



# City of San Antonio

## Agenda Memorandum

**File Number:**20-6003

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**Agenda Item Number:** 11.

**Agenda Date:** 10/29/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Aviation

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

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Construction Award for West Cargo Facility Rehabilitation Project

### **SUMMARY:**

An ordinance accepting the lowest responsive bid and awarding a construction contract to D. Wilson Construction in the amount not-to-exceed \$4,661,606.69 for the West Cargo Facility Rehabilitation Project at 10000 John Saunders Road at the San Antonio International Airport. This project will make critical infrastructure and security improvements to extend the life of the facility. This action appropriates \$1,732,014.42 from Interim Airport Financing and amends the FY 2021 - FY 2026 Capital Improvement Program.

### **BACKGROUND INFORMATION:**

The West Air Cargo Facility is located at 10000 John Saunders Road. The facility was built in the early 1970's and is comprised of 32 cargo bays that are individually leased for:

- ground support equipment maintenance;
- parking and maintenance of ground service equipment and ground vehicles;
- aircraft maintenance;
- cargo operations and warehousing, including handling, processing, loading, unloading, sorting, warehousing and central distribution of air freight and air cargo; and,
- general office uses related to and necessarily incidental to air freight and cargo operations.

The facility is a one level building comprised of 65,280 square feet with both landside and airside access. The

2010 Master Plan of the San Antonio International Airport identified the need for the facility to be rehabilitated. The project development identified the need for the following improvements:

- Demolition of existing roof and installation of a new roof
- Installation of ADA ramps
- Upgrading the electrical service to the building
- Demolition of existing metal wall panels and installation of new insulation, soffits and fascia
- Upgrading security cameras and cabling
- Replacing 52 overhead and 32 pedestrian doors
- Upgrading the loading docks
- Installing a restroom
- Installing floor drains
- Milling, overlaying and striping the parking lot

During the project, it is anticipated that power will need to be switched off to some tenants during the upgrade to the electrical service to the building. The contractor is expected to provide temporary power to the tenants during this work and has included allowances for this work in their bid.

## **ISSUE:**

An Invitation For Bids was advertised on June 24, 2020 and four bids were opened on August 7, 2020. Of these bids, D. Wilson Construction submitted the lowest qualified responsive bid.

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 set a 30% Minority/Women Business Enterprise (M/WBE) and a 3% African American Business Enterprise (AABE) subcontracting goal. The Economic Development Department approved a waiver submitted by D. Wilson Construction because the contractor demonstrated a good faith effort to provide subcontracting opportunities for small, minority, and women-owned businesses

This ordinance accepts the lowest responsive bid and awarding a construction contract to D. Wilson Construction in the amount not-to-exceed \$4,661,606 for the West Cargo Facility Rehabilitation Project at 10000 John Saunders Road at the San Antonio International Airport.

## **ALTERNATIVES:**

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

## **FISCAL IMPACT:**

This ordinance authorizes a one-time capital improvement expenditure in the amount of \$4,661,606.69 payable to D. Wilson Construction. This action appropriates \$1,732,014.42 from Interim Airport Financing and amends the FY 2021 - FY 2026 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends awarding a construction contract to D. Wilson Construction for the West Cargo Facility Rehabilitation project at the San Antonio International Airport.