



City of San Antonio

Agenda Memorandum

File Number:21-2532

Agenda Item Number: 7.

Agenda Date: 4/29/2021

In Control: City Council A Session

DEPARTMENT: Aviation

DEPARTMENT HEAD: Jesus H. Saenz, Jr., IAP

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Construction Contract for Maintenance Office Renovations Project

SUMMARY:

This ordinance accepts the lowest responsive bid and awards a construction contract to Henock Construction, LLC in an amount not to exceed \$1,700,000.00 for the Maintenance Office Renovations Project located at 10223 John Saunders Road at the San Antonio International Airport. This project funding is available from Interim Airport Financing and included in the FY 2021 - FY 2026 Capital Improvement Program.

BACKGROUND INFORMATION:

The Maintenance Office/Warehouse facility provides office space, trade shops and warehouse storage space for several divisions that provide 24-hour, 365-day service at the San Antonio International Airport including Facilities, Horticulture, Fleet and Airfield Maintenance. The facility is one-story and landside access only. The employees who utilize these facilities are required to be onsite. The facility is undersized, and the restrooms are not ADA compliant.

This project will construct an approximately 2,550 square foot addition to the existing facility to provide additional office space and construct a 250 square foot expansion to the restrooms. The project also includes a renovation of 5,140 square foot of existing office space to update the heating and conditioning system, fire suppression system, and plumbing and electrical systems.

The Invitation For Bids was advertised September 30, 2020 through November 6, 2020. Thirteen bids were

received and the two lowest bids, submitted by Artcom Associates, Inc. and Crownhill Builders, Inc., were withdrawn by the bidders. Henock Construction, LLC submitted the lowest responsive bid in the amount of \$1,700,000.00.

This contract will be executed in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts to be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to each contract to maximize the amount of small, minority and women-owned business participation on the contract. The Goal Setting Committee set a 26% Minority/Women Business Enterprise (M/WBE) subcontracting goal and a 3% African American Business Enterprise (AABE) subcontracting goal. Henock Construction, LLC has committed to the goals through subcontracting and self-performing.

ISSUE:

This ordinance accepts the lowest responsive bid and awards a construction contract to Henock Construction, LLC in an amount not to exceed \$1,700,000.00 for the Maintenance Office Renovations Project located at the San Antonio International Airport. Funding is available from Interim Airport Financing and included in the FY 2021 - FY 2026 Capital Improvement Program.

ALTERNATIVES:

As an alternative, City Council could choose not to award this construction contract and request staff rebid the project. However, in doing so the project would be delayed and risk potential cost increases due to market inflation.

FISCAL IMPACT:

This ordinance authorizes a one-time capital improvement expenditure in the amount of \$1,700,000.00 payable to Henock Construction, LLC, for the Maintenance Office Renovations Project located at the San Antonio International Airport. Funding is available from the adopted FY 2021 - FY 2026 Capital Improvement Program.

RECOMMENDATION:

Staff recommends the approval of a construction contract with Henock Construction, LLC for the renovation of the Maintenance Office at the San Antonio International Airport.