



City of San Antonio

Agenda Memorandum

File Number:17-3407

Agenda Item Number: 10.

Agenda Date: 6/22/2017

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Contract Award: (Job-Order Contract) Aviation Building 1039 HVAC Upgrades Project

SUMMARY:

An ordinance authorizing a task order to a Job Order Contract (JOC) with Alpha Building Corporation in an amount not to exceed \$339,290.20 for HVAC upgrades to building 1039 at the San Antonio International Airport, an Airport Capital Improvements Funds project, located in District 9.

BACKGROUND INFORMATION:

Building 1039 located at the San Antonio International Airport houses the Aviation Department's Planning and Administration, Construction and Development, Environmental, Finance, Operations, and Time and Attendance offices. Since occupying the building approximately five (5) years ago, employees frequently endure hot and cold spots in the building due to an unbalanced and inadequate air supply. During the warmer months, the main conference room thermostat must be lowered to keep the conference room at a comfortable temperature causing other offices and areas of the building to be too cold. The constant adjustment of the thermostat and fluctuating temperatures throughout the building are also not an efficient use of energy.

During a maintenance call in 2016, Aviation maintenance personnel observed ductwork above the ceiling had deteriorated and supply ducts were not connected to diffusers. This situation allows dust and particles located in the ceiling space susceptible to be carried into the air supply system. Additionally, the building does not have a fire alarm or smoke detection system. In order to comply with minimum code requirements, the current design includes installation of a smoke detection system in the new HVAC system ductwork which will bring the building into compliance with fire code regulations. Construction is anticipated to begin immediately early summer and estimated to be completed in August 2017.

Procurement of Services

This Project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method 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 JOC contractors to specific jobs is based on the contractor's current workload, overall capacity, familiarity with a specific facility, cost, expertise and/or managing a specific trade needed to carry out the requested repair or rehabilitation. Of the ten contractors, Alpha Building Corporation was selected to submit an estimate and project schedule for this Project.

Alpha Building Corporation is a small, minority-owned business that has committed to 23% Minority/Women Business Enterprise and 3% African-American Business subcontractor participation.

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 (JOC) with Alpha Building Corporation in an amount not to exceed \$339,290.20 for the HVAC upgrades to building 1039 at the San Antonio International Airport, an Airport Capital Improvements Funds project.

Planned improvements to Building 1039 include the installation of new HVAC system duct work and installation of a smoke detection system. The planned improvements will bring the building into compliance with fire code regulations. Construction is anticipated to begin June 2017 and is estimated to be completed in August 2017.

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 improvement expenditure in the amount not to exceed \$339,290.20 authorized payable to Alpha Building Corporation. Funds are available from the A/C Duct Replacement at Building 1039 project and are included in the FY 2017- 2022 Capital Improvements Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a task order to a JOC in an amount not to exceed \$339,290.20 to Alpha Building Corporation for the HVAC upgrades to building 1039 at the San Antonio International Airport Project.