

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

**TO:** Sheryl Sculley, City Manager

**FROM:** Mark H. Webb, Interim Aviation Director

**SUBJECT:** Amendment to the Construction Contract for the New Terminal Expansion Program, Project 3, Volume 2 – Utility Relocation for Terminal B at San Antonio International Airport

**DATE:** May 4, 2006

**SUMMARY & RECOMMENDATION**

An ordinance ratifying and authorizing the execution of Field Alterations 2 through 4 and 12 to the Construction Contract with Jerdon Enterprise L.P. in the amount of \$317,197.07, increasing the construction contingency for Project 3-Volume2-Utility Relocation for Terminal B at San Antonio International Airport in the amount of \$845,775.00 to accommodate construction changes associated with the project, including the Field Alterations authorized in this Ordinance, and providing a \$682,694.60 contingency balance for future field alterations; appropriating funds; revising the budget, and approving payment from the PFC Capital Improvement Fund and the Airport Capital Improvement Fund.

Staff recommends approval.

**BACKGROUND INFORMATION**

In the Five Year Capital Program, the City identified the need to expand the San Antonio International Airport. The Terminal Expansion Program consists of one new terminal initially and, as increased air traffic warrants, a second new terminal. The program also includes a new parking facility, new bi-level roadway system, utility infrastructure, aircraft apron paving, expansion of the central utility plant, and demolition of existing Terminal 2. The construction for Project 3-Volume 2-Utility Relocation for Terminal B includes the relocation of existing utilities and installation of temporary utilities to maintain Terminals 1 and 2 in full operation during construction of the new terminal.

On August 25, 2005, City Council authorized a contract in the amount of \$5,638,500.00 to provide utility relocation for Project 3-Volume 2-Utility Relocation for Terminal B at San Antonio International Airport. Additionally, the ordinance appropriated \$281,925.00, which represented 5% of the original contract value, for construction contingencies for a total appropriation of \$5,920,425.00.

This action approves the ratification of four (4) field alterations (summarized on attached sheets) and appropriates additional funds for contingency expenses. Direction was given to the contractor to proceed with the work associated with these field alterations prior to Council consideration due to the critical nature of the work and the impact on the schedule. Listed below is a summary of the current contingency fund and expenses.

Original Contingency Amount	\$281,925.00
Less Previously Authorized Field Alterations (1, 5 - 10)	<\$127,808.33>
<b>Remaining Contingency Subtotal</b>	<b>\$154,116.67</b>
New Contingency Appropriation	\$845,775.00
<b>Revised Remaining Contingency Subtotal</b>	<b>\$999,891.67</b>
Less Field Alteration No. 2 ( <i>Owner's Request</i> )	<\$33,592.98>
Less Field Alteration No. 3 ( <i>Owner's Request</i> )	<\$61,515.09>
Less Field Alteration No. 4 ( <i>Changed Conditions/Incomplete Drawings</i> )	<\$177,557.00>
Less Field Alteration No. 12 ( <i>Unforeseen Conditions</i> )	<\$44,532.00>
<b>Council Item Subtotal</b>	<b>&lt;\$317,197.07&gt;</b>
<b>Remaining Contingency</b>	<b>\$682,694.60</b>

### **POLICY ANALYSIS**

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

### **FISCAL IMPACT**

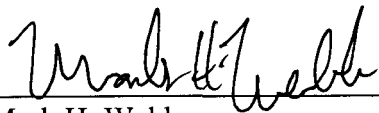
This action will appropriate funds in the amount of \$845,775.00 for additional contingency expenses from the PFC Capital Improvement Fund and the Airport Capital Improvement Fund. Sufficient funds are available for this action.

### **COORDINATION**

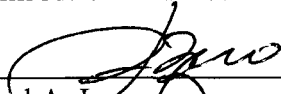
This request for ordinance has been coordinated with the following departments: Finance, Management and Budget, and the City Attorney's Office.

### **SUPPLEMENTARY COMMENTS**

This is a construction contract; therefore a Discretionary Disclosure Form is not required. Summaries for Field Alterations 2-4 and 12 are attached.

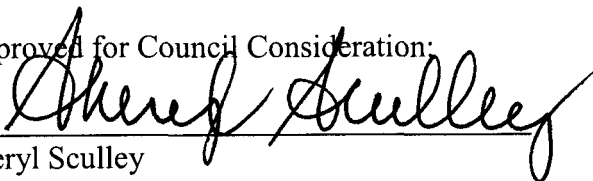


Mark H. Webb  
Interim Aviation Director



Roland A. Lozano  
Assistant to the City Manager

Approved for Council Consideration:



Sheryl Sculley  
City Manager

## **Attachment I – Field Alteration Summaries**

### **Field Alteration No. 2 – Increase Allowance for Reserved Parking (Owner's Request)**

- Work effort included in bid as allowance; information limited to proposed equipment list at the time the project advertised; scope of work not fully defined; \$40,000.00 established as best estimate
- Scope revised immediately before contractor was to begin work doubling number of parking spaces and revising equipment layout
- Contractor submitted cost proposal that exceeded allowance
- Critical item of work allowed contractor to begin working in Center Gate area
- Additional compensation of \$33,592.98 determined by Carter & Burgess, Inc. to be fair and reasonable for this field alteration

### **Field Alteration No. 3 – Re-surface Access Road (Owner's Request)**

- Contractor directed to mill and resurface North and West Terminal Drives to provide smoother riding surface as this road was carrying all the exiting airport vehicular traffic
- Change requested by Airport Staff for improved customer service
- Additional compensation of \$61,515.09 determined by Carter & Burgess, Inc. to be fair and reasonable for this field alteration

### **Field Alteration No. 4 – CPS Changes (Changed Conditions/Incomplete Drawings)**

#### **A. North and South end of project (\$129,936.00)**

- Original contract documents indicated new electrical distribution system was to connect to existing system in an existing manhole near intersection of Airport Blvd. and Terminal Dr.
- Part of system upgrade by CPS Energy; switchgear was added to electrical distribution system to increase system reliability
- Upgrade added a switchgear pad, new manhole and additional duct bank
- Work also included increasing the number of ducts (stub outs) for future Terminal C and future Terminal D, and an additional manhole
- CPS funding costs of system upgrades in the amount of \$63,909.00; funds to be provided to City as credit for services as part of the Terminal Expansion Program
- Completed work required to open main lanes of traffic

#### **B. Area around Elsinore Bldg (\$47,621.00)**

- Original documents showed a new transformer, relocated to a new location
- New transformer provides power to triturator (aircraft waster disposal facility), trash compactor and lights in Parking Lot 9 and along North Terminal Dr.
- New transformer was to be powered using new electrical distribution system, not yet completed
- Change provides a connection from existing electrical distribution system to new transformer
- Critical element of work to clear way for demolition of the Elsinore Bldg and construction of new telecom duct bank
- Additional compensation of \$177,557.00 (total of A & B of Field Alteration) determined by Carter & Burgess, Inc. to be fair and reasonable for this field alteration

**Field Alteration No. 12 – Construct a New Temporary One-Lane Bypass Road (Unforeseen Conditions)**

- Original traffic control plans indicated routing existing Terminal 1 upper level traffic from down ramp toward Terminal 2 inner curb lanes
- Changes to traffic control phasing due to unforeseen conditions at Terminal 1 (future Field Alteration) and subsequent impacts to accommodations for Ground Transportation operations necessitated change to traffic control plan
- Revisions re-route upper level traffic from Terminal 1; a temporary one-lane bypass road constructed from the end of down ramp (elevated road) through a portion of Hourly Parking Lot to the outer curb of Terminal 2 and includes pedestrian walkways
- Re-route necessary to provide safe working environment and area for contractor and airport patrons to pass through construction zone to and from airport parking lots
- Field Alteration allows contractor to complete installation of new hydronic line casings that will serve future Terminals A and B and temporarily serve Terminal 2