

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

TO: Mayor and City Council

FROM: Kevin C. Dolliole, Aviation Director

THROUGH: Terry M. Brechtel, City Manager

COPIES: J. Rolando Bono, Deputy City Manager

SUBJECT: Professional Services Agreement Amendment – New Parking Facilities 2001 Project at San Antonio International Airport

DATE: May 20, 2004

SUMMARY AND RECOMMENDATIONS

This ordinance amends the professional services agreement with HNTB to provide schematic, design and construction services in conjunction with the New Parking Facilities 2001 Project (NPF) at San Antonio International Airport, and authorizes services to be performed for an amount not to exceed \$3,379,196.00. This ordinance further appropriates \$160,804.00 for design contingencies for a total appropriation of \$3,540,000.00.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The Aviation Department currently operates and maintains approximately 6,100 public parking spaces and 1,000 employee parking spaces for a total of 7,100 parking spaces. In October 1999, the long term parking garage was completed and opened. This facility accounts for 2,700 of the 7,100 spaces and includes the reconfiguration of access roadways, and the development of a new cashier plaza and toll plaza.

A parking study conducted in August 2001 was developed for the airport parking system, which recommended further expansion to the parking system in order to meet projected growth. The City therefore included a project in the Five-Year Capital Program to construct a new parking facility at San Antonio International Airport. The City Council has been briefed on the planned parking facility as part of the terminal and roadway expansion projects, with the most recent briefing occurring during the Terminal Expansion Programming B Session held on February 20, 2003.

On April 24, 2003, City Ordinance No. 97505 was passed, authorizing the execution of a Professional Services Agreement with the firm of HNTB, Inc. to provide engineering and

planning services to develop a programming study in the amount of \$129,967.00. The purpose of this study was to determine and evaluate various options and alternatives relating to the design and layout of the NPF. The accepted alternatives and recommendations from this study include a five level pre-cast structure which will have an approximate capacity of 3,000 spaces, of which 600 are short term and 2,400 are long term. Consideration was given to pedestrian and vehicular movement, FAA/TSA security issues, utilities, and terminal/roadway construction under the Terminal Expansion Project.

The NPF Project includes the restoration and conversion of the former North Loop Service Center into a surface parking lot, which will be used for overflow parking during the garage construction and airport employee parking. Included as part of this amendment are design services required to prepare plans and specifications for this conversion.

The accepted alternatives were used to establish the scope of services to prepare contract documents and construction administration, which includes the following four phases: Schematic Design, Design Development, Construction Documents and Construction Administration.

Base Fees	
Garage	\$2,339,936
Pedestrian Bridge	\$ 348,865
Central Plant Utilities	\$ 85,100
Landscape	\$ 30,133
Surveying	\$ 22,022
Revenue Control	\$ 45,000
Surface Parking Lot	\$ 79,026
Allowances*	
	\$ 429,114
Total	\$3,379,196
Contingency	\$ 160,804
Total w/Contingency	\$3,540,000

*Allowances are those items, which cannot be defined in terms of work effort. As such, allowances have been established to cover probable costs and will be performed and paid for on an as needed basis. Examples of allowances included in the fee are geotechnical investigations and reports, artist's fees and coordination, traffic modeling, blast analysis, formal presentations and subsurface utility exploration.

The amendment includes a production schedule, which requires that the design be completed, ready for bidding by March 2005. The construction duration has been estimated at 24 months, which results in a completion date of March 2007.

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 System Construction Fund 2002. This ordinance appropriates \$3,540,000.00 for design and construction administration services. The estimated construction costs derived from the final programming study total \$40,700,000.00. The NPF budget has been set at \$50,000,000.00.

COORDINATION


This request for ordinance has been coordinated with the Public Works and Finance Departments, and the Office of Management & Budget.

SUPPLEMENTARY COMMENTS

The Discretionary Contracts Disclosure form from HNTB is attached.



Kevin C. Dolliole
Aviation Director



J. Rolando Bono
Deputy City Manager

Approved:



Terry M. Brechtel
City Manager

City of San Antonio
Discretionary Contracts Disclosure*

*For use of this form, see City of San Antonio Ethics Code, Part D, Sections 1&2
Attach additional sheets if space provided is not sufficient.
State "Not Applicable" for questions that do not apply.*

** This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.*

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any **individual** who would be a party to the discretionary contract:

None

(2) the identity of any **business entity**¹ that would be a party to the discretionary contract:

HNTB Corporation

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

Albersman & Armstrong, Ltd.; Arias & Associates, Inc.; Bain Medina Bain, Inc.;
Bender Wells Clark Design; Farnsworth & Lott II Corporation; K.M. Ng & Associates, Inc.;
Structural Engineering Associates, Inc.; 2TEN Architects, Inc.;
Glover/Resnick and Associates, Inc.

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

HNTB Ltd. Is the parent company of HNTB Corporation
HNTB Corporation has a number of state specific subsidiaries, none of which are a party to this contract.

(3) the identity of any **lobbyist** or **public relations firm** employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

City of San Antonio

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Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:
None		

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

None		
Signature:  Charles A. Dodge, P.E.	Title: Vice President Company: HNTB Corporation	Date: 4/21/04

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.

City of San Antonio Discretionary Contracts Disclosure*

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- (1) the identity of any individual who would be a party to the discretionary contract:

Not Applicable

- (2) the identity of any business entity¹ that would be a party to the discretionary contract:

K.M. Ng & Associates, Inc.

and the name of:

- (A) any individual or business entity that would be a **subcontractor** on the discretionary contract:

Drash Consulting Engineers, Inc.

and the name of:

- (B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract:

Not Applicable

- (3) the identity of any *lobbyist* or *public relations firm* employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

Not Applicable

¹ A Business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

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None		

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Not Applicable

Signature: 	Title: President Company: K.M. Ng & Associates, Inc.	Date: April 16, 2004
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(1) the identity of any **individual** who would be a party to the discretionary contract:

David Albersman
Donald Armstrong

(2) the identity of any **business entity**¹ that would be a party to the discretionary contract:

Albersman & Armstrong, Ltd.

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

none

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

none

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none

Political Contributions

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To Whom Made: none	Amount: N/A	Date of Contribution: N/A
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Disclosures in Proposals

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none

Signature:

Title:

Date:

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	Company: Albersman & Armstrong, Ltd.	
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(1) the identity of any **individual** who would be a party to the discretionary contract:

None

(2) the identity of any **business entity**¹ that would be a party to the discretionary contract:

Structural Engineering Associates, Inc.

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

None

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

None

(3) the identity of any **lobbyist** or **public relations firm** employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None

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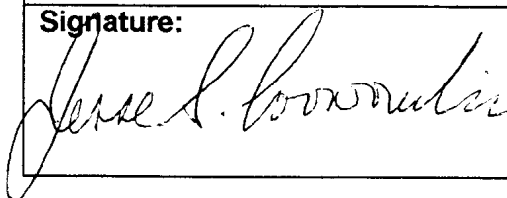
To Whom Made:	Amount:	Date of Contribution:
Richard Perez Campaign	\$ 100.00	9/17/2003
Roger Flores Campaign	\$ 100.00	9/17/2003
Phil Cortez Campaign	\$ 100.00	5/14/2003
Julian Castro Campaign	\$ 100.00	5/14/2003
Art Hall Campaign	\$ 100.00	5/14/2003
Chip Haas Campaign	\$ 100.00	5/14/2003
Patti Radle Campaign	\$ 100.00	5/14/2003
Joel Williams Campaign	\$ 100.00	5/14/2003
Ed Garza Campaign	\$ 200.00	5/14/2003
Roger Flores Campaign	\$ 100.00	5/14/2003
Enrique Barrera Campaign	\$ 100.00	4/29/2003
Toni Moorhouse Campaign	\$ 100.00	4/29/2003
Carroll Schubert Campaign	\$ 100.00	4/29/2003
Julian Castro Campaign	\$ 100.00	10/30/2002
Enrique Barrera Campaign	\$ 100.00	10/30/2002
Toni Moorhouse Campaign	\$ 75.00	8/16/2002
David Carpenter Campaign	\$ 75.00	8/16/2002
Ed Garza Campaign	\$ 200.00	8/5/2002
Bobby Perez Campaign	\$ 60.00	7/24/2002
Carroll Schubert Campaign	\$ 60.00	7/24/2002
CECPAC (Bonnie Conner)	\$ 60.00	7/19/2002

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Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

None

Signature:



Title:

President

Company:

Structural Engineering Associates, Inc.

Date:

April 19, 2004

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(1) the identity of any **individual** who would be a party to the discretionary contract:

None

(2) the identity of any **business entity**¹ that would be a party to the discretionary contract:

2TEN Architects, Inc.

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

None

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

James J. Ruiz, President
Ramiro Mena, Vice President
Jesse Y. Juarez, Secretary

(3) the identity of any **lobbyist** or **public relations firm** employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None

Political Contributions

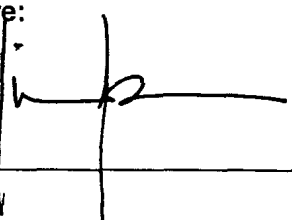
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To Whom Made:	Amount:	Date of Contribution:
None		

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

None		
Signature: 	Title: President Company: 2TEN Architects, Inc.	Date: April 22, 2004

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.

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(1) the identity of any **individual** who would be a party to the discretionary contract:

None

(2) the identity of any **business entity**¹ that would be a party to the discretionary contract:

Glover/Resnick & Associates, Inc.

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

None

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

None

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None


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None		
Signature: 	Title: Principal Company: Glover/Resnick and Associates, Inc.	Date: 4/16/04

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(1) the identity of any **individual** who would be a party to the discretionary contract:

John Lejsal

(2) the identity of any **business entity**¹ that would be a party to the discretionary contract:

Farnsworth & Lott II Corporation

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

Not applicable

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

Not applicable

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- (3) the identity of any *lobbyist* or *public relations firm* employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

Not Applicable

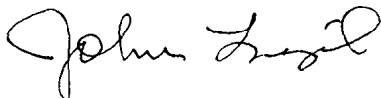
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Not applicable		
Signature: 	Title: Vice-President Company: Farnsworth & Lott	Date: April 17, 2004

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For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any **individual** who would be a party to the discretionary contract:

None

(2) the identity of any **business entity**¹ that would be a party to the discretionary contract:

Bender Wells Clark Design
830 North Alamo
San Antonio, Texas 78215

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

None

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

None

¹ A *business entity* means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

Discretionary Contracts Disclosure

- (3) the identity of any *lobbyist* or *public relations firm* employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

None

Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any *current* or *former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:
Peoples Nine Committee	\$300.00	10-20-03

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

None		
Signature: Beth Bender Wells	Title: President Company: Bender Wells Clark Design	Date: 4-16-04

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.

City of San Antonio
Discretionary Contracts Disclosure*

For use of this form, see City of San Antonio Ethics Code, Part D, Section 1 & 2

Attach additional sheets if space provided is not sufficient.

State "Not Applicable" for questions that do not apply.

* This form is required to be supplemented in the event there is any change in the information under 91), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.

Disclosure of Parties, Owners, and Closely Related Persons

For the purpose of assisting the city in the enforcement of provisions contained in the City Charter and the code of ethics, an individual or business entity seeking a discretionary contract from the city is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any individual who would be a party to the discretionary contract:

(2) the identity of any business entity that would be a party to the discretionary contract:

Bain Medina Bain, Inc.

and the name of:

(A) any individual or business entity that would be a *subcontractor* on the discretionary contract;

and the name of:

(B) any individual or business entity that is known to be a *partner*, or a *parent* or *subsidiary* business entity, of any individual or business entity who would be a party to the discretionary contract;

Not Applicable

- (3) the identity of any *lobbyist* or *public relations firm* employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

Not Applicable


Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the part twenty-four (24) months made directly or indirectly or indirectly to any *current or former member* of City Council, and *candidate* for City Council, or to any *political action committee* that contributes to City Council Elections, by any individual or business entity whose identity must be disclosed under (1), (2), or (3) above. Indirect contributions by an entity include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:
David Carpenter	\$140.00	April 2001
CECPAC	\$360.00	March 2001
Friends of Ed Garza and Nelson Wolff	\$150.00/each	September and October 2002
Friends of Bonnie Conner, Robert Tejeda, Carroll Schubert, Bobby Perez, Toni Moorehouse, Lyle Larson, David Carpenter, Julian Castro, Paul Elizondo and Enrique Barrera	\$50.00/each	July thru October 2002
Toni Moorehouse, Enrique Barrera and Carroll Schubert	\$70.00/each	May 2003

Disclosure in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

Signature: 	Title: President Company: Bain Medina Bain, Inc.	Date: April 20, 2004

City of San Antonio
Discretionary Contracts Disclosure*

*For use of this form, see City of San Antonio Ethics Code, Part D, Sections 1&2
Attach additional sheets if space provided is not sufficient.
State "Not Applicable" for questions that do not apply.*

** This form is required to be supplemented in the event there is any change in the information under (1), (2), or (3) below, before the discretionary contract is the subject of council action, and no later than five (5) business days after any change about which information is required to be filed.*

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For the purpose of assisting the City in the enforcement of provisions contained in the City Charter and the Code of Ethics, an individual or business entity seeking a discretionary contract from the City is required to disclose in connection with a proposal for a discretionary contract:

(1) the identity of any **individual** who would be a party to the discretionary contract:

NA

(2) the identity of any **business entity** that would be a party to the discretionary contract:

ARIAS & ASSOCIATES, INC

and the name of:

(A) any individual or business entity that would be a **subcontractor** on the discretionary contract;

EAGLE DRILLING; ALPHA & OMEGA DRILLING

~~ATF~~

and the name of:

(B) any individual or business entity that is known to be a **partner**, or a **parent** or **subsidiary** business entity, of any individual or business entity who would be a party to the discretionary contract;

NA

(3) the identity of any **lobbyist** or **public relations firm** employed for purposes relating to the discretionary contract being sought by any individual or business entity who would be a party to the discretionary contract.

¹ A business entity means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, unincorporated association, or any other entity recognized by law.

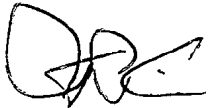
Political Contributions

Any individual or business entity seeking a discretionary contract from the city must disclose in connection with a proposal for a discretionary contract all political contributions totaling one hundred dollars (\$100) or more within the past twenty-four (24) months made directly or indirectly to any *current or former member* of City Council, any *candidate* for City Council, or to any *political action committee* that contributes to City Council elections, by any individual or business entity whose identity must be disclosed under (1), (2) or (3) above. Indirect contributions by an individual include, but are not limited to, contributions made by the individual's spouse, whether statutory or common-law. Indirect contributions by an entity include, but are not limited to, contributions made through the officers, owners, attorneys, or registered lobbyists of the entity.

To Whom Made:	Amount:	Date of Contribution:
John G. CLAMP	\$100.00	2/27/03
C. W. SCHUBERT	\$150.00	3/24/03
J. COPELAND	\$100.00	3/24/03
T. MOOREHOUSE	\$150.00	3/24/03

Disclosures in Proposals

Any individual or business entity seeking a discretionary contract with the city shall disclose any known facts which, reasonably understood, raise a question² as to whether any city official or employee would violate Section 1 of Part B, Improper Economic Benefit, by participating in official action relating to the discretionary contract.

Signature: 	Title: <i>President</i> Company: <i>ARIAS & ASSOC. INC</i>	Date: <i>4/15/04</i>

² For purposes of this rule, facts are "reasonably understood" to "raise a question" about the appropriateness of official action if a disinterested person would conclude that the facts, if true, require recusal or require careful consideration of whether or not recusal is required.

Attachment to the HNTB Contract Amendment Council Memo
May 20, 2004

Comparison of A/E Fees on San Antonio International Airport Parking Garages

Long Term Parking Garage - 1999

Construction Costs	\$26,903,640.33
A/E Fees	\$ 2,111,912.52
A/E Fees as % Construction	7.8%

New Parking Facilities - 2001

Construction Costs	\$40,700,000.00
A/E Fees	\$ 3,246,617.00*
A/E Fees as % Construction	8.0%

*Adjustment to HNTB Fees for services not provided in 1999 Garage

HNTB Fees	\$3,379,196.00
Less Additional Geotechnical	<u>(\$ 132,579.00)</u>
Adjusted HNTB Fees	\$3,246,617.00



RECEIVED
AVIATION
ARCHITECTS ENGINEERS PLANNERS
PLAN. & ENGR.

2004 MAY 5 PM 1 03

90 Years

85 N.E. Loop 110
Suite 801
San Antonio, Texas
78216-5866
210-349-2277
Fax 210-349-2701
www.hntb.com

May 4, 2004

Mr. John Storms
Carter Burgess
9800 Airport Boulevard
San Antonio, Texas 78216

RE: New Parking Facility, San Antonio International Airport
Professional Services Agreement
HNTB Project No. 34982

Dear Mr. Storms:

The HNTB Team is pleased to present the attached scope and fee proposal to complete Phases 2 through 5 for the proposed New Parking Facility at San Antonio International Airport. We look forward to the NTP of this exciting project that will provide the airport parking facilities to meet the predicted increase in airline activity at SAT.

Please let me know if you have any questions. As noted above, we are ready to begin working on this project. Let me know if you have any further questions.

Sincerely,

HNTB Corporation

Thomas D. Ellis, P.E.
Vice President

The HNTB Companies

OFFICES: ALEXANDRIA, VA; ANNAPOLIS, MD; ATLANTA, GA; AUSTIN, TX; BATON ROUGE, LA; BOSTON, MA; CHARLESTON, SC; CHARLESTON, WA; CINCINNATI, OH; CLEVELAND, OH; COLUMBUS, OH; DALLAS, TX; DENVER, CO; DETROIT, MI; EL PASO, TX; FORT WORTH, TX; GAITHERSBURG, MD; HARTFORD, CT; HICKORY, NC; HOUSTON, TX; INDIANAPOLIS, IN; JACKSONVILLE, FL; KANSAS CITY, MO; KNOXVILLE, TN; LANSING, MI; LOS ANGELES, CA; LOUISVILLE, KY; MADISON, WI; MIAMI, FL; MILWAUKEE, WI; MINNEAPOLIS, MN; NASHVILLE, TN; NEW YORK, NY; OAKLAND, CA; ORANGE COUNTY, CA; ORLANDO, FL; OVERLAND PARK, KS; PHILADELPHIA, PA; PORTLAND, ME; RALEIGH, NC; ST. LOUIS, MO; SALT LAKE CITY, UT; SAN ANTONIO, TX; SAN BERNARDINO, CA; SAN FRANCISCO, CA; SAN JOSE, CA; SEATTLE, WA; TAMPA, FL; WASHINGTON, DC; WICHITA, KS; WILSON, NC

Attachment
1



ARCHITECTS ENGINEERS PLANNERS

20 Years

87, 27 Dec 1952 at 10

Swiss: 1847

Self-Initiative Activities

78210 9406

1974-1975

444 2342 3456789

RESEARCH DESIGN

Basic Services

Basic Services	TOTAL	Phase 2	Phase 3	Phase 4	Phase 5
Garage	\$ 2,339,938	\$402,500	\$455,800	\$1,025,800	\$455,738
Pedestrian Bridge	\$ 348,865	\$52,300	\$69,800	\$157,000	\$69,765
Central Utilities Plant Hydronic Lines	\$ 85,100	\$12,800	\$17,000	\$38,300	\$17,000
Subtotal	\$ 2,773,903	\$467,600	\$542,700	\$1,221,100	\$542,503

Non-Basic Services

Non-Basic Services	TOTAL	Phase 2	Phase 3	Phase 4	Phase 5
Landscaping	\$ 30,133	\$4,500	\$6,100	\$13,600	\$5,933
Parking Control System	\$ 45,000	\$6,750	\$9,000	\$20,250	\$9,000
Surveying	\$ 22,022	\$22,022			
	\$ 97,155	\$33,272	\$15,100	\$33,850	\$14,933

Total	\$ 2,871,056	\$500,872	\$557,800	\$1,254,950	\$557,434
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Allowances

Allowances	TOTAL	Phase 2	Phase 3	Phase 4	Phase 5
Printing	\$10,000	-	-	\$ 10,000	-
Permit & Review	\$3,500	-	-	\$ 3,500	-
Formal Presentations	\$10,000	-	-	\$ 10,000	-
Artist Fees	\$58,000	-	\$ 58,000	-	-
Travel	\$10,000	-	\$ 10,000	-	-
Geotechnical Services	\$47,740	\$ 47,740	-	-	-
Art Coordination	\$37,000	-	\$ 37,000	-	-
Blast Analysis	\$30,000	\$ 30,000	-	-	-
FAA Coordination	\$24,000	\$ 24,000	-	-	-
Subsurface Utility Exploration	\$14,295	\$ 14,295	-	-	-
Traffic Modeling	\$13,000	\$ 13,000	-	-	-
Independent Foundation Bid Set	\$13,000	-	-	\$13,000	-
Additional Structural visits	\$25,000	-	-	-	\$ 25,000
Total	\$ 295,535	\$129,035	\$105,000	\$36,500	\$25,000

Total w/Allowances \$ 3,166,591

Estimated Construction Cost \$ 40,700,000

Additional Design Items:

Geotechnical for Terminal	\$	101,404
Geotechnical for Terminal (Allowance)	\$	32,175
Employee Parking Lot	\$	79,026

HNTB Total Contract Value \$ 3,379,196

Thomas D. Ellis
Vice President

THE UNIVERSITY OF CHICAGO

[illegible]

**APPENDIX "C" (AMMENDED)
AMENDMENT NUMBER 1**

**New Parking Facilities 2001 at San Antonio International Airport
Scope of Services**

**Phase 2 Through Phase 5, Geotechnical Engineering Services and Interim
Employee Parking Lot at US 281 and Northern Boulevard**

GENERAL

The purpose of the project is to provide a new parking structure containing approximately 3,000 parking spaces. Reference the recommended concept from Phase 1 - Programming. Related construction includes underground utilities and relocation of existing utilities, two (2) elevated pedestrian walkways, lighting, signage, and other integrated systems as described below. The project will be designed to accommodate daily and hourly parking uses and will be visually and functionally compatible with the existing garage buildings, the FAA ATC, and site designs. The facility design of the proposed precast concrete structural system will include the ability to reconstruct the ground level nearest the terminal to a future ground transportation facility in the future. The project includes security features to match existing garage features, such as CCTV and information phones, and expand the existing parking count system. Components of public art will be included in the project. The design and construction of the garage and relocation of existing utilities will be coordinated with the design and construction of the new terminal. The project site is adjacent to the existing garages on the west side bounded by the back of most recently constructed existing garage, along the FAA fence, around the Central Utility Plant, and to the face of the future elevated terminal roadway. The estimated construction budget for this project, exclusive of the fees and other soft costs, is \$40,700,000.00.

PHASE 2 SCHEMATIC DESIGN

1. Attend a kick-off meeting to define the programming requirements for the project, including the requirements for Hourly/Short Term parking, Ground Transportation Center, pedestrian connections, daily parking arrangement, security/CCTV, and utility corridor realignment.
2. Following written approval by the Aviation Director of the Programming Document and selection of the preferred Conceptual Design alternative, HNTB will prepare the Architectural Schematic Design which will illustrate the site plan, building plans, elevations, structural system, and parking concepts. HNTB will provide monthly design status progress reports that will be included with invoices.
3. Prepare a Building Code, ADA and Life Safety analysis. Incorporate into Schematic Design.
4. Initiate survey. The extent of the survey area is limited to the project site. Underground utilities will be noted using information provided by the City's Aviation Department. The City's Program Manager will provide project control for survey orientation and utility research information for existing utility locations. If a subsurface utility exploration (SUE) is necessary, an allowance will be utilized.

5. Incorporate information from geotechnical investigations, survey, and building code/life safety analysis into the schematic design.
6. Prepare schematic designs for the following systems or project elements: m/e/p, structural, civil (including utility corridor and connections to off-site storm drainage systems), landscape architecture/grading, electronic (CCTV, telephone call boxes, etc., to match security elements in existing garages), expanding the existing vehicle access control, concepts for changing the mix between hourly and daily parking, signage/graphics/wayfinding (pedestrian bridge signs will emulate the terminal sign program and the garage signs will emulate the existing garage signs), fire protection, vertical circulation and storm water control. Also, included is the design to relocate the existing chilled and hot water lines from the central utility plant into a single corridor from the existing central utility plant to the proposed terminal. The size of lines and location of connections at the terminal will be provided by the Program Manager. Engineering schematic designs will be presented in the form of line drawings and narrative descriptions.
7. Prepare outline specification.
8. Construct a schematic site and building massing model for space relationship determinations. Coordinate model with terminal renovation and terminal expansion designs to the extent possible.
9. Confer with, and coordinate information and requirements with utility companies and city, state and federal agencies having jurisdiction over the project, and applicable laws and regulations for the relocation of the waterline, sanitary sewer, and storm drain.
10. Prepare a project scheduling and phasing plan, if necessary, with assistance from the Program Manager.
11. Present the Initial and Final Schematic Design at two meetings to Program Manager, City personnel, Historic and Design Review Committee, and City's Aviation Department. Furnish six copies of the Schematic Design. A maximum of two (2) staff review meetings in addition to the presentations is included in this phase.
12. Prepare schematic design coordination meeting minutes as directed by Program Manager.
13. Attend a maximum of two (2) staff review meetings as requested. These meetings are in addition to the scheduled meetings noted above and will only require the project manager to attend.
14. Prepare a schematic design statement of probable cost, and reconcile the project scope with the Program Manager as it relates to programmatic, scheduling and budgetary considerations that will be submitted to the Aviation Director.
15. Prepare a report that documents the Schematic Design of the proposed garage. The document will include the floor plans, elevations, sections, and line diagrams for disciplines listed above. Ten (10) copies of this document will be submitted to the Aviation Director for approval. The Schematic Design documents shall be based on mutually agreed program,

schedule and budget requirements. The Aviation Director will furnish to the Consultant, in writing, authority to proceed with the Design Development Phase based upon the Schematic Design Documents.

PHASE 3 DESIGN DEVELOPMENT

1. Prepare for approval by the Aviation Director based on the approved Schematic Design documents and any adjustments authorized by the City in the program, schedule or Project budget, Design Development documents consisting of drawings and other documents to define and describe the size and character of the entire Project as to architectural, structural, mechanical and electrical systems, materials and such other elements as may be appropriate. The Design Development Documents shall comply with applicable laws, statutes, ordinances, codes, orders, rules and regulations.
2. Update outline specification. Provide catalog cuts of proposed materials, systems and equipment.
3. Prepare and provide a further detailed statement of Probable Construction Cost of the Project.
4. Prepare a three dimensional computer generated non-animated model of the proposed project. Provide four mounted boards of scanned images of selected views.
5. Attend not more than three (3) staff review meetings for this phase. These meetings are intended to be status presentations to receive input from the airport staff. The final presentation of this phase will be the third meeting.
6. Prepare development design coordination meeting minutes as directed by Program Manager
7. Attend two (2) additional staff review meetings as requested by City's Program Manager, requiring only the project manager to attend.
8. Furnish the Aviation Director with ten (10) copies of the Design Development documents. The design development package will include plans, plan details, elevations, building and wall sections, typical details, and schedule as well as color and materials presentation boards. Structural documents will include layouts and calculations to establish member sizes and requirements. M/E/P documents will include layouts and calculations to establish system sizes, locations, performance and requirements. One (1) copy will be distributed to the Administrative Department responsible for the Project and nine (9) copies will be retained by the Aviation Director of which one red lined set will be returned to the Consultant. Upon review and approval of said documents, the Aviation Director will furnish to the Consultant, in writing, authority to proceed with the Construction Documents Phase.
9. Coordinate all work, meetings, schedules, estimates, drawing and related documents through the City's Program Manager. HNTB will provide monthly design status progress reports that will be included with invoices.

PHASE 4 CONSTRUCTION DOCUMENTS

1. Furnish when necessary to maintain approved schedule all data required by the City for the development of any applications or supporting documents for State permits, grants or planning advances, provided that such data shall not extend beyond that actually developed in the performance of other provisions of this contract. The Construction Documents shall comply with applicable laws, statutes, ordinances, codes, orders, rules and regulations. Interpretive changes to approved drawings, or changes caused by code or ordinate revisions during the course of the work will be considered a change of service and corrections will be considered an additional service.
2. Attend not more than three (3) staff review meetings for this phase. These meetings are intended to be status presentations to receive input from the airport staff. The final presentation of this phase will be the third meeting.
3. Attend four (4) staff review meetings as requested by City's Program Manager, requiring only the project manager to attend.
4. Prepare detailed contract drawings and specifications, after authorization has been received from the Aviation Director to proceed with the Construction Document phase. These designs shall combine in all respects the applications of sound architectural principles. Project may be bid at the discretion of the Owner as four (4) bid packages: foundation, building, parking control equipment and landscape installation. The effort of a separate foundation package will be an allowance item. HNTB will provide monthly design status progress reports that will be included with invoices.
 - a. Detailed specifications shall be developed as applicable, to the particular project.
 - b. A specimen copy of standard general provisions, instructions to bidders and applicable prevailing wage rates and other Division 01 sections will be furnished to the Consultant by the Aviation Director for incorporation in the specifications of the proposed Project in a format agreed to by the Program Manager. Consultant will assist the Program Manager in developing additional Division 01 sections as needed.
 - c. Present, coordinate, (two presentations maximum) and submit Preliminary and Final Contract Documents to Historic and Design Review Commission for approval.
 - d. The airport director will submit a request to the City Building permit department to absolve this project from paying permit review and permit department meeting fees.
5. Prior to the actual printing of the final Construction Documents (plans, specifications and proposals) two (2) advance copies shall be submitted to the Aviation Director. Upon review and approval of said documents, the Consultant shall provide and submit to the following:
 - a. City Architect's Office
 - 4 sets of Plans and Specifications for Planning & Engineering Office

4 full size sets and 4 half size sets of Plans and Specifications for Aviation
Department Staff
1 set of Plans and Specifications for each utility (6 total)

b. Building and Inspections Department
2 sets of Plans and Specifications

c. Plans and Records, Engineering Division, Public Works Department
9 sets of Plans and Specifications

d. Texas Department of Licensing & Regulations
Architectural Barriers, Program Manager, E.O. Thompson
State Office Building, P.O. Box 12157
Austin, Texas 78711
1 set of Plans and Specifications for review of Architectural Barriers Act

6. Along with the City's Program Manager, advise the Aviation Director of any adjustments to previous Statements of Probable Construction Cost indicated by changes in requirements or general market conditions. Prepare and provide a further detailed Statement of Probable Construction Cost of the Project.
7. Ten (10) full size sets and six (6) half size sets of progress prints will be issued to the City for review and comment when the Construction Documents are 50% and 90% complete. The statement of probable cost will be updated at the point of each progress submittal.
8. Construction drawings will be prepared in AutoCAD 2004/Autodesk Architectural Desktop 3.3. Provide one (1) CD of electronic drawings to Airport Director at the end of this phase.
9. Upon direction of the City, issue Plans and Specifications for bidding purposes; issue and deliver all addenda required to perfect the bid documents; maintain a record of issuance and receipt of same; furnish to the City a statement that the Consultant has provided and all bidders have received the Plans and Specifications and any necessary addenda thereto prior to opening of the bids. Attend the Pre-Bid Conference as Scheduled by the City to provide clarification and interpretation to bidders.
10. In consultation with the City, set a charge for plans and specifications (bid documents) based on the cost of printing and handling, said charge to be assessed all bidders and vendors. Payment received is not a deposit and will not be returned.
11. Once the Construction Contract is signed, all remaining sets of documents will be turned over to the successful contractor. Consultant shall make available the reproducible drawings for the City and Contractor to make additional plan sets for use during the construction phase. The Consultant will be reimbursed by the City for the cost of all documents sets furnished to bidders for bid purposes and to the Contractor for construction purposes in accordance with Appendix "A".
12. Attend the formal opening of bids of the City Clerk and review bid tabulation produced by Program Manager, providing comments if necessary.

PHASE 5 CONSTRUCTION ADMINISTRATION

1. Attend a Pre-Construction Conference with the Representatives of the interested Departments.
2. Attend weekly construction meetings held by the Program Manager at a designated location at the project site. HNTB will attend as a representative of the design team at the meeting.
3. Visit the site monthly to become generally familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the Contract Documents, and all applicable laws, statutes, ordinances, codes, orders, rules and regulations. A field report will be submitted to the City's Program Manager. However, the Consultant shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the work.
4. The Consultant shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor or the safety precautions and programs incident to the work of the Contractor.
5. The Consultant will report to the City any defects or deficiencies in the work of the Contractor or any of its subcontractors, or their agents or employees, or any other person performing any of the Work in the construction of the Project. Any defective Designs or Specifications furnished by the Consultant will be promptly corrected by Consultant at no cost to the City. The City's approval, acceptance, use of or payment for all or any part of the Consultant's services hereunder or of the Project itself shall in no way alter the Consultant's obligations or the City's rights hereunder. The Consultant shall not be responsible for the failures of the Contractor to perform the construction work in accordance with the Plans and Specifications and the Contractor's contract.
6. Submittals: Review and take appropriate action (approve with modifications, reject, etc.) upon the Contractor's submittals such as shop drawings, product data and samples, for the purpose of determining whether or not the Work, when completed, will be in compliance with the requirements of the Contract Documents. The consultant's comments will return four (4) marked sets to the Program Manager. Such action shall be taken within ten (10) business days. Such reviews and approvals, or other actions, shall not extend to means, methods, techniques, sequences, or procedures of construction, or to safety precautions and program incident thereto. The approval of a specific item shall not indicate approval of an assembly of which the item is a component. Responding to requests for information (RFI) shall be responded to within five (5) business days.
7. Receive and review certificates of inspections, testing (to include field, laboratory, shop and mill testing of materials) and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents to determine generally that the results certified substantially comply with the Contract Documents which are submitted to him. The Consultant shall also recommend to the City special inspection or testing when deemed necessary to assure the materials, products, assemblages and equipment conform to the design concept and the Contract Documents.

8. Review and approve in concert with the City and the City's Program Manager, all colors, materials, fabrics, etc., relating to finishes required.
9. Review and approve in concert with the City and the City's Program Manager equipment required to be submitted and tested by the Plans and Specifications for compliance with Project design and performance specifications.
10. Assist the City's Program Manager to determine the amounts owing to the Contractor based on observations at the site and on evaluations of the Contractor's Monthly Estimates (and Final Estimate) and issue recommendations to the City for payment of such amounts as provided in the Contract Documents.
11. The issuance of a Recommendation For Payment shall constitute a representation by the Consultant to the City based on the Consultant's general observations at the site as provided herein and in the data comprising the Contractors Monthly Estimate (and final Estimate), that the work has progressed to the point indicated; that to the best of the Consultant's knowledge, information and belief, the quality of work is in accordance with the Contract Documents (subject to an evaluation of the work for conformance with the Contract Document upon substantial completion, to the results of any subsequent test required by or performed under the Contract Document to minimize deviations from the Contract Documents correctable prior to completion, and to any specific qualifications stated in the Recommendation For Payment); and that the Contractor is entitled to payment in the amount recommended. However, the issuance of a Recommendation for Payment shall not be representation that the Consultant has made an examination to ascertain how and for what purpose the Contractor has used the monies paid on account of the contract sum.
12. Observe the initial start-up of the Project and the necessary performance tests required by the Specifications of any machinery or equipment installed in and made a part of the Project. The Consultant shall advise the City representative if in his opinion the machinery or equipment is not operating properly.
13. Accompany the City representative(s) in making "conditional approval" and a "final" inspection of the Project to observe any apparent defects in the completed construction, assist the City in consultation and discussions with the Contractor(s) concerning such deficiencies, and make recommendations as to replacements and/or corrections of the defective work.
14. After completion of the work, the Consultant shall notify the City's Program Manager that the City needs to contact the Texas Department of Licensing & Regulations to obtain final approval of the work.
15. After completion of the work, and before final payment to the contractor, it shall be the City's responsibility to acquire a set of "Record Drawings" from the Contractor, who has control of the work and who is in a position to know how the Project was constructed. The Consultant, after receiving this information shall transfer the information to a set of "Mylar" tracing as "Record Drawings" or documents for the City's permanent file. The record information will also be recorded onto the electronic files and CD's of corresponding CADD

files shall be provided to the Airport Director. The Contractor and/or City representative shall not hold the Consultant liable for the information supplied him.

16. The City will require the Contractor to submit to the City's Program Manager who shall assemble and deliver to the City all manufacturer's warranties or bonds, equipment maintenance and operating manuals, and similar data on materials and equipment incorporated in the Project as required by the Contract Document. The City's Program Manager will develop, at the request of the City, any changes, alterations or modifications to the Project, which appear to be advisable and feasible, and in the best interest of the City. Such alterations shall appear on or be attached to the City's form "Field Alteration Request". The Consultant will assist in the development. No work shall be authorized to be done by the Contractor prior to receipt of the City's approval of the "Field Alteration Request".
17. For the purposes of this scope of services, it is assumed that the construction schedule will not exceed twenty-one (21) months.

ALLOWANCES

The following are Owner Allowances and the amounts indicated are not included in the Basic Fee. Expenditures of any of the allowance amounts indicated will occur only at Owner's request.

PRINTING: This is for additional printing requested of the consultant by the City or the City's Program Manager. The allowance amount is \$10,000.00.

TRAVEL: This allowance is compensation for travel for attendance of additional meetings requested by the City or the City's Program Manager. The allowance amount is \$10,000.00.

PERMIT AND REVIEW FEES: This allowance is compensation for document review, inspection of the completed garage building and fees assessed by the Texas Department of Licensing and Regulation. The allowance amount is \$3,500.00.

FORMAL PRESENTATIONS: This allowance is compensation for presentations not contemplated neither in the basic agreement nor in this Amendment. The allowance amount is \$10,000.00.

ARTIST FEES: This allowance is for compensation for the artist fees as part of the design team to design and integrate their artwork into the project. The allowance amount is \$48,000.00 for the new artwork and \$10,000.00 to relocate the existing artwork. For a total of \$58,000.00.

COORDINATE DESIGN ENHANCEMENT PROGRAM: participate in selection of artist. HNTB team will work with the selected artist(s) to integrate the design concept of the new artwork into facility, and with the City determine relocation requirements for existing artwork, if necessary. This scope does not include work to relocate, install or make functional the artwork, such as providing lighting, power or structural modifications. This work, if necessary, would be proposed as an amendment to our agreement. The allowance amount is \$37,000.00.

GEOTECHNICAL INVESTIGATIONS: A total of eight (8) soil borings to seventy-five (75) foot depth and three (3) borings to fifty (50) foot depth within the proposed garage footprint.

Foundation, earthwork and pavement, flexible and rigid, design parameters will be developed. The boring samples will be 'sniffed' using a MiniRAE 2000 photoionization detector for volatile organic compound (VOC) measurement to evaluate the presence of hydrocarbons at the proposed boring locations within the site. The allowance amount is \$47,740.00.

FAA COORDINATION: Provide FAA coordination and design for FAA security cameras mounted on the parking garage. The allowance amount is \$24,000.00.

BLAST ANALYSIS: Provide an analysis of the project for proposed elements as requested by the City or City's Program Manager, including additional structural engineering costs for the design of the garage. The allowance amount is \$30,000.00.

SUBSURFACE UTILITY EXPLORATION: Provide utility exploration to accurately locate existing utilities within the garage site. The allowance amount is \$14,295.00.

TRAFFIC MODELING (TRANSSOLUTIONS): Additional modeling may be required to verify roadway capacity due to the traffic generated by the ground transportation center or rental car ready return being located in the parking garage. Compensation Amount: \$ 13,000.00.

INDEPENDENT FOUNDATION BID PACKAGE: provide a separate bid package for the building foundations (drilled shafts). The package would not be bid until after the building is past the 90% completed level. Exact locations of the foundations will not be verified as part of this allowance. Compensation Amount: \$ 13,000.00.

ADDITIONAL STRUCTURAL SITE VISITS: Provide additional site visits by the structural engineer to review on-site construction of structural elements. Assist the construction manager with issues in field. Compensation Amount: \$25,000.00.

ADDITIONAL SERVICES

The fees for the services described below and the compensation to be paid by the City to the Consultant for their performance will be binding only when authorized in writing by the Aviation Director or his representative.

- A. The basis for compensation for additional services will be determined at the time of necessity.
- B. Additional Services:
 - 1. Provide revisions to existing signing and wayfinding outside of the project limits, except for off-site directional signs relating to this project.
 - 2. Provide a blast analysis to determine the additional forces due to a blast within the parking garage on surrounding airport buildings and infrastructure. This would be for containment near the FAA tower or the terminal building. Prepare and issue a Blast Analysis Report.
 - 3. Provide a storm water study if required by the City Permitting department for the proposed change to storm water system.

4. Provide an environmental assessment of the soil within the garage limits to determine reclamation methods as well as the determination of the methods, if needed, to be included in the construction documents.
5. Providing upgrades, expansion, or total replacement of existing Revenue Control Systems.
6. Provide redesign of the terminal building to receive the loadings and finishes of the proposed pedestrian bridges interface.
7. Provide the design of a new parking count system to replace the existing system in the existing garages and incorporate into the proposed garage.
8. Rental Car Ready Return Area. If a rental car ready/return facility is to be included in the facility, the HNTB team will design the modifications to the existing garage facility and design the proposed garage for this use. The ability to have a ground transportation area within the proposed garage is no longer possible. This effort will require numerous meetings with the rental car industry to achieve a consensus on the layout and get input on the design details. This process will delay the design schedule.
9. Provide the design for a structural wall along the garage near the FAA Tower to resist a blast within the garage. This includes redesigning the structure for the additional loadings due to the blast.

EXCLUSIONS

This proposal does not include services relating to the following.

Environmental: The boring samples will be 'sniffed' using a MiniRAE 2000 photoionization detector for volatile organic compound (VOC) measurement to evaluate the presence of hydrocarbons at the proposed boring locations within the site. The study, analysis or abatement of hazardous materials, either in a building or below ground, is excluded from this proposal.

Furniture: No selection or specification of loose furniture is included.

GEOTECHNICAL ENGINEERING SERVICES

Site-specific information is required for the design of the new terminal buildings, parking garage, and elevated roadway at the San Antonio International Airport. Arias & Associates, a qualified geotechnical engineering firm is to conduct a geotechnical investigation of the site for the purpose of preparing a report containing appropriate foundation system recommendations and construction considerations. Arias & Associates will conduct a review of the Carter Burgess design team's construction documents at the milestones established for this project. This review is intended to provide the geotechnical engineer with the opportunity to determine that the documents are being prepared in general conformance with the intent of his or her recommendations. The geotechnical engineer will provide review comments for the design team's use in revising these documents. In addition, Arias & Associates will provide material testing and full time inspection of the foundation systems as they are constructed to ensure conformance with their recommendations and contract documents.

The geotechnical report will include the following:

- 1) Logs of test borings and a site plan indicating the approximate location of each test boring. The depth of water encountered in each boring should be indicated in these logs.

- 2) Physical and engineering properties of the soil, including Atterburg Limits, moisture content, unit weight, compressive strength, and hydrocarbon presence.
- 3) Recommendations for foundation systems appropriate for the type of structure and for the geologic conditions present at the site. Include design criteria pertinent to these foundation systems.
- 4) Estimated potential vertical rise (PVR) of unimproved subgrade, estimated PVR after subgrade improvement, and estimated long-term total and differential settlement of the proposed foundation systems.
- 5) Recommendations for the mitigation of the effects of expansive soils.
 - a) For recommendations involving over-excavation and select fill replacement:
 - i) Recommendations for subgrade preparation prior to fill placement.
 - ii) Select fill material properties and compaction requirements including minimum in-place dry density, optimum moisture content, maximum compacted or loose lift thickness, and type and frequency of test procedures to determine compliance.
 - iii) Subsurface drainage requirements.
 - iv) Clay cap or other relatively impervious seal around the perimeter of the foundation to control surface water infiltration into the fill materials.
 - v) Effective plasticity index, climatic rating, and other pertinent design criteria as required for design of raft or mat foundations on expansive soils in accordance with WRI/CRSI-96 *Design of Slab on Grade Foundations* as referenced in article 1805.8.2 of the 2003 International Building Code.
 - vi) Westergaard's modulus of subgrade reaction for design of fill supported slab thickness for industrial type loading.
- 6) Recommendations for pier or pile foundation systems
 - a) Bearing capacities and depth (below existing grade) to suitable bearing
 - b) Skin friction capacities and the depths for which these capacities are applicable.
 - c) Information regarding uplift forces on these systems and recommendations for resisting these forces.
 - d) Minimum spacing for these systems and information regarding reduced capacities if this spacing is violated.
 - e) Design parameters for lateral load capacities of pier and pile foundations for LPILE 3.0 software including unit weights, shear strength, internal friction angle, and strain.
 - f) Load test requirements if required.
- 7) Recommendations regarding foundation drainage systems.
- 8) Design information for spread footing, cantilever retaining wall, and basement wall systems.
 - a) Recommendations for depth to and preparation of bearing surface.

- b) Allowable foundation pressure, lateral bearing capacities, and lateral sliding design information in the form of coefficient of friction or lateral sliding resistance.
 - c) Recommendations for backfill material and drainage systems.
 - d) Passive and active equivalent fluid pressures and unit weights for imported fill material and for backfill consisting of onsite soils.
 - e) Recommendations for surcharge loading to account for the weight of adjacent structures and construction activities. Include an appropriate value for the coefficient of at-rest earth pressure.
- 9) Design parameters for mechanically stabilized earth retaining walls.
- a) Recommendations for backfill and drainage systems
 - b) Equivalent fluid pressure of proposed backfill
 - c) Parameters of design of soil reinforcement system
 - i) Fill internal friction angle
 - ii) Review of pullout capacity of soil reinforcement system (steel or geosynthetic) beyond failure surface of the fill material as submitted by the wall manufacturer during construction.
- 10) Recommendations regarding slope stability for temporary conditions like mass excavations and permanent conditions like embankments at roadways and around the perimeter of the crawlspace. Slope stability recommendations should be provided for natural soils and proposed fill materials.
- 11) Recommendations regarding control of water infiltration into excavations so that subgrade compaction, fill compaction, and pier drilling operations are not hampered.
- 12) Installation procedures, constructability issues, and method and frequency of testing and inspection as related to the individual recommendations.

A minimum of 2 borings are to be drilled at the baggage handling area behind Terminal 1 (future Terminal A), 5 borings at Terminal B, 2 borings at the B/C connector, 6 borings at Terminal C1/C2, and 10 borings at the elevated roadway (2 at the on ramp widening, 6 along the length of the elevated roadway, and 2 along the flyover). In addition, there will be 8 borings @ 75 foot depth and 3 borings @ 50 foot depth at the Parking Garage structure. The number of borings may need to be increased as deemed necessary by the geotechnical engineer and approved by the City. These borings should be evenly distributed throughout the building's and roadway's footprint. The locations of these borings are approximate and shall be adjusted to avoid existing conditions or below grade obstructions. No attempt has been made to locate potential obstructions on this location plan.

The depth of the borings shall be deep enough to attain appropriate bearing and/or skin friction capacities for the following maximum column loads:

- 1. Building column: 1000 kips total load (680 kips permanent, 320 kips transient)
- 2. Roadway column: 2000 kips total load (1570 kips permanent, 430 kips transient)

Based on geotechnical reports prepared for previous construction at the airport, it is anticipated that boring depths will need to be around 70 feet to meet these requirements. Mud rotary drilling equipment may be required to advance the borings below 25 feet.

In addition, the geotechnical report should include information for the construction of the new sanitary sewer outfall line, the new storm drain outfall line and the new storm drain lines in the new apron area. Due to the depths of the proposed sanitary sewer and storm drain outfalls, these borings should be drilled to 50 feet below the surface. The five borings shown in the new apron should only need to be drilled to 25 feet below the surface.

The actual depth of the existing concrete apron and the presence of reinforcing steel needs to be verified in a number of locations where the new apron is to be constructed. Twelve locations have been added to the enclosed plan designated as "AP-1 through AP-12". These locations will be designated in the field after the exact limits of the apron replacement is determined. This work is likely to be done later than the original geotechnical investigation.

ALLOWANCES FOR TERMINAL EXPANSION GEOTECHNICAL ENGINEERING SERVICES

Field Exploration, Night and Weekend: \$ 18,700.

Review of Construction Documents and Project Meetings after Report Submittal: \$ 6,050.00

Stand-by Time for Drill Rig and Field personnel: \$ 7,425.00

INTERIM EMPLOYEE PARKING LOT AT US 281 AND NORTHERN BLVD.

Scope of Work

The San Antonio International Airport desires to develop an interim parking lot for employees. The site to be used is on the north side of Northern Blvd. and east of the northbound US 281 frontage road and contains roughly 12 acres. The overall parcel size has expanded to include areas that are part of the current taxi stand at the old Budget Car Rental site. The existing large building is to remain with sufficient space around it to provide a future opportunity to lease the structure. A copy of a sketch is attached to indicate the general intent. Employees will park their vehicles on a portion of this site and be moved to the Terminal Area via shuttle bus. The other portion of the site will be an expansion to the economy lot #10. The City desires to have this site in operation for employee parking by August of 2004 therefore time is of the essence.

This site was the former City of San Antonio North Loop Service Center, which serviced and maintained the City's automotive fleet, public works street maintenance crews and City fueling depot.

The City of San Antonio's Environmental group conducted an environmental survey, and has pulled the buried underground fuel storage tanks. The old metal buildings have been demolished. Some underground utilities on the proposed site still remain.

The Consultant is required to prepare a set of plans maximizing the number of parking spaces and be sufficient in detail for Bidding. Alternative ingress and egress locations for the parking lot should be evaluated. The project will be a bid project; therefore the plans shall constitute a 100% PS&E package. The consultant will be required to submit a 35% design for review by the City along with an estimate of materials required. A 95% and 100% submittal will also be required. Any deviations in the design or cost estimate, from the 35% submittal, will be identified and summarized in the letter of transmittal.

The following is a general summary of Consultant tasks but is not intended to limit the required activities to accomplish the necessary design and scope fulfillment:

General Items:

- Site observation
- Obtain platting information, parcel size and configuration or if none available prepare a site boundary survey
- Obtain contour mapping or if none available prepare a site topographical survey
- Obtain soils reports or other geological reports
- Obtain site environmental report
- Coordinate final grading with the City environmental group. If grade change occurs at or around the existing monitoring wells the City's environmental consultant will have to adjust the well tops and reseal.
- Develop a pavement section and have the proposed section approved by the City. It is anticipated that this interim lot will be used for 5 years. The possibility of using a two course surface treatment in lieu of a hot mix surface application shall be examined and a recommendation made.
- Present closing petition (if deemed necessary by City) for Northern Blvd to Asset Management Department and attend a Public Hearing
- Should revisions to the surface water drainage outfall from the subject property be required, the Consultant shall gain approvals from the Department of Public Works and TxDOT
- As built plans are not available for the TxDOT Airport Connector Project. The Consultant will contact Mr. Kao-Lin Chen, Sr. Engineer to obtain the bid set to use as a guideline in locating buried utilities
- Access to Northern Blvd. must be approved by the Department of Public Works

Site Demolition:

- Remove the existing perimeter fence where required. Fences between public lot and project site to be adjusted as required to provide the required separation of public and employee parking.
- Salvage the existing fabric and barbed wire
- Determine extent of non-useable pavement
- Remove other existing utilities not required for new parking lot
- Demolition of a portion of Northern Blvd. at US 281, if required

Site Work:

- Grading Plans

- Landscape Plans are to be minimal and reflect a temporary installation. Landscaping of the frontage along Northern Blvd and US 281 frontage roads shall be the desired level. Consultant shall work with SAIA and the San Antonio Arborist to minimize the amount of interior plantings required.
- Drainage Plans (given that the entire site was hard surfaced the new parking configuration should not increase the runoff from the site)
- Paving Plans and Details
 - Design pavement section for new construction (where existing pavement is or has been removed)
 - Parking layout plan
 - Striping plan
- Fencing Plans and Details
- Lighting, Communication, Data and Electrical Plans
 - Lighting level shall be suitable for security and shall consist of wood poles with cobra head fixtures and overhead wiring.
 - Provide electrical service to shelters
 - Coordinate the connection of communication and data cables with Airport Operations Staff
- Entry/Exit Security Gates (Card Reader)

Architectural:

- Shelters (2) for Employees shall be ready made and set on a foundation as designed by the consultant.
- Signage

Meetings to Attend:

- Design kickoff meeting to establish project parameters, budget issues and schedules
 - Consultant to present pavement design criteria
 - Consultant to provide design schedule
- Bi-weekly design meetings
- 35% schematic review with preliminary materials estimate
- 95% design with updated estimate and 95% specifications
- 100% design with estimate of probable construction cost and final specifications.
- Provide assistance during construction to respond to design orientated questions

BY: _____



Thomas D. Ellis

Vice President - HNTB Corporation

EXHIBIT 1 (AMENDED)
AMENDMENT NUMBER 1
New Parking Facilities 2001 at San Antonio International Airport
Compensation for Professional Services
Phase 2 through Phase 5, Geotechnical Engineering Services and
Interim Employee Parking Lot at US 281 and Northern Boulevard

GENERAL

The following provisions in this Amendment Number 1 are an addition to Exhibit 1 (Programming Phase) of the contract between HNTB Corporation and the City of San Antonio "New Parking Facilities 2001 at San Antonio International Airport"

Section 1 Basis for Compensation

Phases 2 through Phase 5, Terminal Expansion Program Geotechnical Engineering Services, and Interim Employee Parking Lot.

The total fee for all services defined by this Amendment Number 1 for the following phases:

Phase 2 – Schematic Design	\$500,872.00
Phase 3 – Design Development	\$557,800.00
Phase 4 – Construction Document	\$1,254,950.00
Phase 5 – Construction Administration	\$557,434.00

is not-to-exceed the amount of \$ 2,871,056.00 for basic and non-basic services for the parking garage, pedestrian bridge, and central utilities plant hydronic lines. In addition an allowance is provided for the items listed in Appendix "C" for a not-to-exceed amount of \$295,535.00. The total amount for these services shall not exceed \$3,166,591.00.

The Consultant shall also provide Geotechnical Engineering Services for the Terminal Expansion Program. These services shall not exceed the amount of \$101,404.00 with an allowance not-to-exceed amount of \$32,175.00 for a total not-to-exceed amount for Geotechnical Engineering Services for the Terminal Expansion Program of \$133,579.00.

The Consultant shall provide design services for the Interim Employee Parking Lot at US 281 and Northern Boulevard as outlined in Appendix "C". The fee for these services shall be a not-to-exceed amount of \$73,026.00 with a not-to-exceed allowance of \$6,000.00 for a total not-to-exceed fee of \$79,026.00.

As defined by this Amendment No.1 – Scope of Services, the total fee including allowances is not-to-exceed the amount of \$ 3,379,196.00. It is agreed and understood that this amount will constitute full compensation to the Consultant for these services,

subject to the allowances and additional services as provided in Appendix "C" (Amended) which is part of this Amendment Number 1.

Section 2 – Changes

The Consultant and the City acknowledge the fact that the total fee amount as determined in the foregoing sections has been established predicated upon the total estimated cost of services to be rendered under the contract. For additional services or if the scope of services is changed materially, compensation shall be subject to renegotiation in accordance with Appendix "A". In addition, the Interim Employee Parking Lot at US 281 and Northern Boulevard Scope of Work is based upon the project being competitively bid for construction. Should the Owner decide that it is advantageous to perform some or all the construction work with its own resources, it is understood that Consultant will be compensated only for the percentage of design work performed. In that event, Owner shall make an equitable adjustment in the contract price, the delivery schedule, or both, and shall modify the contract.

Section 3 - Method of Payment

General

The Consultant recognizes that only the not to exceed amounts have been appropriated and budgeted by the City Council to pay the cost of the services to be performed hereunder and that, unless and until the City Council makes further appropriation or appropriations for such purpose, the obligation of the City to the Consultant under this contract or in connection with the subject matter hereof cannot and will not exceed the appropriated amount.

Phase 2 through Phase 5 Design Services

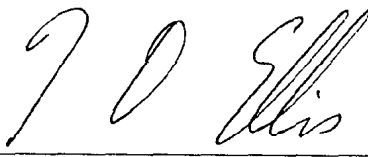
Payments up to 90% will be made on progress payments based on percentage of completion and accepted for each phase for Phases 2 through 5. The remaining 10% due under Phases 2 through 5 will be withheld, for each phase, until such time as the completion and submittal of deliverables has been furnished for each corresponding phase. It is understood that Consultant must complete each phase and obtain approval prior to proceeding with the next appropriate phase of work. If the project is stopped or delayed for reasons beyond the Consultants control for more than sixty (60) days at a point beyond the 90% submittal for any phase, the Consultant can invoice to the corresponding completeness of the phase.

Geotechnical Engineering Services

Payment will be made only on work performed periodically as described in Arias & Associates proposal dated April 2, 2004, reference A&A File No. 04SA-2074 and 04SA-2075. Each request for payment shall identify work completed and include the appropriate backup information.

Interim Employee Parking Lot at US 281 and Northern Boulevard

Consultant shall submit a Request for Payment on a monthly basis for Services completed during the billing period. Each request for payment shall identify work completed and include the appropriate backup information. In addition, the percentage completed of each task, the amount previously claimed, and the amount due in the current invoice shall be provided. Each request shall also detail any other costs, expenses, services and materials for which payment is requested. Owner reserves the right to request additional substantiation regarding any request for payment if the Owner considers such additional substantiation to be in the best interest of the Owner.

By: _____

Thomas D. Ellis

Vice President – HNTB Corporation

APPENDIX "B"
PROFESSIONAL SERVICES CONTRACT
PRODUCTION SCHEDULE

Project: New Parking Facilities 2001 at San Antonio International Airport

Architect/Engineer Firm: HNTB

	<u>SCHEDULED</u>	<u>ACTUAL</u>
PROGRAMMING		
Beginning Date:	<u> </u>	<u>02 JUN 03</u>
Completion Date:	<u> </u>	<u>09 OCT 03</u>
Calendar Days Used:	<u> </u> Days	<u>130</u> Days
City Review & Approval:	<u> </u> Days	<u>216</u> Days

SCHEMATIC DESIGN		
Beginning Date:	<u>17 MAY 04</u>	<u> </u>
Completion Date:	<u>01 JUL 04</u>	<u> </u>
Calendar Days Used:	<u>46</u> Days	<u> </u> Days
City Review & Approval:	<u>14</u> Days	<u> </u> Days
Total Contract Time:	<u>60</u> Days	<u> </u> Days

DESIGN DEVELOPMENT		
Beginning Date:	<u>16 JUL 04</u>	<u> </u>
Completion Date:	<u>27 AUG 04</u>	<u> </u>
Calendar Days Used:	<u>30</u> Days	<u> </u> Days
City Review & Approval:	<u>13</u> Days	<u> </u> Days
Total Contract Time:	<u>43</u> Days	<u> </u> Days

CONSTRUCTION DOCUMENTS		
Beginning Date:	<u>20 AUG 04</u>	<u> </u>
Completion Date:	<u>21 JAN 05</u>	<u> </u>
Calendar Days Used:	<u>150</u> Days	<u> </u> Days
City Review & Approval:	<u>10</u> Days	<u> </u> Days
Total Contract Time:	<u>160</u> Days	<u> </u> Days

BY: T. O. Ellis

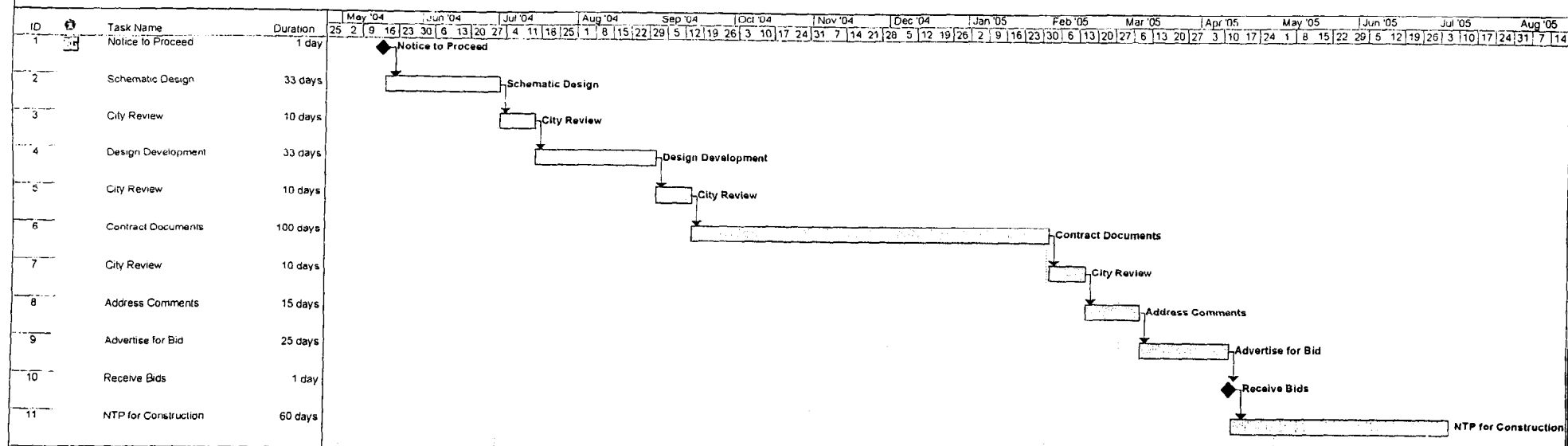
Tom Ellis

Vice President

Official Title



NEW PARKING GARAGE 2001
SAN ANTONIO INTERNATIONAL AIRPORT
PROPOSED DESIGN SCHEDULE



Project: Sch040704
Date: Wed 4/7/04

Task
Split

Progress
Milestone

Summary
Project Summary

External Tasks
External Milestone

Deadline

Wed 4/7/04