



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 14

Agenda Date: December 15, 2022

In Control: City Council A Session

DEPARTMENT: Aviation Department

DEPARTMENT HEAD: Jesus H. Saenz Jr.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

West Cargo Rehabilitation Project at the San Antonio International Airport

SUMMARY:

This ordinance authorizes a change order to the construction contract with D. Wilson Construction Company in the amount of \$107,328.73 for delay claims related to the West Cargo Rehabilitation project at the San Antonio International Airport. This project was impacted with the delay of delivery of the main switchgear due to COVID and could not be connected to the system due to delays to the joint-use/easement agreement with CPS Energy. Funds are available from previously-appropriated Interim Airport Financing and are included in the FY 2023 – FY 2028 Capital Budget. This action will revise the final contract value to \$5,064,842.03.

BACKGROUND INFORMATION:

The West Air Cargo Facility, built in the early 1970s, is located at 10000 John Saunders Road and provides 32 cargo bays for individual lease for:

- ground support equipment maintenance;
- parking and maintenance of ground service equipment and ground vehicles;
- aircraft maintenance;

- cargo operations and warehousing, including handling, processing, loading, unloading, sorting, warehousing and central distribution of air freight and air cargo; and,
- general office uses related to and necessarily incidental to air freight and cargo operations.

The facility is a one level building comprised of 65,280 square feet with both landside and airside access. The 2010 Master Plan of the San Antonio International Airport identified the need for the facility to be rehabilitated.

On October 29, 2020, City Council authorized a construction contract with D. Wilson Construction in the amount not-to-exceed \$4,661,606.69 for the following scope of work:

- Demolition of existing roof and installation of a new roof
- Installation of ADA ramps
- Upgrading the electrical service to the building
- Demolition of existing metal wall panels and installation of new insulation, soffits and fascia
- Upgrading security cameras and cabling
- Replacing 52 overhead and 32 pedestrian doors
- Upgrading the loading docks
- Installing a restroom
- Installing floor drains
- Milling, overlaying and striping the parking lot

ISSUE:

This action will approve a change order in the amount of \$107,328.73 for delay claims related to the W Cargo Rehabilitation project. Delays were incurred during the construction phase when the installation of a surge protection device required a revision to the main switchgear, which had to be ordered for the project. When the new switchgear was delivered (delayed due to COVID) and installed, the system could not be connected due to the delays in joint-use /easement agreement with CPS Energy.

City Council authorization is required for change orders in the amount of \$100,000.00

ALTERNATIVES:

As an alternative, City Council could require staff to complete a bid process for the work. However, this could lead to further delays, extending the timeline of the project and potentially increasing the cost of the work.

FISCAL IMPACT:

This is a one-time capital improvement expenditure in the amount of \$107,328.73 payable to D. Wilson construction for construction services related to the delay claim change order. Funds are available from previously-appropriated Interim Airport Financing and are included in the FY 2023 – FY 2028 Capital Budget.

RECOMMENDATION:

Staff recommends the approval of the change order with D. Wilson Construction for the West Cargo Rehabilitation project at the San Antonio International Airport.