



Contra
Costa
County

To: Board of Supervisors
From: Keith Freitas, Airports Director
Date: August 10, 2021

Subject: Contract with KSA Engineers Inc. For Work Related to Buchanan Field Airport Terminal Replacement Project

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Director of Airports, or designee, to execute a consulting services agreement with KSA Engineers Inc. to provide construction management services for the period July 1, 2021, to May 31, 2024, in connection with the terminal replacement project at Buchanan Field Airport, in an amount not to exceed \$1,610,878.00. (District IV)

FISCAL IMPACT:

There is no negative impact on the General Fund. The total amount of the contract is \$1,610,878.00, of which an estimated 72% (or \$1,159,832.16) will be paid by the Federal Aviation Administration Airport Improvement Program and the remaining 28% (or \$451,045.84) will be paid by the Airport Enterprise Fund.

BACKGROUND:

The Buchanan Field Airport Master Plan adopted by the Board on October 28, 2008, identifies a new general aviation terminal (Terminal Replacement Project) on the capital improvement list. Designs for the Terminal Replacement Project were completed by the KPA Group, pursuant to a contract dated March 12, 2019.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **08/10/2021** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: August 10, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Keith Freitas (925)
681-4200

cc:

BACKGROUND: (CONT'D)

On April 28, 2020, the Board authorized staff to submit applications to the Federal Aviation Administration and Caltrans for grants for the construction of the Terminal Replacement Project.

On October 20, 2020, the Board authorized on-call consulting service agreements with engineering, architecture, and design consulting firms, KSA Engineering, the KPA Group, Mead & Hunt, and Kimley-Horn & Associates, for a term of five years, to provide services as needed. On November 2, 2020, Airport staff sent a request for proposals to the pre-qualified engineering firms with on-call consulting service agreements and Airports staff received two proposals. Utilizing the request for proposal criteria and ranking, KSA Engineers Inc. was selected to perform the construction management services. Airports authorized a pre-contract task order with KSA Engineering Inc. and their sub-consultants under the existing consulting service agreement.

On February 2, 2021, the Board approved the project design and specifications and authorized staff to put the project out to bid. W.E. Lyons Construction was the lowest responsible bidder, and the Board authorized the contract with W.E. Lyons Construction on April 27, 2021, in the amount of \$12,990,000.00. The estimated total cost of the project is \$16,963,860. The KSA Engineers Inc. consulting service agreement is roughly 10% of the total cost of the project, which is industry standard.

KSA Engineers Inc. along with their team of sub-consultants will provide construction management services for the pre-construction, construction, and post-construction phases of the Terminal Replacement Project. The team will serve as the resident engineer and will provide testing services, construction cost management, environmental compliance, safety monitoring, labor compliance, inspection services, and other required duties to complete the project.

CONSEQUENCE OF NEGATIVE ACTION:

If the contract is not approved, the Terminal Replacement Project will be indefinitely delayed. The Airports Division would have to continue to rent office and aircraft rescue and firefighting space for the duration of the delay and would not meet the Airport's short- or long-term space needs.