



**PURCHASING ITEM  
FOR  
COUNCIL AGENDA  
Memo No. CP14-073**

**1. Agenda Item Number:**  
**15**  
**2. Council Meeting Date:**  
October 24, 2013

**TO: MAYOR & COUNCIL**

**3. Date Prepared:** September 27, 2013

**THROUGH: CITY MANAGER**

**4. Requesting Department:** Economic Development

**5. SUBJECT:** Construction contract to Tri Com, Inc, for the North Airport Terminal Parking Lot Project, Project No. AI1301-401.

**6. RECOMMENDATION:** Staff recommends City Council award a construction contract to Tri Com, Inc, for the North Airport Terminal Parking Lot Project, Project No. AI1301-401, in an amount not to exceed \$219,116.68.

**7. BACKGROUND/DISCUSSION:** This project is intended to accommodate automobile parking for the future North Airport Apron - Phase II. In July 2012, the City Council entered into a grant agreement with the Arizona Department of Transportation to construct an automobile parking lot west of the northwest corner of Curtiss Way and Ryan Road. The development of the north airport area had been separated into multiple phases, including Aviation Drive, the parking lot, and the future taxi lane connecting commercial parcels to the runway environment. The parking lot, while designed to serve future commercial tenants, will also immediately help alleviate overcrowding during peak times at other areas of the airport. The Hangar Café is often challenged for parking and often times the airport access gate becomes blocked. Additionally, the terminal parking lot is also near capacity during the work week when Southwest Aircraft Charter patrons travel. Employees or those traveling for extended periods will be encouraged to utilize this parking area. The scope of work for this project includes construction of a fifty stall parking lot with area lighting, site drainage, and hardscaping, including two shades of decomposed granite and decorative boulders.

Due to the long-term phased development of the north airport area, the City was able to offer a land donation for the majority of its matching share of the grant. The land donation value is \$27,841; leaving the City's share of the grant as \$1243.

**8. EVALUATION:** On August 28, 2013, eleven bids were received, and opened on August 29, 2013. The bid results were as follows:

Contractor	Total Bid Price	Contractor	Total Bid Price
Tri-Com Corp.	\$219,116.68	S&S Paving & Const.	\$244,244.99
D.W.A Construction	\$222,228.00	AJP Electric Inc.	\$244,988.20
Visus, Inc.	\$232,000.00	D&O Contractors, Inc.	\$252,392.00
Gunsight Construction	\$235,345.00	ALR Construction, Inc.	\$261,297.10
Standard Construction	\$237,337.60	ABC Asphalt, LLC	\$289,235.87
Central Construction	\$242,664.05		

The construction contract time is sixty days for substantial completion and ninety days for final completion.

**9. FINANCIAL IMPLICATIONS:**

Cost: \$219,116.68

Savings:

Long Term Costs:

Fund Source:

<u>Account No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
417.4110.6910.0.AI1651	Airport Grant Capital	North Terminal Area Parking	Yes	\$219,116.68

**10. PROPOSED MOTION:** Move City Council award a construction contract to Tri-Com, Corporation, for the North Airport Terminal Parking Lot Project, Project No. AI1301-401, in an amount not to exceed \$219,116.68.

**ATTACHMENTS:** Location Map

**APPROVALS**

**11. Requesting Department**



Lori Quan, Economic Development Specialist

**13. Department Head**



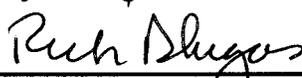
Christine Mackay, Director Economic Development

**12. Transportation & Development**



Bob Fortier, Capital Projects Manager

**14. City Manager**



Rich Dlugas



# NORTH AIRPORT TERMINAL PARKING LOT PROJECT NO. AI1301-401



MEMO NO. CP14-073

