



NEW GENERAL AVIATION TERMINAL BUILDING  
CONTRACT AWARD BID NO. 24-09

RS-24-157

September 3, 2024

# Background

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- The City Council approved a City Ordinance authorizing the issuance of Certificate of Obligation bonds for certain projects.
- One of the authorized projects was the Construction of a new FBO building at Skylark Field.

# Background

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- This project will replace and relocate the outdated 60-year-old terminal. The new terminal will feature solar integration, energy-efficient windows and doors, and modern infrastructure. This will reduce utility and maintenance costs and improve passenger efficiency and safety.

# Background

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- The City also applied for and received a Federal Aviation Administration (FAA) Airport Terminal Program (ATP) grant, an FAA Airport Infrastructure Grant (AIG), and a Texas Department of Transportation (TxDOT) Terminal Program Grant for the construction phase of this project.

# Discussion

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- The construction phase of this project will be funded through a combination of funding from the FAA ATP grant, FAA AIG, TxDOT and the Bond Fund.
- No impact to the operational fund or fund balance.

# Discussion

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- Since Skylark Field is a general aviation airport, it falls under the FAA's State Block Grant Program. As such, the Texas Department of Transportation's (TxDOT) Aviation Division will be administering the grants on behalf of the FAA.

# Discussion

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- Advertising began on *May 26, 2024*
- Local newspaper
- City website
- Multiple statewide electronic bidding sites
- Held a pre-bid meeting on June 4, 2024 with seven (7) general contractors and three(3) sub-contractors attending.

# Discussion

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- Recommended Bid includes:
  - ▣ Base Bid A - New GA Terminal Building with Finish Out
  - ▣ Base Bid B - Site Improvements
  - ▣ Add Alt 1 - West Terminal Apron Improvements
  - ▣ Add Alt 2 - East Terminal Apron Improvements
  - ▣ Add Alt 3 - Terminal Wayfinding Signs
  - ▣ Add Alt 4 - Solar Improvements



# Discussion

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- ❑ Bids were opened on July 3, 2024
- ❑ Three (3) bids received

Bidders	MW Builders, Inc	Synergy Commercial Construction	Valcorp Enterprises, LLC
Base Bid A	3,335,000.00	2,097,793.01	2,763,517.00
Base Bid B	1,915,070.81	1,660,411.62	2,266,679.08
Add Alt 1	175,275.00	126,111.32	241,870.00
Add Alt 2	164,619.80	117,341.50	225,074.80
Add Alt 3	146,000.00	84,595.00	158,349.58
Add Alt 4	59,000.00	35,014.00	43,917.50
<b>Total</b>	<b>5,794,965.61</b>	<b>4,121,266.45</b>	<b>5,699,407.96</b>

# Discussion

- A thorough review of each bid package was completed by the airport's consultant and staff and the lowest responsive bidder was Synergy Commercial Construction with a submitted bid total of \$4,121,266.45.
- The bid submitted by Synergy Commercial Construction meets all bid requirements and is the best value for the City of Killeen and Skylark Field Airport.

# Recommendation

- City Council award a construction contract to Synergy Commercial Construction in the amount of \$4,121,266.45 for the construction of the New GA Terminal Building at Skylark Field and authorize the City Manager or designee to execute all contract documents and all change orders or actions within the amounts set by state and local law.