



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-2289

**Type:** Misc - Professional Services Agreements

**In control:** City Council A Session

**On agenda:** 3/19/2020

**Title:** Ordinance amending a professional services agreement and extending the agreement to April 20, 2021 for THC, Inc., the Residential Acoustical Treatment Program Administrator, to provide a one-year warranty period for labor as part of the noise abatement program at the San Antonio International Airport. The agreement increase the contract in the amount of \$424,647.19 from previously-appropriated Federal Aviation Administration Airport Improvement Program and Airport Contingency and Improvement Funds. [Carlos J. Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

**Sponsors:**

**Indexes:** Aviation Other, FAA Grants

**Code sections:**

**Attachments:** 1. Agreement, 2. THC Discretionary Disclosure Form, 3. Draft Ordinance, 4. THC Amendment, 5. Ordinance 2020-03-19-0192

Date	Ver.	Action By	Action	Result
3/19/2020	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Aviation

**DEPARTMENT HEAD:** Jesus H. Saenz, Jr., IAP

**COUNCIL DISTRICTS IMPACTED:** Citywide

### SUBJECT:

Amendment to the Professional Services Agreement with THC, Inc. relating to the FAA sponsored Residential Acoustical Treatment Program for the San Antonio International Airport

### SUMMARY:

This ordinance amends and extends the professional services agreement with THC, Inc. (THC), the program manager for the Federal Aviation Administration (FAA)-sponsored Residential Acoustical Treatment Program (RATP) at the San Antonio International Airport (Airport). The amendment will extend the agreement to April 20, 2021 and increase the contract value in the amount of \$424,647.19. The amendment is funded by previously-appropriated FAA Airport Improvement Program (AIP) and the Airport Contingency and Improvement Fund.

THC is the program manager for the noise abatement program that includes bidding, design, construction,

community outreach, and legal components. The labor performed as part of the RATP program has a one-year warranty. The one-year extension will allow THC to provide a one-year warranty on labor completed before April 20, 2020 as part of the program. The extension will also provide THC with time to provide the close-out documents of the program and a database that provides information on the treated units.

### **BACKGROUND INFORMATION:**

The City regularly partners with the FAA for continued AIP funding for eligible projects at the Airport. The RATP provides acoustical treatment to reduce noise in qualifying homes and multi-family dwellings in aviation noise-impacted neighborhoods near the Airport. The program 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 through an AIP grant and the City provides the remaining 20% match. No City of San Antonio tax dollars are used to fund this program.

The RATP will be complete in April 2020 and has treated 1,576 homes, 1,399 apartments units and 332 condominium units since 2006. As part of the program, labor performed has a one-year warranty. The work performed included new windows, doors and other noise abatement products. The RATP was based on the design-build model and the single parcel method where each dwelling is treated as a separate project. These practices ensured program efficiency, accountability and maximize property owner satisfaction. THC provided a team of sub-consultants and design-build construction contractors, the resources necessary to implement the Program, including the construction contracting effort and processing sub-consultant and construction contractor payments. Owners of eligible dwellings met with each pre-qualified construction contractor to participate in the program. THC contracted for design services for each dwelling separately. Property owners selected three construction contractors to prepare and submit bids, before THC awarded the contract.

### **ISSUE:**

The amendment will extend the agreement to April 20, 2121 to allow a one-year warranty period for labor performed under the RATP completed before April 2020. The amendment also provides THC with time to prepare the close-out documents of the program and a database of information on all of the treated units. The amendment will also increase the contract value in the amount of \$424,647.19.

### **ALTERNATIVES:**

City Council could choose to not approve this item. However, this action would mean that not all the participants in the RATP would receive the same warranty period, which could result in the City not meeting all conditions of the AIP grant program and having to return funding to the FAA.

### **FISCAL IMPACT:**

This ordinance approves an amendment to the professional services agreement with THC, to extend the agreement to April 20, 2021 and increase the agreement in the amount of \$424,647.19, funded by previously-appropriated FAA AIP and the Airport Contingency and Improvement Funds.

### **RECOMMENDATION:**

Staff recommends approval of the amendment to the professional services agreement with THC for the San Antonino International Airport.