



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 16

**Agenda Date:** December 12, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Aviation Department

**DEPARTMENT HEAD:** Jesus H. Saenz Jr.

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Contract Award for the Terminal A Electrical System Expansion project at the San Antonio International Airport

**SUMMARY:**

This ordinance accepts the lowest responsive bid and approves a construction contract in the amount of \$12,965,000.00 for the Terminal A Electrical System Expansion project at the San Antonio International Airport. Funding for this contract is available from Interim Airport Financing, Capital Improvement Funds (CIF), and Federal Aviation Administration (FAA) Airport Infrastructure Grant (AIG) funds. In the event the AIG grant funds are not received, additional Airport Capital Improvement Funds or other debt funding would be appropriated to the project.

**BACKGROUND INFORMATION:**

On November 15, 2021, the President signed the Infrastructure Investment and Jobs Act, commonly referred to as the Bipartisan Infrastructure Law (BIL), which included FAA Airport Infrastructure Grants (AIG) Program. Through 2026, the AIG program will distribute formula funding based on the statutory Airport Improvement Program primary and cargo entitlement formulas. These amounts will change each fiscal year based on increased passenger and cargo

enplanements.

On June 15, 2023, City Council approved the submittal and acceptance of AIG grant application funds for the Terminal A Electrical System Expansion project at the San Antonio International Airport. The FAA has been supportive of the grant application and the City anticipates notification of the grant offer from the FAA in January 2024.

### **Terminal A Electrical System Expansion**

The current electrical system in Terminal A is at its capacity and requires an expansion to support current and additional air service while the new Terminal is being designed and constructed. This project will install new 4,000-amp fuse type switch boards with breaker-type switch boards to allow the expansion of the electrical system for future projects. There is currently no space for any electrical connections to the current switch boards or physical space to add electrical to meet the National Electrical Code.

The base bid consists of construction documents composed of Volume I and Volume II with Project Manual.

Volume I: Terminal A Electrical System Expansion Commissary Space, IDF Room and Expanded Dock - Volume I consists of Phase 1, 2 and 3. It is a building renovation to SAT Airports service level with modifications to Electrical Room, overhead sanitary & fire lines, Commissary Space and extended service Dock including new walk-in coolers & freezers. The dock expansion will require pavement demolition and new built-up concrete dock. The renovation scope includes selective demolition of CMU walls and concrete pavement, new interior finishes include paint, new mechanical, electrical, plumbing, fire suppression, communication, data, and security systems. Temporary barricades will be required with clear access maintained at dock and ramp to dock at all phases.

Volume II: Terminal A Electrical System Expansion incorporates the installation of two new 4,000 amp main switchgear sections with generator and fire pump compartments allowing room to expand for future projects. It consists of multiple electrical system shutdowns, an expanded electrical room, switchgear replacement, motor generators relocation with electrical related modifications and grounding upgrades throughout Terminal A. This work also includes mobilization, insurance and bonds, Airport safety and security, storm water pollution prevention, site preparation, unclassified excavation, construction surveying, staking and layout, all existing utility locating, protection of all existing utilities and facilities, and Contractor's quality control.

### **Procurement of Services**

This project was advertised on July 28, 2023, for construction bids in the San Antonio Hart Beat, the City's website, the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding website CivCast. Bids were opened on August 29, 2023, and two bids were received. Of these, The Sabinal Group, LLC submitted the lowest responsive bid as indicated in the attached bid summary.

Due to the utilization of federal dollars, the Disadvantaged Business Enterprise (DBE) program of the State of Texas was utilized in place of the Small Business Economic Development Advocacy

(SBEDA) Program. The DBE goal for this project is 9%. The Sabinal Group, LLC has committed to meeting the goal.

This construction contract was developed utilizing the low qualified bid process; therefore, a Contracts Disclosure Form is not required.

This vendor has acknowledged to comply with the Heat Illness Prevention Ordinance, approved on August 31, 2023, through Ordinance 2023-08-31-0585.

#### **ISSUE:**

This ordinance accepts the lowest responsive bid and approves a construction contract in the amount of \$12,965,000.00 for the Terminal A Electrical System Expansion project at the San Antonio International Airport. Funding for this contract is available from Interim Airport Financing, CIF, and FAA AIG grant funds. In the event the AIG grant funds are not received, additional CIF funds or other debt funding will be used.

This project requires a vast amount of technical support. Increased resourcing of technical and electrical engineering support is imperative to manage and control the high risk and criticality of the project. Continual oversight of this project will be supplemented by a project management/construction management team allowing SAT to remain operational during the lifecycle of the project while minimizing the risk of power shutdowns and enhancing life, fire, and safety.

This action is consistent with the City's policy of improving facilities, improving land uses, and enhancing safety at the San Antonio International Airport and maximizing utilization of federal funds.

#### **ALTERNATIVES:**

City Council could elect to not approve this construction contract which would require the City to issue another solicitation for the projects resulting in potentially higher bids and potentially delay in completion of the projects.

#### **FISCAL IMPACT:**

This ordinance accepts the lowest responsive bid and approves a construction contract in the amount of \$12,965,000.00 for the Terminal A Electrical System Expansion project at the San Antonio International Airport. Funding for this contract is available from Interim Airport Financing, Capital Improvement Funds (CIF), and Federal Aviation Administration (FAA) Airport Infrastructure Grant funds and included in the FY 2024 - FY 2029 Capital Improvement Program. The grant amount will be \$11,243,410 and will require a 25% City share amount of \$3,747,803 funded in the project. In the event the AIG grant funds are not received, additional Airport Capital Improvement Funds or other debt funding would be appropriated to the project.

**RECOMMENDATION:**

Staff recommends the acceptance of the lowest bid and approving of the construction contract to The Sabinal Group, LLC for the Terminal A Electrical System Expansion project at the San Antonio International Airport.