

Legislation Text

File #: 15-17068, Version: 1

Airport Concourse A Expansion Phase 2

Action:

- A. Approve a contract in the amount of \$172,599,811.11 with JE Dunn-McFarland, A Joint Venture, for construction manager at risk services for the Concourse A Expansion Phase 2 project,**
- B. Approve contract amendment #5 for \$4,008,000 to Perkins+Will North Carolina, Inc. for construction administration services for the construction phase of the project, and**
- C. Approve a contract in the amount of \$557,338.50 with ECS Southeast, LLP for construction materials testing and special inspections.**

Staff Resource(s):

Haley Gentry, Aviation
Jack Christine, Aviation

Background

- Phase 2 of the Concourse A Expansion is the second of two phases and includes the addition of 215,000 square feet, 10 aircraft gates, and a connector to Phase 1 of the Concourse A Expansion.
- This activity is occurring on Airport property in Council District 3.

Explanation

Action A

- As the Construction Manager At Risk, JE Dunn-McFarland is responsible for:
 - Scheduling and managing all phases of construction and the performance of all 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 May 31, 2019, the City issued a Request for Qualifications (RFQ); five proposals were received.
- JE Dunn Construction is the best qualified firm to meet the City's needs on the basis of demonstrated competence and related project experience in response to the RFQ requirements.
- Since selection, JE Dunn Construction has entered into a Joint Venture with McFarland Construction for this construction contract.
- On September 23, 2019, City Council approved a Preconstruction Agreement with JE Dunn Construction.

Action B

- On March 25, 2019, City Council approved a contract with Perkins+Will North Carolina, Inc. in the amount of \$8,428,000 to provide design services for the Concourse A Expansion Phase 2 Project.
- This amendment includes construction administration services, including design-related items such

as submittal reviews, as-built final drawings, and other design changes for the duration of construction.

- On January 13, 2019, contract amendment #1 was approved in the amount of \$70,565 to include additional design and bidding phase commissioning.
- On March 10, 2020, contract amendment #2 was approved in the amount of \$449,802.47 to include baggage handling system revisions and modifications to airline tenant space.
- On May 5, 2021, contract amendment #3 was approved in the amount of \$20,000 to include design for modifications to the chilled and heating hot water distribution.
- On October 13, 2021, contract amendment #4 was approved in the amount of \$18,000 to include the design of a single-user restroom at Concourse A1 mid-connector.
- Contract amendment #5 in Action B brings the total value of the contract to \$12,994,367.47.

Action C

- ECS Southeast, LLP will provide construction materials testing and special inspections to ensure the building meets code requirements.
- On December 16, 2022, the City issued a Request for Qualifications (RFQ); eight responses were received.
- ECS Southeast, LLP is the best qualified firm to meet the City's needs based on demonstrated competence and qualification of professional services in response to the RFQ requirements.

Disadvantaged Business Enterprise

Action A

The City has established an overall project goal of 10.00% Disadvantaged Business Enterprise (DBE). Because this is a Construction Manager at Risk project the Construction Manager has the opportunity to add DBE firms throughout the life of the project.

Charlotte Business INclusion

Action B

The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1(h) of the Charlotte Business INclusion Policy). Perkins+Will North Carolina, Inc. has committed \$906,718 or approximately 22.62% of the total contract amendment amount to the following certified firm(s):

- C- Design Inc. (SBE) (\$906,718) (architectural services)

Action C

The City negotiates subcontracting participation after the proposal selection process (Part C: Section 2.1(h) of the Charlotte Business INclusion Policy). ECS Southeast, LLP has identified the following certified firm(s) and will use this/these firm(s) when the contract is activated:

- CWI Services, Inc. (SBE) (structural steel observations, ultrasonic testing)
- Capstone Civil Engineering, Inc. (MBE, SBE) (earthwork observations, sampling)

Fiscal Note

Funding: Aviation Capital Investment Plan