

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA
ACTION ITEM

Item No. 4g
Date of Meeting August 5, 2014

DATE: July 29 2014
TO: Tay Yoshitani, Chief Executive Officer
FROM: Michael Ehl, Director, Airport Operations
Wayne Grotheer, Director, Aviation Project Management Group
SUBJECT: 2014 Airfield Improvement Project (CIP #C102573)

ACTION REQUESTED

Request Commission authorization for the Chief Executive Officer to execute a major public works construction contract with the sole responsive and responsible bidder to perform the 2014 Airfield Improvement Project at Seattle-Tacoma International Airport.

SYNOPSIS

On July 1, 2014, the Commission authorized rejection of all bids for the earlier advertised 2014 Airfield Improvement Project that contained more scope and was combined with the North Satellite Ceiling Leaks project. The Commission also authorized the advertisement of the 2014 Airfield Improvement Project with a subset of the previous contract. Outreach occurred to the contractor community prior to advertisement and the contract contained provisions intended to attract more bidders. Bids were opened on July 22, 2014 and found to be irregular as there was only a single bidder and the bid was more than ten percent (10%) over the engineer's estimate. The single bid is in the amount of \$969,100, which is thirty-four percent (34%) over the engineer's estimate of \$723,860. Staff recommends accepting the bid and authorizing execution of the major works contract with the sole bidder as the work is considered essential to airport operations and the work needs to occur prior to the approaching seasonal, inclement weather.

BACKGROUND

The current 2014 Airfield Improvement Program is part of an ongoing program to replace distressed pavement on the airfield. The revised 2014 Airfield Improvement project will replace approximately twelve deteriorated panels surrounding the North Satellite and approximately fifteen deteriorated panels located on Runway 16C/34C. One additional panel that recently became distressed will also be replaced and others may be necessary if encountered during the duration of the contract work.

Staff has determined that the funds previously authorized by the Commission for the 2014 Airfield Improvement project are sufficient for the completion of this project. No additional fund authorization is being requested.

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ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1) – Cancel the bid and re-bid under the assumption that additional contractor interest can be achieved. This alternative assumes that future contractor outreach might have better results than the previous effort. Although there was some evidence of other contractor interest in performing the work, the time involved in re-advertising the project would result in the timing of the work coinciding with the seasonal inclement weather. This could result in the work not being able to be performed and significant impact to airfield operations. This is not the recommended alternative.

Alternative 2) – Accept the bid and authorize the execution of the major public works contract with the sole responsible bidder. This alternative will prevent impact to airfield operations and allow the work to be completed before the seasonal inclement weather. **This is the recommended alternative.**

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

- On July 1, 2014, Commission authorized the Chief Executive Officer to reject all bids for the previously advertised project for the 2014 Airfield Improvement p the Airfield Apron Pavement Replacement (CIP #102573) and NSAT-STS Ceiling Leak Long Term Repair (CIP #C800609) and to re-advertise and execute a construction contract for a revised Airfield Apron Pavement Replacement project (CIP #C102573).
- On April 1, 2014, Commission authorized the Chief Executive Officer to advertise and execute a contract which included pavement and joint seal replacement in the amount of \$2,500,000 combined with another CIP and a total project cost of \$4,470,000.
- On August 6, 2013, the Commission authorized the use of a project labor agreement for the project.
- On April 2, 2013, the Commission authorized \$300,000 and for the Chief Executive Officer to complete the design and perform any advance preparatory work for the 2014 Airfield Apron Pavement Replacement project.
- On March 26, 2013, the Commission authorized for the Chief Executive Officer to advertise and execute a single construction contract comprised of Airfield Panel Replacement and Joint Seal Replacement (CIP #102573) and Runway 16C/34C Panel Replacement. This authorization request is for \$8,967,000, and the estimated total cost of the complete project is \$9,377,000.
- On July 24, 2012, the Commission authorized \$200,000 and for the Chief Executive Officer to complete the design and perform any advance preparatory work for the 2013 Airfield Apron Pavement Replacement project.
- On April 10, 2012, the Commission authorized an additional \$1,467,000 because the bids exceeded the Engineer's Estimate by greater than 10 percent; and authorized the Chief Executive Officer to execute a contract in the amount of \$6,553,964 with the low responsive and responsible bidder for the 2012 Exterior Gates and Airfield Improvement Projects. This authorization increased the budget by \$1,467,000 due to the higher than expected bids, for a total project cost of \$10,500,000.

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- On January 24, 2012, the Commission authorized \$4,707,000 and for the Chief Executive Officer to advertise and execute a construction contract that included Apron Pavement Replacement, Exterior Gate Improvements, Runway 16C/34C Panel Replacement, and South Snow Dump Pavement Expansion
- On July 26, 2011, the Commission authorized \$465,000 and for the Chief Executive Officer to complete the design and perform any advance work in support of the 2012 Pavement and Joint Replacement and Sealant Project for non-runway concrete pavement panels, joint seal replacement, spall repair, and associated or temporary facilities, such as striping, lighting, etc., on the Aircraft Operations Area.
- On March 1, 2011, the Commission authorized \$6,235,000 and for the Chief Executive Officer to advertise and execute a construction contract that included slot drain, pavement, and joint seal replacement at the South Satellite and perform installation of temporary facilities in concourses.
- On August 10, 2010, the Commission authorized \$394,000 and for the Chief Executive Officer to direct staff to: 1) proceed with project management, design, environmental support, and preparation of 100 percent design level construction documents for the replacement of slot drains, pavement and joint seal at the South Satellite at Seattle-Tacoma International Airport; 2) execute and award outside professional service agreements; 3) pre-purchase common-use gate equipment; and 4) allow Port Construction Services to self-perform, advertise for bids, and execute and award small works construction contracts for common use equipment installation.
- On February 9, 2010, the Commission authorized \$5,650,000 for the design, advertisement, and award of a construction contract for the 2010 Airfield Improvement Projects – Contract 1, consisting of panel replacements on Runway 16C/34C.
- On September 22, 2009, senior Aviation staff briefed the Commission on Seattle-Tacoma International Airport Facility Functionality and Readiness.
- On February 26, 2008, the Commission authorized \$450,000 for joint seal replacement on Runway 16C/34C (CIP 800112).
Note: On October 30, 2003, Runway 16 Right/34 Left (16R/34L) was renamed runway 16C/34C, in preparation for the Third Runway to assume the runway 16R/34L designation.
- On January 14, 2003, the Commission authorized \$5,000,000 for a multi-year program of panel replacement on Runway 16R/34L (CIP 102037).
- On November 26, 1996, the Commission authorized \$2,000,000 for a multi-year program of panel replacement on Runway 16R/34L (CIP 100663).
- On June 13, 1993, the Commission authorized \$10,422,000 for Runway 16R/34L rehabilitation and other airfield improvements (CIP 100663).