



City of Killeen

Legislation Text

File #: RS-23-196, **Version:** 1

Consider a memorandum/resolution approving a Professional Services Agreement with Garver, LLC, for the General Aviation Terminal Building Design at Skylark Field, in the amount of \$461,800.

DATE: December 5, 2023

TO: Kent Cagle, City Manager

FROM: Mike Wilson, Executive Director of Aviation

SUBJECT: Professional Service Agreement with Garver LLC-General Aviation Terminal Building Design

BACKGROUND AND FINDINGS:

One of the most important elements of a successful General Aviation (GA) airport is a fully functional GA terminal building, also referred to as a Fixed Base Operator (FBO) building, that provides for all the needs of the modern pilot and their passengers. Business and industry leaders looking to do business or relocate their business to a community typically fly into the City's GA airport. Thus, the GA terminal building can be the first impression someone gets of our community. A fully functional GA airport with a nice terminal building that provides for the needs of pilots and their passengers, plays an important role in a community's economic development.

On July 11, 2023, 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.

This project will replace and relocate the existing 60-year-old terminal that is beyond its useful life and is non-conforming with design standards. A newly constructed terminal will include solar integration and energy efficient windows, doors, and overall modern infrastructure that better fits the needs of Skylark Field Airport and its users. It will also reduce utility and maintenance costs, plus greatly improve the efficiency and safety of passenger movement.

Staff has negotiated a professional services agreement with Garver, LLC, in the amount of \$461,800, for design services, surveying, geotechnical services, and bidding services for the general aviation terminal building at Skylark Field.

THE ALTERNATIVES CONSIDERED:

1. Disapprove the Agreement with Garver LLC.
2. Approve the Agreement with Garver LLC.

Which alternative is recommended? Why?

Staff recommends Alternative 2 because:

1. The Garver team is the Airport engineer of record and was selected via a competitive process.
2. This choice offers the most experienced team fully cognizant of FAA requirements for projects at Skylark Field.
3. The project is funded through a Certificate of Obligation (CO) bond with no impact to the Aviation Department operating fund or fund balance.

CONFORMITY TO CITY POLICY:

This item conforms to local and state policies.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The expenditure for Alternative 2 in the current fiscal year is \$461,800.

Is this a one-time or recurring expenditure?

One-time

Is this expenditure budgeted?

Yes, funding is available in the 2023 Certificates of Obligation Bond Fund account 327-8905-493.69-01.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes

RECOMMENDATION:

Staff recommends City Council approve a professional service agreement with Garver, LLC in the amount of \$461,800 and recommends that the City Council authorize the City Manager, or designee, to execute all contract documents and any and all change orders or actions within the amounts set by state and local law.

DEPARTMENTAL CLEARANCES:

Finance
Legal
Purchasing

ATTACHED SUPPORTING DOCUMENTS:

Agreement
Certificate of Interested Parties
Presentation