

City of San Antonio



AGENDA

City Council B Session

Council Briefing Room
100 Military Plaza
San Antonio, Texas 78205

Wednesday, November 29, 2023

2:00 PM

City Hall Complex

The City Council will hold its meeting 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.

Once a quorum is established, the City Council shall consider the following

1. Briefing on the Terminal Development Program for the San Antonio International Airport and a post-solicitation briefing on the Construction Manager at Risk for the New Terminal Facility for the San Antonio International Airport. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

5:00 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.

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.

Posted on: 11/29/2023 02:01 PM



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 1

Agenda Date: November 29, 2023

In Control: City Council B Session

DEPARTMENT: Aviation Department

DEPARTMENT HEAD: Jesus H. Saenz Jr.

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Terminal Development Program Update and Post-Solicitation Briefing on the Construction Manager at Risk for the New Terminal Facility at the San Antonio International Airport

SUMMARY:

The Aviation Department will brief City Council on the status of the Terminal Development Program for the San Antonio International Airport. This briefing will include a post-solicitation briefing on the Construction Manager at Risk (CMR) for the New Terminal Facility. The CMR will work with the Master Architect and the City to construct the new Terminal Facility which is scheduled for completion by Q2 2028.

BACKGROUND INFORMATION:

On November 18, 2021, City Council approved the Strategic Development Plan (SDP), a Master Planning process required by the Federal Aviation Administration to take place every eight to 10 years. This process is a comprehensive, long-range study of every physical aspect of an airport to ensure it meets projected demand and serves its designated role within the national airport system. The SDP for the San Antonio International Airport identified airfield, terminal, roadway and supporting infrastructure improvements to support the economic growth of our region. The SDP developed into the Terminal Development Program (TDP), which is targeting

completion of a new terminal and its associated enabling projects by the end of the second quarter of 2028. In the more than 18 months since the presentation of the TDP, the Aviation Department has briefed City Council on the Terminal Development Program five additional times which included pre- and post-solicitation briefings for high-profile contracts which included contracts for the Executive Program Manager; Master Architect and Project Manager/Construction Manager for the TDP.

ISSUE:

In the May 11, 2023 B Session, the Aviation Department provided a pre-solicitation briefing for the Construction Manager at Risk for the New Terminal Facility for the San Antonio International Airport with a scope of work including the demolition of the existing facilities, utilities and mechanical systems and other tasks associated with preparing the site for the new terminal. The scope of work will also include:

- 17-gate concourse & associated aircraft apron
- Expansion of elevated roadway & addition of weave lanes
- Central Utility Plant Enhancements
- Multi-story ground transportation center including additional parking
- New Federal Inspection Service (FIS)/Customs Area
- Related demolition/preparation site work
- Utilities improvements
- North Ramp Remain Overnight Aircraft parking

The City released the solicitation on June 5, 2023. The post-solicitation briefing will cover the estimated contract value, proposed contract term, scope of work, scoring criteria and summary, and due diligence results.

ALTERNATIVES:

This item is for briefing purposes only.

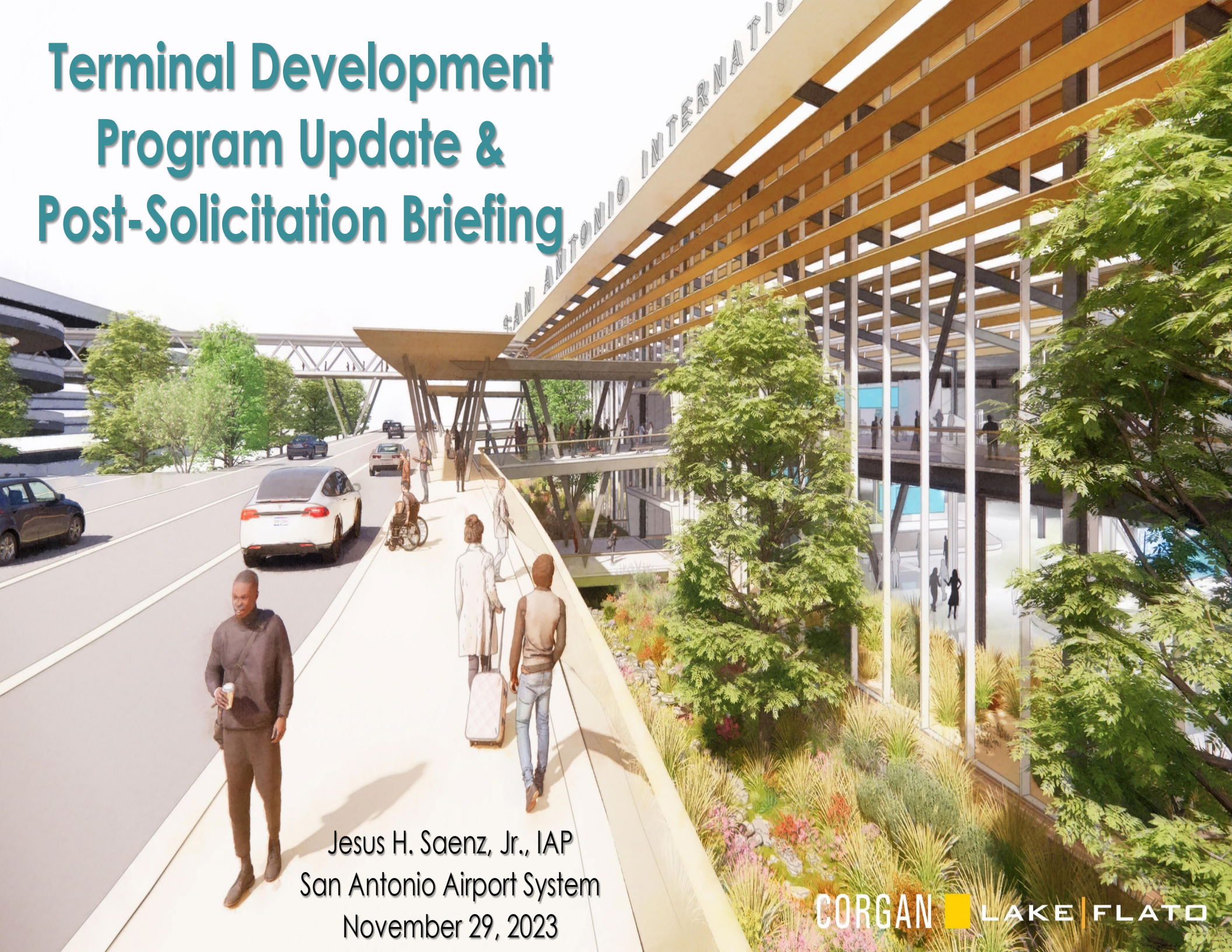
FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.

Terminal Development Program Update & Post-Solicitation Briefing

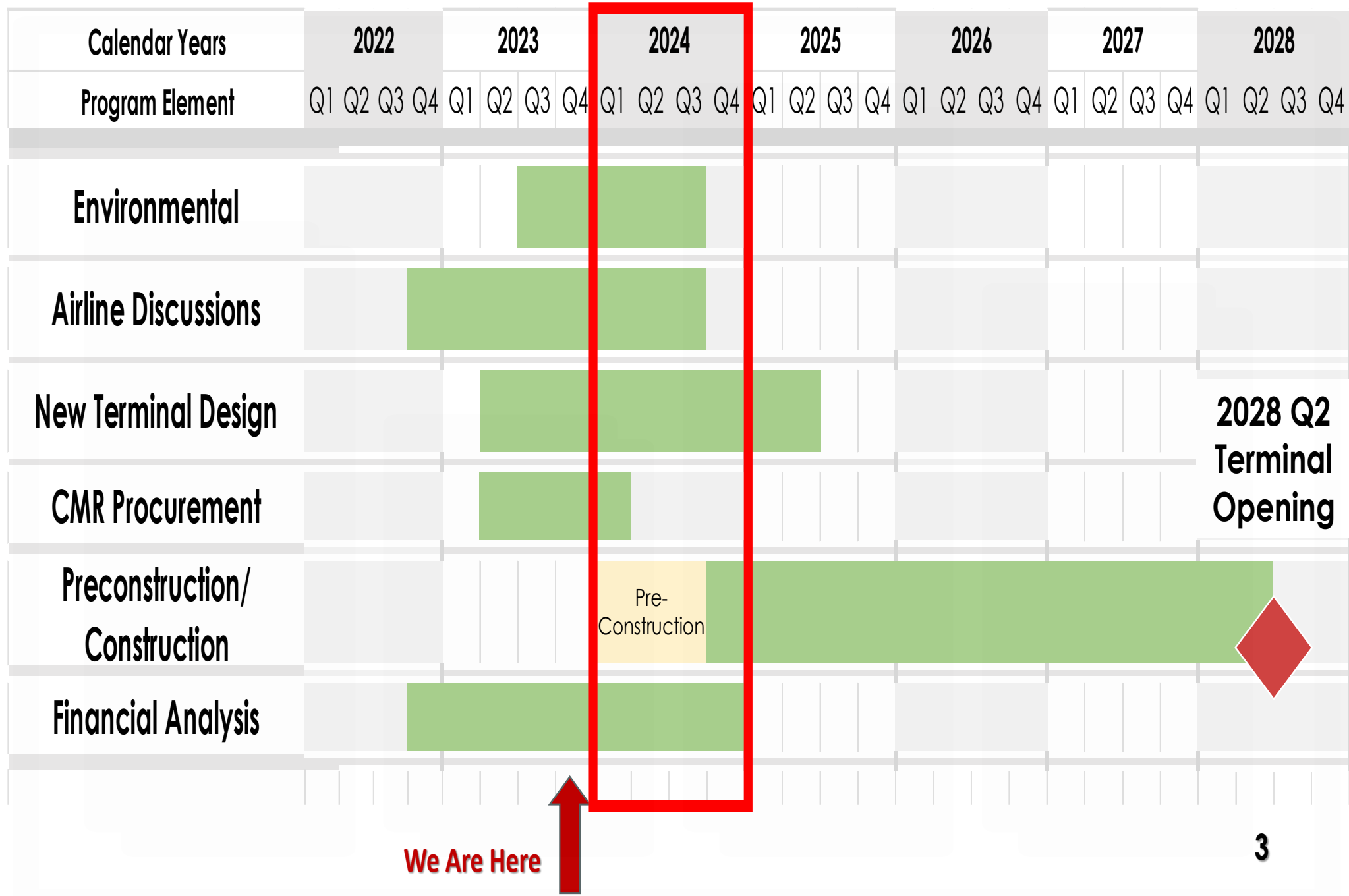


Jesus H. Saenz, Jr., IAP
San Antonio Airport System
November 29, 2023

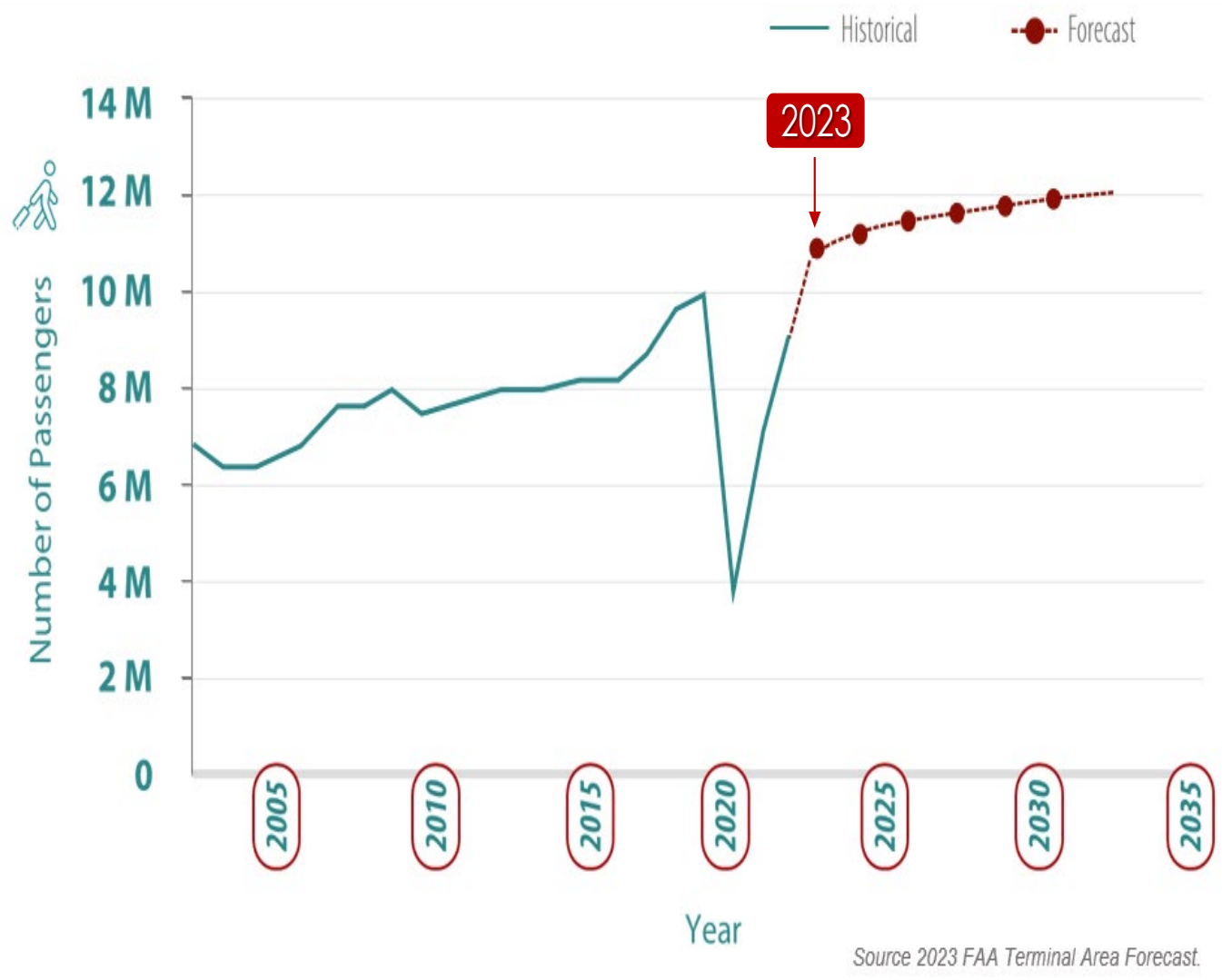
Agenda

- Terminal Development Program Update
- Solicitation Briefing
 - Post-Solicitation for the Construction Manager at Risk for New Terminal Facility

Where We Are Today



San Antonio's Recovery & Strong Future



- Broke records in last 5 months
- Record-Breaking Seat Capacity for Thanksgiving 2023
- FAA Forecast San Antonio Airport will reach **~12M** passengers by 2030

Air Service Growth

SAN ANTONIO INTERNATIONAL AIRPORT



NONSTOP DESTINATIONS



What Is Driving The Growth In Air Service?



Passengers Are Choosing San Antonio As Destination of Choice

- Strong Leisure Market
- Airlines Are Meeting Demand
 - 45 Non-Stop Markets
 - 8 International Markets



Planning Efforts Are Paying Off

- 2022: New Gates in Terminals A and B
- 2025: 3 New Gates in Terminal A/additional capacity
- 2028: New Terminal Facility

Post-Solicitation for Construction Manager at Risk for New Terminal Facility



1

**CMR
Method**

2

**Solicitation
Process**

3

**12/12/23
Council
Actions**

New Terminal Facility Project Scope

- 17-gate concourse & associated aircraft apron with New Federal Inspection Service (Customs Area)
- Expansion of elevated roadway
- Central utility plant enhancements
- Multi-story ground transportation center including additional parking
- North ramp remain overnight aircraft parking
- Related demolition/preparation site work
- Utilities improvements

CMAR Construction Contract Value:

- Not to Exceed \$1 Billion (of \$1.4B program)

Solicitation Type:

- Construction Manager at Risk



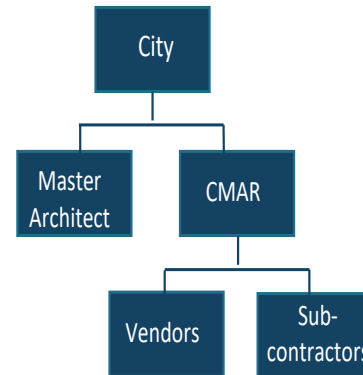
Why CMAR For New Terminal Facility?



CMAR works with Master Architect to **maintain cost and schedule efficiencies** through design phase

Improves project's **constructability & biddability**

Implementation of real-time options that can save time or budget *without reducing project quality*



City keeps control of design through a direct relationship with Master Architect

Allows City to engage CMAR to work with the Master Architect early *in the process*



Market-based project pricing of all major Project elements

Significant opportunity for local contractors as CMAR is required to bid out all projects

CMAR Procurement Diversity & Inclusion Process

Construction Eligible for Federal Funding/Grants
Through FAA

Disadvantaged Business Enterprise

- Pre-Construction DBE goal is 11.33%
- Goals will be set for each individual package
- Selected contractors will need to meet or exceed set goals
- Will include progress in periodic reports to Council

Per 49 CFR Part 26, as a requirement of accepting federal funding for projects, associated solicitations must be selected under DBE Program.

SBEDA and other local preference programs cannot be applied, nor can geographic preference be used in awarding points.¹⁰

CMAR Bidding Opportunities

Bid Package Opportunities: **Approximately 20-25**



Total Construction Spend - \$1B

Evaluation Committee



Maria Villagomez

Deputy City Manager,
Evaluation Committee Chair



Jeff Coyle

Assistant City Manager



Jesus Saenz, Jr. IAP

Director of Airports



Tim O'Krongley

Deputy Aviation Director



John Dickson

Airport System Development
Committee Chair



Gen. Ed Rice (retired)

Airport System Development
Committee Member



Dave Brandenburg

Executive Program Manager



Doreen Danielson

Airline Technical Representative



Frank Rucker

Deputy General Manager of
Infrastructure, Hartsfield-Jackson
Atlanta International Airport

Schedule



May 11, 2023

Pre-Solicitation B Session



August 11, 2023

Evaluation Committee Met
& Scored 3 Responses



June 5, 2023

Release of Solicitation
Documents



September 26, 2023

Interviews with 3 Firms;
Negotiations initiated with
selected respondent



July 21, 2023

3 Responses Received; due
diligence performed



November 29, 2023

Post Solicitation B Session
with target Council Date of
December 12, 2023

2-Step Evaluation Process

Written Proposals: Is the proposer qualified? (RFQ)

Experience, Background, &
Qualifications of CMAR including Sub
Consultants

Qualifications for Key Personnel

General Proposed Work
Plan/Approach

Interviews: How will the proposer approach the project? (RFP)

Detailed Proposed Work
Plan/Approach

Proposed Costing Methodology

Disadvantaged Business
Enterprise Program

Step 1: Proposer Qualification Scoring

RFQ: #AVI060523JR Construction Manager at Risk for New Terminal Facility Score Summary STEP 1 August 11, 2023	Maximum Points	Austin Commercial, LP 3535 Travis Street, Suite 300 Dallas, TX 75204	Hensel Phelps Construction Co 8326 Cross Park Dr. Austin, TX 78754	Sundt PCL Joint Venture 714 S. Santa Rosa Avenue San Antonio, TX 78204
A -Experience, Background, & Qualifications of CMAR including Subcontractors	35	31.22	30.56	29.67
B - Qualifications of Key Personnel	35	28.22	28.22	29.56
C - General Proposed Work Plan/Approach	30	25.89	26.00	25.00
TOTAL SCORE	100	85.33	84.78	84.23
RANK BASED ON TOTAL SCORE		1	2	3

Step 2: Approach to Project Evaluation

RFQ: #AVI060523JR Construction Manager at Risk for New Terminal Facility Score Summary STEP 2 September 26, 2023	Maximum Points	Hensel Phelps Construction Co 8326 Cross Park Dr. Austin, TX 78754	Austin Commercial, LP 3535 Travis Street, Suite 300 Dallas, TX 75204	Sundt PCL Joint Venture 714 S. Santa Rosa Avenue San Antonio, TX 78204
A - Detailed Proposed Work Plan/Approach	50	47.00	36.33	19.56
B - Proposed Costing Methodology*	30	20.06	22.09	26.53
A - B Sub-Total	80	67.06	58.42	46.09
C - Disadvantaged Business Enterprise (DBE) Program	20	20.00	20.00	20.00
TOTAL SCORE	100	87.06	78.42	66.09
RANK BASED ON TOTAL SCORE		1	2	3

*Costing Methodology was scored based on two components.

Hensel Phelps

- Global Aviation Terminal Contractor
- Largest Aviation Contractor in the Country
- \$20B+ in experience at Active Airports
- Proven Track Record With Successful Mentor-Protégé Program
- Networking Events Designed To Reach Out to Local Small Business Communities

- ✓ Nashville (BNA)
- ✓ Miami (MIA)
- ✓ Los Angeles (LAX)
- ✓ Seattle (SEA)



Orlando International Airport



Tampa International Airport

- ✓ Baltimore (BWI)
- ✓ Austin (AUS)
- ✓ Houston Hobby (HOU)
- ✓ Houston (IAH)

TDP Budget Breakdown

Contract Capacity Through Construction of New Terminal

	Approved to Date	Approval Request Dec 12, 2023	Total
CMAR General Conditions and Fee (12.65%)		Not to Exceed: \$1 Billion	Not to Exceed: \$1 Billion
Executive Program Manager Anser Advisory (2%)	\$6 Million	\$24 Million	\$30 Million
PM/CM Freese & Nichols (4%)	\$32 Million	\$23 Million	\$55 Million
Master Architect Corgan (10%)	\$30 Million	\$90 Million	\$120 Million
Other Project Costs Not Within CMAR (Return to Council as Appropriate)			\$195 Million
Overall Entire Program Budget: \$1.4 B			

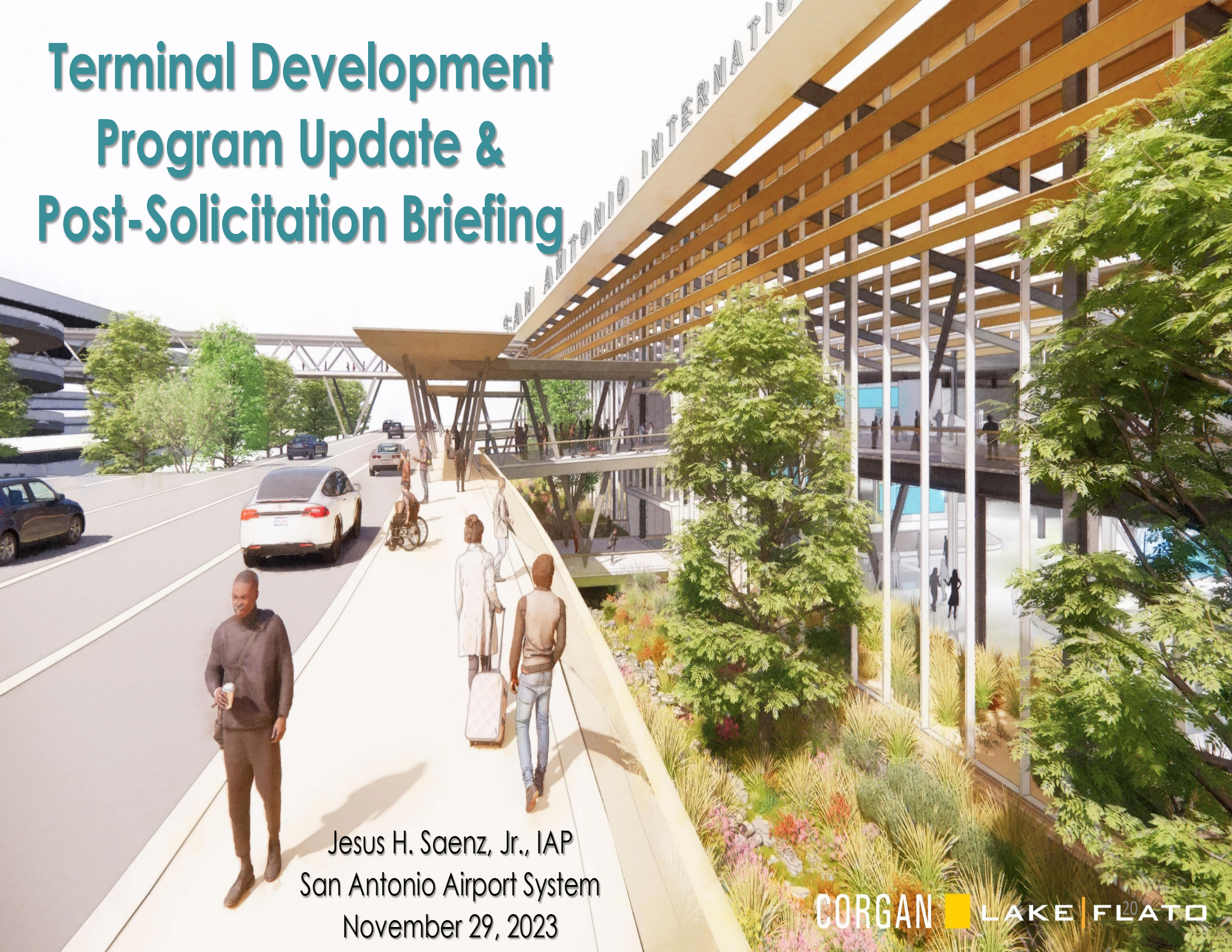
December 12, 2023

City Council to consider authorizing:

- Construction Manager at Risk for New Terminal
- Amendments to:
 - Executive Program Manager
 - Program Management/Construction Management
 - Master Architect



Terminal Development Program Update & Post-Solicitation Briefing



Jesus H. Saenz, Jr., IAP
San Antonio Airport System
November 29, 2023