



City Council Report

Date: June 6, 2016
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Falcon Field J Hangar Rehabilitation
City Project CP0257
District 5

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to provide information to the Council concerning the results of the bids received for the Falcon Field J Hangar Rehabilitation Project (Refer to Exhibit "A" for location).

Staff recommends that Council award a contract for this project to the lowest responsible bidder, RK Sanders, Inc., in the amount of \$202,212.00, and authorize a change order allowance in the amount of \$20,221.20.

Background

The J Hangar at Falcon Field Airport suffered considerable damage from the fire which occurred on August 26, 2012. The J Hangar row contains ten (10) "T" shaped units, and two small storage units at each end. Most of the damage occurred in the three (3) middle hangar units. This project will remove those fire damaged hangar units and repair and restore the remaining seven (7) units so they can be put back into service.

Discussion

The City of Mesa owns and operates Falcon Field Airport located in East Mesa. The Falcon Field Airport currently has 403 hangars in operation, in addition to the Hangar J Building. Each building is comprised of multiple hangar units rented by the City to individuals wishing to rent space for their aviation needs. Hangar J is divided into ten

(10) separate leasable “T” hangar spaces and is constructed with pre-engineered building construction methodology (light weight steel structure with metal siding and roofing). The hangar doors are constructed with metal frames and sheathed in the same metal siding.

The fire caused structural and electrical damage which prevents Hangar J from being occupied at this time. The City of Mesa has developed a plan to rehabilitate the hangar to prepare it to be opened again for lease. Since the fire damaged the three middle hangars (Hangars 4, 5 and 6) beyond feasible remediation, those hangars will be completely removed. The remaining hangars will be rehabilitated to a condition ready for leasing by the City. The concrete slab under hangars 4, 5 and 6 will remain.

The work includes electrical, demolition and steel work, painting and cleaning, and various other miscellaneous work.

Community Impact – This project will result in allowing the remaining rehabilitated hangars to become rentable units. This project is anticipated to be completed in one hundred and twenty (120) calendar days.

Alternatives

An alternative to the project would be to not rebuild the hangar at this time. This is not recommended because it would substantially limit the use and continued loss of lease revenue of the hangar unit complex.

Fiscal Impact

The total authorized amount recommended for this project is \$222,433.20 based upon the lowest responsible bid of \$202,212.00 plus an additional \$20,221.20 (10%) as a change order allowance. This allowance will only be utilized for approved change orders. Funding is available in the Falcon Field Capital Enterprise Fund and from the Travelers Insurance reimbursement for the loss in the amount of \$254,403.30 after the City insurance deductible of \$50,000.

Coordinated With

The Falcon Field Airport concurs with this recommendation.

CITY OF MESA
MESA, ARIZONA

FALCON FIELD J HANGAR REHABILITATION

PROJECT NO. CP0257

Tabulation of Bids Received, Thursday, May 5, 2016, at 1:30 P.M.

ENGINEER'S ESTIMATE	\$204,455.00
1. RK Sanders, Inc.	\$202,212.00
2. W.E. O'Neil Construction Company, Inc.	\$405,100.11
3. G&G Specialty Contractors, Inc.	\$408,794.00
4. Builders Guild, Inc.	\$444,478.79