

AGENDA ITEM NO. IF  
COUNCIL MEETING: 3/20/14

APPROVED BY

  
DEPARTMENT DIRECTOR

CITY MANAGER 

**Date:** March 20, 2014

**FROM:** Kevin R. Meikle, Director of Aviation  
Airports Department

**BY:** Kevin R. Meikle, Director of Aviation  
Airports Department

**SUBJECT:** Actions pertaining to the demolition of Building T-262 at Fresno Yosemite International Airport - Bid File No. 3297 (Council District 4) – Airports Department

1. Adopt a finding of Categorical Exemption pursuant to Article 19, Section 15301(I)(3) / Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines for the demolition of Building T-262 at Fresno Yosemite International Airport
2. Award a construction contract in the amount of \$316,379.20 to American Integrated Services, Inc., of Wilmington, California for the demolition of Building T-262 at Fresno Yosemite International Airport (FAT)

#### RECOMMENDATIONS

1. Adopt a finding of Categorical Exemption pursuant to Article 19, Section 15301 (I)(3) / Class 1 (Existing Facilities) of the CEQA Guidelines for the demolition of Building T-262 at FAT.
2. Award a construction contract in the amount of \$316,379.20 to American Integrated Services, Inc., of Wilmington, California for the demolition of Building T-262 at FAT.

#### EXECUTIVE SUMMARY

The City of Fresno Airports Department (Department) has determined that Building T-262, located at the northeast corner of FAT on Aircorp Drive, be demolished and the site cleared. The building was originally constructed in the 1940's as a military barracks, but has been significantly modified for various commercial and office uses over the years. It has been vacant since 2012 and is not suitable for renewed use due to, (i) its dilapidated condition, (ii) non-compliance with ADA requirements, (iii) the presence of lead based paint and asbestos containing materials throughout the building, and, (iv) the 1940's era construction and configuration rendering it un-marketable for current compatible uses. The cost to rectify these conditions is prohibitive and not recoverable.

#### BACKGROUND

Building T-262 and the surrounding area that defines this project includes underutilized portions of Airport property that is, part of, adjacent to, and surrounded by the current SkyWest leasehold. Under

## REPORT TO THE CITY COUNCIL

Award a Contract to American Integrated Services, Inc.

March 20, 2014

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a separate but related Council action, portions of this project area will be incorporated into the existing SkyWest lease. The Base Bid provides for demolition of Building T-262, clean-up of the site, paving and perimeter fencing. Additive Alternate No. 1 will repave an adjacent area of deteriorated asphalt. Additive Alternate No. 2 will back-fill and pave over an existing unused truck dock. Demolition of Building T-262 and subsequent clean-up of the site will eliminate a deteriorated building and will improve the operational utilization of the affected area.

Bid specifications were prepared for the Project by Blair, Church and Flynn Consulting Engineers. A Notice Inviting Bids was advertised in the Business Journal on December 20, 2013, posted on the City's website, faxed to ten (10) building exchanges, and distributed to twenty-one (21) prospective bidders. Five (5) sealed bid proposals were received and opened in a public bid opening on January 21, 2014. The bid proposal prices ranged from \$316,379.20 to \$448,262.50.

The lowest responsible and responsive bid from American Integrated Services, Inc., in the amount of \$316,379.20 is 16.6% below the engineer's estimate (\$379,515). The project budget enables the Department to recommend award to American Integrated Services, Inc., in the amount of \$316,379.20, which is the total net base bid amount plus Additive Alternates No. 1 and No. 2. This staff determination was posted on the City website on February 27, 2014.

### **ENVIRONMENTAL FINDINGS**

Staff has determined that this Project falls within the Class 1 Categorical Exemptions set forth in California Environmental Quality Act (CEQA) Guidelines, Sections 15301(l)(3) (Existing Facilities), as it involves demolition and removal of individual office structures designed with an occupant load of 30 persons or less and will not result in any significant negative effects relating to traffic, noise, air quality or water quality. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

### **LOCAL PREFERENCE**

The City's Local Preference Ordinance (FMC 4-108) did not affect the award of this project because the difference between the two lowest responsive and responsible bidders was more than one half of one percent.

### **FISCAL IMPACT**

There is no impact to the General Fund from this item.

Attachments:

- Bid Evaluation
- Site Plan

**EVALUATION OF BID**  
**PROPOSALS**

FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT BUILDING T-262 DEMOLITION

Bid File No. 3297 Bid  
Opening: 1/21/14

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BIDDER'S	TOTAL NET BID AMOUNT	
1. American Integrated Services, Inc. 1502 E. Opp Street Wilmington, CA. 90744	Base Bid Add Alt. 1 Add Alt 2 Base Plus Add Alt. 1 & 2	\$286,615.20 \$18,764.00 \$11,000.00 \$316,379.20
2. Steve Dovali Construction, Inc. 8461 E. Olive Ave. Fresno, CA. 93737	Base Bid Add Alt. 1 Add Alt 2 Base Plus Add Alt. 1 & 2	\$287,128.70 \$31,799.50 \$8700.00 \$327,628.20
3. Bush Engineering, Inc. 518 N. Redington Street Hanford CA. 93230	Base Bid Add Alt. 1 Add Alt 2 Base Plus Add Alt. 1 & 2	\$319,945.00 \$37,590.00 \$14,500.00 \$372,035.00
4. Katch Environmental, Inc. 4975 E. Dakota Ave. Fresno, CA. 93727	Base Bid Add Alt. 1 Add Alt 2 Base Plus Add Alt. 1 & 2	\$308,862.08 \$57,446.52 \$27,958.60 \$394,267.20
5. Bowen Engineering and Environmental 4664 S. Cedar Fresno, CA. 93725	Base Bid Add Alt. 1 Add Alt 2 Base Plus Add Alt. 1 & 2	\$339,722.50 \$43,540.00 \$11,000.00 \$448,262.50

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Each bidder has agreed to allow the City ninety (90) 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, April 23, 2014, 5:00 P.M.

The Engineer's Estimate for this expenditure is \$379,515. The contract price is 16.6% below the Engineer's Estimate. If the overage is greater than 10% or only one bid was received, give explanation:

**EVALUATION OF BID  
PROPOSALS**

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FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT BUILDING T-262 DEMOLITION

Bid File No. 3297 Bid  
Opening: 1/21/14

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**BACKGROUND OF PROJECT**

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

Building T-262 is located at the northeast corner of Fresno Yosemite International Airport on Aircorp Drive. The building was originally constructed in the 1940's as a military barracks but has been significantly modified for various commercial and office uses over the years. It has been vacant since 2012 and is not suitable for renewed use due to, (i) its dilapidated condition (ii) non-compliance with ADA requirements, (iii) the presence of lead based paint and asbestos containing materials throughout the building, and, (iv) the 1940's era construction and configuration rendering it un-marketable for current compatible uses. The cost to rectify these conditions is cost-prohibitive and not recoverable.

**DEPARTMENT CONCLUSIONS AND RECOMMENDATION:**

Award a contract in the amount of \$ 316,379.20 to American Integrated Services, Inc. as the lowest responsive and responsible bidder.

Remarks:

Reject all bids. Reason:

**EVALUATION OF BID**  
**PROPOSALS**

FOR: FRESNO YOSEMITE INTERNATIONAL AIRPORT BUILDING T-262 DEMOLITION

Bid File No. 3297 Bid  
Opening: 1/21/14

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Department Head Approval

  
\_\_\_\_\_  
Kevin R. Meikle

Title: Director of Aviation

Date: 2-25-14

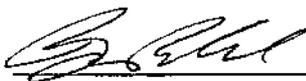
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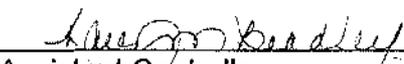
- Approve Dept. Recommendation  Approve Finance/Purchasing  
Recommendation
- Disapprove  Disapprove
- See Attachment

FINANCE DEPARTMENT

CITY MANAGER

  
\_\_\_\_\_  
Purchasing Manager      2/25/14  
Date

  
\_\_\_\_\_  
City Manager or Designee      2/26/14  
Date

  
\_\_\_\_\_  
Assistant Controller      2/26/2014  
Date

**FISCAL IMPACT STATEMENT**

PROGRAM: Fresno Yosemite International Airport Building T-262 Demolition

<u>RECOMMENDATION</u>	<u>TOTAL OR CURRENT</u>	<u>ANNUALIZED COST</u>
Direct Cost	<u>\$316,379.20</u>	_____
Indirect Cost	<u>\$66,413.00</u>	_____
TOTAL COST	<u>\$382,792.20</u>	_____
Additional Revenue or Savings Generated	<u>0</u>	<u>(\$26,000.00)</u>
Net City Cost	<u>\$382,792.20</u>	<u>(\$26,000.00)</u>
Amount Budgeted (If none budgeted, identify source)	<u>\$450,000.00</u>	_____



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