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Title: Approve Phase One of a Progressive Design-Build contract with C Overaa & Co. to provide design services related to a parking garage at Fresno Yosemite International Airport in an amount not to exceed \$3,000,000 (Council District 4)

Sponsors: Airports Department

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Attachments: 1. Overaa Design Contract_Phase One_Final 12-05-19.pdf

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

December 5, 2019

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

SUBJECT

Approve Phase One of a Progressive Design-Build contract with C Overaa & Co. to provide design services related to a parking garage at Fresno Yosemite International Airport in an amount not to exceed \$3,000,000 (Council District 4)

RECOMMENDATION

Staff recommends Council authorize the Director of Aviation to execute Phase One of a Progressive Design-Build contract (Contract) with C Overaa & Co. (Overaa) to provide design services related to a parking garage (Project) at Fresno Yosemite International Airport (FAT) in an amount not to exceed \$3,000,000.

EXECUTIVE SUMMARY

Phase One of the Progressive Design-Build (PDB) Contract will enable the design of FAT's new parking garage. The Airports Department (Airports) and the Overaa PDB team will work

collaboratively together, along with all stakeholders, to design the Project in accordance with the project program and budget. The Overaa 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.

BACKGROUND

The cost of the design and construction Contract is in line with the parking garage budget, which has been programmed at \$35 million. In addition to the design, other costs that make up the budget are construction and construction contingency (\$29 million), 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 (\$3 million). The Progressive Design Build Contract will also provide for the ability to exercise an "off ramp" if construction cost and terms cannot be agreed upon. In the unlikely event that this should happen, Airports will utilize the design and proceed with an alternate procurement method.

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 parking structure project. Airports advertised the Request for Qualifications (RFQ) in The Business Journal on July 10, 2019, with national airport trade organizations, on the airport's website, and with direct mailings to known interested firms. Six 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 three (3) teams. The evaluation committee consisted of Airport staff representing various lines of business, a peer airport that recently completed a similar project and the State Center Community College District (SCCCD). Overaa, a California Corporation based in Richmond, CA, 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 Overaa team includes architects and engineers from WRNS Studios and Walker Consultants. All three entities have extensive, relevant and recent parking structure experience.

Planned future Airports actions associated with executing FATforward, and more specifically the parking garage project, include executing Phase Two (construction) of a Progressive Design-Build contract, ramping up internal staffing and engaging external support to supplement Airports in-house staff.

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

Phase One of the Progressive Design-Build contract is not a "project" as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378. This approval involves commitment to the design phase of the garage project only and does not involve a commitment to construction. In addition, any future proposal to begin Phase 2 of the contract, relating to construction will require further review and consideration by Council. In this way, the proposed action is not a commitment to

any future phase involving construction. Therefore, because this approval does not involve a commitment to an action that will have a significant effect on the environment or a reasonably foreseeable indirect impact on the environment, it is not a project for the purposes of CEQA.

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 parking garage project will help enable the airport to meet current and future demand as our region grows, resulting in further economic activity and job growth. Funding for this Agreement is included in the Airports FY 2020 adopted budget. There is no impact to the General Fund or to the ratepayers of the City of Fresno from this action.

Attachments:

- Overaa Contract