

**CITY OF SAN ANTONIO  
AVIATION DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

CONSENT AGENDA  
ITEM NO. 19

**TO:** Mayor and City Council

**FROM:** Roland A. Lozano, Interim Aviation Director

**SUBJECT:** Demolition of Buildings #1331 & #1318 Project at San Antonio International Airport

**DATE:** November 17, 2005

**SUMMARY AND RECOMMENDATIONS**

This ordinance accepts the low qualified bid of Alamo Environmental and appropriates funds in the amount of \$48,705.00 to provide demolition construction services, including foundations and the termination of all utility services as part of the Terminal Expansion Project at San Antonio International Airport for Building #1331 (Former Elsinore Aircraft Maintenance Repair Facility) and Building #1318 (Piedmont Hawthorne Aviation Hangar Facilities). The design effort for the terminal expansion has identified these buildings as being within the construction area for the terminal expansion project and therefore, must be demolished to allow for the new construction.

In addition, this ordinance appropriates \$4,871.00 for construction contingencies for a total appropriation of \$53,576.00.

Staff recommends the approval of this ordinance.

**BACKGROUND INFORMATION**

Ordinance #100886 passed and approved May 19, 2005 declared these buildings as surplus to the needs of the City of San Antonio and authorized phased demolition of such buildings.

The Terminal Expansion Project includes the construction of two new Terminal buildings designated as Concourse B and C and the demolition of the existing Terminal 2. The buildings to be demolished under this action are in conflict with the planned addition of Concourses B and C and the new terminal access roadway system.

On August 3, 2005, the construction bid for this Project was announced in the Commercial Recorder, The Informer, and La Prensa. Bids were opened on September 7, 2005 with three (3) qualified bids received as summarized below:

<u>Contractor</u>	<u>Base Bid</u>
Alamo Environmental	\$ 48,705.00
Hunter Demolition & Wrecking	\$ 74,385.00
Jerdon Enterprise, L.P.	\$108,888.00

The consultant's estimate for this project was \$100,000.00.

The basis of award is to the lowest, qualified bidder based on the aggregate amount of the base bid. The bids were evaluated by 3D/International, the Aviation Department's Program Manager, Carter Burgess and the Aviation Department staff. A due diligence background check was performed on Alamo Environmental, Inc. with satisfactory results. References were checked, including those with the City of San Antonio, and demolition experience was confirmed for both Alamo and their proposed lead staff. It was conclusive that Alamo Environmental, Inc. is an experienced and qualified contracting organization with a realistic ability and financial capability to accomplish the work required. The bid of Alamo Environmental was determined to be the low qualified bid, and is considered to be fair and reasonable for the work involved. Alamo Environmental, Inc. does not have any projects with the City of San Antonio.

### **POLICY ANALYSIS**

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

### **FISCAL IMPACT**

This Project is funded by the PFC Capital Improvements Fund. This ordinance appropriates \$48,705.00 for these construction services and \$4,871.00 construction contingencies for a total appropriation of \$53,576.00.

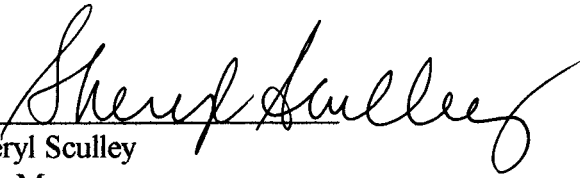
### **COORDINATION**

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 form is not required from Alamo Environmental.

The contract provides for 47 calendar days or one (1) month 17 days from the date of Notice To Proceed.

  
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Roland A. Lozano  
Interim Aviation Director  
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Sheryl Sculley  
City Manager

**Attachments**