



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1589

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**Agenda Item Number:** 8.

**Agenda Date:** 2/21/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Transportation & Capital Improvements

**DEPARTMENT HEAD:** Razi Hosseini, P.E., R.P.L.S.

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Contract Award: Terminal A Security Checkpoint Expansion at San Antonio International Airport

### **SUMMARY:**

An ordinance awarding a construction contract in an amount not to exceed \$1,340,689.00 to D. Wilson Construction Company for the expansion of the Terminal A Security Checkpoint San Antonio International Airport (SAIA), an Airport Interim Financing funded project.

### **BACKGROUND INFORMATION:**

Over the past several years, the San Antonio Airport System (SAAS) has implemented a strategic plan to increase air service options while continuously improving upon the overall airport experience for passengers. The airport has proven successful with an increase in new non-stop flights and served a record breaking 10+ million passengers in 2018. With this growth, infrastructure changes are necessary in the Terminal A checkpoint in order to meet capacity during peak travel times and minimize the impact of wait times for SAT customers. The expansion of the security checkpoint will include the addition of a new lane increasing TSA processing capacity and allowing faster processing of passengers which reduces the amount of time travelers spend waiting in line.

The Terminal A expansion will provide an alteration of the interior and require utilization of an entire space currently occupied by an existing concessionaire, Dunkin Donuts. The concessionaire's lease expired on December 31, 2014, but has continued operating on a holdover provision in their lease agreement through the

development of this project. To accommodate the construction project, the concessionaire will empty its current location in March and operate a kiosk in Terminal A near the checkpoint, post-security so passengers will be able to purchase Dunkin Donuts coffee in Terminal A. This kiosk will remain operational until a new food, beverage and retail concessionaire is selected and the contract is initiated and operational throughout Terminal A.

The Terminal A expansion project will also interior wall demolition and rework, wall tile, terrazzo flooring, overhead roll down security gate, relocation and integration of existing and new TSA equipment, and modifications to mechanical systems, electrical systems, plumbing systems, and information technology systems. When complete, D. Wilson Construction Company will provide a fully functioning new TSA screening checkpoint lane that matches surrounding elements which will be fully integrated into the existing building systems and when combined with the existing TSA processing area will operate as a complete system.

D. Wilson Construction Company will facilitate construction activities minimizing operational and experiential impacts to existing TSA screening lanes scheduled to remain open and operational during this project. Noise will be controlled as to not adversely impact adjacent facility operations, concessions, or impact the overall customer experience and neighboring general public.

The five month multi-phase renovation is anticipated to begin in March 2019.

#### Procurement of Services

A Request for Competitive Sealed Proposals (RFCSP) was released in October 2018 in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, and on TVSA. Responses were due on November 30, 2018, and two responsive submittals were received. A selection committee consisting of representatives from the Aviation Department, Transportation & Capital Improvements and Aviation Advisory Commission evaluated and ranked the submissions and scored the proposals. Scoring was based on the published evaluation criteria, which included evaluation of experience, background, qualifications of firm, key personnel, and key sub-contractors; understanding of the project and proposed management plan; price proposal; respondent's experience with San Antonio region issues and past experience with City of San Antonio contracts; SBE Prime Contract Program and M/WBE Prime Contract Program.

The Goal Setting Committee applied the Small Business Enterprise Prime Contract Program with (10) evaluation preference points, the Minority/Women Business Enterprise Program with (10) evaluation preference points, an 18% Minority/Women Business Enterprise Subcontracting goal and a 1% African-American Business Enterprise Subcontracting goal. D. Wilson Construction Company has committed to meeting these goals.

#### **ISSUE:**

This ordinance authorizes a construction contract in an amount not to exceed \$1,340,689.00, to D. Wilson Construction Company to expand capacity of the Terminal A Security Checkpoint.

The expansion will provide for an interior alteration at Terminal A requiring the removal of an existing concessionaire in its entirety and preparing the area for its primary use as a TSA passenger screening area. Associated work will include interior wall demolition and rework, wall tile, terrazzo flooring, overhead roll down security gate, relocation and integration of existing and new TSA equipment, and modifications to mechanical systems, electrical systems, plumbing systems, and information technology systems.

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impacts to existing TSA screening lanes scheduled to remain open and operational during this project. Noise will be controlled as to not adversely impact adjacent facility operations, adjacent concessions, or impact the overall customer experience and neighboring general public.

The five month multi-phase renovation is anticipated to begin in March 2019.

**ALTERNATIVES:**

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this project. However, considering the additional time required for another solicitation process, this would adversely affect the timely completion of the project.

**FISCAL IMPACT:**

This is a one-time capital improvement expenditure in the amount not to exceed \$1,340,689.00 payable to D. Wilson Construction Company. Funds are available from previously authorized Airport Interim Financing funds and the project is included in the FY 2019-2024 Capital Improvements Program.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing a construction contract in an amount not to exceed \$1,340,689.00 to D. Wilson Construction Company for the Terminal A Security Checkpoint Expansion project.