



City of San Antonio

Legislation Details (With Text)

File #: 15-2421
Type: Capital Improvements
In control: City Council A Session
On agenda: 4/30/2015
Title: An Ordinance authorizing the execution of a Construction Manager at Risk contract in the amount not to exceed \$10,500,000.00, authorized payable to Turner Construction Company.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Score Sheet Matrix - Design Services, 2. Score Sheet Matrix - CMR Services, 3. CNG Engineering_CDF Form, 4. Turner_CDF Form, 5. CBP Map, 6. Turner Signed Contract, 7. Draft Ordinance - A, 8. Draft Ordinance - B, 9. CNG Contract - Signed, 10. Ordinance 2015-04-30-0342

Date	Ver.	Action By	Action	Result
4/30/2015	1	City Council A Session	adopted	Pass

DEPARTMENT: Transportation & Capital Improvements

DEPARTMENT HEAD: Mike Frisbie, P.E.

COUNCIL DISTRICT(S) IMPACTED: Citywide

SUBJECT:

Contract Award: Professional Design Services and Construction Manager at Risk Services for the Renovation and Expansion of the Commercial Federal Inspection Station Facility at San Antonio International Airport.

SUMMARY:

Consideration of the following actions related to the renovation and expansion of the Commercial Federal Inspection Station Facility at San Antonio International Airport Terminal A, a General Airport Revenue Bond, Tax Note Airport Bond and Airport Improvement and Contingency funded project.

- A. An Ordinance authorizing the execution of a Professional Services Agreement in an amount not to exceed \$1,200,000.00, payable to CNG Engineering, PLLC, to provide professional design services and;
- B. An Ordinance authorizing the execution of a Construction Manager at Risk contract in the amount not to exceed \$10,500,000.00, authorized payable to Turner Construction Company.

BACKGROUND INFORMATION:

Project Background

Federal law requires the United States Customs and Border Protection Agency (CBP) to process international visitors for both commercial and general aviation aircraft at designated airports. The CBP located at the Commercial Federal Inspection Station Facility in Terminal A at San Antonio International Airport is undersized and does not support San Antonio's growing international air service. Currently four international air carriers provide daily and weekly service to Mexican destinations including Mexico City, Toluca, Monterrey and Guadalajara. To improve the customer experience for international passengers as they are processed by the CBP, this Project will provide for the design and construction of the renovation and expansion of the existing 25,000 square foot facility to 39,000 square feet allowing CBP to process up to 800 international passengers during peak hours.

The construction will include but is not limited to, new terrazzo floors, tiled walls, suspended and/or hard ceilings, new offices and processing spaces, new and expanded men's and women's restrooms with new finishes, fixtures, and amenities, new lighting throughout including offices and public spaces, new mechanical, plumbing, electrical, life safety, security and surveillance systems, new baggage handling systems, replacing of existing elevators and escalators, and new wayfinding signage.

The construction will be completed in two phases. Phase One, to include renovation of the existing processing and administrative area and the expansion of the facility into the air operations area is anticipated to begin April 2016 and is estimated to be completed by October 2017. Phase Two, to include the expansion of the processing and administrative area into the baggage claim area is anticipated to begin in October 2017 following the rental car agencies transition into the Consolidated Rental Car Facility and is estimated to be completed by April 2018. All construction will be done without significant impact to daily operations allowing the CBP facility to function uninterrupted.

Procurement of Services

A. A Request for Qualifications (RFQ) for design services was released in September 2014. This RFQ was advertised in the San Antonio Hart Beat, on the City's website and the Texas Electronic State Business Daily in September 2014. Responses were due on October 14, 2014 and two (2) firms responded. A selection committee, consisting of representatives from City Manager's Office, Transportation and Capital Improvements and the Aviation Department, evaluated, scored and ranked the submissions. Scoring was based on the published evaluation criteria, which included Experience and Qualifications of Prime Firm and Key Sub-Consultants, Understanding of the Project and Proposed Management Plan, Team's Experience with San Antonio Region issues and past experience with City of San Antonio contracts and participation in the SBE and M/WBE Prime Contractor Program.

This contract will be awarded in compliance with the new Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by 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 applied the Small Business Enterprise Prime Contract Program with ten (10) points and the Minority/Women-Owned Business Enterprise Prime Contract Program with ten (10) points. CNG Engineering, PLLC, received SBEDA evaluation preference of twenty (20) points, as they are certified SBE and MBE. The Goal Setting Committee also set a 33% Small Business Enterprise (SBE) subcontracting goal. CNG Engineering, PLLC, has committed to a 33% SBE subcontractor participation.

- B. A Request for Qualifications (RFQ) for Construction Manager at Risk was released in October 2014. This RFQ was advertised in the San Antonio Hart Beat, on the TVSA, the City's website, the Texas Electronic State Business Daily and through the TCI Small Business Office. Responses were due on November 4, 2014 and three (3) firms responded. A selection committee, consisting of representatives from City Manager's Office, Transportation and Capital Improvements, Aviation Department and an outside consultant, evaluated, scored and ranked the submissions. Scoring was based on the published evaluation criteria, which included background of the firm, key personnel, and key sub-contractors, proposed approach to meeting project schedule, project understanding, team's experience with San Antonio Region issues and past experience with City of San Antonio contracts, proposed fees for general conditions/overhead and profit and participation in the SBE Prime Contractor Program.

This contract will be 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 applied Small Business Enterprise Prime Contract Program with fifteen (15) evaluation preference points. In addition, the Goal Setting Committee set a 19% Minority/Women Business Enterprise (M/WBE) subcontracting goal, and a 2% African American Business Enterprise (AABE) Subcontracting Goal. Turner Construction Company has committed to 19% M/WBE and 2% AABE subcontractor participation.

These contracts were developed utilizing a formal request for qualification and proposal process; therefore, as required by the Ethics Ordinance, Discretionary Contracts Disclosure Forms are included herein as attachments.

ISSUE:

This ordinance authorizes consideration of the following actions related to the renovation and expansion of the Commercial Federal Inspection Station Facility at San Antonio International Airport Terminal A, a General Airport Revenue Bond, Tax Note Airport Bond and Airport Improvement and Contingency funded project.

- A. An Ordinance authorizing the execution of a Professional Services Agreement in an amount not to exceed \$1,200,000.00, payable to CNG Engineering, PLLC, to provide professional design services and;
- B. An Ordinance authorizing the execution of a Construction Manager at Risk contract in the amount not to exceed \$10,500,000.00, authorized payable to Turner Construction Company.

Due to the complexity and multi-phased nature of the Project, Turner will collaborate with the City and CNG Engineering, PLLC, during the finalization of design and construction documents. Turner will provide constructability reviews, budgeting, cost estimating, phasing, scheduling, presentation to stakeholders, and value engineering. The construction will be completed in two phases. Phase One will include the renovation of the existing processing and administrative area and the expansion of the facility into the air operations area, and is anticipated to begin April 2016 and estimated to be completed by October 2017. Phase Two will include the expansion of the processing and administrative area into the baggage claim area, and is anticipated to begin in October 2017 following the rental car agencies transition into the Consolidated Rental Car Facility and is estimated to be completed by April 2018. All construction will be done without significant impact to daily operations allowing the CBP facility to function uninterrupted.

ALTERNATIVES:

- A. As an alternative, City Council could choose to not execute a Professional Services Agreement to CNG Engineering, PLLC, for professional design services and require staff to re-advertise this Project. Considering the additional time required for another solicitation process, this would adversely affect the timely completion of the Project and funding.
- B. As an alternative, City Council could choose to not execute a Construction Manager at Risk contract method, which is best suited for the complex and multi-phased nature of this Project. Alternatives would include using other delivery methods, such as low bid and Competitive Sealed Proposal, for the delivery of each of this Project's components individually as opposed to collectively. The risk, however, of these alternatives is future cost influences in the form of change orders and poor contractor response to bid requests causing serious budget and schedule impacts.

FISCAL IMPACT:

- A. This is a one-time capital improvement expenditure in the amount of \$1,200,000.00, authorized payable to CNG Engineering, PLLC. Funds are available from 2007 General Airport Revenue Bond and the Airport Improvement and Contingency Fund and are included in the FY 2015 - 2020 Aviation Capital Improvement Budget.
- B. This is a one-time capital improvement expenditure in the amount of \$10,500,000.00, authorized payable to Turner Construction Company. Funding is available from 2007 General Airport Revenue Bond (\$5,060,000.00) and 2010 Tax Note General Airport Revenue Bonds (\$412,000.00) that are included in the FY 2015 - 2020 Aviation Capital Improvement Budget. The balance of funding in the amount of \$7,662,318.00 will be appropriated from the Airport Improvement and Contingency Fund.

RECOMMENDATION:

- A. Staff recommends approval of this ordinance authorizing the execution of a professional services agreement in the amount of \$1,200,000.00, authorized payable to CNG Engineering, PLLC, , for the renovation and expansion of the Commercial Federal Inspection Station Facility at the Airport.
- B. Staff recommends approval of this ordinance authorizing execution of a Construction Manager at Risk contract in the amount not to exceed \$10,500,000.00 authorized payable to Turner Construction Company, for the renovation and expansion of the Commercial Federal Inspection Station Facility at the Airport.