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**Title:** Actions pertaining to FATforward, Fresno Yosemite International Airport’s expansion program (Council District 4):

1. Adopt the FATforward Initial Study and Mitigated Negative Declaration dated January 27, 2020, pursuant to the California Environmental Quality Act
2. Approve Phase One of a Progressive Design-Build Contract with Q&D Construction to provide design services related to the terminal expansion at Fresno Yosemite International Airport in an amount not to exceed \$8,450,000
3. \*\*\*RESOLUTION - 39th Amendment to the Annual Appropriations Resolution (AAR) No. 2019-133 appropriating \$8,850,000 to Fresno Yosemite International Airport for the Phase One Design-Build terminal expansion contract and related work (Requires 5 affirmative votes) (Subject to Mayor’s veto)

**Sponsors:** Airports Department

**Indexes:**

**Code sections:**

**Attachments:** 1. 3-19-20 Reso Adopting 39th Amend to Reso 2019-133.pdf, 2. 3-19-20 CEQA Initial Study and MND.pdf, 3. 3-19-20 Q&D PDB Contract.pdf

Date	Ver.	Action By	Action	Result
3/19/2020	1	City Council	adopted	

**REPORT TO THE CITY COUNCIL**

**March 19, 2020**

**FROM:** KEVIN R. MEIKLE, Director of Aviation  
Airports Department

**SUBJECT**

Actions pertaining to FATforward, Fresno Yosemite International Airport’s expansion program (Council District 4):

1. Adopt the FATforward Initial Study and Mitigated Negative Declaration dated January 27, 2020, pursuant to the California Environmental Quality Act
2. Approve Phase One of a Progressive Design-Build Contract with Q&D Construction to provide design services related to the terminal expansion at Fresno Yosemite International Airport in an amount not to exceed \$8,450,000
3. \*\*\*RESOLUTION - 39<sup>th</sup> Amendment to the Annual Appropriations Resolution (AAR) No. 2019-

133 appropriating \$8,850,000 to Fresno Yosemite International Airport for the Phase One Design-Build terminal expansion contract and related work (Requires 5 affirmative votes) (Subject to Mayor's veto)

## RECOMMENDATION

Staff recommends that Council, (i) adopt the FATforward Initial Study and Mitigated Negative Declaration dated January 27, 2020, pursuant to the California Environmental Quality Act, (ii) authorize the Director of Aviation to execute Phase One of a Progressive Design-Build Contract (Contract) with Q&D Construction (Q&D) to provide design services related to a terminal expansion (Project) at Fresno Yosemite International Airport (FAT) in an amount not to exceed \$8,450,000, and, (iii) adopt the 39<sup>th</sup> Amendment to Resolution No. 2019-133 appropriating \$8,850,000.

## EXECUTIVE SUMMARY

FATforward, FAT's parking and terminal expansion program, is progressing on schedule and the next steps are to execute a Phase One Progressive Design-Build Contract for the Terminal, conduct geotechnical, survey and other related work, and adopt the FATforward Initial Study and Mitigated Negative Declaration for the overall program. The AAR is necessary because at the time when Airports developed its FY20 budget in early 2019, FATforward costs and schedules were not yet fully defined.

Phase One of the Progressive Design-Build (PDB) Contract will enable the design of FAT's new terminal expansion. The Airports Department (Airports) and the Q&D PDB team will work collaboratively, along with all stakeholders, to design the Project in accordance with the project program and budget. The Q&D team has validated that the Project can be delivered as programmed and within budget. This approach takes advantage of the builders' expertise during all stages of design, facilitates ownership and commitment by all parties involved, and provides a high degree of cost and schedule certainty.

The CEQA Initial Study and Mitigated Negative Declaration is for the entire FATforward program and includes the parking garage, terminal expansion, aircraft ramp areas and related work. Adoption will allow execution of the first FATforward construction contract in late spring 2020, which will be for the parking garage.

## BACKGROUND

The cost of the Phase One design Contract is in line with the terminal expansion budget. In addition to the design, other costs that make up the 87.2 million budget are construction and construction contingency, and administrative or "soft" costs such as program and contract management, cost and schedule validations, quality assurance, geotechnical studies, construction management, commissioning, project closeout, and coordination of applicable training and warranty work.

Through a competitive design-build procurement process in accordance with Fresno Municipal Code Section 4-502(d), Airports solicited Statements of Qualification from design-build teams with the capability and experience necessary to execute a PDB terminal expansion project. Airports advertised the Request for Qualifications (RFQ) in The Business Journal on September 16, 2019, with national airport trade organizations, on the airport's website, and with direct mailings to known interested firms. Five design-build teams responded to the RFQ. Their qualifications were evaluated

and rated by a committee of six (6) in accordance with the provisions of the RFQ and FAA regulations. Interviews were then conducted with the top two (2) teams. The evaluation committee consisted of Airport staff representing various lines of business. Q&D, a Nevada Limited Liability Company based in Sparks, NV, and their team was determined to be the most qualified for the Project to collaboratively work with Airports, and provide the best opportunity to meet Airports project goals and required outcome. The Q&D team includes architects and engineers from Mead & Hunt, CSHQA, and Kimley-Horn. All four entities have extensive, relevant and recent terminal expansion experience.

Planned future Airports actions associated with executing FATforward, and more specifically the terminal expansion project, include executing Phase Two (construction) of a Progressive Design-Build Contract, procurement of equipment associated with the new international facility, procurement of seating and other terminal related elements. Other FATforward actions will include aircraft ramp design and design-build construction contracts.

It is anticipated that parking garage construction will start this summer with completion in early fall 2021, aircraft ramp construction will start in late 2020 with completion in late spring 2021, and terminal construction will start in late spring 2021 with completion of all phases of work in late 2023.

The Contract utilizes the Design-Build Institute of America (DBIA) standard and has been approved as to form by the City Attorney's Office.

## **ENVIRONMENTAL FINDINGS**

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared to evaluate the FATforward, Passenger Terminal and Parking Expansion Project pursuant to the California Environmental Quality Act (CEQA) and adopted State CEQA Guidelines (Title 14, California Code of Regulations [CCR], Chapter Three). The City of Fresno Airports Department is the "lead agency" for this project (CEQA Guidelines, §15367). Based on the IS/MND, the following findings are made: (1) the project will not generate significant effects on the environment, and, (2) when all applicable mitigation measures have been applied to the project, the project will result in a less than significant impact on the environment.

A public Notice of Intent to Adopt a Mitigated Negative Declaration for FATforward was published in the local newspaper on December 20, 2019, as required for public review and comment. A Notice of Determination was recorded with the Fresno County Clerk's office on February 27, 2020.

## **LOCAL PREFERENCE**

The City's Local Preference Ordinance (FMC 4-108) does not apply since federal funding is being used.

## **FISCAL IMPACT**

FAT is the largest driver in economic activity in the Central San Joaquin Valley with \$844 million of annual economic activity and 9,800 direct, induced and indirect jobs (2018 data). The terminal expansion project will help enable the airport to meet current and future demand as our region grows, resulting in further economic activity and job growth. Airports has the funding available for this

Contract, which will be appropriated with approval of the accompanying AAR. There is no impact to the General Fund or to the ratepayers of the City of Fresno from this action.

**Attachments:**

- Resolution Adopting the 39th Amendment to Resolution No. 2019-133
- CEQA Initial Study and Mitigated Negative Declaration
- Q&D PDB Contract