City of San Antonio

Agenda Memorandum

File Number:15-1991

Agenda Item Number: 7.

Agenda Date: 4/9/2015

In Control: City Council A Session

DEPARTMENT: Finance

DEPARTMENT HEAD: Troy Elliott

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:
Deck Coating and Joint Sealing System in Long Term Parking Garage at SAIA

SUMMARY:
An Ordinance accepting a bid from United Restoration and Preservation, Inc. to replace joint seal, apply a new deck coating and stripes and numbers on the fifth level of the San Antonio International Airport's Long Term Parking Garage. Authorization for this Aviation Department initiative is requested in an amount not to exceed $749,875.33 (including $150,313.00 reserve for possible additive alternative work). Funding is available from the FY 2015 Aviation Operation and Maintenance Fund.

BACKGROUND INFORMATION:
The Long Term Parking Garage at the San Antonio International Airport was built in 1998. The fifth level is the top floor of the garage and is exposed to weather conditions. The current joint sealing system was installed during original construction and has dried out and deteriorated to the point where replacement is needed. The current deck coating was installed within the past 10 years but it has worn, cracked and flaked off to the point it is no longer providing protection to the surface. These conditions will allow water to infiltrate through the failing joints and under the remaining deck coating.

The City issued an Invitation for Bid to provide the labor, materials, equipment and supervision for removal and replacement of the joint sealing system; removal, preparation and application of new deck coating and striping and numbering of parking slots in the garage. The worksite includes approximately 78,090 square feet of traffic area and 90,550 square feet of parking area.

The deck on the parking area is in better condition than in traffic area and may only need to be cleaned before the new deck coating is applied. However if, after work commences, it is determined that complete removal is necessary, then City will exercise the additive alternative work in the amount of $150,313.00 to have the work completed.

ISSUE:

The award of this contract will allow for the replacement of existing joint sealing system and deck coating to prevent water damage to deck surface and lower levels in the garage.

This solicitation is within the scope of Small Business Economic Development Advocacy program and was reviewed by the goal setting committee. Due to the infeasibility of applying an Affirmative Procurement Initiative, no API was applied.

The recommended award is to the lowest responsive bidder, who is also a local business. Therefore, application of the Local Preference Program was not required.

The Veteran-Owned Small Business Preference Program does not apply to goods/supplies contracts, so no preference was applied to this contract.

ALTERNATIVES:

Should this contract not be approved, the Aviation Department will continue to operate the parking garage with existing joint sealing system and deck coating. However, poor condition will allow further deterioration of the lower levels due to water infiltration through the failing joints and un-sealed deck surface. In addition, moisture is infiltrating under the existing coating, causing further deterioration of the coating, which if left in its current state will eventually require 100% removal.

FISCAL IMPACT:

The total cost for replacing joint sealing system and deck coating shall not exceed $749,875.33 (including $150,313.00 for possible additive alternative work), and will be funded from FY 2015 Aviation Operation and Maintenance Fund.

RECOMMENDATION:

Staff recommends the approval of the replacement purchase from United Restoration and Preservation, Inc. for an amount not to exceed $749,875.33 (including $150,313.00 for possible additive alternative work).

The contract was procured by means of low bid and a Contracts Disclosure Form is not required.