City of FRESNO

REPORT TO THE CITY COUNCIL

AGENDA ITEM NO.	
COUNCIL MEETING	3/13/07
APPROVED BY	
DEPARTMENT DIRECTOR	
CITY MANAGER	

March 13, 2007

FROM: RUSSEL C. WIDMAR, AAE
Director of Aviation

SUBJECT: AWARD A CONSTRUCTION CONTRACT TO GOSTANIAN GENERAL BUILDING CORPORATION FOR INTERIOR OFFICE REHABILITATION AT FRESNO YOSEMITE INTERNATIONAL AIRPORT AND AIRPORTS ADMINISTRATION (BID FILE 2684)

KEY RESULT AREA

One Fresno

RECOMMENDATION

Staff recommends that the City Council award a contract for interior office rehabilitation (Project) at Fresno Yosemite International Airport (FYI) and Airport Administration building to Gostanian General Building Corporation in the amount of $448,790.

EXECUTIVE SUMMARY

The planned Consolidated Rental Car (RAC) Facility at FYI includes demolition of numerous out dated structures in a phased approach. Once construction begins on the RAC project, one of the first structures to be removed is the office building that currently houses Airport Public Safety operations (PSO). This Project includes rehabilitation work in the Airports Department administration building and at the FYI Terminal.

Once this work is complete, Airport Public Safety Operations will vacate their existing facility. The larger RAC project is out to bid currently and award is anticipated to occur in early summer 2007. Completion of this Project is critical to the overall RAC construction schedule and has been phased to completed prior to the start of the larger RAC construction program.

There is no impact to the City's General Fund from this action. Funding for this Project is provided by a user fee (charged to on-Airport rental car customers only). This $10 per transaction Customer Facility Charge (CFC) was approved by the Council as part of the Airports Department FY06 Budget and imposed on July 1, 2005.

KEY OBJECTIVE BALANCE

This action provides a balanced approach to the three key objectives of Customer Satisfaction, Employee Satisfaction and Financial Management. The new PSO offices will improve accessibility for our customers. The new facilities will provide greater operational efficiency for Airport Public Safety staff, thereby increasing employee satisfaction. Overall Airport finances are improved by executing this project in a phased approach to save time and money.

BACKGROUND

FYI has been working with the RAC industry for two years in an effort to replace FYI's out dated, inefficient and undersized rental car facilities. The majority of the existing rental car ready/return stalls are located inconveniently and are impacted by Department of Homeland Security, Transportation Security Administration (TSA) security requirements imposed post September 11th. Our customers expect a higher level of service

than presently provided which the larger RAC project will correct. Additionally, the rental car operators have substantially outgrown their existing service and storage facilities that were constructed in the early 1960's. All RAC facilities for the six agencies serving FYI will be consolidated on Airport property, and planned amenities will greatly improve the customer experience.

Carter Burgess began the design process for the new consolidated RAC facility in December 2005. Design has been completed on all phases of work and the larger project is out to bid currently.

This Project was advertised in The Business Journal on January 24, 2007, posted on the City's web site, and faxed to nine (9) building exchanges. Plans and specifications were distributed to 15 prospective bidders. Two (2) sealed bid proposals were received and opened in a public bid opening on February 22, 2007. The bid proposal prices were $448,790 and $699,609.

The low bid is 25% below the engineer's estimate for this Project. Staff recommends that the City Council award a contract for this Project to Gostanian General Building Corporation of Fresno, California in the amount of $448,790 (Bid File 2684).

The Council may reject all bids. If all bids are rejected, the Project will be rebid resulting in a delay of approximately sixty days and significantly impact the start date for the overall RAC construction program.

FISCAL IMPACT

There is no impact to the General Fund from this action. Funds are available in the Airports FY 2007 budget for this Project. Funding is provided by a Customer Facility Charge (CFC).

Attachments:
- Bid Evaluation
- Site Map

EVALUATION OF BID PROPOSALS

FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT OFFICE REMODEL AIRPORT PUBLIC SAFETY OFFICE RELOCATION

Bid File No.2684
Bid Opening:2/22/07

BIDDER'S	TOTAL NET BID AMOUNT
Gostanian General Building Corp. 427 W. Bedford, #102 Fresno, CA 93711	$448,790.00
Davis Moreno Construction, Inc. 4720 N Blythe Ave Fresno, CA 93722	$699,609.00

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, March 21, 2007, 5:00 P.M.

The Engineer's Estimate/Budget Allocation for this expenditure is $ 600,000 . The contract price is 25 % ~~above~~/below the Engineer's Estimate/Budget Allocation. If the overage is greater than 10% or only one bid was received, give explanation:

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

FYI is planning to construct a Consolidated Rental Car Facility (RAC) at FYI. The first phase of construction involves the remodel of existing offices and the relocation of the Airport Public Safety Staff and operations to the remodeled offices in the Airport's Administration building and in the Airport Terminal Concourse Spine. This award is for the remodel work and relocation of the Airport Public Safety Office only. A succeeding project will construct the planned Consolidated Rental Car Facility.

EVALUATION OF BID PROPOSALS

FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT OFFICE REMODEL AIRPORT PUBLIC SAFETY OFFICE RELOCATION

Bid File No.2684
Bid Opening:2/22/07

DEPARTMENT CONCLUSIONS AND RECOMMENDATION:

[X] Award a contract in the amount of $ 448,790.00
to Gostanian General Building Corporation
as the lowest responsive and responsible bidder.

Remarks:

[ ] Reject all bids. Reason:

Department Head Approval

Title: RUSSEL C. WIDMAR, AAE
Director of Aviation

Date 2.27.07

[X] Approve Dept. Recommendation

[ ] Disapprove

[ ] See Attachment

[ ] Approve GSD/Purchasing Recommendation

[ ] Disapprove

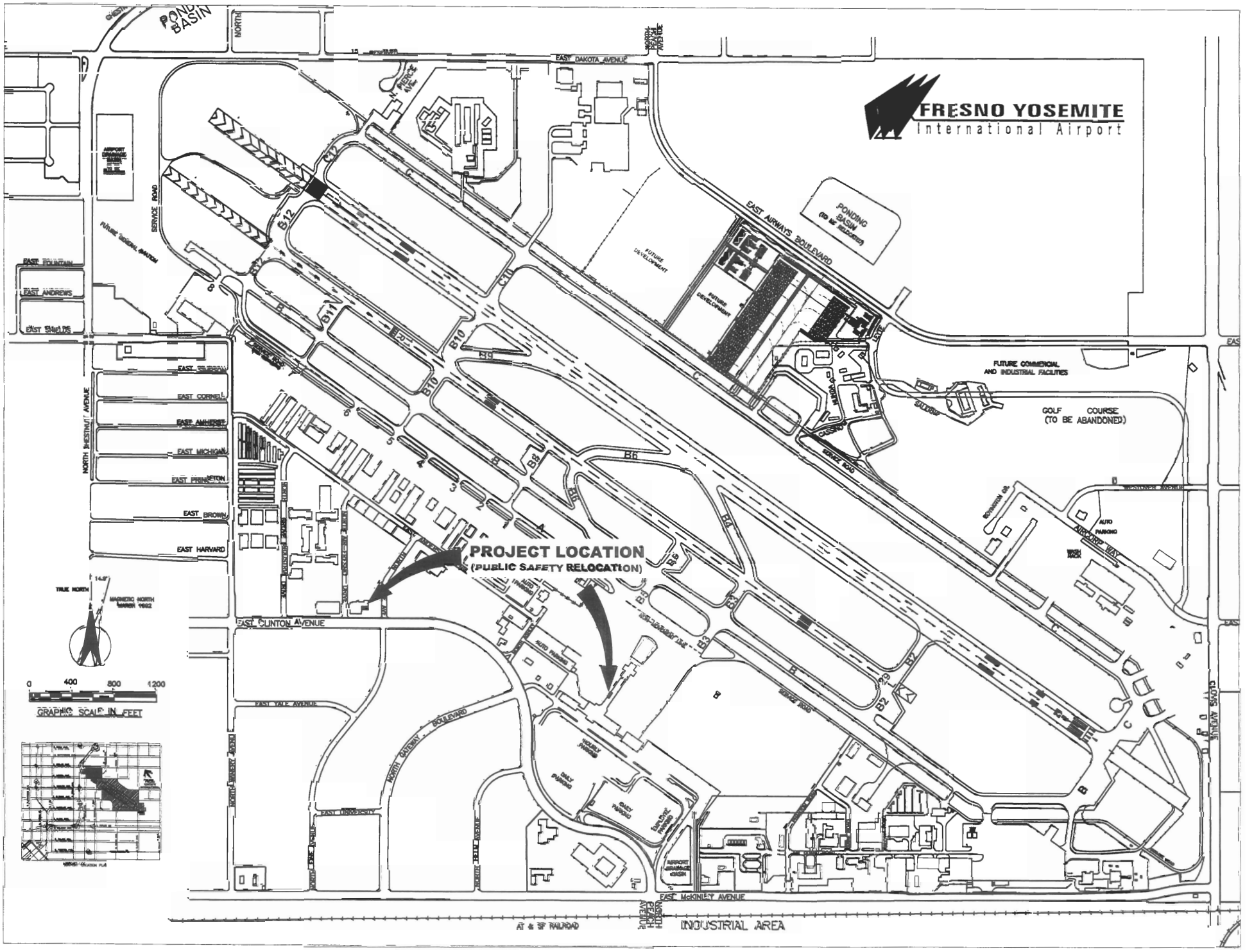
GENERAL SERVICES DEPARTMENT

Purchasing Manager Date 3/2/07

Director Date 3/2/07

CITY MANAGER

City Manager or Designee Date 3/2/07


FRESNO YOSEMITE
International Airport
PROJECT LOCATION
(PUBLIC SAFETY RELOCATION)
EAST DAKOTA AVENUE
EAST AIRWAYS BOULEVARD
PONDING BASIN
FUTURE DEVELOPMENT
FUTURE COMMERCIAL AND INDUSTRIAL FACILITIES
GOLF COURSE (TO BE ABANDONED)
SERVICE ROAD
AIRCORP WAY
AUTO PARKING
EAST CLINTON AVENUE
EAST YALE AVENUE
NORTH GATEWAY BOULEVARD
EAST UNIVERSITY
EAST McKINLEY AVENUE
NORTH PEACH AVENUE
CLOVIS AVENUE
NORTH SHESTNUT AVENUE
EAST FOUNTAIN
EAST ANDREWS
EAST SHIELDS
EAST SIMPSON
EAST CORNELL
EAST AMHERST
EAST MICHIGAN
EAST PRINCETON
EAST BROWN
EAST HARVARD
AT & SF RAILROAD
INDUSTRIAL AREA
GRAPHIC SCALE IN FEET
0
400
800
1200
TRUE NORTH
MAGNETIC NORTH
MARCH 1992