

Waco Regional Airport

Terminal Building Modernization Project Update

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Presentation Outline

- Timeline of Terminal Building Modernization Project
- Proposal and Budget
- Value Engineering
- Contract Award Recommendation
- Funding Status
- Schedule



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Timeline of Terminal Building Modernization Project

- November 17, 2020 - CaCo Architecture awarded contract to design the Terminal Building Modernization Project
- November 2, 2021 - Creative Waco was contracted to procure public art components for the Project
- December 7, 2021 - City Council authorized the use of Competitive Sealed Proposal Process

Proposal and Budget

- Engineer's Estimate submitted August 12, 2021
- Request for Proposals issued February 8, 2022
- Proposals opened March 11, 2022 – three bids were received
- Proposals expire on June 11, 2022

	Hensel Phelps	HCS,Inc	Mazanec Construction	Engineer's Estimate	Budgeted Amount
Terminal Building Modernization	\$ 7,163,419	\$ 7,200,000	\$ 9,610,000	\$ 3,000,000	\$ 3,246,703
Terminal Building Electrical Roof and HVAC	\$ 2,492,581	\$ 2,646,500	\$ 3,564,607	\$ 2,472,500	\$ 2,358,815
Total	\$ 9,656,000	\$ 9,846,500	\$ 13,174,607	\$ 5,472,500	\$ 5,605,518

- Staff has internally identified processes to ensure project estimates and budgets are accurately identified in the future

Value Engineering

- Internal team established to work with lowest proposed offeror on value engineering options
- Goal – maintain the integrity and intent of the project while considering budgeted project cost
- Team identified 11 areas that could be value engineered, reduced, or eliminated



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Value Engineering

Dining Space:

- Original Design
- Cost: \$650,000



Value Engineering

Dining Space:

- Revised Design
- Cost \$362,628 (reduction of \$287,372)



Value Engineering

Dining Space:

- Existing Design
- Elimination - \$650,000 savings



Value Engineering



LED Canopy – Baggage Claim Area:

- Initial Design
- Cost: \$100,000



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Value Engineering



- LED Canopy –
Baggage Claim Area:
- Elimination would save \$100,000

Value Engineering

Value engineering items over \$50k include:

- Dining area reduced design: \$287,372
- Elimination of LED Canopy in baggage area: \$100,000
- Toilet compartment material substitutions: \$100,000
- Alternate vendor for Wall Panel System throughout Terminal: \$200,000
- Replacing the AcustiBUILT Ceiling product with drywall ceilings: \$50,000

Value Engineering

Original Specification	Amount	Materials Substitution or deletion of item	Amount	Savings
Glass Panel Toilet Compartment in the Men's and Women's Bathroom	\$150,000	Provide phenolic toilet compartments	\$50,000	\$100,000
Furniture Package	\$415,000	Alternate Furniture Package	\$355,000	\$20,295
Pre-cast Terrazzo wall panels and Terrazzo flooring in the bathrooms	\$55,000	Tile on walls and floors	\$38,000	\$17,000
WPS Wall Panel System throughout Terminal	\$400,000	Fish Construction Wall Panel System	\$200,000	\$200,000
WPS Wall Panel system behind vending machines	\$10,580	Paint finish behind vending machines	\$345	\$10,235
Custom Wood slat ceilings at charging stations	\$28,000	Substitute Rulon Wood ceiling at charging stations	\$15,000	\$13,000
AcustiBUILT Ceiling type throughout the Terminal Building	\$671,249	Substitute Drywall ceilings	\$621,249	\$50,000
Wall Paneling in the hold room as specified for six walls.	\$64,000	Reduce Wall Panel system to two walls and paint the walls where paneling was eliminated	\$37,000	\$27,000
Roof System specified SBS and Inverted Roof System	\$810,000	Roof System substitute PVC	\$770,000	\$40,000
Complete renovation and furnishing of Dining Area	\$650,000	Dining area revision to provide minimal build out for turn over to vendor or operator	\$362,628	\$287,372
LED Canopy at Baggage Area	\$100,000	Elimination of LED Canopy	0	\$100,000
Total Savings				\$864,902

Main Terminal Area Retains Look



Recommended value engineering options will not impact the integrity or intent of the modernization project.



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Contract Award Recommendation

- Staff recommends awarding a contract to Hensel Phelps Construction Co. for \$8,791,098
- The contract amount reflects the base proposal amount of \$9,656,000 minus the value engineering items that were negotiated, such as material substitutions, reduction of quantities, reduction of scope in the dining area, and elimination of the baggage area LED canopy, for a total savings amount of \$864,902

Project Budget

Funding Sources for Construction				
	Previously Budgeted	Revised Budget	Additional Funds Needed	
Terminal Building				
CARES Act Funding	\$ 2,864,703	\$ 5,922,345.00	\$	3,057,641.84
Airport Cash Reserves	\$ 382,000	\$ 466,172.00	\$	84,172.00
FAA-AIP Roof, HVAC and Electrical Grant-47	\$ 2,358,815	\$ 2,358,815.00	\$	-
Airport Cash Reserves		\$ 43,766.00	\$	43,766.00
Total Funding	\$ 5,605,518	\$ 8,791,098.00	\$	3,185,579.84

- The reprogramming of \$1,579,823, will eliminate the intended General Fund reimbursement for FY 22-23 and Q1 & Q2 of FY 23-24
- The reprogramming of \$1,477,819, will eliminate the plans for the Hangar Complex Development

Schedule

Milestone	Original Date	Current Date
Issue for Bidding	11/15/2021	2/18/2022
Update to Council - Construction & Communication Plan	1/1/2022	7/1/22
Construction Begin	2/14/2022	7/1/22
Construction Completed	2/14/2023 thru 6/15/2023	7/1/2023 thru 11/1/2023



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Questions?



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