

AN ORDINANCE 2010-05-13-0420

**AWARDING A CONSTRUCTION CONTRACT TO STRUCTURE TONE SOUTHWEST, INC. IN THE AMOUNT OF \$915,000.00 FOR THE TERMINAL B AIRLINE TENANT FINISH OUT PROJECT AT SAN ANTONIO INTERNATIONAL AIRPORT.**

\* \* \* \* \*

**WHEREAS**, a solicitation for the finish out of space to be occupied by airline tenants in Terminal B of the San Antonio International Airport (the "Project") was advertised in March 2010 and nine responsive bids were received; and

**WHEREAS**, this Ordinance awards a construction contract to the low bidder Structure Tone Southwest, Inc. in the amount of \$915,000.00 for the Project and authorizes the appropriation of \$137,250.00 for Project contingency; and

**WHEREAS**, \$200,000.00 of the Project's cost is expected to be reimbursed through a separate agreement with the General Service Administration; **NOW THEREFORE**,

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

**SECTION 1.** The low responsive bid in the amount of \$915,000.00 submitted by Structure Tone Southwest, Inc. for the Project is hereby accepted, subject to and contingent upon the deposit of all required bonds, insurance certificates and endorsements. Attached and incorporated into this Ordinance as **Exhibit I** are copies of the firm's bid and the City's bid tabulation sheet.

**SECTION 2.** The amount of \$852,250.00 is appropriated in SAP Fund 51005001, 2007 Airport Revenue Improvement Bonds-Construction, SAP WBS AV-00014-01-01-05, SAP GL account 6102100 – Interfund Transfer out entitled Transfer to 33-00151-90-07. The amount of \$852,250.00 is authorized to be transferred to SAP Fund 51099000.

**SECTION 3.** The budget in SAP Fund 51099000, SAP Project Definition 33-00151, NTE - Project 4 - Terminal B, shall be revised by increasing SAP WBS element 33-00157-90-07 entitled Transfer from AV-00014-01-01-05, SAP GL account 6101100 – Interfund Transfer In, by the amount \$852,250.00.

**SECTION 4.** Funds are authorized to be received from General Services Administration to SAP Fund 51099000, SAP Project Definition 33-00151, NTE - Project 4 - Terminal B, shall be revised by increasing SAP WBS element 33-00151-90-08, entitled General Services Administration Contribution, SAP GL Account 4502280 – Contribution from other Agencies, by the amount of \$200,000.00.

**SECTION 5.** The amount of \$1,052,000.00 is appropriated in SAP Fund 51099000, SAP Project Definition 33-00151, NTE - Project 4 - Terminal B, and the budget shall be revised by increasing SAP WBS Element as follows:

KRH  
 05/13/10  
 Item No. 22

WBS NO.	WBS NAME	G/L	G/L NAME	CURRENT PLAN VERSION 0	PLAN VERSION 0 REVISION/ Appropriation	REVISED PLAN VERSION 0
33-00151-05-13-01	Construction-Term B Tenant Finish Out	5201140	Construction Cost	\$0.00	\$715,000.00	\$715,000.00
33-00151-05-13-02	Construction-TSA Tenant Finish Out	5201140	Construction Cost	\$0.00	\$200,000.00	\$200,000.00
33-00151-05-13-03	Contingency-Term B Tenant Finish Out	5201140	Construction Cost	\$0.00	\$137,250.00	\$137,250.00
			TOTALS	\$0.00	\$1,052,250.00	\$1,052,250.00

**SECTION 6.** Payment in the amount not to exceed \$915,000.00 in SAP Fund 51099000, SAP Project Definition 33-00151, NTE - Project 4 - Terminal B, is authorized to be encumbered and made payable to Structure Tone Southwest, Inc. for construction services.

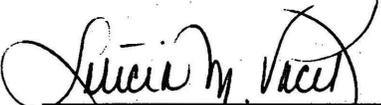
**SECTION 7.** The financial allocations in this Ordinance are subject to approval by the Chief Financial Officer, City of San Antonio. The Chief Financial Officer may, subject to concurrence by the City Manager, or the City Manager's designee, correct allocation to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 8.** This Ordinance shall become effective immediately after passage upon the receipt of eight affirmative votes, or, in the absence of eight affirmative votes, ten days after passage.

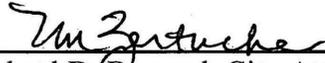
**PASSED and APPROVED** this 13th day of May, 2010.

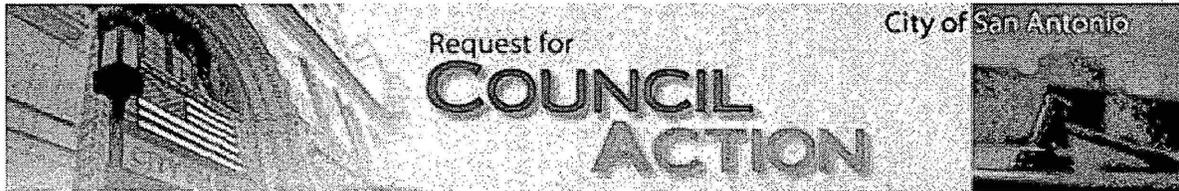
  
 M A Y O R  
 Julián Castro

**ATTEST:**

  
 Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
 for Michael D. Bernard, City Attorney



## Agenda Voting Results - 22

<b>Name:</b>	10, 11, 14, 16, 17, 20, 21, 22, 23, 24, 25, 26A, 26B, 26C, 26D, 26E, 26G, 29, 31, 32, 33, 34, 35, 37						
<b>Date:</b>	05/13/2010						
<b>Time:</b>	02:35:58 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance awarding a construction contract to Structure Tone Southwest, Inc. in the amount of \$915,000.00, of which \$200,000.00 is scheduled to be reimbursed by the General Services Administration for the Terminal B Airline Tenant Finish Out Project at the San Antonio International Airport, an Airport Revenue Bond Project located in Council District 9. [Penny Postoak Ferguson, Assistant City Manager; Mike Frisbie, Director, Capital Improvements Management Services]						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Mary Alice P. Cisneros	District 1	x					
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Philip A. Cortez	District 4		x				x
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Justin Rodriguez	District 7	x					
W. Reed Williams	District 8	x					
Elisa Chan	District 9		x				
John G. Clamp	District 10		x				

# EXHIBIT 1

**BID TABULATION SHEET**

**Project/Item Name:** Project 4 Volume 5 Airline Tenant Finish Out  
**Date Opened:** April 14, 2010  
**Location:** Municipal Plaza Building, 114 W. Commerce, Plaza "B" Room  
**Time:** 1:00 P.M.

Name of Bidder	Bid Bond	Base Bid	Total Amt. B.Bid	Allowance	Total Bid
Still Water Cap	Yes	\$790,000	\$790,000	\$200,000	\$990,000
Wallace T. Boltd	Yes	\$819,000	\$819,000	\$200,000	\$1,019,000
ABECO	Yes	\$1,078,945	0	\$200,000	\$1,078,945
Sabinal	Yes	\$763,000	\$763,000	\$200,000	\$963,000
Structure Tone Southwest Inc	Yes	\$715,000	\$715,000	\$200,000	\$915,000
Con-Cor	Yes	\$1,135,761.58	\$1,135,761.58	\$200,000	\$1,335,761.58
CB Central Builders Inc.	Yes	\$1,002,720	\$1,002,720	\$200,000	\$1,202,720
Lyda Swinerton	Yes	\$830,000	\$830,000	\$200,000	\$1,030,000
Eaton Commercial	Yes	\$822,000	\$822,000	\$200,000	\$1,022,000
Kencon	Yes	\$968,000	\$968,000	\$200,000	\$968,000

CITY OF SAN ANTONIO

Issued By: CIMS Department
ID NO.: 33-00151

Date Issued: February 7, 2010, revised March 10, 2010 and April 6, 2010
Page 1 of 1

FORMAL INVITATION FOR BIDS (IFB) and CONTRACT
Airport Terminal B Tenant Finish Out (Prj. No. 33-00151)

Sealed bids, subject to the Terms and Conditions of this Invitation for Bids and other contract provisions, will be received at the Office of the City Clerk, City Hall, 100 Military Plaza, 2nd floor until 1:00 p.m. CST on Wednesday, April 14, 2010 (revised 4/6/10). This is the solicitation deadline. Bids must be submitted in a sealed envelope and clearly marked with the due date of bid, bidder name, Project Name and ID NO. The City is not responsible for submissions not clearly and appropriately marked. Late submissions will be rejected and returned to bidder. A NON Mandatory Pre-submittal conference will be held at the Jacobs' Construction Trailer, 1303 N. Terminal Dr., San Antonio, TX 78216 in the Constellation Conference Room, on March 18, 2010 at 10:00 A.M. A map to the Pre-submittal conference may be found at the web site listed below. A tour of the site will be provided on Thursday, March 25, 2010 starting promptly at 3:00 pm. Meet at the Jacobs' Construction Trailer, address listed above. Please bring a hard hat and safety glasses as they are required for the tour, along with a waiver which will be distributed on site.

TABLE A - This invitation includes the following Contract Documents:

- 010 Invitation for Bids and Contract Signature Page
020 Bid Form
030 Contractor's Qualifications Statement
040 Standard Instructions to Respondents
050 Small Business/Economic Development Advocacy (SBEDA) Guidelines
052 Good Faith Effort Plan (required for contracts \$200,000 or above)
054 Change of Subs Form
060 Supplemental Conditions
075 Performance Bond
076 Payment Bond
080 General Conditions

053 Letter of Intent
Plans, Specifications and Special Conditions may be purchased at a cost of \$100.00 per set (tax included) from the office of Parsons, located at 219 E. Houston St., Ste. 350, San Antonio, TX 78205, phone (210) 227-2500. No refund will be made for plan sets that are returned. Addenda will be posted on the web at http://epay.sanantonio.gov/rfplistsings/ along with this solicitation. Changes to Plans, Specifications and Special Conditions will be included in an addendum and may be obtained from the office of Parsons. Bidder understands and agrees that bidder is responsible for obtaining addenda and adhering to all requirements in addenda. City is not responsible for incorrect information obtained through other sources.

The following documents (fully completed and with original signatures) constitute the required information to be submitted as a part of the bid proposal clearly marked on the outside of the sealed envelope with the due date of bid, bidder name, Project Name and ID NO as follows:

- 1) 010 Invitation for Bids
2) 020 Bid Form
3) 030 Contractor's Qualifications Statement
4) Bid bond or cashiers check
5) 052 Good Faith Effort Plan (Projects \$200,000 and over)
6) Signed Addenda Acknowledgement Forms (if applicable)

It is understood and agreed that the work is to be completed in full on or before 120 calendar days. This project does not include hazardous environmental work. This project requires 0 project sign(s).

This is an Aviation Contract and chapter 2258 of the Texas Government Code requires that not less than the prevailing wage rate for work of a similar character in this locality shall be paid all laborers, workmen, and mechanics employed in the construction thereof. The Wage Decision Number TX080003 01/22/2010 TX3 shall be used on this contract, which is available on the web at http://www.wdol.gov/dba.aspx#0.

The undersigned, by his/her signature, represents that he/she is authorized to bind the bidder to fully comply with Contract Documents for the amount(s) shown on the accompanying bid sheet(s). The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the City. The undersigned certifies all prices contained in this bid have been carefully checked and are submitted as correct and final. The Bidder by submitting this bid and signing below, acknowledges that he/she has received & read the entire Bid and Contract document and agrees to be bound by the terms therein, has received all Addenda, and agrees to the terms, conditions, and requirements of the bidder's bid proposal and all documents listed in TABLE A above that form the entire Contract upon approval by the City Council.

Official Name of Company (legal): Structure Tone Southwest, Inc.

Original Signature of Person Authorized to Sign Bid/Contract
Date: 4-14-10
Signer's Name: Mark Jones
(Please Print or Type)

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## CITY OF SAN ANTONIO

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Project Name: Terminal B Airline Tenant Finish Out  
ID NO.: 33-00151

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020

### BID FORM

Budget for this contract is \$1,657,000

#### I. BASE BID

Amount of Tenant Finish Out Base Bid (Insert Amount in Words and Numbers):

Seven Hundred Fifteen Thousand \$ 715,000.00

Total Amount of Base Bid (Insert Amount in Words and Numbers):

Seven Hundred Fifteen Thousand \$ 715,000.00

#### II. ALTERNATES

N/A

#### III. UNIT PRICES

N/A

#### IV. ALLOWANCES

Bidders shall include an allowance of \$200,000 for TSA Tenant Finish Out in Terminal B in Total Bid. Use of said allowance will be through a Change Order.

#### V. TOTAL BID

Total Amount of Bid, including Base Bid, Alternates (if applicable) and Allowances (if applicable).

(Insert Amount in Words and Numbers):

Nine Hundred Fifteen Thousand \$ 915,000.00

Structure Tone Southwest, Inc.  
Official Name of Company (legal)

(210) 541 - 0651  
Telephone No.

10100 Reunion Place, Suite 120  
Address

(210) 541 - 0656  
Fax No.

San Antonio, TX 78216  
City, State and Zip Code

mark.jones@strucutretone.com  
E-mail Address