



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 7

Agenda Date: March 9, 2023

In Control: City Council A Session

DEPARTMENT: Aviation Department

DEPARTMENT HEAD: Jesus H. Saenz Jr.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Award for Master Architect Services for the Terminal

SUMMARY:

This ordinance approves a professional services agreement with Corgan Associates, Inc. (Corgan) for architectural and engineering services for the Terminal Development Program at the San Antonio International Airport in an amount not to exceed \$30,000,000.00 over the duration of the program. Funding for FY 2023 is available in the amount \$5,684,000.00 from Interim Airport Financing and is included in FY 2023 – FY 2028 Capital Improvement Program. Funding for future years is contingent upon City Council approval of the annual budget. The City will seek reimbursement for eligible project costs through the submittal of FAA grant submissions in future fiscal years.

Corgan will be responsible for architectural and engineering service for the Terminal Development Program through the life of the program. The consultant will provide design and coordination to a level of service that shall be defined as the program progresses for the following projects that include, but are not limited to, the new terminal facility, ground transportation center and parking garage, terminal support facilities, public safety building, centralized concessions receiving and distribution facility, and terminal roadway realignment.

BACKGROUND INFORMATION:

On November 18, 2021, City Council approved the Strategic Development Plan for the San Antonio International Airport which identified the need for a new terminal facility to meet the current demand for air travel as well as the forecasted growth of the community. On May 18, 2022, the Aviation Department presented its initial schedule and plan for the design and construction of the new terminal facility and its enabling projects by the end of the second quarter of 2028. As part of the presentation, Council was briefed on several high-profile solicitations to support the plan, including Master Architect Services. Airports utilize a Master Architect to ensure consistent, cohesive design elements for each project in a terminal development program. Additionally, a Master Architect is able to work with various project delivery methods and able to phase projects so the overall program remains on schedule.

City Council was briefed on this solicitation during the May 18th B Session. On August 5, 2022, the City released a Request For Qualifications for these services and five proposals were received on September 30, 2022. All five proposals were deemed responsive and moved forward for full proposal evaluations. The evaluation committee included representatives from the City Manager's Office, San Antonio Airport System, Information & Technology Services Department, United Airlines, Public Works Department, Weston Urban, Terra Finna Energy and the Airport Advisory Commission. The evaluation committee met to discuss and score the five responsive proposals on November 4, 2022 based on the published criteria: experience, background qualifications of respondent, key personnel and key sub-consultant; understanding of the project and proposed management plan; and Disadvantaged Business Enterprise (DBE). Corgan received the most points and the evaluation committee reconvened on December 2, 2022 to interview the firm. The scores remained the same.

Disadvantaged Business Enterprise (DBE)

The solicitation was released under the FAA DBE Program; therefore, the DBE Program requirements of Title 49 Code of Federal Regulation Part 26 applies. The DBE goal is set based on relative availability of certified DBE firms in relation to the universe in specific trades in the primary market. The primary market is San Antonio Metropolitan Statistical Area, however, participation is open for all DBE certified firms from anywhere in Texas or the nation. The DBE Liaison Officer from the Aviation Department established a contract specific goal of 14% of the total dollar value of the contract. Ten points were applied to all firms for meeting the DBE Goal and 10 points were applied based on their narrative statement.

ISSUE:

This ordinance approves a professional services agreement with Corgan Associates, Inc. for architectural and engineering services for the Terminal Development Program at the San Antonio International Airport in an amount not to exceed \$30,000,000.00 over the duration of the program.

The general scope of services for the professional services agreement for Master Architect include:

- Design and coordination for projects in the Terminal Development Program with the level of design for each project defined as the program progresses. These include, but are not limited to:
 - New Terminal, including central processor and Federal Inspection Station
 - Ground Transportation Center and Parking Garage
 - Terminal Support Facilities (triturator, trash compactor, etc.)
 - Public Safety Building
 - Centralized Concessions Receiving and Distribution Facility
 - Terminal Roadway Realignment
 - Jet A Hydrant Fueling System
- Incorporate sense of place into design and construction of facilities through application of the San Antonio International Airport Design Standard Manual, review of technical documents and incorporation of the City's Public Art Program
- Function as the City's independent representative to represent the interests of City throughout all subsequent Terminal Development Program design and construction for the duration of those projects as requested by the Airport Director
- Review and comment on:
 - Terminal Development Program planning and design alternatives as to consistency with Program objectives and priorities, as well as with the SAT Airport Design Standard Manual
 - Terminal Development Program phasing, constructability, and maintenance of operations
- Participate in project construction to the extent required to facilitate efficient delivery and accomplishment of Program objectives.
- Work collaboratively with the Executive Program Manager (EPM), Program Management/Construction Management (PM/CM) team, construction teams, any subsequent design teams and City staff, tenants, other consultant teams and public entities to ensure that the entire TDP is aligned and executed in the manner directed by the City
- Support City, EPM and PM/CM and others by:
 - developing implementation strategies, preparing scopes, and evaluating procurements for construction packages and any subsequent design packages as requested
 - developing and presenting status reports on the TDP and specific projects
 - preparing supporting information for funding including FAA (AIP, PFC, AIG, ATP) and bonds.
 - providing construction phase services including but not limited to, responding to Requests for Information, Field Alterations/Change Orders, Payment Requests, percentage complete, construction inspection reports and construction materials testing reports
 - using leadership and technical skills to facilitate a partnering approach to issues identification and resolution

ALTERNATIVES:

While City Council could choose not to approve awarding the agreement, the action would likely jeopardize the delivery of the Terminal Development Program and potentially impact the receipt of grant funds in future years. This solicitation process followed local, state and federal procurement policies and procedures.

FISCAL IMPACT:

This ordinance approves a professional services agreement with Corgan Associates, Inc. (Corgan) for architectural and engineering services for the Terminal Development Program at the San Antonio International Airport in an amount not to exceed \$30,000,000.00 over the duration of the program. Funding for FY 2023 is available in the amount \$5,684,000.00 from Interim Airport Financing and is included in FY 2023 – FY 2028 Capital Improvement Program. Funding for future years is contingent upon City Council approval of the annual budget. The City will seek reimbursement for eligible project costs through the submittal of FAA grant funds in future fiscal years.

RECOMMENDATION:

Staff recommends approval of the professional services agreement with Corgan Associates, Inc. for Master Architect services for the Terminal Development Plan for the San Antonio Airport System.