

City of San Antonio



AGENDA

City Council A Session

Municipal Plaza Building
114 W. Commerce Street
San Antonio, Texas 78205

Thursday, June 6, 2024

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

9:00AM: Call to Order

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

4.

2024-06-06-0379

Ordinance approving 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 allow an additional \$194,887.12 in owner's contingency. Funding is from a reallocation from the Stinson Airfield Generator Building Reconstruction project to the Stinson Terminal Roof Replacement project and is included in the FY 2024 – FY 2029 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 04/06/2025 07:56 AM



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 4

Agenda Date: June 6, 2024

In Control: City Council A Session

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.



**CITY OF SAN ANTONIO
AVIATION DEPARTMENT
FIELD ALTERATION/ CHANGE ORDER REQUEST**

FA Form - Aviation
Rev. 2/2023

Date Prepared: 5/23/2024 Field Alteration No. 3 Project No. 33-00091

Project Name: Stinson Terminal Roof Replacement

The revision or amendment described below is to the work originally or previously specified in the contract documents. This notification is hereby requested, including all changes in costs and time. (Describe work to be added or deleted, including SAP Material number. Attach a revised plan sheet affected or drawings.)

Item No:	Description	Quantity	Unit	Unit Price	Cost
1	Provide Modulating Hot Gas Re-Heat for Humidity Control	19	EA	\$6,400.00	\$121,600.00
2	Subcontractor Labor	19	EA	\$2,625.00	\$49,875.00
3	Subcontractor Insurance Bonding	1	EA	\$8,573.75	\$8,573.75
4	Install Screen Wall System located at Terminal Building A	1	EA	\$143,064.13	\$143,064.13
				Total	\$323,112.88

Justification for Proposed Alteration (Describe in detail why this work is to be added or deleted. Use attachments if necessary.):

The purpose of this alteration is due to the revision of the mechanical drawings M1-501 and M2-502, which entails selecting note #2 (Provide Modulating Hot Gas Re-Heat for Humidity Control) in the Package Rooftop Heat Pump Unit Schedule for all 19 rooftop units and the installation the mechanical screen wall at Terminal Building A that eliminated in the Design Phase because the size of the new RTUs didn't allow to have the clearance needed for maintenance between the mechanical screen wall and the new RTUs.

Field Alteration will result in change to Contract Cost as:

☒ Increase ☐ Decrease \$ 323,112.88

Field Alteration will result in change to Contract Days as:

☐ Increase ☐ Decrease

(To be negotiated by the Contractor and the City.)

☐ Working Days ☒ Calendar Days # Days 0

REQUESTED BY:

Indra Gutierrez
Indra Gutierrez, President
Gutier, LLC

05/23/2024
Date

RECOMMENDED BY:

Ben Seaman
Ben Seaman, P.E., Technical Manager
AtkinsRéalis

05/23/2024
Date

AVIATION DEPARTMENT APPROVALS

RECOMMENDED BY:

Gamble Monney, Vertical Construction Manager
Department of Aviation, City of San Antonio

Date

Jose La Placa, Aviation Project Manager
Department of Aviation, City of San Antonio

Date

This Field Alteration Amount: \$ 323,112.88

Total Original Contract: \$ 4,091,414.00

WBS Element:	<u>33-00091-05-02-01</u>	<u>33-00287-05-02-01</u>			
Previous Field Alterations:	\$0.00	\$17,209.46	\$0.00	\$17,209.46	\$17,209.46
This Field Alteration:	\$323,112.88	\$0.00	\$0.00	\$323,112.88	\$323,112.88
Total Field Alterations to date:	\$323,112.88	\$17,209.46	\$0.00	\$340,322.34	\$340,322.34

Field Alterations to date: \$ 340,322.34

REVISED CONTRACT VALUE: \$ 4,431,736.34

Percent of Original Contract: 8.32%

Vendor #: 1091799

Ordinance #: 2023-09-21-0658
Contract #: 4600022987

This FA Ordinance #:
Purchase Order #: 4500448360

CONTRACT SUMMARY

		Stinson Gen Bldg		Stinson Roof & HVAC		Total
		33-00287		33-00091		
Original Contract Value		\$ 1,406,768.00		\$ 2,684,646.00	\$ -	\$ 4,091,414.00
Field Alteration	1	\$ 5,613.00		\$ -		\$ 5,613.00
Field Alteration	2	\$ 11,596.46		\$ -		\$ 11,596.46
Field Alteration	3	\$ -		\$ 323,112.88	\$ -	\$ 323,112.88
Field Alteration	4	\$ -		\$ -	\$ -	\$ -
Field Alteration	5	\$ -		\$ -	\$ -	\$ -
Revised Contract Value		\$ 1,423,977.46	\$ -	\$ 3,007,758.88	\$ -	\$ 4,431,736.34

ORDINANCE

APPROVING 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 TO AUTHORIZE THE PURCHASE AND INSTALLATION OF ADDITIONAL HVAC FUNCTIONS AND MECHANICAL SCREEN AND PROVIDE AN ADDITIONAL \$194,887.12 IN OWNER'S CONTINGENCY THROUGH THE COMPLETION OF THE PROGRAM.

* * * * *

WHEREAS, 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; and

WHEREAS, to attract more competitive bidders, the two projects were combined to create one larger solicitation, the Stinson Terminal and Airside Construction Repairs; and

WHEREAS, 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; and

WHEREAS, 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 with funding in the amount of \$518,000 reallocated from the Stinson Airfield Generator Building Reconstruction project to the Stinson Terminal Roof Replacement project and available and included in the FY 2024 – FY 2029 Capital Improvement Program; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager, or designee, is authorized to execute 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 with funding in the amount of \$518,000 reallocated from the Stinson Airfield Generator Building Reconstruction project to the Stinson Terminal Roof Replacement project and available and included in the FY 2024 – FY 2029 Capital Improvement Program, a copy of which is set out in **Exhibit 1**.

SECTION 2. Funds in the amount of \$518,000.00 are authorized to be reduced in Fund 51099000, Project 33-00287, WBS Element 33-00287-05-02-01 and GL Account 5201140.

SECTION 3: Funds in the amount of \$518,000.00 are authorized to be reduced in Fund 51099000, Project 33-00287, WBS Element 33-00287-90-19-01 and GL Account 6101100.

SECTION 4: Funds in the amount of \$518,000.00 are authorized to be reduced in Fund 51005012, Project AV-00026, WBS Element AV-00026-01-01-11 and GL Account 6102100.

SECTION 5: Funds in the amount of \$518,000.00 are authorized to be appropriated in Fund 51005012, Project AV-00026, WBS Element AV-00026-01-01-04 and GL Account 6102100.

SECTION 6: Funds in the amount of \$518,000.00 are authorized to be appropriated in Fund 51099000, Project 33-00091, WBS Element 33-00091-90-19-01 and GL Account 6101100.

SECTION 7: Funds in the amount of \$323,112.88 are authorized to be appropriated in Fund 51099000, Project 33-00091, WBS Element 33-00091-05-02-01 and GL Account 5201140.

SECTION 8: Funds in the amount of \$194,887.12 are authorized to be appropriated in Fund 51099000, Project 33-00091, WBS Element 33-00091-05-06 and GL Account 5201140.

SECTION 9: Payment not to exceed \$518,000.00 is authorized to be encumbered with a purchase order and made payable to Gutier, LLC. Payment is in support of Stinson Terminal and Airside Construction and Repairs. Funding is provided by Interim Airport Financing savings in the Stinson Generator Building reconstruction project and is included in the FY 2024 - FY 2029 CIP Budget.

SECTION 10: The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Fund Numbers, Project Definitions, WBS Elements, Internal Orders, Fund Centers, Cost Centers, Functional Areas, Funds Reservation Document Numbers, and GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 11. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

MAT
06.06.2024
Item No.

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.

PASSED and APPROVED this 6th day of June, 2024.

M A Y O R
Ron Nirenberg

ATTEST:

Debbie Racca-Sittre, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

MAT
06.06.2024
Item No.

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.

EXHIBIT 1

STINSON TERMINAL AND AIRSIDE CONSTRUCTION CHANGE ORDER

Change Order to Stinson Terminal & Airside Construction & Repairs Project

Item 4

June 6, 2024

Jesus H. Saenz, Jr., IAP, Director, Aviation



Project Background

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



Terminal Roof
Replacement



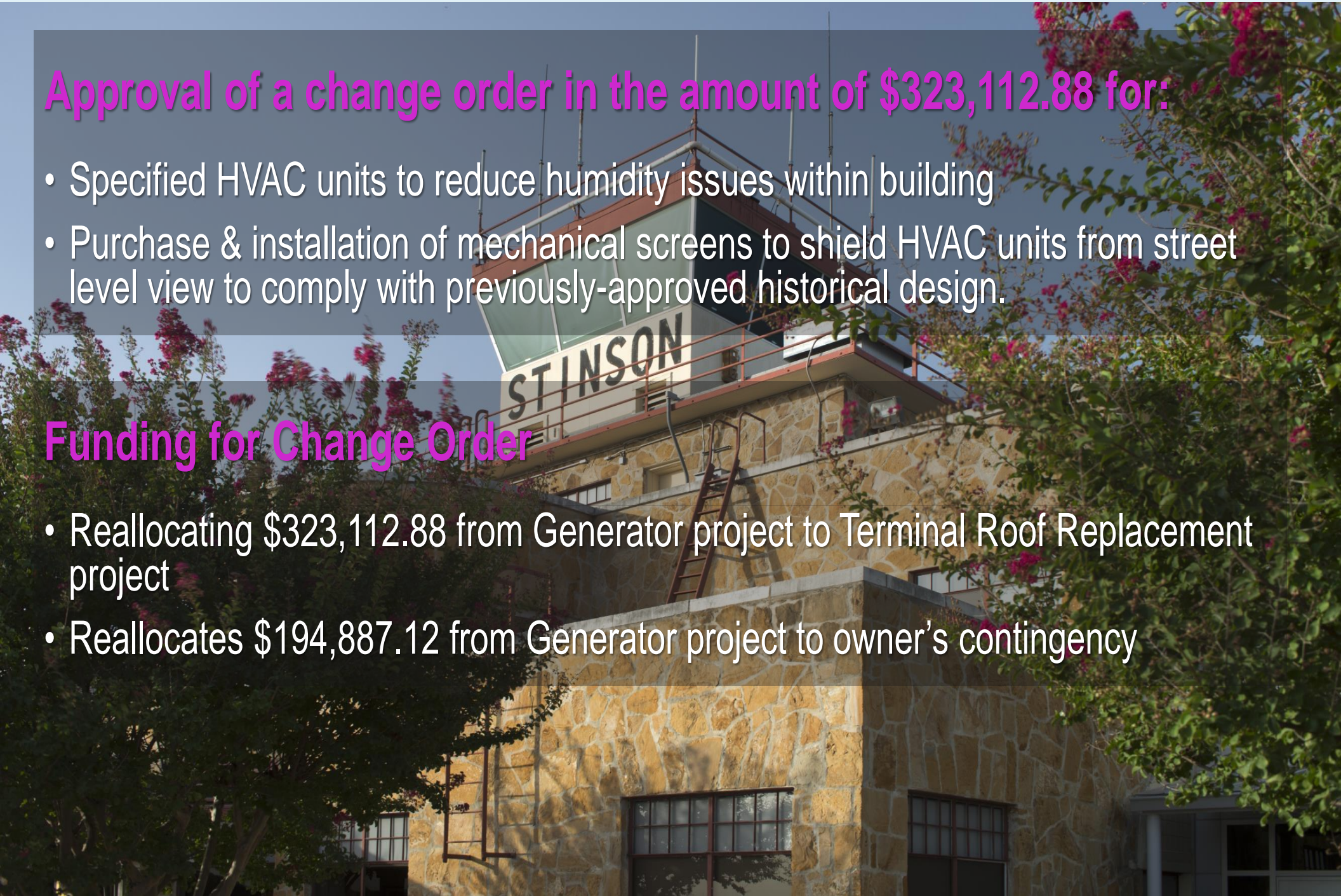
Generator Building
Reconstruction

Approval of a change order in the amount of \$323,112.88 for:

- Specified HVAC units to reduce humidity issues within building
- Purchase & installation of mechanical screens to shield HVAC units from street level view to comply with previously-approved historical design.

Funding for Change Order

- Reallocating \$323,112.88 from Generator project to Terminal Roof Replacement project
- Reallocates \$194,887.12 from Generator project to owner's contingency



Change Order to Stinson Terminal & Airside Construction and Repairs Project

Item 4

June 6, 2024

Jesus H. Saenz, Jr., IAP, Director, Aviation

