

## Legislation Details (With Text)

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<b>On agenda:</b>	5/30/2018	<b>Final action:</b>	5/30/2018		
<b>Title:</b>	Airport Concourse A Renovation - Construction Manager At Risk and Construction Materials Testing Services				

### Attachments:

Date	Ver.	Action By	Action	Result
5/30/2018	1	City Council Business Meeting	Approve	Pass

## Airport Concourse A Renovation - Construction Manager At Risk and Construction Materials Testing Services

### Action:

- A. Approve a contract in the amount of \$42,585,401.91 with Turner-Rodgers, A Joint Venture, for Construction Manager At Risk services for the Concourse A Renovation project, and**
- B. Approve a contract in the amount of \$224,510 with Froehling & Robertson, Inc. for construction materials testing and special inspections.**

### Staff Resource(s):

Brent Cagle, Aviation  
Jack Christine, Aviation

### Explanation

- The Aviation Department is renovating large portions of Concourse A to enhance customer experience. The existing Concourse A will be renovated to include new ceilings, wall finishes, flooring, mechanical system upgrades, and LED lighting, as well as expanded to increase passenger holdroom, restroom, and tenant concession capacity.
- The project is anticipated to be complete by the fourth quarter of 2019.
- This activity is occurring on airport property, which is in Council District 3.

### Action A

- As the Construction Manager At Risk, Turner-Rodgers is responsible for:
  - Scheduling and managing all phases of construction and the performance of all of its contractors in the construction of the project,
  - Prequalifying first tier prime contractors as required by state statute and City of Charlotte prequalification guidelines,
  - Organizing the work into bid packages, conducting a public bidding process for each subcontracting opportunity, and awarding each package to the lowest responsive, responsible bidder, and
  - Managing construction to completion under State of North Carolina Construction Manager At Risk statute.

- On September 8, 2017, the Aviation Department issued Request for Qualifications for general contracting firms to submit qualifications for Construction Manager At Risk for the Concourse A Renovation project; the City received three proposals from interested firms.
- Turner-Rodgers, A Joint Venture was selected based on its related project experience of similar airport construction and its outreach program for subcontracting opportunities.
- On February 19, 2018, the City issued a Preconstruction Agreement with Turner-Rodgers, A Joint Venture.

#### Action B

- Froehling & Robertson, Inc. will provide construction materials testing and special inspections to ensure the building meets code requirements.
- On November 13, 2017, the Aviation Department issued a Request for Qualifications for Materials Testing; 14 firms responded with qualifications.
- Froehling & Robertson, Inc. was selected based on its related project experience.

### **Charlotte Business INClusion**

#### Action A

The City has established an overall project goal of 13% MBE and 7% SBE. Because this is a Construction Manager At Risk project (Part G: Section 2.3 of the Charlotte Business INClusion Policy) the Construction Manager has the opportunity to add Small Business Enterprise and Minority Business Enterprise firms through the life of the project.

#### Action B

The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1 (h) of the Charlotte Business INClusion Policy).

Froehling & Robertson, Inc. has committed 8.02% (\$18,000) of the total contract amount to the following certified firm:

- Capstone Civil Group, PA (SBE, MBE) (\$18,000) (construction materials testing)

### **Fiscal Note**

Funding: Aviation Community Investment Plan

Funding to be reimbursed by future General Airport Revenue Bonds