



## Council Agenda Report

**From:** Dick McKinley, Public Works Director  
**Subject:** Award the Construction Contract for an Airport Maintenance Building  
**Date:** February 20, 2018

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### Facts

1. The City continues to operate and maintain the Municipal Airport as a public facility and gateway to the community whose purpose is to support and serve the local flying public, and economic development.
2. To adequately accomplish the maintenance function, the City operates a number of pieces of equipment of significant value. This equipment requires security, protection from the elements, and shelter when performing routine service tasks. Storage for an inventory of supporting supplies is also necessary. Currently, there is inadequate storage for equipment and supplies.
3. The Design Review Committee (DRC) of the Planning Commission has approved a design for a 1,920 square foot addition to the existing city-owned airport fire station. The existing structure already has all necessary utilities and access needs met. (See the attached drawings from the DRC process.)
4. The Airport Commission, at their October 26, 2017 meeting, reviewed and approved this concept.
5. Bid documents to construct the proposed building were prepared and advertised.
6. At the bid opening on February 8, 2018, four bids were opened for the Airport Maintenance Building Construction project, summarized as follows:

<b><u>Contractor</u></b>	<b><u>Bid Total</u></b>
BC Construction & Electric	\$146,631.00
RDZ Contractors	\$147,250.00
Quincon	\$149,966.00
Grand Bridge, Inc.	\$178,548.61

### Options

1. Take no action.
2. Award the construction contract for the Airport Maintenance Building Construction to BC Construction & Electric
3. Direct staff to prepare an alternative action.

### Analysis and Conclusions

It is essential that the investment of Airport funds in the acquisition and maintenance of this equipment be protected and preserved – in this case – from the elements and from vandalism and other hazards that may be encountered. This structure protects the equipment and increases the value of the airport. Not protecting and securing the equipment could cost significantly more over time.

The bid from BC Construction & Electric has been found to be a responsive and responsible bid. The tight bids show that this is a solid price for the asset. Since this is a metal building that will be purchased and then assembled/erected on site, only a small contingency is needed.

**Fiscal Impact**

This is a budgeted expense, adds value to existing airport assets, and protects existing investments in equipment and supplies. It also provides an ancillary value in another structure that can be used in large events, such as the AOPA event the City hopes to host in 2019. Total hard and soft costs less than \$80 per square foot.

**Recommendation**

Authorize the City Manager to enter into an agreement with BC Construction and & Electric for the amount of \$150,000 (\$146,631 plus a 2.25% contingency) for the construction of the Airport Maintenance Building and authorize the City Manager and City Attorney to make minor changes to the agreement, if needed, remaining fully consistent with the overall Council direction.

**Attachments**

1. Design illustration from DRC approval

Airport Fire Station BEFORE the maintenance wing addition.



AFTER the maintenance wing addition.



APPROVED BY DEVELOPMENT REVIEW COMMITTEE

Sheri L. Davis 11/6/17  
[Signature] 11-6-17  
[Signature] 11/6/17

*2,100 SF addition  
1,920*



AIRPORT METAL MAINTENANCE BUILDING PROJECT  
 DPW PROJECT NO. 17-27  
 SITE PLAN - AIRPORT BUILDING SITE  
 CITY OF PASO ROBLES, CA



DATE	BY	SCALE	DATE	BY	SCALE
11/13/17	DPW	AS SHOWN	11/13/17	DPW	AS SHOWN