

**CITY OF SAN ANTONIO
AVIATION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Sheryl Sculley, City Manager
FROM: Mark H. Webb, Interim Aviation Director
SUBJECT: Operations and Customer Service Facility at Stinson Municipal Airport
DATE: June 15, 2006

SUMMARY AND RECOMMENDATIONS

An ordinance authorizing the negotiation and execution of a Professional Service Contract with the firm of Arias & Associates (an SBE, MBE and DBE) to provide construction and material testing and limited inspection services, for the Operations and Customer Service Facility at Stinson Municipal Airport for an amount not to exceed \$51,104.00.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The City has in its Capital Program, a project to construct a New Operations and Customer Service Facility at Stinson Municipal Airport. This project consists of two story additions on each side of the terminal building with a combined area of 27,500 gross square feet. Additionally, the interior remodeling of 5,754 square feet within the existing terminal will provide connectivity between the North and South wings. A new parking lot with a total of 99 parking spaces will also be provided.

The scope of work for these services will include material testing of soils, asphalt, concrete, and observation and inspection of structural steel installation. If necessary, asbestos consulting and air monitoring services will also be included during the removal of asbestos containing materials (ACM).

The City requested Interest Statements from consulting firms desiring to provide Construction Materials Testing Services. All proposals received for this Project were evaluated by City staff based on capability, past experience, knowledge and familiarity with similar projects. The City Architect/Engineer Selection Committee reviewed the ratings and recommended that Arias & Associates be selected for this Project based upon their demonstrated ability, qualifications and experience. A copy of the rating sheet is attached.

City staff has negotiated an agreement with Arias & Associates to provide the construction and material testing and limited inspection services for a fee not to exceed \$51,104.00 which is considered fair and reasonable for the work involved.

POLICY ANALYSIS

This action continues the policy of maintaining facilities at Stinson Municipal Airport.

FISCAL IMPACT


This project is funded by the Stinson Airport Improvements and Contingency Fund (also called Stinson Revolving Fund) and is included in the adopted FY 2006 Capital Budget. This action appropriates \$51,104.00 in the Stinson Airport Improvements and Contingency fund for construction and material testing and limited inspection services.

COORDINATION

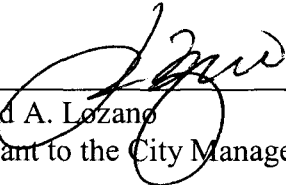
This request for ordinance has been coordinated with the following departments: Public Works, Contract Services, Finance, Management and Budget and the City Attorney's Office.

SUPPLEMENTARY COMMENTS

The required Discretionary Contract Disclosure Form is attached.



Mark H. Webb
Interim Aviation Director



Roland A. Lozano
Assistant to the City Manager

Approved for Council Consideration:



Sheryl Sculley
City Manager

Attachments

Operations and Customer Service Facility at Stinson Municipal Airport

Score Summary Construction Materials Testing & Asbestos Monitoring Services New Administration Facility Stinson Municipal Airport	Maximum Points	Arias & Associates	Drash Consulting Engineers	Fugro Consultants	Professional Service Industries
A - Qualifications	20	17.50	17.50	15.00	15.25
B - Experience	20	16.25	16.00	15.25	16.75
C - Quality of Service	20	16.75	15.00	16.75	16.50
D - Previous Project Performance	20	16.75	15.25	15.25	16.75
SBEDA	20	17.00	13.00	7.50	8.50
TOTAL SCORE	100	84.25	76.75	69.75	73.75

CITY OF SAN ANTONIO
Discretionary Contracts Disclosure

*For use of this form, see Section 2-59 through 2-61 of the City Code (Ethics Code)
Attach additional sheets if space provided is not sufficient.*

(1) Identify any individual or business entity¹ that is a **party** to the discretionary contract:

Arias & Associates, Inc..

(2) Identify any individual or business entity which is a **partner, parent** or **subsidiary** business entity, of any individual or business entity identified above in Box (1):

☒ No partner, parent or subsidiary; or

List partner, parent or subsidiary of each party to the contract and identify the corresponding party:

(3) Identify any individual or business entity that would be a **subcontractor** on the discretionary contract.

☒ No subcontractor(s); or

List subcontractors:

(4) Identify any **lobbyist** or **public relations firm** employed by any party to the discretionary contract for purposes related to seeking the discretionary contract.

☒ No lobbyist or public relations firm employed; or

List lobbyists or public relations firms:

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law. A sole proprietor should list the name of the individual and the d/b/a, if any.

(5) Political Contributions

List all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under Box (1), (2), (3) or (4) above, or by the officers, owners of any business entity listed in Box (1), (2) or (3):

☐ No contributions made; If contributions made, list below:

By Whom Made:	To Whom Made:	Amount:	Date of Contribution:
Robert P. Arias, P.E.	Friends of Nelson W. Wolfe	\$ 500.00	3/2005
Robert P. Arias, P.E.	Carol Schubert	\$1000.00	3/2005
Robert P. Arias, P.E.	Castro for Mayor Campaign	\$1000.00	4/2005

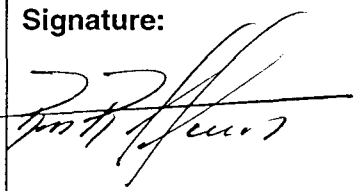
(6) Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city must disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 2-43 of the City Code (Ethics Code), ("conflicts of interest") by participating in official action relating to the discretionary contract.

☒ Party not aware of facts which would raise a "conflicts-of-interest" issue under Section 2-43 of the City Code; or

Party aware of the following facts:

This form is required to be supplemented in the event there is any change in the information before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed, whichever occurs first.

Signature: 	Title: Chief Financial Officer Company or D/B/A: Arias & Associates, Inc.	Date: January 23, 2006
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² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.



ARIAS & ASSOCIATES

Geotechnical • Environmental • Testing

Proposal for Construction Materials Testing Services
New Administration Facility @ Stinson Municipal Airport
San Antonio, Texas

AVIATION DEPT.
PLAN. & ENG

2006 MAR 29 PM 3 48

Laboratory Testing (Soils):

Item	Quantity	Unit Price	Units	Total
Moisture-Density Relationship	6	\$175.00	each	\$1,050.00
Atterberg Limits Determination	6	\$58.00	each	\$348.00
Sieve Analysis	2	\$60.00	each	\$120.00
Sub-Total, Laboratory Testing =				\$1,518.00

Field Observation and Testing (Soils):

Item	Quantity	Unit Price	Units	Total
Soils Technician	250	\$38.00	per hour	\$9,500.00
Field Density Test (minimum 4 per trip)	300	\$16.00	each	\$4,800.00
Proofrolling Observation	8	\$38.00	per hour	\$304.00
Trip Charge	60	\$25.00	per trip	\$1,500.00
Sub-Total, Field Density Testing =				\$16,104.00

Concrete Observation and Testing:

Item	Quantity	Unit Price	Units	Total
Concrete Placement Observation	180	\$38.00	per hour	\$6,840.00
Concrete Compression Test (35 sets of 4 cylinders each)	140	\$15.00	each	\$2,100.00
Reinforcing Steel Observation (Senior Technician)	40	\$40.00	per hour	\$1,600.00
Trip Charge	50	\$25.00	per trip	\$1,250.00
Sub-Total, Concrete Testing =				\$11,790.00

Masonry Observation and Testing:

Item	Quantity	Unit Price	Units	Total
Masonry Technician (Observation, testing & pickup)	10	\$38.00	per hour	\$380.00
Reinforcing Steel Observation (Senior Technician)	5	\$40.00	per hour	\$200.00
Mortar Compression Test (2" x 2" Cubes)	6	\$12.00	each	\$72.00
Grout Prisms	6	\$15.00	each	\$90.00
C M U Prisms (3 per set)	1	\$250.00	per set	\$250.00
Trip Charge	4	\$25.00	per trip	\$100.00
Sub-Total, Masonry Testing =				\$1,092.00

Structural Steel Observation:

Item	Quantity	Unit Price	Units	Total
Welding Observation Services (CW1)	100	\$75.00	per hour	\$7,500.00
Trip Charge	20	\$25.00	per trip	\$500.00
Sub-Total, Structural Steel Observ				\$8,000.00



ARIAS & ASSOCIATES

Geotechnical • Environmental • Testing

Proposal for Construction Materials Testing Services New Administration Facility @ Stinson Municipal Airport San Antonio, Texas

Asphalt Testing Services:

Item	Quantity	Unit Price	Units	Total
Asphalt Concrete Technician	50	\$40.00	per hour	\$2,000.00
Molding/Density of Test Specimens	5	\$130.00	per set	\$650.00
Marshall/Hveem Stability Test	5	\$68.00	per set	\$340.00
Maximum Theoretical Density Test	5	\$68.00	per set	\$340.00
Asphalt Extraction/Gradation	5	\$129.00	each	\$645.00
Sub-Total, Asphalt Testing =				\$3,975.00

Professional Services:

Item	Quantity	Unit Price	Units	Total
Project Manager	50	\$60.00	per hour	\$3,000.00
Project Engineer	10	\$135.00	per hour	\$1,350.00
Administrative Processing	50	\$35.00	per hour	\$1,750.00
Project Review and Setup	1	\$100.00	each	\$100.00
Sub-Total, Professional Services =				\$6,200.00
TOTAL COST ESTIMATE =				\$48,679.00

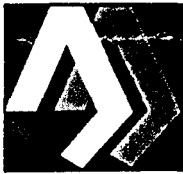
Rates for other services quoted on request

Exclusions:

- 1) Retest of failed density tests.

Notes:

Minimum call-out charge for technician and equipment is 3 hours. Minimum call-out charge for material sampling and/or sample pickup is 2 hours. Charges are accrued portal to portal. An overtime rate of 1.4 times the above quoted rates is applicable to time worked in excess of 8 hours per day Monday through Friday, hours worked after 6:00 p.m. and all hours worked on Saturday, Sunday, and holidays. Arias and Associates General Conditions apply to this proposal.



ARIAS & ASSOCIATES

Geotechnical • Environmental • Testing

Option No. 1

Arias & Associates, Inc. (A&A) is pleased to submit the following proposal for conducting asbestos consulting and air monitoring services required for the removal of asbestos containing materials (ACM) inside the referenced area at the referenced site. A&A proposes to provide the services of a Texas Department of State Health Services (DSHS) licensed Asbestos Project Manager/Air Monitoring Technician to collect air samples, assist in on-site compliance with regulatory requirements, prepare daily activity reports, and inspect containment structures.

A&A estimated that the abatement of the floor tile and mastic materials will take five (5) working days of eight (8) hours each to complete. The daily rate includes travel time to the job site and up to 5 air-monitoring cassettes per day. If the project takes longer than the projected number of days, additional daily rate and consulting fees, according to our schedule of fees below, would be charged without the need to revise this proposal. A closure report will be included at no charge. If the project does not last as long as anticipated, you will only be invoiced for the actual number of days or time worked.

Estimated fee:

Asbestos Abatement Work-Plan Lump sum	\$250
Individual Asbestos Consultant 5 hours @ \$75/hour	\$375
Air monitoring 5 days @ \$360/day	\$1,800
Estimated Total Fee	\$2,425

Your written authorization shall constitute acceptance of this proposal and the attached general conditions. Please return a signed copy of this proposal for our files. We will be glad to discuss this in more detail or answer any questions you may have.