MINUTES

PRESENT:  Cory Little, Chair  
          Kevin Maxwell, Vice Chair  
          Brad Berry  
          John Berry  
          Larry Bernosky  
          John Celigoy (telephonic)  

ABSENT:  Liz Kaplan  

STAFF:  Gary Mascaro, Aviation Director  
        Chris Read, Assistant Aviation Director-Operations  
        Tiffany Domingo, Administrative Assistant  
        Christian Eveleigh, Aviation Intern  

CALL TO ORDER  

Chair Little called the meeting to order at 12:00 p.m.  

ROLL CALL  

A formal roll call confirmed the presence of Commissioners as noted above.  

PLEDGE OF ALLEGIANCE  

Chair Little led the meeting in the pledge of allegiance.
1. Discussion and Possible Action to Recommend to City Council, Adoption of Resolution No. 11492 Authorizing Contract No. 2019-090-COS with Sun Eagle Corporation, in the amount of $90,000 to conduct pre-construction phase services as Construction Manager at Risk (CMAR) for the North General Aviation/Executive Hangar Project at Scottsdale Airport

Chris Read, Assistant Aviation Director-Operations, thanked the Commission for taking time out of their busy schedules to attend this meeting. He explained the reason for this special meeting is this is the last day for submission to City Council for the July 2nd meeting before they go on Summer Break. This is the first pre-construction phase of the North General Aviation/Executive Hangars. The leases for six hangars were approved by the Commission last month. They were also approved by City Council this past Tuesday. This is the first phase of construction where the CMAR, the Construction Manager at Risk, joins the design team at about 30 percent. They assist with constructability reviews and bidding with sub-contractors. At the end of this phase the CMAR assembles a GMP, Guaranteed Maximum Price, for the actual construction. Once the GMP is in place the construction contracts will be brought to Commission.

Sun Eagle was selected through a process which consisted of nine firms submitting statements. The decision was made to interview five firms. The committee consisted of five people, two members of City Staff, one Construction Executive, one Architect and one Professional Construction Inspector. State law requires us to have a Construction Company Executive and an Engineer or Architect on the panel. Other members on the panel must have a knowledge of the project and be an expert in the field.

A point rank-based system was used selecting Sun Eagle as the most qualified with a proposal of $64,525 to conduct services. An additional $25,475 was added to cover additional work or changes in scope on the City’s behalf.

In response to a question from Commissioner Bernosky, Chris Read stated that he had never worked with Sun Eagle before. The City of Scottsdale has worked with Sun Eagle before and after Sun Eagle was selected the City CPM was contacted and they had no complaints regarding Sun Eagle. Commissioner Bernosky stated that he browse the website of Sun Eagle and did not see anything related to airports. Chris Read stated that his experience in working with them during the contract phase has been great and he is looking forward to working with them. Commissioner Bernosky stated that Mead & Hunt is the designer. Chris Read replied confirming Mead & Hunt as the designer of this project. He stated Mead & Hunt are already under contract and they have started design. Commissioner Bernosky pointed out that the Preconstruction Contract that Sun Eagle could bid on the construction contract. Chris Read stated that as the CMAR cannot bid on the contract, some CMAR’s will do some self-performed work Sun Eagle does not intend to they plan to take the plans and specs and bid them out to qualified sub-contractors. The take the lowest of the pre-qualified subcontractor bids then they assemble the team to move forward with construction.

Commissioner Bernosky pointed out that according to the contract at the end of pre-construction phase at the City’s discretion the City may enter into a separate contract with CMAR for the construction phase. Chris read replied stating that after this phase is complete the additional construction contract, there is a possibility that there may be two construction contracts.
Commissioner Bernosky asked if Sun Eagle could bid on the construction contract. Chris Read stated that Sun Eagle put the bids out so they cannot be a bidder. If they wanted to do some self-performed work, like paving, they would have to collect bids from other contractors. They could not write their own check for self-performed work. The process is cross checked with other bids. Commissioner Bernosky then asked who evaluates this process. Chris replied stating the Aviation Department works closely with the contractor and the contractor provides information on the sub-contractors they select using a qualification form. The Aviation Department typically agrees with the selection unless the sub-contractor chosen worked with the airport in the past and did not produce quality work. Commissioner Brad Berry stated Sun Eagle is being paid a fee to manage the paperwork for sub-contractors. Chris Read confirmed. Chair Little asked what the milestone date is on this phase. Chris Read stated most likely around 6 months.

VICE CHAIR MAXWELL MADE A MOTION TO ADOPT RESOLUTION NUMBER 11492, AUTHORIZING CONTRACT NO. 2019-090-COS WITH SUN EAGLE CORPORATION FOR THE EXECUTIVE HANGAR PROJECT. COMMISSIONER JOHN BERRY SECONDED THE MOTION WHICH CARRIED 6-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, BERNOSKY AND CELIGOY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES

2. Discussion and Possible Action to Adopt Resolution No. 11491 Authorizing Construction Bid Award No. 19PB019 in the amount of $336,150.00 to Rural Electric, Inc. for the Construction of the Airport Runway Lighting and Signage Rehabilitation Project

Chris Read, Assistant Aviation Director-Operations, stated that this project is to totally replace the runway lighting, the nav-aids and wind cone with all L.E.D. lighting. This project will also replace the old underground wiring. Both of our parallel taxiways are L.E.D. lights once this project is completed the L.E.D. lights will be more visible. The L.E.D. fixtures will also save money. This project will be done overnight from 9:00pm to 6:00am for thirty-six working days. This project is being funded by the FAA at 91.06%, a 4.47% grant from ADOT Aeronautics Division and the Aviation Enterprise Fund will pay the remaining 4.47%.

In response to Chair Little’s question, Chris Read stated the runway will be shut down at night from 9:00pm to 6:00am for thirty-six nights. Commissioner John Berry asked when will the project start. Chris Read stated upon approval from Commission and City Council a notice to proceed will be issued. However, there is an eight-week lead time to obtain the lighting equipment. The anticipated start time is mid to late September. Commissioner Bernosky asked if there were other bidders on the contract. Chris Read responded stating there were four total bidders. Commissioner Bernosky asked if there was any special cabling going under the runway and would there be any conduits. Chris Read stated that conduits and cabling that go to each of the runway lights out to the PAPIS, the REILS and the wind cone are all being replaced. He also stated that they will be adding on to the REILS on the runway two one end. When they were originally installed the cables were ran in the runway lights around the end of the runway into the other one. A straight bore will now be installed underneath the runway. A typical ditch switch 2- inch conduit will also be installed.
Vice-Chair Maxwell asked what the lifespan on the infrastructure would be for the bore and the cabling. Chris Read replied that it should last at least 20 years. In a response to a question from Commissioner Bernosky, Chris Read stated that the entire system is pilot controlled just like it has been. He stated that a power vault upgrade was done two or three years ago. Everything in the system is new within the last three years.

VICE CHAIR MAXWELL MADE A MOTION TO ADOPT RESOLUTION NO 11491 AUTHORIZING CONSTRUCTION BID AWARD NO. 19PB019 IN THE AMOUNT OF $336,150.00 TO RURAL ELECTRIC, INC. FOR AIRPORT RUNWAY LIGHTING AND SIGNAGE REHABILITATION PROJECT. COMMISSIONER JOHN BERRY SECONDED THE MOTION WHICH CARRIED 6-0 WITH CHAIR LITTLE, VICE CHAIR MAXWELL, COMMISSIONERS BRAD BERRY, JOHN BERRY, BERNOSKY AND CELIGOY VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES

ADJOURNMENT

Chair Little called for a motion to adjourn.

With no further business to discuss, being duly moved by Commissioner John Berry and seconded by Vice Chair Maxwell, the meeting adjourned at 12:16 p.m.

AYES: Chair Little, Vice Chair Maxwell, Commissioners Brad Berry, John Berry, Celigoy, and Bernosky.
NAYS: None