



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** November 18, 2021

**In Control:** City Council A Session

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**DEPARTMENT:** Aviation Department

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

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Award of a Construction Contract for the Terminal A and Terminal B Gate Expansion Project at the San Antonio International Airport

**SUMMARY:**

An ordinance accepting the lowest responsive bid and awarding a construction contract to Archer Western Construction, LLC in the amount not-to-exceed \$15,443,116.20 for the Terminal Gates Expansion project at the San Antonio International Airport. This project will procure and install two fixed boarding bridges and passenger boarding bridges at three gates in the terminal facility to bring the total gates for both terminals to 27. The project will also provide additional gate space for boarding activities to support one of the new gates in Terminal B. This action accepts the alternate bid for an additional lane at the Terminal B security checkpoint to support the additional passengers. The equipment will be provided by the Transportation Security Administration.

**BACKGROUND INFORMATION:**

During the development of the Strategic Development Plan, the need for additional gates to address the current and projected passenger forecast at San Antonio International Airport was identified. By 2040, the Airport is forecasting a 50% passenger growth, from 10 million to 15 million

passengers. The Aviation Department developed two projects, the Terminal A Gate Expansion and Terminal B Gate Expansion, that would construct three new gates to the San Antonio International Airport, one in Terminal A and two in Terminal B.

This project was advertised on August 27, 2021 for construction bids in the San Antonio Hart Beat, on the City's website, on the Texas Electronic State Business Daily, on TVSA, and through the electronic bidding site CivCast. Bids were opened on October 1, 2021 and two bids were received. Of these, Archer Western Construction, LLC submitted the lowest responsive bid, which included the acceptance of the alternate of a new passenger lane at the Terminal B Security Checkpoint. A summary of the bid outcome is included herein.

The project procures and installs two fixed boarding bridges and passenger boarding bridges at all three gates as well as the pre-conditioned air units and ground power units used in the bridges. It also includes the construction of 2,500 square feet of additional space at one of the Terminal B gates which will serve as the seating area for the new gate. The project will also provide relocation striping for the Vehicle Service Road, new striping of gates on the Airport Operations Area to support the projects and the supporting electrical, IT, plumbing, civil, mechanical, and structural work.

This project also includes an alternate for an additional lane at the Terminal B Security Checkpoint to support the new passenger levels.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the contract to maximize the amount of small, minority, and women-owned business participation on the contract. The Goal Setting Committee set a 13% Minority/Women Business Enterprise subcontracting goal and a 2% African American Business Enterprise subcontracting goal. Archer Western Construction, LLC has committed to meeting the subcontractor participation goals.

This construction contract was developed utilizing the low bid process; therefore, Contract Disclosure forms are not required.

## **ISSUE:**

This ordinance accepts the lowest responsive bid and awards a construction contract to Archer Western Construction, LLC in the amount of \$15,443,116.20. This project will construct three new gates with new fixed boarding bridges and passenger boarding bridges to bring the total number of gates for both terminals to 27. When complete, Terminal B will have 10 gates and Terminal A will have 17 gates. Additionally, the project will include the supporting electrical, IT, civil, mechanical and plumbing work to support the new gates.

Archer Western Construction, LLC completed or is serving as the contractor for similar gate expansion projects at Dallas Fort Worth International, Los Angeles International Airport and Charlotte Douglas International Airport. The firm is also overseeing the Baggage Handling

Recapitalization project at Bush Intercontinental Airport and the West Terminal Expansion project at Charlotte Douglas International Airport.

### **ALTERNATIVES:**

As an alternative, City Council could choose not to award this contract and require staff to re-advertise this project. Considering the additional time required for another solicitation process, this would adversely affect the completion of the project and potentially increase the project costs.

### **FISCAL IMPACT:**

This ordinance accepts the lowest responsive bid and awards a construction contract to Archer Western Construction, LLC in the amount not-to-exceed \$15,443,116.20 for the Terminal Gates Expansion project at the San Antonio International Airport.

Of the \$15,443,116.20 contract value, funding from the previously-appropriated Interim Airport Financing in the amount of \$13,095,350.20 is available from the Terminal B Expansion project. The rest of the funding, \$2,347,766.00, will come from the Terminal A Gate Expansion project. Currently within the Terminal A Project, \$6,789,000.00 is being provided by PFC (Passenger Facility Charges) funds, which has usage requirements that the Aviation Gate Expansion does not meet. These PFC funds are being removed and replaced with \$6,789,000.00 from the Airport Improvement & Contingency Fund (CIF).

The Aviation Department has available CIF Funding and will identify another project for approval and use of PFC funds.

### **RECOMMENDATION:**

Staff recommends the approval of this ordinance awarding a construction contract to Archer Western Construction, LLC in the amount of \$15,443,116.20 for the Terminal Gates Expansion Project.