



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 8

Agenda Date: October 31, 2024

In Control: City Council A Session

DEPARTMENT: Aviation Department

DEPARTMENT HEAD: Jesus H. Saenz Jr.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Contract Award: Job Order Contracts at the San Antonio Airport System – Disadvantaged Business Enterprise Program

SUMMARY:

An ordinance authorizing the negotiation and execution of two Job Order Contracts with Amstar, Inc. and Henock Construction, LLC for the provision of Job Order Contracting as an alternative project delivery method for incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on San Antonio Airport System owned and leased buildings or other facilities of interest to Aviation. Each contract is for an amount not to exceed \$15,000,000 with an initial two year term and three one-year renewal options at the City's discretion. Funding for these contracts may include but is not limited to: General Airport Revenue Bonds, Interim Airport Financing, Airport Improvement & Contingency Fund, or other funding sources.

BACKGROUND INFORMATION:

Program Background

The JOC method is an innovative contracting technique created specifically for facilities maintenance and construction services. The City has utilized JOC contracts to deliver minor facility improvements for projects requiring a quick turnaround to be completed. The JOC program with the City has also allowed companies the opportunity to build their construction business and establish a professionally reliable relationship with the City and contractors. The JOC delivery

method is governed under Section 2269.401 of the Texas Local Government Code.

As facility improvement needs are identified, the City may assign task orders to an awarded JOC contractor. According to Section 2269.403 of the Texas Local Government Code, any task order that exceeds \$500,000.00 must have the governing body (City Council) approval.

Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released on April 5, 2024, in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the online bidding website Civcast. Responses were due on July 30, 2024, and nine (9) proposals were received. Of those, five (5) proposals were deemed non-responsive for failure to meet the Disadvantaged Business Enterprise (DBE) goal of the RFCSP. The remaining four (4) proposals were deemed responsive and moved forward for full proposal evaluation. A selection committee consisting of representatives from the City Manager's Office, Aviation department, and DBE consulting evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included Experience of Respondent, Subcontractors, and Key Personnel with Job Order Contracting Projects, Understanding of the JOC Program and Proposed Management Plan, Coefficient Proposal, and participation in the DBE Contract Program.

Due to the utilization of federal dollars, these contracts will be awarded in compliance with the Disadvantaged Business Enterprise (DBE) Program requirements. A DBE goal of 17% was identified for each contract and both firms have committed to meeting the goal.

These contracts were developed utilizing a formal Request for Competitive Sealed Proposals (RFCSP) process; therefore, as required by the Ethics Ordinance, Contracts Disclosure Forms have been included herein as attachments.

A post solicitation briefing to the Audit Committee for these contracts was held on October 8, 2024.

ISSUE:

This ordinance authorizes the negotiation and execution of two Job Order Contracts with Amstar, Inc. and Henock Construction, LLC for the provision of Job Order Contracting as an alternative project delivery method for incidental demolition, construction, repair, rehabilitation, alteration, and deferred maintenance on San Antonio Airport System owned and leased buildings or other facilities of interest to Aviation. Each contract is for an amount not to exceed \$15,000,000 with an initial two year term and three one-year renewal options at the City's discretion.

ALTERNATIVES:

As an alternative, City Council could choose not to approve this action. However, the additional time required for another solicitation process would adversely affect the timely completion of projects on San Antonio Airport System owned and leased buildings or other facilities of interest

to Aviation. Delays could impact daily operations at Aviation facilities as well as the progress of the Terminal Development Program.

FISCAL IMPACT:

Funding for these contracts may include but is not limited to the General Airport Revenue Bonds, Interim Airport Financing, Airport Improvement & Contingency Fund, or other funding sources. If funding for any work activities is not previously appropriated, funding will be identified and appropriated through subsequent City Council action. Funding for these contracts may include but is not limited to: General Airport Revenue Bonds, Interim Airport Financing, Airport Improvement & Contingency Fund, or other funding sources.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the negotiation and execution of two Job Order Contracts with Amstar, Inc. and Henock Construction, LLC for an initial 2-year term with 3, 1-year options to renew at the City's discretion with a \$30,000,000 spending authority distributed amongst the two (2) contractors.