



FAT *Forward*

**TERMINAL EXPANSION
Phase 2 Construction Contract Award**

City Council Presentation

February 23, 2023



**FRESNO YOSEMITE
INTERNATIONAL AIRPORT**



Terminal Expansion – Project Delivery

Progressive Design-Build

- **Qualifications Based Selection**
- **Designer and Builder as one entity**
- **Promotes a collaborative approach between Designer – Builder – Owner**
- **Two Phases**
 - **Phase One – Preconstruction Services (Design)**
 - **Phase Two – Construction**
- **Identifies constructability issues during design**
- **Provides cost and schedule updates through the design process**
- **Results in Guaranteed Maximum Price (GMP) for Construction Phase**
- **Through an RFQ process completed in November 2019, Airports selected the Q&D Construction/CSHQA Team as our Design-Build entity for the Terminal Expansion Project.**



Terminal Expansion – Project Delivery – Complete

Phase 1 – Preconstruction Services (Design)

- **Design Phase – Awarded to Q&D Construction & CSHQA on 3/19/20 for \$8,450,000**
- **Terminal Design Highlights**
 - **Expands the passenger screening checkpoint to add capacity**
 - **New Checked Baggage Inspection System (CBIS)**
 - **Upgraded Ticketing and Baggage Make-up conveyor systems**
 - **New Federal Inspection Service (FIS) Facility**
- **Terminal Concourse B**
 - **Two new passenger boarding bridges**
 - **Two new gates for International and Domestic Flights**
 - **Expanded passenger waiting area**
 - **New concessions**



Terminal Expansion – Construction Phase

- **Q&D Construction/CSHQA Guaranteed Maximum Price (GMP) of \$127M for construction phase**
- **30-month construction duration**
- **Project Labor Agreement (PLA) applies with strong local participation:**
 - Includes 36% Fresno/Clovis contractors (44% of contract value)
 - Includes 7% Central Valley contractors (1% of contract value)
 - Includes 40% California contractors (37% of contract value)
- **Initial Construction Elements**
 - New Electrical Service
 - Site Work
 - Passenger Screening Checkpoint Expansion



Terminal Expansion – Project Delivery (continued)

Guaranteed Maximum Price -\$127M

- **Establishes a Not to Exceed price for Construction**
- **Plans and specifications at 100%**
- **Based on bids from sub-contractors**
- **Provides 3% Builder's Contingency for unforeseen conditions, errors and omissions as authorized by Owner (mitigates risk for Design-Builder).**
- **Provides 3% Owner's Contingency for modifications or additional scope directed and approved by Owner (mitigates risk for Owner).**
- **Includes Construction Administration, Bonds and Insurance**
- **Design-Builder fee of 5%**



Project Cost Allocation

Description	Cost
General Conditions	8,884,604
Checkpoint	12,065,579
Concourse	31,562,674
Federal Inspection Station	18,497,368
Airline Ticket Office and Terminal Modifications	5,615,192
Checked Baggage Inspection System	21,107,003
Site Improvements	9,229,712
New Electrical Service	1,698,694
Sub-Total Construction	\$108,660,827
Contingency	6,449,970
Bonds & Insurance	2,870,835
Construction Administration	2,976,809
Builders Fee	5,910,422
Total	\$126,868,863



Terminal Expansion - Financing

Source of Funds		Amount
TSA OTA Grant		\$22,679,291
BIL-AIG		\$24,000,000
CARES ACT		\$5,218,200
Passenger Facility Charges		\$5,800,000
Measure C		\$6,000,000
Omnibus Bill - FY2022 Terminal		\$2,000,000
BIL-ATP*		\$7,000,000
Airport Revenue Bonds*		\$73,267,478
Total Funding		\$145,964,969

** Total bond funds required is dependent upon actual BIL-ATP funds awarded.*



Terminal Expansion Project – Next Steps

Action		Estimated Timeline
Council Approval	Contract Award – Q&D Construction \$125M	February 23, 2023
Notice-to-Proceed	Terminal Expansion Project Construction Phase	March 15, 2023
BIL Terminal Funding	FAA Decision	March 20, 2023 February 28, 2023
Debt Services	Funding secured	April 15, 2023
Construction Completed	Terminal Opening	Fall 2025



Council Action Requested:

Award contract in the amount of \$127M to Q&D Construction for the Terminal Expansion Project at Fresno Yosemite International Airport (FAT).

Award contract in the amount of \$753,000 to Moore Twining for Quality Assurance, Geotechnical and Special Inspections.



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Thank you!

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