



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-3121

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**Agenda Item Number:** 19.

**Agenda Date:** 6/18/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICTS IMPACTED:** Council District 3

### **SUBJECT:**

Contract Award: (Job-Order Contract) Stinson Municipal Airport Texas Air Museum Roof Repairs

### **SUMMARY:**

An ordinance for Roof Repairs at Stinson Municipal Airport for the Texas Air Museum, an Aviation Capital Improvements Project, authorizing a task order to a Job Order Contract to Straight Line Management, LLC in the amount of \$124,237.80 from the Stinson Revolving Fund, of which, \$88,797.80 will be appropriated.

### **BACKGROUND INFORMATION:**

Since 1999, the Texas Air Museum at Stinson Field has been dedicated to telling the story of Texas and San Antonio's vital role in the development of military air power. It also pays tribute to aviation pioneers, technical achievements in the realm of aviation, and above all, pays respect and honor to those who gave their lives to defend freedom.

This project provides for the roof maintenance and repairs to address leaks and damaged skylights at the Texas Air Museum. The repair will consist of removing and replacing damaged roof panels, replace screws and seal seams, and install new fiber glass skylights. An elastomeric roof coating with a 10-year warranty will be installed. The existing roof system has been damaged over time through normal use and has several leaks that may over time begin damaging interior areas and property. Project construction can begin in late June 2015 and be completed in July 2015.

### 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 10 contractors, Straight Line Management, LLC 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. Straight Line Management, LLC 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 authorizes a task order to a Job Order Contract for roof repairs at the Stinson Municipal Airport Texas Air Museum to Straight Line Management, LLC in the amount of \$124,237.80 from the Stinson Revolving Fund, of which, \$88,797.80 will be appropriated.

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#### **ALTERNATIVES:**

As an alternative, this project could be delivered utilizing another delivery method. However, this would mean the roof repair would be delayed potentially causing damage to the museum exhibits. The condition of this roof necessitates work to begin with the JOC delivery method.

#### **FISCAL IMPACT:**

This ordinance authorizes a task order to a Job Order Contract for roof repairs at the Stinson Municipal Airport Texas Air Museum to Straight Line Management, LLC in the amount of \$124,237.80 from the Stinson Revolving Fund. Funds are included in the FY 2015 - FY 2020 Capital Improvement Program. Additional funds will be appropriated in the amount of \$88,797.80. Of that amount, \$74,237.80 will go towards the \$124,237.80 Job Order Contract and \$14,560.00 will be used for contingency and environmental costs.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the execution of a task order to a Job Order Contract in an amount not to exceed \$138,797.80, to Straight Line Management, LLC for the roof repairs at the Stinson Municipal Airport for the Texas Air Museum.