

## Legislation Text

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File #: 15-11481, Version: 1

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### Airport Terminal Lobby Expansion Construction

#### Action:

- A. Approve a Construction Manager at Risk services contract with Holder Edison Foard Leeper - A Joint Venture, with a guaranteed maximum price of \$500,277,842.21,**
- B. Approve contract amendment #2 for \$13,629,446.50 to Gresham Smith Partners for construction administration services for the construction phase of the Terminal Lobby Expansion project,**
- C. Reject the low-bids submitted by Scarabee Systems and Technology B.V. and MacDonald Humfrey (Automation) Ltd for five Automated Security Lanes,**
- D. Approve a contract in the amount of \$3,651,000 to the lowest responsive bidder Vanderlande Industries, Inc for five Automated Screening Lanes, including four years' maintenance and warranty for Checkpoint E equipment,**
- E. Adopt a resolution authorizing transfer of the Automated Security Lanes without monetary consideration to the Transportation Security Administration as authorized under G.S. 160A-274 and approve all contracts related to this transfer,**
- F. Approve a contract in the amount of \$2,795,573 with Wood Environment & Infrastructure Solutions, Inc. for testing and special inspection services in support of the Terminal Lobby Expansion project for an initial term of five years, and**
- G. Authorize the City Manager to renew the contract for testing and special inspection services for up to two, one-year terms with possible price adjustments and to amend the contract consistent with the purpose for which the contract was approved.**

#### **Staff Resource(s):**

Brent Cagle, Aviation  
Jack Christine, Aviation

#### **Background**

- The Terminal Lobby Expansion project will expand the current terminal lobby by 175,000 square feet and renovate another 191,000 square feet.
- When built in 1982 and expanded in 1985, the lobby was designed to process approximately 2.8 million passengers per year. Last year, the Airport served 12.5 million passengers in that same space.
- The new lobby expansion will include:
  - Expansion and renovation of the basement, baggage, and ticketing levels of the current terminal lobby.
  - Consolidation of the five security checkpoints into three larger, more efficient checkpoints.
  - Construction of:
    - A 146,000-square foot exterior canopy over the new vehicle roadway for protection and convenience of arriving and departing passengers, and

- Two pedestrian overhead walkways to connect the new mezzanine level of the terminal directly to the hourly parking deck.
- This project is anticipated to be complete by third quarter 2025.
- This activity is occurring on airport property, located in Council District 3.

## **Explanation**

### Action A

- This construction manager at risk contract provides a guaranteed maximum price for the construction of the Terminal Lobby Expansion project detailed under background.
- On May 18, 2017, the city issued a Request for Qualifications (RFQ); five responses were received.
- On October 23, 2017, City Council approved a contract with Holder Edison Foard Leeper - A Joint Venture in the amount of \$3,500,000 for preconstruction services.
- Holder Edison Foard is best qualified to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to RFQ requirements.

### Action B

- On October 23, 2017, City Council approved a contract with Gresham Smith Partners in the amount of \$21,750,000 to provide design services for the Terminal Lobby Expansion.
- On November 26, 2018, City Council approved contract amendment #1 in the amount of \$770,806 for additional architectural and engineering design services.
- Amendment #2 includes construction administration services, including design-related items such as submittal reviews, as-built final drawings, commissioning, and other design changes for the duration of construction.
- The new value of the contract, including amendment #2, is \$36,150,252.50.

### Action C, D, and E

- Automated Security Lanes (ASL) equipment is necessary to provide adequate passenger checkpoint screening throughput during the construction project since there will be times when the total number of security screening lanes will be reduced.
- Aviation will acquire five ASL systems and provide them to the Transportation Security Administration (TSA) for its use in place of the standard equipment used to screen passengers' bags at the checkpoint.
- On June 18, 2019, the city issued an Invitation to Bid; three bids were received.
- Vanderlande Inc. was selected as the lowest responsive, responsible bidder with TSA's approval.
- The bids from Scarabee Systems and Technology B.V. and MacDonald Humfrey (Automation) Ltd did not meet the TSA's requirements.

### Actions F & G

- This contract provides special inspections required by the building code for permitting and the material testing and inspections as required in the design specifications for concrete strength, welded connections, soil bearing, deep foundations, and other tests to ensure the project is meeting the quality requirements.
- On June 10, 2019, the city issued a RFQ; 10 responses were received.
- Wood Environment & Infrastructure Solutions, Inc. is best qualified to meet the city's needs on the basis of demonstrated competence and qualification of professional services in response to RFQ requirements.
- The project is anticipated to be complete by third quarter 2025.

## **Charlotte Business INClusion**

The city negotiated project participation as follows:

### Action A

The city has established an overall project goal of 10% MBE and 12% WSBE. Because this is a Construction Manager at Risk project (Part G: Section 2.3 of the Charlotte Business INClusion Program

Policy), the Construction Manager has the opportunity to add Minority, Women and Small Business Enterprise firms throughout the life of the project.

Action B

All additional work involved in this change order will be performed by Gresham Smith Partners and their existing subconsultants (Part D: Section 6 of the Charlotte Business INClusion Policy). Gresham Smith Partners has committed 22.06% (\$3,007,135) of the total contract change order amount to the following certified firms:

- DAS Architecture, Inc. (SBE) (\$2,044,000) (architecture)
- Laurene, Ricker & Sorrell (SBE) (\$963,135) (structural design)

Action D

Per Charlotte Business INClusion Policy: Part C: Section 2.1(a) The city shall not establish Subcontracting Goals for Contracts where: (a) there are not subcontracting opportunities identified for the Contract; or (b) there are no SBEs or MBEs certified to perform the scopes of work that the city regards as realistic opportunities for subcontracting.

This contract meets the provisions of (a) - No subcontracting opportunities.

Action F

The city negotiates subcontracting participation after the firm is selected for this services contract (Part C: Section 2.1(h) of the Charlotte Business INClusion Policy). Wood Environment and Infrastructure Solutions, Inc. has committed 12.00% (\$335,469) of the total contract amount to the following certified firm:

- Joel E. Wood & Associates, PLLC (SBE) (\$335,469) (materials testing)

**Fiscal Note**

Funding: Aviation Capital Investment Plan

**Attachment(s):**

Resolution