



City Council Report

Date: February 9, 2015
To: City Council
Through: Kari Kent, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Falcon Field Airport Terminal Upgrades
4800 E. Falcon Drive
City Project Nos. C10437 and C09036
District 5

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) package for the proposed Falcon Field Airport Terminal Upgrades, a Construction Manager at Risk (CMAR) project. (See attached Exhibit "A" for project location.)

Staff recommends that Council award this GMP contract to Builders Guild, Inc. (a Mesa business) in the amount of \$1,746,071.00, plus an additional \$122,225.00 (7% City allowance) for a total award amount of \$1,868,296.00.

Background

The Falcon Field Airport Terminal and Administration Building is a 3560 square foot single-story rectangular structure originally constructed in 1971. Numerous remodeling projects were completed over the past 30 years to accommodate the growth and changing needs of Falcon Field Airport. Additional single-purpose remodels are no longer beneficial since many items are past their useful service life, obsolete, and out of compliance with current building and safety codes: particularly Title II (State and Local Governments) of the Americans with Disabilities Act (ADA).

In accordance with the Falcon Field Airport Master Plan, this proposed project is a comprehensive remodeling and update of the entire terminal building to create a uniquely identifiable gateway to Mesa that is an economically vibrant and functionally efficient multi-use facility serving the tenants, businesses, visitors and general public at one of the top six general aviation airports in the nation.

In January 2014 the City received fourteen Statements of Qualifications (SOQ) from potential contractors that were interested in becoming the CMAR contractor for the project. Based on an evaluation of these SOQ's by a selection panel comprised of staff from the City of Mesa and an independent General Contractor (as required by State law), Builders Guild, Inc. was selected as the top ranked firm and entered into a pre-construction services contract with the City in March 2014, in the amount of \$24,729.77.

Discussion

Proposed exterior work includes all new contemporary finishes, a new multi-level public patio area, and desert landscaping. A highlight of the exterior will be new shade canopy structures that echo the characteristic arched roof line of historic WWII-era hangars while employing modern materials and illuminated accents. The result will be a uniquely identifiable entrance to the City of Mesa from both the air and land sides.

The interior is to be completely gutted and remodeled with an all new floor plan to increase the overall use area from 3560 to 5600 square feet. The public lobby, main conference room, and outdoor seating areas will all be enlarged and the public restrooms fully updated. The outdated building systems (electrical, lighting, plumbing, gas, mechanical, fire protection, communications, information technology), will all be replaced to bring the building into conformance with current building codes.

Community Impact – Temporary impacts include construction noise and dust limited to the work site. Airport staff will relocate to temporary office quarters a block south along Falcon Drive so that airport operations and service to tenants and customers will not be impacted. Access to airport businesses, tenants, and the FAA control tower, and access for emergency vehicles, will not be impaired. Once work is started, project completion is anticipated within two hundred ten (210) calendar days.

Alternatives

An alternative to the approval of this CMAR contract would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the size and complexity of the project. Another alternative is not to perform the work and continue use of the existing building. This is not recommended because the facility is obsolete and no longer meets the needs of its customers and users.

Fiscal Impact

The recommended total award amount is \$1,868,296.00 based on the GMP proposal of \$1,746,071.00, plus an additional \$122,225.00 (7% allowance for change orders). Funding is available from the FY 14/15 Falcon Field Capital Program.

Coordinated With

Falcon Field Airport concurs with this recommendation.