



City of San Antonio

Agenda Memorandum

File Number: 14-1853

Agenda Item Number: 10.

Agenda Date: 9/18/2014

In Control: City Council A Session

DEPARTMENT: Transportation and Capital Improvements

DEPARTMENT HEAD: Mike Frisbie

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Contract Award: (Job-Order Contract) Upgrade Commercial Federal Inspection Station Facility

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract, in an amount not to exceed \$630,500.00, payable to Alpha Building Corporation, for Upgrade of Commercial Federal Inspection Station Facility, an Airport Capital Improvements Funds Project, located Citywide.

BACKGROUND INFORMATION:

Project Background

The existing Customs and Border Protection / Federal Inspection Services (CBP) area is undersized and outdated based on the Federal 2012 Airport Technical Design Standard. The current layout, lighting, primary booths and secondary booths hinder CBP from functioning at an optimum level. This upgrade is phase 1 of 2 to bring CBP up to the current federal technical standards and modernize the interior space.

Phase 1 of the project will modernize and upgrade approximately 17,000 square feet of public space in the main processing area of Customs and Border Protection / Federal Inspection Services within the San Antonio International Airport. The initial upgrade will include a cosmetic facelift of the area: upgrading interior finishes to include painting all wall and applicable ceiling surfaces in the public areas and some offices; removal of existing partition walls in administrative area and refinish; removal of carpet in mezzanine area and replace with vinyl composition tile; painting of suspended ceiling grid and replacement of tile within public areas; re-lamping of existing electrical lighting; refinish ceramic tile surfaces in men and women public restrooms; cleaning of HVAC devices; and installation of new exhaust system in public restrooms; replacement of eight primary processing booths and resurfacing of existing millwork at secondary processing booths.

Phase 2 is a larger, more extensive upgrade that will renovate and expand the existing 25,000 square feet processing facility to 39,000 square feet to accommodate up to 800 passengers per peak hour. Phase 2 has not yet been designed and will be constructed using Construction Manager at Risk alternative construction delivery method to ensure all requirements of the federal agency are met.

The phase 1 work will be completed at night without significant impact to daily operations of CBP and improve the aesthetics to the facility. Phase 1 construction is anticipated to begin September 2014 and substantial completion of the project is scheduled to be completed by December 2014.

Procurement of Services

This Project was selected to utilize the Job Order Contracting (JOC) an alternative Project delivery method which ten contractors were approved through Ordinance 2011-01-20-0053 by City Council on January 20, 2011. The use of the JOC delivery method has provided 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 specific task(s) and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Alpha Building Corporation was selected to submit an estimate and Project schedule for this Project.

The JOC contract associated with this agreement was advertised in 2010 prior to the implementation of the revised SBEDA ordinance. Therefore, the solicitation required respondents to make a good faith effort to meet aspirational goals in utilizing small, woman and minority-owned businesses as subcontractors. The Economic Development Department has reviewed and approved the subcontracting plan submitted by Alpha Building Corporation.

The Discretionary Contracts Disclosure Form 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 is attached.

ISSUE:

This ordinance authorizes a task order to a Job Order Contract in an amount not to exceed \$630,500.00, payable to Alpha Building Corporation, for Upgrade Commercial Federal Inspection Station Facility, an Airport Capital Improvement Funds project, located in Council District Citywide.

This contract provides for aesthetic upgrade of approximately 17,000 square feet of public space in the main processing area of Customs and Border Protection / Federal Inspection Services.

This action is consistent with the City's established policy of utilizing the Job Order Contracting delivery method for renovation projects of this nature and scope. City Council approval is required for projects utilizing Job Order Contracting over \$100,000.00.

ALTERNATIVES:

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

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$630,500.00 authorized payable to Alpha Building Corporation. Funds are available from Airport Capital Improvement Funds and are included in the FY 2014 - 2019 Capital Improvements Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a Job Order Contract in an amount not to exceed \$630,500.00, payable to Alpha Building Corporation, for Upgrade Commercial Federal Inspection Station Facility, an Airport Capital Improvement Funds project, located Citywide.