

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

TO: Sheryl Sculley, City Manager

FROM: Mark H. Webb, Interim Aviation Director

SUBJECT: Operations and Customer Service Facility at Stinson Municipal Airport

DATE: April 6, 2006

SUMMARY AND RECOMMENDATIONS

This Ordinance accepts the low qualified bid of Garco Contracting Company, Inc. (MBE, SBE, DBE, HUE) in the amount of \$4,035,000.00 to provide construction services for the New Operations and Customer Service Facility at Stinson Municipal Airport; authorizes construction contingencies in an amount not to exceed \$403,500.00, for a total appropriation of \$4,438,500.00; authorizes execution of a contract; appropriates funds; amends the budget and provides for payment.

Staff recommends the approval of this ordinance.

BACKGROUND INFORMATION

The City has in the Capital Program, a project to construct a new Operations and Customer Service Facility at Stinson Municipal Airport. This project has been developed in response to the needs of current Stinson tenants and inquires of potential tenants wishing to locate at Stinson and consists of two story additions on each side of the terminal building with a combined area of 27,500 gross square feet. The floor plan provides for car rental areas, flight planning offices, administrative offices, conference rooms, Café and classrooms.

Letters of intent to lease have been received from Palo Alto College (Aviation Division), Enterprise & Hertz Car Rentals, Check-Six Aviation, Patio Café, Texas Air Museum, and Civil Air Patrol which represents 75% of the leaseable floor space. Other potential tenants which have expressed interest this facility include Fixed Base Operators, pilot supply shop, aviation insurance agent, aircraft sales broker, aircraft manufacturing regional sales office and additional flight training company.

In addition, the interior remodeling of 5,754 square feet within the existing terminal will provide connectivity between the North and South wings. A total of 99 new parking spaces will be provided. A map of this project is included as Attachment 1.

On November 16, 2005, the construction bid for this Project was announced in the Commercial Recorder, The Informer, and La Prensa. Bids were opened January 11, 2006 with eleven (11)

qualified bids received as summarized, with the selected alternate. A matrix of the bid tabulation is included as Attachment 2.

The basis of award is to the lowest, qualified bidder based on the aggregate amount of the base bid plus additive alternates. The bids were evaluated by Beaty & Partners Architects, Inc., and Aviation Department staff. A due diligence background check and reference checks were performed on Garco Contracting Company, Inc. with satisfactory results. On January 18, 2006, an Administrative Hearing was held and based on the information on hand, it was concluded that Garco Contracting Company, Inc. is an experienced and qualified contracting organization with the ability and financial capability to accomplish the work required.

Additive Alternate #1, which was an allowance to finish out future leaseable floor space, was not accepted due to budgetary limits. The bid of Garco Contracting Company was determined to be the low qualified bid, and is considered to be fair and reasonable for the work involved. There are no current contracts for Garco Contracting Company, Inc. with the City.

POLICY ANALYSIS

This action continues the policy of improving facilities at Stinson Municipal Airport.

FISCAL IMPACT

This project is funded by the Stinson Airport Improvements and Contingency Fund and is included in the adopted FY06 Capital Budget. This ordinance appropriates a total of \$4,438,500.00 in the Stinson Airport Improvements and Contingency Fund for construction and contingent expenses. The updated construction estimate for this project in December 2005 was \$3,745,000.00 (excluding contingent expenses).

In order to fully fund the project, this ordinance also authorizes a transfer from the Airport Capital Improvement Fund in the amount of \$286,000.00 to the Stinson Airport Improvements and Contingency Fund. This transfer reduces the amount of the FY06 year-end transfer of \$500,000.00 by that amount for a final FY06 year-end transfer of \$214,000.00.

Appropriations for materials testing and relocation costs will be brought forward for Council consideration in subsequent ordinances.

COORDINATION

This request for ordinance has been coordinated with the departments of Public Works, Finance Management & Budget and City Attorney's Office.

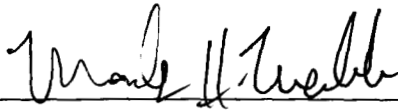
SUPPLEMENTARY COMMENTS

This is a construction contract; therefore a Discretionary Contracts Disclosure form is not required from Garco Contracting Company.

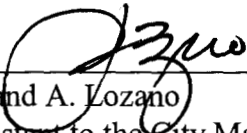
The Economic Department has reviewed and approved the Good Faith Effort Plan submitted by Garco Contracting Company. The Memorandum from the Economic Development Department is included herein as Attachment 3. The contract provides for 420 Calendar Days or approximately fourteen (14) months to complete.

Attachments

- 1) Map
- 2) Bid Tabulation
- 3) Memo from Economic Development date January 20, 2006



Mark H. Webb
Interim Aviation Director



Roland A. Lozano
Assistant to the City Manager

Approved for Council Consideration:



Sheryl Sculley
City Manager



NEW ADMINISTRATION FACILITY AT STINSON MUNICIPAL AIRPORT

BID DATE: JANUARY 11, 2006

	NAME OF BIDDER	BASE BID	ALT. NO. 1	TOTAL
1	Garco Contracting Company, Inc.	\$4,035,000.00	\$63,200.00	\$4,098,200.00
2	David & David	\$4,105,000.00	\$43,600.00	\$4,148,600.00
3	C.A. Landry	\$4,170,000.00	\$44,250.00	\$4,214,250.00
4	M.J. Boyle	\$4,250,000.00	\$50,000.00	\$4,300,000.00
5	Amstar, Inc.	\$4,276,000.00	\$59,000.00	\$4,335,000.00
6	Roth Construction	\$4,304,888.00	\$39,750.00	\$4,344,638.00
7	Struthoff Company	\$4,310,100.00	\$43,870.00	\$4,353,970.00
8	Galaxy Builders	\$4,329,700.00	\$47,000.00	\$4,376,700.00
9	Wallace Boldt	\$4,567,000.00	\$59,500.00	\$4,626,500.00
10	Constructors	\$4,602,000.00	\$56,000.00	\$4,658,000.00
11	D.L. Bandy Constructors	\$4,870,000.00	\$65,000.00	\$4,935,000.00

Consultant: "The 8 lowest bids were within approximately 6% of each other, indicating a high level of competition and accurate pricing among the bidders".

City of San Antonio
Economic Development Department
Interdepartmental Memorandum

TO: Mark Webb, Interim Director, Aviation Department

FROM: Manuel Longoria, Jr., Assistant Director, Economic Development Department

COPIES: Anita Uribe Martin; File

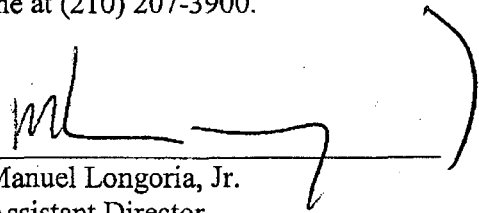
SUBJECT: Good Faith Effort Plan Submitted for the New **Administration Facility at Stinson Municipal Airport Project**

DATE: January 20, 2006

We have reviewed the Good Faith Effort Plan submitted by Garco Contracting Company, for the New **Administration Facility at Stinson Municipal Airport Project**. The apparent low bidder has submitted contract amounts, which are reflected in the accurate percentages below.

<u>Total Project Cost</u> \$4,098,200						
FIRM	CERTIFIED	MBE	WBE	AABE	SBE	GFEP
GARCO CONTRACTING CO.	Yes MBE, SBE	72.49% \$2,907,340	2.35% \$96,500	0% \$0	73.30% \$3,003,840	APPROVED

If there are any questions, please feel free to contact me at (210) 207-3900.


Manuel Longoria, Jr.
Assistant Director
Economic Development Department

ML/hv