



City of San Antonio

Legislation Details (With Text)

File #: 15-2323

Type: Misc - Professional Services Agreements

In control: City Council A Session

On agenda: 4/2/2015

Title: An Ordinance authorizing a professional services agreement for the management of the Residential Acoustical Treatment Program with THC, Inc. in an amount not-to-exceed \$4,178,094.00 commencing on April 19, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Contracts Disclosure Form, 2. Score Summary_Consensus (ATC) - SCORED, 3. SAT THC 2015 RATP Contract, 4. Ordinance 2015-04-02-0243

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Aviation

DEPARTMENT HEAD: Frank Miller

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Acoustical Treatment Consultant for the Residential Acoustical Treatment Program

SUMMARY:

These Ordinances are related to the Residential Acoustical Treatment Program, which is 80% federally-funded, at the San Antonio International Airport. The City provides a 20% match.

Ordinance A authorizes a professional services agreement with THC, Inc (THC) for the management of the Residential Acoustical Treatment Program (RATP) in an amount not-to-exceed \$4,178,094.00 commencing on April 19, 2015. The contract term is for three years with the option to renew for two additional one-year terms. The funding is from the grant awarded to the City in September 2014.

The RATP is an ongoing, multi-year program that provides acoustical treatment to reduce noise in qualifying homes and multi-family dwellings in aviation noise-impacted neighborhoods near the San Antonio International Airport. As the administrator of the program, THC will oversee the administration of the RATP including the

community outreach, design, installation and project close-out. The agreement will fund the program.

Ordinance B authorizes the City Manager or her designee to execute an amendment to the professional services agreement with THC to increase the contract value up to \$8,000,000.00 subject to receipt and execution of the Federal Aviation Administration (FAA) grant offer for the RATP. In December 2014, City Council authorized the submittal of the grant application and acceptance of the grant upon offer for up to \$8,000,000.00 for the RATP. The FAA typically notifies the City of the new grant award in September. With approval from City Council, this action would authorize the City Manager or her designee to amend the agreement with THC in order to allow the smooth continuation of the program. The \$8,000,000.00 will be from a new grant award in September 2015.

BACKGROUND INFORMATION:

RATP is an ongoing, multi-year program that provides acoustical treatment to reduce noise in qualifying homes and multi-family dwellings in aviation noise-impacted neighborhoods near the San Antonio International Airport. The RATP is a derivative of the noise compatibility studies and is consistent with federal guidelines and requirements mandated in the FAA grant assurances. As part of the FAA program, the FAA provides 80% of the necessary funding, while the City provides the remaining 20% match. No San Antonio tax dollars are used in the funding of this program. This multi-year program has treated 1,414 homes and 216 apartments through February 2015.

Ordinance A Acoustical Treatment Consultant

The City uses an Acoustical Treatment Consultant (ATC) to manage the Program including all design, construction, public relations, and legal components. The RATP is based on the design-build model and the single parcel method where each dwelling is treated as a separate project; these practices ensure Program efficiency, accountability and maximize property owner satisfaction. The Program is cyclical in nature. The renovation of one group of residences is in process while the next group is under design. This rolls into construction and as the following set of residences come under design. A typical cycle consists of the following major elements:

- Community Outreach
- Qualification & Selection Process
- Selected Homeowners Meetings
- Develop Design Package
- Execute Avigation Easements
- Contractor Selection Process
- Construction Renovations
- Project Close Out

Under the contract with the City, the ATC provides a team of sub-consultants and design-build construction contractors, and the resources necessary to implement the Program, including the construction contracting effort and processing sub-consultant and construction contractor payments.

Owners of eligible dwellings meet each of the construction contractors that have been pre-qualified by the ATC to participate in the RATP. The ATC contracts for design services for each dwelling separately. Property owners select three construction contractors to prepare and submit bids. The ATC awards the construction contracts. Construction, once it commences, takes no longer than six weeks.

Professional Services Agreement

The Request for Qualification solicitation was advertised in Hart Beat as well as on the websites for the City of San Antonio, Airports Council International - North America and American Association of Airport Executives in October 2014. In addition, the solicitation announcement was made on TVSA. One Statements of Qualifications was received on December 9, 2014. As is the practice when only one response is received, no scoring was done. However, an evaluation committee comprised of representatives from the City Manager's Office, Aviation Department and Airport Advisory Commission reviewed the proposal in accordance with the evaluation criteria, including background/experience/qualifications, project approach and management plan and Disadvantaged Business Enterprise (DBE) participation. As a result of the review, the evaluation committee determined that THC should be the recommended for the contract.

Disadvantaged Business Enterprise

The Federal Disadvantaged Business Enterprise Program (DBE) program is to be utilized on this contract with federal regulations since this contract is federally assisted. The DBE goal that has been established for this contract is 12%. The recommended consultant has shown Good Faith Efforts and committed to achieving the 12% DBE goal.

Ordinance B Amendment

Each year, City staff requests City Council to authorize the submittal of an application to the FAA for an Airport Improvement Program grant for the RATP and acceptance upon offer. Following receipt and execution by the FAA of the grant offer, City staff takes an amendment to the City Council to increase the contract amount for the continuation of the program.

In December 2014, the City Council authorized the submission of a grant application and acceptance of funds for a FAA Airport Improvement Program grant in an amount up to \$8,000,000.00 for the continuation of the Residential Acoustical Treatment Program. In order to ensure the smooth continuation of the program, City staff is asking City Council to authorize the City Manager, or her designee, to amend the professional services agreement with THC up to the amount requested in the grant application in order to allow the RATP to continue without interruption. The amendment does not add additional scope or any other tasks; it just allows the transfer of the grant funds into the program once the FAA grant has been received and executed by the City.

ISSUE:

This action will approve a professional services agreement for the management and administration of the RATP. This action would be consistent with the City Council's policy of improving facilities, improving land uses, enhancing safety at the airports in the San Antonio Airport System, and utilizing federal funding when available.

ALTERNATIVES:

City Council could choose to not approve this item. However, this action would mean the City would not be eligible for the federal grant award to support the Residential Acoustical Treatment Program at San Antonio International Airport. In addition, the failure to accept could potentially affect the City's ability to receive future FAA grant funding for additional safety, development, and expansion projects.

FISCAL IMPACT:

The Program is funded with FAA AIP grant funds at 80% with the City's matching share of 20% for eligible project costs. Funds for this project have been previously appropriated and are captured under the approved FY 2015 Aviation Capital Budget. Sufficient funds are available for this action.

Funding for the amendment of the professional services agreement was appropriated in Ordinance 2014-12-11-1019, which also authorized the acceptance and execution of FAA AIP grant funds and the execution of all related grant documents.

RECOMMENDATION:

Staff recommends the approval of the professional services agreement with THC, Inc. for the administration of the RATP and amendment to the agreement to continue the RATP at the San Antonio International Airport.