



City of San Antonio

Agenda Memorandum

File Number: 15-2703

Agenda Item Number: 11.

Agenda Date: 5/21/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT: Contract Award: (Job-Order Contract) San Antonio International Airport
Taxi Hold Area Restroom

SUMMARY:

An ordinance for the San Antonio International Airport Taxi Hold Area Restroom, an Aviation Capital Improvements Project, authorizing a task order to a Job Order Contract to Alpha Building Corporation in the amount of \$490,000.00; and appropriating an additional \$309,000.00 in Airport Improvement and Contingency Funds for this project.

BACKGROUND INFORMATION:

The airport is building a new consolidated rental car facility (CONRAC) on the site of the hourly parking lot. The existing taxi hold lot in the Green Lot will be moved to 1307 Northern Blvd as part of a new Ground Transportation Center (GTC). This project will construct a restroom facility for the GTC to consolidate taxi, limousine and bus transportation personnel serving airport passengers that are on-call for typical 12 hour shifts. This permanent building replaces an existing temporary building, providing a low-maintenance, durable restroom and vending area lobby. Interiors include stainless steel counters and fixtures, a hard plaster ceiling and a resinous floor system.

Procurement of Services:

This project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method, through which ten contractors were approved through Ordinance 2015-01-15-0013 by City Council on January 15, 2015. 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 a JOC contractor 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 job. Of the ten (10) contractors, Alpha Building Corporation was selected to submit an estimate and project schedule.

The Job Order Contract was awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract in an effort to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. Alpha Building Corporation has committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis.

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 for the San Antonio International Airport Taxi Hold Area Restroom, an FY 2015-2020 Capital Improvement Program project, authorizes a task order to a Job Order Contract to Alpha Building Corporation in the amount of \$490,000.00; and appropriates an additional \$309,000.00 in Airport Improvement and Contingency Funds for this project.

This project will construct a restroom facility for the Ground Transportation Center. This permanent building replaces an existing temporary building, providing a low-maintenance, durable restroom and vending area lobby. Interiors include stainless steel counters and fixtures, a hard plaster ceiling and a resinous floor system. The taxi-hold restroom project construction is anticipated to begin in June 2015 and is estimated to be completed by August 2015.

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 expenditure in the amount of \$515,000.00 from the Taxi Hold Area Restroom project, of which \$490,000.00 will be used for the Job Order Contract and \$25,000 for project contingency. Funding in the amount of \$206,000 is available and already appropriated from Airport Improvement and Contingency Fund and are included in the FY 2015-2020 Capital Improvement Program. This ordinance authorizes an additional appropriation of \$309,000.00 from the Airport Improvement and Contingency Fund.

RECOMMENDATION:

Staff recommends approval of this ordinance for the San Antonio International Airport Taxi Hold Area Restroom, an FY 2015-2020 Capital Improvement Program project, authorizing a task order to a Job Order Contract to Alpha Building Corporation in the amount of \$490,000.00 00; and appropriating an additional

\$309,000.00 in Aviation Capital Improvement Funds for this project.