

## Legislation Text

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File #: 15-7838a, Version: 1

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### **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