



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-4156

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**Agenda Item Number:** 9.

**Agenda Date:** 8/31/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

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

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

### **SUBJECT:**

Consolidated Rent a Car Facility (CONRAC)

### **SUMMARY:**

An Ordinance authorizing an amendment to the existing contract with Turner Construction increasing the contract amount by \$1,977,990.00 for a revised total contract value not to exceed \$142,592,316.00, and appropriating \$907,008.00 for additional CONRAC project support services for a total one-time capital improvement expenditure of \$2,884,998.00, with the payment of such additional amounts being contingent upon the availability of funds to be provided through the proposed Interim Airport Financing.

### **BACKGROUND INFORMATION:**

#### *Project Background*

In May 2011, the San Antonio International Airport Master Plan included a recommendation that the Airport build a Consolidated Rental Car Facility (CONRAC) within the next five years. The benefit of the CONRAC is it provides rental car customers a single location within walking distance of the terminal to pick up and return rental cars.

#### *Customer Experience*

Currently the locations of the rental car companies are primarily west and south of the Airport on various highways which often causes confusion for visitors, especially upon return of vehicles. A single location within walking distance of the terminals improves the customer experience while also allowing the rental car agencies to better serve customers. The CONRAC will accommodate the current rental car agencies and provide space

for future growth.

### *Capacity*

The CONRAC facility will include 1,250 spaces on the bottom two floors for public parking which includes a VIP area, electric car charging stations and the utilization of a parking garage space indicator system. Rental car agencies will have approximately 2,040 spaces dedicated to rental car ready/return and 1,060 spaces on the roof level for rental car storage. Four levels of the CONRAC will be used for a Quick Turn Around (QTA) facility to house maintenance bays, fuel islands, wash bays, office space and third party manager offices. The Customer Service Center will connect to the terminal by an attractive pedestrian sky bridge and an architectural façade that will honor San Antonio's aviation heritage.

### *Previous Council Action*

On May 30, 2013 City Council approved, through Ordinance 2013-05-30-0352, the execution of a Construction Manager at Risk (CMR) contract with Turner Construction Company in the amount of \$105,000,000.00 after the proper project scale and scope was defined. On June 18, 2015, City Council approved through Ordinance 2015-06-18-0544 an amendment 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. In June of 2016, City Council through Ordinance 2016-06-09-0436 approved a change order increasing the CMR contract amount by \$6,210,000.00 to \$141,326,938.00 to accelerate the construction schedule and increase plan scope for the short term parking garage and architectural exterior treatment. Program administration included processing multiple deductive change orders for security and traffic control totaling \$712,612.00, which lowered the Turner Construction total contract amount to \$140,614,326.00. With the addition of the proposed amendment of \$1,977,990.00, the revised total contract value with Turner Construction amounts to \$142,592,316.00.

### *Turner Contract Amendment Improvements*

The revised contract amount of \$1,977,990.00 with Turner will provide for improvements to the exterior walkway between the public parking garage and Terminal A and B; costs related to correcting the height of the beam between levels 0 and 1 of the public parking garage; and for project costs for pending changes orders to provide additional way-finding signage and project concrete materials.

The walkway upgrades, estimated at \$833, 213.00, will include new finishes, improved lighting, metal handrails and a covered walkway to protect Airport customers from inclement weather. This work was not a part of the original project scope, but will be a beneficial customer service enhancement that will modernize airport aesthetics and add an extra layer of protection to customers from inclement weather or the summer sun.

The beam clearance in the public parking area between levels 0 and 1 of the CONRAC does not meet ADA Code requirements and was not identified until the project moved into construction and the concrete was poured. The project requires raising the current beam height from 7 feet, 2 inches to 8 feet, 6 inches to meet and exceed the ADA requirements. The error required the beam height to be raised by tearing out and re-pouring a section of the concrete ramp. The City has begun discussions with the project architect to seek reimbursement costs estimated at \$375,000.00 for the errors and omissions in the design of the beam in the public parking garage. The funds to correct the beam height are needed now to ensure the project can move forward, however the City expects the project architect to reimburse the costs.

Project costs also include payment to Turner for pending change orders to provide additional quantities of way-finding signage, concrete materials throughout entire site for columns, piers and floor plates, waterproofing and soffit panels, concrete jersey barriers which will split rental agency storage areas at parking decks and common drive aisles.

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

Item	Amount
Original Contract Value (May 2013)	\$105,000,000.00
Previously Authorized Amendment- GMP (June 2015)	\$30,116,938.00
Change Order- Acceleration & Increase Plan Scope (June 2016)	\$6,210,000.00
Deductive Change Orders- Security & Traffic Control	(\$712,612.00)
Proposed Amendment	\$1,977,990.00
Revised Contract Value	<b>\$142,592,316.00</b>

#### *Additional Project Costs*

Additional funds outside of Turner Construction's contract totaling \$907,008.00 are needed to provide various project related costs such as: third party inspections for material testing to ensure materials such as concrete are the correct strength and durable; the purchase of IT equipment for additional security cameras that can tie into the existing airport infrastructure; utility impact fees to add additional water meters; and staff augmentation to allow for the continuation of additional staff to assist in the management of the project.

#### **ISSUE:**

This ordinance authorizes an amendment to the existing contract with Turner Construction increasing the contract amount by \$1,977,990.00 for a revised total contract value not to exceed \$142,592,316.00 and appropriating \$907,008.00 for additional CONRAC project support services for a total one-time capital improvement expenditure of \$2,884,998.00.

The revised contract amount of \$1,977,990.00 with Turner will address the following:

- Turner Construction will be improving the exterior walkway between the public parking garage and Terminal A and B to include new finishes, improved lighting, metal handrails and a covered walkway to protect Airport customers from inclement weather. The upgraded walkway will also enhance and modernize airport aesthetics to be cohesive with other facility improvements being completed. The walkway upgrades are estimated at \$833,213.00 and this work was not part of the original project scope, but will be beneficial as it will enhance the customer experience and overall look and impression of San Antonio International Airport.
- The beam clearance in the public parking area between levels 0 and 1 of the CONRAC does not meet ADA Code requirements and was not identified until the project moved into construction and the concrete was poured. The project requires raising the current beam height from 7 feet, 2 inches to 8 feet, 6 inches to meet and exceed the ADA requirements. The error required the beam height to be raised by tearing out and re-pouring a section of the concrete ramp. The City has begun discussions with the project architect to seek reimbursement costs estimated at \$375,000.00 for the errors and omissions in the design of the beam in the public parking garage. The funds to correct the beam height are needed now to ensure the project can move forward, however the City expects the project architect to reimburse the costs.
- Project costs also include payment to Turner for pending change orders to provide additional quantities

of way-finding signage, concrete materials throughout entire site for columns, piers and floor plates, waterproofing and soffit panels, concrete jersey barriers which will split rental agency storage areas at parking decks and common drive aisles.

Additional funds outside of Turner Construction's contract will be \$907,008.00 to provide various project related costs such as third party inspections for material testing to ensure materials such as concrete are the correct strength and durable. Also included in the amount is: the purchase of IT equipment for additional security cameras that can tie into the existing airport infrastructure, utility impact fees to add additional water meters and staff augmentation to allow for the continuation of additional staff to assist in the management of the project.

#### **ALTERNATIVES:**

As an alternative City Council could choose not to approve this amendment, however not approving the amendment would be detrimental to the CONRAC project, would result in decreased operational capability and could potentially lead to much higher construction costs if those improvements are sought out at a later date.

#### **FISCAL IMPACT:**

This is one-time capital improvement expenditure not to exceed the amount of \$2,884,998.00 of which \$1,977,990.00 is authorized payable to Turner Construction Company and \$907,008.00 is appropriated for additional specialized third party inspection services, unanticipated costs of IT network upgrades and system integrations, utility impact fees and other project support services. Payment of such expenditure is contingent upon the receipt of funds through the Interim Airport Financing, which currently is expected to be presented to City Council for approval in September 2017 and available to draw funds thereunder in late September or early October.

#### **RECOMMENDATION:**

Staff recommends a contract amendment to the existing CMR contract with Turner Construction in the amount not to exceed \$1,977,990.00 for a total contract amount of \$142,592,316.00 and appropriating \$907,008.00 for additional specialized third party inspection services, unanticipated costs of IT network upgrades and system integrations, utility impact fees and other project support services for the CONRAC project at the San Antonio International Airport, with the payment of such additional amount to be contingent upon the availability of funds under the Interim Airport Financing.