

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
DEPARTMENT OF AVIATION**

**TO:** Mayor and City Council

**FROM:** Kevin C. Dolliole, Aviation Director

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Christopher J. Brady, Office of Management and Budget, Finance, Public Works, File

**SUBJECT:** Contract Award - Renovations To Existing Parking Garage – Package 1 at San Antonio International Airport

**DATE:** August 7, 2003

**SUMMARY & RECOMMENDATION**

This proposed ordinance accepts the low qualified bid in the amount of \$420,000.00 from Constructors and Associates, Inc. for Renovations to Existing Parking Garage – Package 1 at San Antonio International Airport. This package includes upgrade to the short-term parking garage electrical components, lighting and ground level pedestrian access to the long-term parking garage.

The amount of \$420,000.00 includes the acceptance of the base bid in the amount of \$360,000.00 and Alternate One totaling \$60,000.00. In addition, this proposed ordinance appropriates \$42,000.00 for construction contingencies for a total appropriation of \$462,000.00.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

The City has in its Five Year Capital Program, a program to renovate the short-term parking garage at San Antonio International Airport. Construction of the short-term parking garage was completed in 1981 and since then has received only routine maintenance. The purpose of this renovation program is to:

1. Upgrade Electrical and Lighting
2. Update ADA Compliance
3. Structural Enhancements
4. Architectural Enhancements

Package 1 includes the upgrade of electrical and lighting. The remaining renovations are included in upcoming packages to be awarded later this year.

The design for the Renovations to Existing Parking Garage – Package 1 has been completed. This Project was advertised for construction bids in the Commercial Recorder, The Informer, and La Prensa on April 11, 2003, and bids were opened on May 14, 2003. Eleven (11) qualified bids were received ranging from the low bid of \$420,000.00 to a high bid of \$547,000.00, including the base bid and one alternate. The basis of award is to the lowest, qualified bidder based on the aggregate amount of the base bid and the one alternate.

The engineer's estimate for this work, including the alternate was \$505,620.00.

The bids were evaluated by the Consultant, Jaster Quintinilla and the Aviation Department staff and the bid of Constructors and Associates, Inc. was determined to be the low qualified bid, and is considered to be fair and reasonable for the work involved.

It is in the best interest of the City to accept the base bid and Alternate One in the aggregate amount of \$420,000.00.

- Base Bid – \$360,000.00

The base bid includes:

- Complete relighting of the short-term parking garage
- New exterior light fixtures at the pedestrian crossing to Terminal 2
- New electric service to the short-term parking garage
- A new weather protective enclosure for the central elevator of the long-term parking garage

- Alternate One - \$60,000.00

This alternate includes construction of an ADA-accessible pedestrian connection between the long and short-term parking garages

## **POLICY ANALYSIS**

This proposed action continues the policy of improving facilities at San Antonio International Airport.

## **FISCAL IMPACT**

This Project is funded by the Airport Improvement and Contingency Fund. This proposed ordinance appropriates \$420,000.00 for construction contract costs and \$42,000.00 for construction contingencies for a total appropriation of \$462,000.00. This is the first of a three-package program. Future construction packages, structural and architectural enhancements, will be brought forward for consideration through future ordinances.

## **COORDINATION**

This request for ordinance has been coordinated with the Public Works Department and the Finance Department for availability of funds.

## SUPPLEMENTARY COMMENTS

The construction contract is not a discretionary contract and, therefore, an Ethics Disclosure Statement is not required from Constructors and Associates, Inc.

The following is a summary of the eleven bids which were received, which shows the aggregate amount for each bidder's base bid plus the alternate:

Constructors & Associates	\$420,000.00
Klecka Electric Company	\$420,964.00
Baron-Long Construction	\$423,000.00
Bosquez Electric	\$424,700.00
3TI Inc.	\$439,000.00
Central Electric	\$441,000.00
Action Construction	\$445,500.00
Davila Plumbing	\$458,250.00
Charlie & Company	\$461,000.00
Vincent T. Garza	\$467,865.00
Tom Page & Company	\$547,000.00

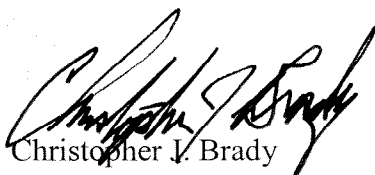
By way of background information, this project was first advertised on January 20, 2003 with bids being opened on February 19, 2003. A review of the bid documents and the apparent low bidder's proposal revealed that certain elements of the project were not included as part of their bid.

Members of City staff met with the apparent low bidder to verify their claims and to determine what, if any, irregularities may have led to their claims. It was determined by staff, that the bid documents were open to a degree of interpretation and that the claim of omission was justified. In addition the apparent low bidder's bid of \$309,130.00 was \$50,000.00 below that of the second low bidder and \$151,000.00 below that of the engineer's estimate. The range of bids from the second to the sixth bidder was \$359,000.00 to \$378,000.00 (average of \$371,000.00). The large disparity between the low bidder and the engineer's estimate together with the range of the next five bidders further indicates and confirms the claim of omission. It was in the best interest of the City to clarify the bid documents and re-bid the Project.

The Economic Development Department has reviewed the list of subcontractors and approved the Good Faith Effort Plan submitted by Constructors and Associates, Inc. The contract provides for 150 working days or approximately eight months to complete.

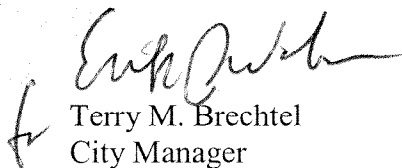


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APPROVED:



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