



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 4

**Agenda Date:** June 6, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Aviation Department

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

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Stinson Terminal and Airside Construction and Repairs

**SUMMARY:**

This ordinance approves a change order to a construction contract with Gutier, LLC for Stinson Terminal and Airside Construction and Repairs in the amount of \$323,112.88 for the purchase and installation of additional HVAC functions and mechanical screen and provides an additional \$194,887.12 in owner's contingency through the completion of the program. Funding in the amount of \$518,000 will be reallocated from the Stinson Airfield Generator Building Reconstruction project to the Stinson Terminal Roof Replacement project and is available and included in the FY 2024 – FY 2029 Capital Improvement Program.

**BACKGROUND INFORMATION:**

In March 2023, the City released a solicitation for qualified low bidders for two construction projects, the Stinson Airfield Generator Building Reconstruction and Stinson Terminal Roof Replacement. To attract more competitive bidders, the two projects were combined to create one larger solicitation, the Stinson Terminal and Airside Construction Repairs.

- Stinson Airfield Generator Building Reconstruction: Includes the work associated with the construction of a new generator building to replace the current failing building. It will also include relocating the runway/taxiway lighting regulators and replacing the main electrical service rack with a new underground electric service.
- Stinson Terminal Roof Replacement: Includes removing and replacing the roof and HVAC systems on the Stinson Terminal Building and installing a new roofing system to meet current energy codes.

On September 21, 2023, City Council approved to accept the lowest responsive bid and awarded a construction contract to Gutier, LLC for Stinson Terminal and Airside Construction Repairs for a total contract amount of \$4,091,414.

## **ISSUE:**

The Stinson Terminal Building has been fighting humidity issues since the new wing additions were completed in 2008. The humidity has caused damage to parts of the building and has required remediation. The engineering team required additional functions for the new specified HVAC units to further reduce the humidity in the building. The additional humidity reduction function was not included in initial bids due to an omission in the mechanical schedule notes. After construction began, the engineer revised the drawings to correct the omission at no cost to the City.

Additionally, the original design plans required the removal of a section of the mechanical screen on the southeast wing of the terminal building to accommodate the HVAC manufacturer's required clearances. Through collaboration between the contractor and design team, the contractor proposed the use of different HVAC units and curb adapters, allowing enough clearance to install a new mechanical screen. This shields the HVAC units from view at the street level and second floor, in compliance with the previously approved historical design.

Approval of the change order to the construction contract will increase the contract value in the amount of \$323,112.88 to \$4,431,736.34, allowing for the purchase and installation of additional rooftop heat pumps and mechanical screens. This ordinance also reallocates \$194,887.12 from the Stinson Airfield Generator Building Reconstruction project into owner's contingency funds in the Stinson Terminal Roof Replacement project.

Pursuant to Texas Local Government Code, Section 252.048, any change order that increases or decreases a contract at a value of more than \$100,000 requires City Council approval.

## **ALTERNATIVES:**

City Council could choose not to approve this change order; however, this would result in the contractor's inability to complete the project with satisfactory results.

## **FISCAL IMPACT:**

This ordinance approves a change order to a construction contract with Gutier, LLC for Stinson Terminal and Airside Construction and Repairs in the amount of \$323,112.88 for the purchase and installation of additional HVAC functions and mechanical screen. The amount of \$323,112.88 from Interim Airport Financing will be reallocated from the Stinson Airfield Generator Building Reconstruction project to the Stinson Terminal Roof Replacement project. This ordinance also reallocates \$194,887.12 from the Stinson Airfield Generator Building Reconstruction project into owner's contingency funds in the Stinson Terminal Roof Replacement project. Funding is available from Airport Interim Financing and included in the FY 2024 – FY 2029 Capital Improvement Program.

**RECOMMENDATION:**

Staff recommends approval of the change order to the construction contract with Gutier, LLC for Stinson Terminal and Airside Construction and Repairs.