving a task order to a Job Order Contract with Alpha Building Corporation in an amount not to exceed \$208,787.14 for the repair to the skylights in the long-term parking garage at the San Antonio International Airport, funded from the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

**Sponsors:**

**Indexes:** Aviation JOC

**Code sections:**

**Attachments:** 1. Proposal, 2. Draft Ordinance, 3. Ordinance 2019-12-12-1035, 4. Staff Presentation

Date	Ver.	Action By	Action	Result
12/12/2019	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Aviation

**DEPARTMENT HEAD:** Russell J. Handy

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Ordinance accepting a Task Order with Alpha Building Corporation for the Repairs of the Skylights in the Long-Term Parking Garage at San Antonio International Airport

**SUMMARY:**

This ordinance approves a task order with Alpha Building Corporation for repairs to the skylights in the long-term parking garage at the San Antonio International Airport. The skylight structure has deteriorated and requires new panels and supporting equipment to restore structural stability and prevent further deterioration. The task order is in an amount not to exceed \$208,787.14 and funded from the Airport Operating and Maintenance Fund.

**BACKGROUND INFORMATION:**

In 1998, the San Antonio Airport System opened an extension to the long-term parking garage that included "Passing Light" by Massachusetts-based artist Christopher Janney, a public art installation. The 400-foot

permanent installation on the canopy on the fifth level of the garage includes a pattern of colored acrylic panels in the festive colors of South Texas. During the day, the sun's movement is marked on the floor underneath the canopy by a sundial that marks the winter and summer solstices and two equinoxes.

Over the past few years, the skylights' panels have faded, creating an unsightly and potentially unsafe condition in the garage. After performing an evaluation of the installation, it was determined that the structure required repair work. The San Antonio Airport System is utilizing Alpha, a job order contractor, for this work. Alpha is one of the approved JOC contractors through Ordinance 2018-10-11-0809 that provide the alternative project delivery method for construction, renovation, rehabilitation and maintenance projects for the San Antonio Airport System.

**ISSUE:**

This ordinance will authorize a proposal by Alpha for this work, which includes the following scope of work:

- Remove the existing exterior skylight frame and panels
- Remove and replace the lower interior gasket and sill flashing
- Clean the gutters and replace all the fasteners
- Install new exterior clamping bars, gaskets and fasteners
- Install a new expansion joint
- Install new color panels

The artist has requested that Alpha utilize the original installer, Skylights Over Texas LLC, to assist for this specialized project.

**ALTERNATIVES:**

As an alternative, City Council could choose not to approve this ordinance. However, this project is typical for an alternative project delivery method such as job order contracting and allows the work to be performed by a contractor who is already badged and familiar with the project and building. Although Aviation has installed a temporary protective barrier to mitigate risk, timely completion of this project is a priority. Developing a low-bid solicitation and awarding a contract for this work would delay the project.

**FISCAL IMPACT:**

This ordinance accepts a task order to a Job Order Contract with Alpha Building Corporation in an amount not to exceed \$208,787.14 for the repair to the skylight in the long-term parking garage at the San Antonio International Airport. Funding in the amount of \$208,787.14 is available in the FY 2020 Airport Operating and Maintenance Budget.

**RECOMMENDATION:**

Staff recommends the approval of the task order with Alpha Building Corporation for the repairs to the skylight in the long-term parking garage in the San Antonio International Airport.