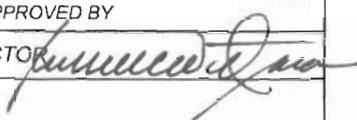




REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.	
COUNCIL MEETING	9/18/07
APPROVED BY	
DEPARTMENT DIRECTOR	
CITY MANAGER	

September 18, 2007

FROM: RUSSELL C. WIDMAR, AAE
Director of Aviation

SUBJECT: AWARD A CONTRACT FOR CONSTRUCTION TO STC GENERAL BUILDING CONTRACTOR, INC. OF FRESNO FOR THE FRESNO CHANDLER EXECUTIVE AIRPORT TERMINAL REHAB PROJECT – PHASE III (BID FILE 2728) IN THE AMOUNT OF \$163,136

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends that the City Council award a construction contract for the Fresno Chandler Executive Airport Terminal interior rehabilitation project to STC General Building Contractor, Inc., of Fresno in the amount of \$163,136.

EXECUTIVE SUMMARY

The historic terminal at Fresno Chandler Executive Airport (FCH) is in the process of undergoing a multiple-phased rehabilitation project. Recently completed work includes new roofing, mechanical upgrades and a complete exterior rehabilitation. This phase of the project will restore the lobby, entry vestibules and a ticket office as they originally existed in 1937. The scope of work includes the re-installation of the original clear story windows, new flooring for the lobby and vestibules, period lobby lighting, period fans, and wall finishes.

Staff recommends that the City Council award a construction contract for the project to STC General Building Contractor, Inc., of Fresno in the amount of \$163,136. Funding for this project is provided by Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grants and from CalTrans Aeronautics through California Aid to Airports (CAAP) grants (that provide half of the local matching funds). The other half of the required local match is provided by Airport Revenues. The project is included in the City's FY 2008 Budget. There is no impact to the General Fund from this action.

KEY OBJECTIVE BALANCE

This project provides a balanced approach to the three key objectives of Customer Satisfaction, Employee Satisfaction, and Financial Management. Customer Satisfaction will be realized by providing a rehabilitated and restored terminal facility reflective of Fresno's original aviation history and roots. Enhancing the appearance of the airport will provide Employee Satisfaction. Prudent use of Federal and State grants to restore and preserve a historic treasure, while reducing maintenance costs, will meet the Financial Management objective.

BACKGROUND

The 1936-37 FCH Administration Building (Terminal) is included as one of a campus of four properties constructed with federal Works Progress Administration (WPA) funding, and is listed as a historic district on Fresno's Local Register of Historic Resources. In addition, the campus has been placed on the National Register of Historic Places and the California Register of Historical Resources.

The focus of rehabilitation work is to restore the terminal to its original design in a series of project phases based on FAA grant funding and distinct scopes of work. A local architect (Scott Vincent, AIA) experienced in historic preservation was retained for the overall project. In addition, the original plans have been well preserved and serve as a basis for the rehabilitation project. The scope of work for this phase is (1) remove suspended ceiling system and associated infrastructure in the main lobby; (2) reinstallation of new clear story windows; (3) replacement of flooring in lobby and entry vestibules; (4) replacement of period ceiling lights and fans in the lobby and vestibules; (5) restoration of ancillary support spaces such as a conference room, office and storeroom; and (6) restoration of a ticket counter/office representative of the appearance and function from the original construction. In addition, portions of existing plaster walls containing lead-based or lead containing paint will be abated.

Plans and specifications were prepared for the project. A Notice Inviting Bids was advertised in the Business Journal on July 25, 2007, posted on the City's web site and faxed to nine (9) building exchanges. The Notice Inviting Bids was also faxed to eight contractors inviting them to the pre-bid meeting. Specifications were distributed to eight prospective bidders. Two sealed bid proposals were received and opened in a public bid opening on August 16, 2007. The bid proposal prices were \$163,136 and \$478,777.

The low bid received is 23% above the Engineers estimate of \$132,500. The scope of work for this project is specialty construction by nature. Considering the expertise necessary for this type of restoration work and relatively small scale of this project, staff believes that a re-bidding effort will not result in lower or additional bidders. Therefore staff recommends award of this project to STC General Building Contractor, Inc.

Council may award a contract to STC General Building Contractor, Inc. The project will be completed 45 working days from the date of the Notice to Proceed.

The Council may reject this bid. If this bid is rejected, the project will be rebid resulting in a delay of approximately 90 days the completion of the project. There is no guarantee that the price will not rise, or that additional bidders will be secured.

FISCAL IMPACT

This project is funded by FAA AIP grants, CAAP grants, and Airport revenues which are budgeted in the City's FY 2008 Budget. There is no impact to the General Fund from this action.

Attachments:

- Evaluation of Bid Proposals
- Site Plan

EVALUATION OF BID PROPOSALS

FOR: FRESNO CHANDLER EXECUTIVE AIRPORT/AIRPORT TERMINAL BUILDING REHAB –
PHASE II

Bid File No.2728
Bid Opening: August 16,2007

BIDDER'S	TOTAL NET BID AMOUNT
1. STC General Building Contractor Inc. P.O. Box 8726 Fresno, CA 93747	\$163,136.00
2. Davis Moreno Construction 4720 N Blythe Ave Fresno, CA 93722	\$478,777.00

Each bidder has agreed to allow the City sixty-two (62) days from date bids are opened to accept or reject their bid proposal. Purchasing requests that you complete the following sections and return this bid evaluation to the Purchasing Division at the latest by Wednesday, September 12, 2007, 5:00 P.M.

The Engineer's Estimate/Budget Allocation for this expenditure is \$132,500. The contract price is 23% above the Engineer's Estimate/Budget Allocation. If the overage is greater than 10% or only one bid was received, give explanation:

The remaining restoration work in the terminal is skilled craftsman work which is difficult to calculate precise estimates. The proposal was within an acceptable range for the project.

BACKGROUND OF PROJECT (To be completed by Evaluating Department/ Division. Explain need for project/equipment):

The 1936-37 Administration Building (Terminal) located at FCH is included as one of a campus of four properties that was constructed with federal Works Progress Administration (WPA) funding, and are listed as a historic district on Fresno's Local Register of Historic Resources. In addition, the campus has been placed on the National Register of Historic Places and the California Register of Historical Resources.

The focus of rehabilitation work is to restore the terminal to its original design in a series of project phases. A local architect (Scott Vincent, AIA) experienced in historic preservation was retained. In addition, the original plans have been well preserved and serve as a basis for the rehabilitation project. The scope of work for this project is (1) installation of a new clear story windows in the lobby; (2) removal T-bar ceiling panels and A/C duct work from lobby ceiling; (3) replacement of flooring in lobby and entry vestibules; (4) replacement of period ceiling lights and fans in the lobby and vestibules; (5) restoration of conference room, office and storeroom; and (6) restoration of a ticket office representative of the appearance and function from the original construction. Portions of the existing walls and plaster contains lead-based or lead containing paint requiring specialized abatement.

EVALUATION OF BID PROPOSALS

FOR: FRESNO CHANDLER EXECUTIVE AIRPORT/AIRPORT TERMINAL BUILDING REHAB –
PHASE II

Bid File No.2728
Bid Opening: August 16,2007

DEPARTMENT CONCLUSIONS AND RECOMMENDATION:

Award a contract in the amount of \$ 163,136.00
to STC General Building Contractor Inc. of Fresno
as the lowest responsive and responsible bidder.

Remarks:

Reject all bids. Reason:

Department Head Approval

Title Director of Aviation

Date _____

- | | |
|---|--|
| <input type="checkbox"/> Approve Dept. Recommendation | <input type="checkbox"/> Approve GSD/Purchasing Recommendation |
| <input type="checkbox"/> Disapprove | <input type="checkbox"/> Disapprove |
| <input type="checkbox"/> See Attachment | |

GENERAL SERVICES DEPARTMENT

CITY MANAGER

Purchasing Manager Date

City Manager or Designee Date

[Signature] 8/28/07

Director Date

