



City of San Antonio

Agenda Memorandum

File Number:15-4373

Agenda Item Number: 15.

Agenda Date: 9/10/2015

In Control: City Council A Session

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Contract Award: (Job-Order Contract) Relocation of the Transportation Security Administration Offices Training Room and Break Room at the San Antonio International Airport

SUMMARY:

An ordinance for the relocation of the Transportation Security Administration (TSA) Offices Training Room and Break Room in Terminal A at the San Antonio International Airport, an Aviation Operations & Maintenance funded Project, authorizing a task order to a Job Order Contract with Tejas Premier Building Contractor, Inc., in the amount of \$145,915.06. All the costs for this work will be reimbursed by the Department of Homeland Security, TSA upon completion.

BACKGROUND INFORMATION:

The Aviation and Transportation Security Act of 2001 requires the Transportation Security Administration (TSA) to use certain airport space and facilities as necessary security checkpoints for passenger and baggage screening to provide a secure air travel system. In conjunction with its mission, TSA has ancillary space needs for offices and break rooms to support its daily operations.

The San Antonio International Airport, in partnership with the General Services Administration (GSA) and TSA, is remodeling 1,057 square feet cumulatively, in two different areas of Terminal A. The training room will have a capacity to train up to 20 TSA staff members, will also have 6 computer work stations, and a projector and screen. The new training room will be located on the first floor near the airline operation areas. The break room will be relocated to an area near the airline ticket offices, occupying a vacant space before

security screening. The break room will have a kitchen and dining area. This will allow the current leased space to be vacated and remodeled so it may be leased for commercial use, for example as a food and beverage concession.

This project was selected to utilize the Job Order Contracting (JOC), an alternative Project delivery method, through 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 contractor to a specific job is based on the contractor's current workload, overall capacity, familiarity with a specific facility, expertise in completing specific task(s) and/or managing a specific trade needed to carry out the job. Of the ten (10) contractors, Tejas Premier Building Contractor, Inc., was selected to submit an estimate and project schedule for this Project

The Job Order Contract was awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts 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 set a 23% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. Tejas Premier Building Contractor, Inc., has committed to meeting the assigned Job Order Contract subcontractor goals on a quarterly basis.

The 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 for the relocation of the Transportation Security Administration (TSA) Offices Training Room and Break Room in Terminal A at the San Antonio International Airport, an Aviation Operations & Maintenance funded project, authorizes a task order to a Job Order Contract to Tejas Premier Building Contractor, Inc., in the amount of \$145,915.06.

This project provide for the construction of a new training room and break room within Terminal A for the Transportation and Security Administration. The training room includes computer work stations and a project and screen to train up to 20 TSA staff members at any given time. The break room allows for TSA staff to have access to a kitchen and dining area. Project construction is anticipated to begin in September 2015 and estimated to be completed by November 2015. All the costs for this work will be reimbursed by the Department of Homeland Security, TSA upon completion.

ALTERNATIVES:

City Council could choose to not award this contract with Tejas Premier Building Contractor, Inc. 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 of \$145,915.06 to Tejas Premier Building Contractor, Inc. Funds are available from the Aviation Operations & Maintenance Fund. The Department of Homeland Security will reimburse the City for all costs associated with the construction of these improvements.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a task order to a Job Order Contract in an amount not to exceed \$145,915.06, to Tejas Premier Building Contractor, Inc., to relocate the TSA Break Room and Training Room.