



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3505

**Type:** Capital Improvements

**In control:** City Council A Session

**On agenda:** 6/9/2016

**Title:** An Ordinance authorizing a change order in the amount not to exceed \$2,230,000.00 to the existing Construction Manager at Risk contract with Turner Construction Company for planned scope increases to the CONRAC project; appropriating \$2,230,000.00 from the Aviation Capital Improvement Fund; and amending the FY 2016 – FY 2021 Aviation Capital Improvement Budget.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CoSA Form 1295 for acceleration, 2. Draft Ordinance - A, 3. Draft Ordinance - B, 4. Ordinance 2016-06-09-0435

Date	Ver.	Action By	Action	Result
6/9/2016	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Mike Frisbie, P.E.

**COUNCIL DISTRICT(S) IMPACTED:** City-Wide

**SUBJECT:**

Change Order for the Construction Manager at Risk (CMR) contract regarding the Consolidated Rental Car Facility (CONRAC)

**SUMMARY:**

Consideration of the following items related to the CONRAC project:

A. An ordinance authorizing a change order in the amount not to exceed \$2,230,000.00 to the existing Construction Manager at Risk (CMR) contract with Turner Construction Company for planned scope increases and appropriating \$2,230,000.00 from the Aviation Capital Improvement Fund and amending the FY 2016 - FY 2021 Aviation Capital Improvement Budget, located city-wide. This change order will provide for plan scope increases including a short-term parking garage light indicator system, architectural exterior treatment, eight electric vehicle charging stations with provisions for expansion to twenty and a short-term garage reserved vehicle corral.

B. An ordinance authorizing a change order in the amount not to exceed \$3,980,000.00 to the existing

Construction Manager at Risk (CMR) contract with Turner Construction Company for acceleration of the project schedule for completion of the City’s construction from September 2017 to July 2017 and appropriating \$3,980,000.00 from the Aviation Capital Improvement Fund and amending the FY 2016 - FY 2021 Aviation Capital Improvement Budget, located city-wide.

**BACKGROUND INFORMATION:**

In May 2011, the San Antonio International Airport Master Plan included a recommendation that the Airport build a Consolidated Rental Car Facility or CONRAC within the next five years. On May 30, 2013 City Council approved, through Ordinance 2013-05-30-0352, the execution of a CMR contract with Turner Construction Company in the amount of \$105,000,000.00. The scope of work included: the construction of a facility with a customer service area, rental car ticketing area, ready/return area, quick turn-around area, fueling station, vehicle wash facility, light maintenance bay and short-term public parking. On June 18, 2015, City Council approved a change order increasing the CMR contract amount by \$30,116,938.00 to a total contract amount of \$135,116,938.00 to establish the Guaranteed Maximum Price for Turner Construction.

The following table summarizes the CONRAC CMR contract and change orders values:

<b>Item</b>	<b>Amount</b>
Original Contract Value (May 2013)	\$105,000,000.00
Previously Authorized Change Order (June 2015)	\$30,116,938.00
Proposed Change Order	\$6,210,000.00
Revised Contract Value	<b>\$141,326,938.00</b>

**ISSUE:**

Consideration of the following items related to the CONRAC project:

- A. This ordinance authorizes a change order in the amount not to exceed \$2,230,000.00 to the existing CMR contract with Turner Construction Company for planned scope increases and appropriates \$2,230,000.00 from the Aviation Capital Improvement Fund and amends the FY 2016 - 2021 Aviation Capital Improvement Budget, located City-wide. This change order will provide for plan scope increases including a short-term parking garage light indicator system, architectural exterior treatment, eight electric vehicle charging stations with provisions for expansion to twenty and a short-term garage reserved vehicle corral.
  
- B. This ordinance authorizes a change order in the amount not to exceed \$3,980,000.00 to the existing CMR contract with Turner Construction Company for acceleration of the project schedule from September 2017 to July 2017 and appropriates \$3,980,000.00 from the Aviation Capital Improvement Fund and amends the FY 2016 - 2021 Aviation Capital Improvement Budget, located City-Wide.

This change order will provide for the acceleration of the construction completion from September 2017 to July 2017. The acceleration of the construction schedule does not affect or impact the tenant improvement schedule as agreed upon in the tenant lease agreement. Accelerating the schedule will help accommodate and ensure that the new CONRAC is operational in time for the 2017 winter holiday, the NCAA Men’s College Basketball Final Four Tournament and the City’s Tricentennial Celebration Kickoff.

**ALTERNATIVES:**

- A. As an alternative City Council could choose not to approve this change order, however not approving the change order for the planned scope increases would mean that the CONRAC short-term parking garage would not be equipped with a light indicator system, architectural exterior treatment, eight electric vehicle charging stations with provisions for expansion to twenty and a short-term garage reserved vehicle corral and would result in additional costs if added later. The most cost effective option would be to approve this change order.
  
- B. As an alternative City Council could choose not to approve this change order, however not approving the change order for the acceleration would result in the CONRAC facility not being operational by the 2017 winter holiday season.

**FISCAL IMPACT:**

- A. This is a one-time capital improvement expenditure not to exceed the amount of \$2,230,000.00 authorized payable to Turner Construction Company. This project includes \$300,000.00 which is available from prior appropriated funds and \$1,930,000.00 available from the Aviation Capital Improvements Fund by appropriating, and amending, the FY 2016 - FY2021 budget allocated to the project.
  
- B. This is a one-time capital improvement expenditure not to exceed the amount of \$3,980,000.00 authorized payable to Turner Construction Company. Funding is available from the Aviation Capital Improvements Fund by appropriating, and amending, the FY 2016 - FY2021 budget allocated to the project.

**RECOMMENDATION:**

Staff recommends approval of the following ordinances related to the CONRAC project:

- A. An ordinance authorizing the execution of a change order to the existing Construction Manager at Risk Contract with Turner Construction Company increasing contract amount by a not to exceed the amount of \$2,230,000.00 for the Consolidated Rental Car Facility Project for planned scope increases.
  
- B. An ordinance authorizing the execution of a change order to the existing Construction Manager at Risk Contract with Turner Construction Company increasing contract amount by a not to exceed the amount of \$3,980,000.00 for the Consolidated Rental Car Facility Project for acceleration of the project schedule from September 2017 to July 2017.