

**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: Budget Adjustment – Terminal Improvements Project for San Antonio International Airport

DATE: August 21, 2003

SUMMARY & RECOMMENDATION

This proposed ordinance authorizes a budget adjustment in the amount of \$159,410.00 for the Terminal Improvements Project at San Antonio International Airport.

The construction for Package 1 and Package 4 is complete and each has a surplus of construction contingency funds in the amount of \$61,355.00 and \$98,055.00, respectively. The Package 3 construction has yet to be completed, and due to design changes and many unforeseen conditions, the Construction Contingency has been expended. In order to insure sufficient funding is available and to avoid funding delays in the event that additional changes or hidden conditions are encountered, it is necessary to transfer excess funds from the Terminal Improvements Packages 1 & 4 Construction Contingency to the Terminal Improvements Package 3 Construction Contingency.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

Package 1 required only 2.2% of the total budget for changes and unforeseen conditions. Package 4 required only 4.4% of the total budget for changes and unforeseen conditions. The original appropriation for Package 3 construction contingency was established at 5% of the construction contract amount. With this transfer of \$159,410.00, Package 3 Construction Contingency will equal 7.4% of the original construction contract amount.

The original construction contingency appropriated for Package 1 was \$108,923.00, of which only \$47,568.00 was required for contingent expenses, leaving a contingent balance of \$61,355.00. The original construction contingency appropriated for Package 4 was \$126,300.00, of which only \$28,245.00 was required for contingent expenses, leaving a contingent balance of \$98,055.00. Combined excess contingent expenses for Package 1 and Package 4 is \$159,410.00.

There have been six construction packages let over the course of this project and all but Package 3 is essentially complete. In summary, the construction packages and status are:

Package 1 - New 400Hz generators and cable used to supply special power requirements to aircraft while parked at the gates. This project is complete.

Package 2 - The initial construction required to provide infrastructure support for the first five new concession spaces which accelerated the new concession program. This project is complete.

Package 3 - The Main Bid Package consists of major renovations to Terminal 1 including:

- Remodeling of the North and South Concourses with the new portal areas at the gates,
- Remodeling of the nine hold rooms servicing all 16 gates,
- Portal Art installation,
- Remodeling of the ticket lobby,
- Remodeling of the baggage claim area,
- Installation of the Multi-User Flight Information Display System (MUFIDS), in both Terminals,
- Two new food courts,
- New ceiling and wall treatments,
- New carpeting,
- New terrazzo flooring in the ticket lobby and baggage claim areas.

Substantial completion for tenant and passenger use is scheduled for September 2003. The overall project completion (punch list items) and closeout (final inspection, project documents and final payment) is scheduled for November 2003.

Package 4 - New roofing for the portion of Terminal 1 roof above the ticket lobby. This project is complete.

Package 5 - Terminal 2 Satellite renovations and the construction of four new terminal additions to Terminal 1. These additions include the north food court, the new hold room for the gate 8/9 areas at the north end of the north concourse, and two new concession areas. This project is being closed out.

Package 6 - Terminal 2 food court in support of six new concessions. This project is complete.

This transfer of funds has no impact on the overall terminal improvement project budget. The budget for Package 1 is reduced from \$1,198,160.00 to \$1,136,805.00 and the budget for Package 4 is reduced from \$1,389,250.00 to \$1,291,195.00 while the budget for Package 3 is increased from \$14,872,200.00 to \$15,031,610.00. This transfer will enable the timely execution of construction and project completion should additional contract changes be deemed necessary.

POLICY ANALYSIS

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

FISCAL IMPACT

There are no additional appropriations under this proposed ordinance.

COORDINATION

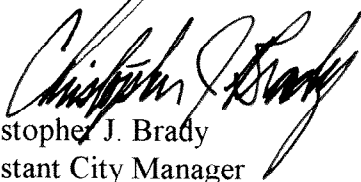
This request for ordinance has been coordinated with the Public Works Department and the Finance Department for availability of funds.

SUPPLEMENTARY COMMENTS

The Ethics Disclosure Statement is not required for this proposed action.



Kevin C. Dolliole
Aviation Director



Christopher J. Brady
Assistant City Manager

APPROVED:



Terry M. Brechtel
City Manager