



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 14

Agenda Date: December 12, 2023

In Control: City Council A Session

DEPARTMENT: Aviation Department

DEPARTMENT HEAD: Jesus H. Saenz Jr.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Amendment to the Master Architect Services Agreement for the Terminal Development Program at the San Antonio International Airport

SUMMARY:

This ordinance approves the amendment to the professional services agreement with Corgan Associates, Inc. (Corgan) for Master Architect services for the Terminal Development Program (TDP) at the San Antonio International Airport in an amount not to exceed \$90,000,000 over the duration of the program to a new contract value not to exceed \$120,000,000 to continue design services from March 2023 through construction completion of the new terminal facility. Funding for FY 2024 in the amount of \$50 Million is available from Interim Airport Financing and included in the FY 2024 to FY 2029 Capital Improvement Program. Payment is limited to the amounts budgeted in the Capital Improvement Program and are contingent upon City Council approval of the annual budget.

The City will seek reimbursement for eligible project costs through the submittal of Federal Aviation Administration (FAA) grant submissions this fiscal year and in future fiscal years. This action will accept grant offers made by the FAA and authorize the appropriation of the grant funds into the projects.

BACKGROUND INFORMATION:

On May 18, 2022, the Aviation Department presented its initial schedule and plan for the design and construction of the New Terminal Facility and its enabling projects to support the current and forecasted air service capacity needs for the region. As part of the B Session briefing, the Aviation Department provided pre-solicitation briefings to City Council for high-profile solicitations to support the delivery of the Terminal Development Program which included the Master Architect services contract. On March 9, 2023, City Council approved the professional services agreement with Corgan on March 9, 2023, in the not to exceed amount of \$30,000,000.

As the Master Architect for the new terminal facility and its enabling projects, Corgan is responsible for:

- Design and coordination for projects in the Terminal Development Program with the level of design for each project defined as the program progresses, including, but are not limited to:
 - New terminal with 17-gate concourse and Federal Inspection Station (Customs area)
 - Associated aircraft apron
 - Central Utility Plant enhancements
 - Expansion of elevated roadway
 - Multi-story ground transportation center with additional public parking
 - North Ramp remain overnight aircraft parking
 - Utilities work
 - Incorporate sense of place into design and construction of facilities through application of the San Antonio International Airport Design Standard Manual, review of technical documents and incorporation of the City's Public Art Program
- Function as the City's independent representative to represent the interests of City throughout all subsequent Terminal Development Program design and construction for the duration of those projects as requested by the Airport Director.
 - Review and comment on:
 - Terminal Development Program planning and design alternatives as to consistency with Program objectives and priorities, as well as with the SAT Airport Design Standard Manual
 - Terminal Development Program phasing, constructability, and maintenance of operations
- Participate in project construction to the extent required to facilitate efficient delivery and accomplishment of Program objectives.
- Work collaboratively with the Construction Manager at Risk, Executive Program Manager (EPM), Program Management/Construction Management (PM/CM) team, construction teams, any subsequent design teams and City staff, tenants, other consultant teams and public entities to ensure that the entire TDP is aligned and executed in the manner directed by the City.
- Support City, Construction Manager at Risk EPM and PM/CM and others by:
 - developing implementation strategies, preparing scopes, and evaluating procurements for construction packages and any subsequent design packages as requested

- developing and presenting status reports on the TDP and specific projects
- preparing supporting information for federal funding and bond sales
- providing construction phase services including but not limited to, responding to Requests for Information, Field Alterations/Change Orders, Payment Requests, percentage complete, construction inspection reports and construction materials testing reports
- using leadership and technical skills to facilitate a partnering approach to issues identification and resolution.

In March 2024, Corgan will have completed the design for the new terminal facility to the 30% design services. This amendment will authorize Corgan to complete the design of the Terminal Development Program and its enabling projects with the Construction Manager at Risk and other consultants over the next year and a half. During this time, the firm will work with Construction Manager at Risk to develop the construction bid packages and their negotiations. The firm will provide construction administration services throughout the program.

ISSUE:

This ordinance approves the amendment to the professional services agreement with Corgan for Master Architect services for the TDP at the San Antonio International Airport in an amount not to exceed \$90,000,000 for the duration of the program to a new contract value not to exceed \$120,000,000. With this amendment, Corgan will complete the New Terminal Facility through 100% construction documents, contractor bidding and negotiations, construction administration, and program closeout. Funding will be provided from the Terminal Development Project. Payment is limited to the amounts budgeted in the Capital Improvement Program and is contingent upon City Council approval of the annual budget. The City will seek reimbursement for eligible project costs through the submittal of FAA grant submissions this fiscal year and in future fiscal years.

Approved phases of work will be defined as design services progress through completion of the TDP including 60% design development, 100% construction documents through final design, contractor bidding and negotiations, construction administration, and program closeout.

ALTERNATIVES:

While City Council could choose not to approve amending the agreement, the action would jeopardize the timely delivery of the TDP and potentially impact the receipt of grant funds in future years.

FISCAL IMPACT:

This ordinance approves the amendment to the professional services agreement with Corgan for Master Architect Services for the TDP at the San Antonio International Airport in an amount not to exceed \$90,000,000 for the duration of the program to a new contract value not to exceed \$120,000,000. Funding for FY 2024 in the amount of \$50 Million is available from Interim

Airport Financing and included in the FY 2024 to FY 2029 Capital Improvement Program. Payment is limited to the amounts budgeted in the Capital Improvement Program and are contingent upon City Council approval of the annual budget.

Expenses for this contract may be paid from the Terminal Development Fund and funded through the Terminal Development Project. All expenses for this contract will be in accordance with the appropriations authorized in the Terminal Development Project.

RECOMMENDATION:

Staff recommends the approval of an amendment to the professional services agreement with Corgan Associates, Inc. for Master Architect Services for the TDP at the San Antonio International Airport.