

## Legislation Text

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File #: 15-2068, Version: 1

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### Airport PSA Hangar Addition

#### Action:

- A. Award a contract in the amount of \$1,255,650 to the lowest responsive bidder Encompass Building Group, Inc. for the construction of PSA Hangar Addition,**
- B. Approve a lease amendment with American Airlines for additional costs associated with construction of the PSA maintenance hangar, and**
- C. Adopt a budget ordinance appropriating \$1,255,650 from the Aviation Discretionary Fund to the Aviation Community Investment Plan Fund.**

#### Staff Resource(s):

Jack Christine, Aviation

#### Explanation

- The Airport built an aircraft maintenance hangar for MESA Airlines, Inc. in 2006 and subsequently leased it to MESA Airlines, Inc.
- American Airlines recently negotiated a contract with PSA Airlines, Inc. for PSA to replace MESA Airlines, Inc. as one of its American Eagle carriers.
- PSA Airlines, Inc. began limited operations in the hangar in December 2014 and has requested a loading dock and an additional 7,500 square feet of hangar space for parts storage and an engine repair shop.
- On June 22, 2015, the City Council awarded a contract to Baker LPA Architects, PC in the amount of \$188,475 for the design of the hangar addition.
- On November 6, 2015, the City issued an Invitation to Bid for construction services; seven bids were received from interested service providers.
- Encompass Building Group, Inc. was the lowest responsive, responsible bidder.
- For the construction of the PSA Hangar, 100% of the costs will be captured in the monthly lease payments through the end of the term of the main hangar lease expiring December 2024, and any extensions; or if early termination, American will reimburse the Airport for any remaining unamortized value of the final construction cost.

#### Reject Low-Bid Explanation

- The apparent low bidder, EVS Construction & Development, Inc. did not meet the established SBE goal of 15%, proposing a total SBE utilization of 6.11% for the project.
- The apparent low bidder, EVS Construction & Development, Inc. did not meet the established MBE goal of 6%, proposing a total MBE utilization of 2.16% for the project.
- Per the CBI Policy, EVS submitted SBE and MBE Good Faith Efforts documentation and after thorough review, staff determined that EVS did not meet the minimum required Good Faith Efforts (Part B: Section 4.3 of the Charlotte Business INclusion Policy).

- Staff recommends the contract be awarded to the next lowest, responsive, responsible bidder, Encompass Building Group, LLC.

### **Charlotte Business INclusion**

Established SBE Goal: 15%

Committed SBE Goal: 15.13%

Encompass Building Group exceeded the established SBE subcontracting goal, and has committed 15.13% (\$190,000) of the total contract to the following certified firm:

- All-Pro Builders and Restoration (SBE, MBE) (\$190,000) (sitework, concrete package, project management assistance)

Established MBE Goal: 6%

Committed MBE Goal: 24.85%

Encompass Building Group exceeded the established MBE subcontracting goal, and has committed 24.85% (\$312,000) of the total contract to the following certified firms:

- All-Pro Builders and Restoration (SBE, MBE) (\$190,000) (sitework, concrete package, project management assistance)
- Superior Mechanical Systems (MBE) (\$122,000) (HVAC mechanical systems)

### **Fiscal Note**

Aviation Community Investment Plan

### **Attachment**

Budget Ordinance