



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5083

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 10/11/2018

**Title:** Ordinance approving three one-year Job Order Contracts with Alpha Building Corporation, Con-Cor Inc. and Tejas Premier Building Contractor, Inc. as an alternative project delivery method for construction, renovation, rehabilitation and maintenance projects at Aviation facilities for the San Antonio International Airport and Stinson Municipal Airport; and authorize the Director of Aviation to administratively approve this alternative project delivery method as necessary for projects with budgets less than \$100,000.00. Each contract will have a value not to exceed \$2,000,000.00 per year for an initial term of one year with the option to renew for three, one-year extensions and the total value of each contract shall not exceed \$8,000,000.00 over the potential term of four years. [Carlos Contreras, Assistant City Manager; Mike Frisbie, P.E., Director, Transportation and Capital Improvements]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DCD\_Alpha Building - ContractsDisclosureForm Corrected, 2. DCD\_Con-Cor - ContractsDisclosureForm Corrected, 3. DCD\_Tejas Premier, 4. Master Score Sheet Summary - Job Order Contracting w Scores - for RFCA - 9-12-18, 5. Draft Ordinance, 6. Alpha Building Contract, 7. ConCor Contract, 8. Tejas Contract, 9. Ordinance 2018-10-11-0808

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Transportation and Capital Improvements

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

**COUNCIL DISTRICTS IMPACTED:** Council Districts 3 and 9

**SUBJECT:**  
Contract Award: FY 2019-2023 Aviation Job Order Contracting

**SUMMARY:**  
An ordinance authorizing three Job Order Contracts (JOCs) with Alpha Building Corporation, Con-Cor Inc. and Tejas Premier Building Contractor, Inc. for the San Antonio International Airport and Stinson Municipal Airport for a one year term with the option to renew for three, one-year extensions. Each contract will have a value of \$2,000,000 for the one-year term and the total value of each contract shall not exceed \$8,000,000 over the initial term and possible extensions.

## **BACKGROUND INFORMATION:**

Job Order Contracting (JOC) is an alternative project delivery method for construction, renovation, rehabilitation and maintenance projects. It provides project services based upon an agreed upon standard price utilizing the RSMeans, which is a recognized source of construction cost data in the United States. JOC is recognized as an ideal project delivery method to complete multiple small to medium-sized repair and renovation projects easily and quickly. The criteria used by the selected contractors to price individual projects are typically firm, objective, and consistent. The Aviation Department had customarily utilized TCI's existing Job Order Contractors, however, in recent years; Aviation's Job Order Contracting needs have increased substantially. Furthermore, a four year outlook at both the San Antonio International Airport and Stinson Municipal Airport project sufficient work to sustain separate Job Order Contractors for use by the Airports.

Aviation owns approximately 110 buildings with an additional 23 leased office spaces that may require a variety of minor construction, repair, rehabilitation or alteration services. As a facility need is identified, Aviation may assign said project to a selected JOC contractor. Construction scope of services may include roof repair, tenant finish outs, Heating, Ventilation, Air Conditioning (HVAC) repairs, plumbing, and building enhancements.

A Request for Competitive Sealed Proposals was released on February 28, 2018, and was due on April 10, 2018. Five (5) responsive proposals were received. A selection committee made up of staff from the City Manager's Office, Aviation, Transportation & Capital Improvements and an outside representative evaluated and ranked the proposals.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to 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 applied the Minority Women-Owned Business Enterprise (M/WBE) Prime Contract Program and Emerging Small Business Enterprise Prime Contract Program to this solicitation. Additionally, the Goal Setting Committee set an 18% Minority/Women Business Enterprise (M/WBE) subcontracting goal and 2% African-American Business Enterprise (AABE) subcontracting goal. All three recommended firms have committed to 18% M/WBE and 2% AABE subcontractor participation.

This contract was developed utilizing a formal Request for Competitive Sealed Proposals process, therefore, as required by the Ethics Ordinance, the Discretionary Contracts Disclosure Forms are included herein as an attachment.

## **ISSUE:**

This ordinance authorizes three one-year JOCs with the option to renew for three, one-year extensions with Alpha Building Corporation, Con-Cor Inc. and Tejas Premier Building Contractor, Inc. for construction, renovation, rehabilitation and maintenance projects in Aviation facilities. City Council approval is required for Projects utilizing Job Order Contracting over \$100,000.

## **ALTERNATIVES:**

As an alternative, City Council could choose not to approve this ordinance. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of projects.

## **FISCAL IMPACT:**

Various Aviation funding sources could be utilized for Job Order Contracting. All capital project funding not already budgeted and allocated will still be subject to City Council approval and the City will not be obligated to utilize this project delivery method. City Council approval is required for Projects utilizing Job Order Contracting over \$100,000.

**RECOMMENDATION:**

Staff recommends approval through Ordinance of the agreements with Alpha Building Corporation, Con-Cor Inc. and Tejas Premier Building Contractor, Inc. with a not-to-exceed amount of \$8,000,000 per contractor as Job Order Contractors for the Aviation Department and authorizing the Director of Aviation to administratively approve this alternative project delivery method as necessary for projects with budgets less than \$100,000.