



**SAN DIEGO COUNTY  
REGIONAL AIRPORT AUTHORITY  
STAFF REPORT**

**Item No.  
26**

Meeting Date: **September 6, 2012**

**Subject:**

**Approve and Authorize the President/CEO to Execute a Construction Management-at-Risk Agreement with Austin/Sundt, A Joint Venture, for the Construction of a Proposed Rental Car Center at San Diego International Airport**

**Recommendation:**

Adopt Resolution No. 2012-0103, approving and authorizing the President/CEO to execute a Construction Management-at-Risk agreement with Austin/Sundt, A Joint Venture, for an amount not-to-exceed \$14,000,000 to construct a Rental Car Center, at San Diego International Airport.

**Background/Justification:**

The new Rental Car Center ("RCC"), to be constructed on the north side of the airport, in the location of the former General Dynamics facility, will consolidate the current rental car operation at San Diego International Airport, into one building that will provide:

- A customer service facility for rental car transactions and other rental car agent/customer interactions;
- On-airport rental car parking stalls for rental car companies that operate on-airport. This parking will be accommodated on multiple parking levels within the RCC garage, for Ready/Return Staging, Customer pick up and Customer car return. (If required, staging for any additional vehicles needed during periods of high demand will be secured by the individual rental car company(s) at off-site location(s).);
- An opportunity for passenger bus transfers for companies that elect to continue to conduct their operations off-airport and not become tenants in the new RCC;
- A Quick Turnaround Area where returned rental cars can be prepared by rental car company employees for return to the "Ready" queue. Servicing and repair of vehicles will take place off-site at locations leased by the individual rental car companies; and,
- A single, common busing operation to transport the traveling public seeking a rental car between the passenger terminals and the RCC, thus reducing traffic congestion on Harbor Drive and on the roadways in front of the passenger terminals.

000220

**Page 2 of 5**

On June 4, 2012, the San Diego County Regional Airport Authority ("Authority") issued a Request for Proposals ("RFPs") soliciting proposals from qualified firms to provide Construction Management-at-Risk Services for the RCC.

On July 18, 2012, proposals were received in response to the RFP from the following eight firms:

1. Austin/Sundt
2. Clark Balfour Beatty
3. Gilbane
4. Hensel Phelps
5. Kiewit
6. Suffolk Roel
7. TPC-Penick
8. Turner PCL

The selection panel, comprised of the Authority's Vice President, Development; Director, Financial Planning and Budget; Vice President, Planning & Operations; and, the Program Director for the RCC, together with one representative from the rental car industry (Enterprise), conducted a thorough review of the proposals and determined that four firms were best qualified to perform the requested services.

The Scoring Criteria used to short-list qualified firms was based on: (1) the fee requested for pre-construction services; (2) the general conditions costs quoted for construction; (3) the experience of the firm's project manager; (4) the project team's experience; (5) the firm's organizational structure; (6) the firm's (or joint venture's) proposed approach to implementing the project; and, (7) the firm's small business plan.

**Shortlisting Rankings**

<b>Firms</b>	<b>Panelist 1</b>	<b>Panelist 2</b>	<b>Panelist 3</b>	<b>Panelist 4</b>	<b>Panelist 5</b>	<b>Panelist 6</b>	<b>Total</b>	<b>Final Rank</b>
Austin/Sundt	2	4	2	2	6	8	10	2
Clark Balfour Beatty	4	2	3	4	3	2	13	4
Gilbane	5	5	5	5	5	3	20	5
Hensel Phelps	3	3	3	2	2	3	11	3
Kiewit	7	5	6	5	4	3	23	6
Suffolk.Roel	8	8	7	7	7	6	30	8
TPC-Penick	6	7	8	7	7	6	28	7
Turner PCL	1	1	1	1	1	1	4	1

000221

**Shortlisting Scoring**

Combined Scores	Price Proposal	Project Mgr.	Project Team & Experience	Organizational Structure	Proposed Approach	SB Plan	Total
Austin/Sundt	600	460	1075	645	840	195	3815
Clark Balfour Beatty	1350	350	675	480	620	155	3630
Gilbane	1050	300	700	450	640	130	3270
Hensel Phelps	1050	430	925	555	840	185	3985
Kiewit	1050	250	600	435	620	125	3080
Suffolk.Roel	750	240	600	420	600	110	2720
TPC-Penick	750	250	625	420	640	130	2815
Turner PCL	1500	430	1025	630	880	205	4670

The Selection Panel selected the top four firms for interviews:

1. Austin/Sundt
2. Turner PCL
3. Hensel Phelps
4. Clark Balfour Beatty

Following are the interview rankings:

Proposing Firm (Listed Alphabetically)	Panelist 1	Panelist 2	Panelist 3	Panelist 4	Panelist 5	Final Scoring	Final Ranking
Austin Sundt	1	1	1	1	1	5	1
Clark Balfour Beatty	4	4	4	4	3	19	4
Hensel Phelps	3	3	3	3	3	15	3
Turner PCL	2	2	2	2	2	10	2

Based on the ranking scores above, the Selection Panel made the determination that Austin/Sundt is best qualified to construct the RCC. The key deciding factors were Austin/Sundt's experience as a joint venture, working together for 30 years, and its corporate and staff experience. The team of Austin/Sundt includes experience constructing RCCs at Phoenix Sky Harbor International Airport, Atlanta Hartsfield International Airport, Nashville International Airport, and Austin Bergstrom International Airport, as well as Sundt's extensive working knowledge at San Diego International Airport in its current role on the Terminal 2 Landside expansion. Austin/Sundt also brings a Senior Project Manager, Pre-Construction Manager and Senior Superintendent who have worked together on multiple RCCs throughout the country in partnership with the Authority's design consultant, Demattei Wong Architecture. The team has extensive local San Diego experience and will employ on the RCC project key personnel who have worked with the Authority on the Terminal 2 Landside Expansion. Over the past 15 years, the team has worked with Demattei Wong's local design partner, Carrier Johnson, on 12 San Diego projects which exceeded \$500 million in total value. The majority of these projects were executed under the Construction Manager at Risk (CMAR) delivery method.

**Fiscal Impact:**

Adequate funds for the Austin/Sundt contract are included in the Board-approved \$264 million project 104151 – ConRAC Development (Rental Car Center). Customer Facility Charges (“CFCs”) are identified as the funding source. In October 2011, the Board authorized the use of CFC funds for design services related to the ConRAC facility, and the design and construction of enabling projects, not to exceed \$60 million. It is anticipated that later in FY 2013, staff will request Board authorization to use CFCs to fund the entire \$264 million ConRAC project.

**Authority Strategies:**

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy     Customer Strategy     Employee Strategy     Financial Strategy     Operations Strategy

**Environmental Review:**

- A. The execution of the construction management agreement is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act (“CEQA”), as amended. 14 Cal. Code Regs. Section 15378. The proposed rental car center was evaluated subject to the CEQA, Pub. Res. Code Section 21065 as a project component of the San Diego International Airport Master Plan Final Environmental Impact Report (SCH #2005091105; SDCRAA #EIR-06-01) certified May 1, 2008 and the Northside Improvements Final Supplemental Environmental Impact Report (also SCH #2005091105; SDCRAA #EIR-10-01) certified by the San Diego County Regional Airport Authority on September 1, 2011.
- B. The execution of the construction management agreement is not a “development” as defined by the California Coastal Act. Cal. Pub. Res. Code Section 30106. The proposed rental car center will require review by the California Coastal Commission in accordance with the California Coastal Act. Once a preliminary design is accepted by the Authority, an application for a coastal development permit will be prepared and submitted to the California Coastal Commission for review.

**Equal Opportunity Program:**

The Authority’s small business program promotes the utilization of small, local, disadvantaged, and other business enterprises, on all contracts, to provide equal opportunity for qualified firms. By providing education programs, making resources available, and communicating through effective outreach, the Authority strives for diversity in all contracting opportunities.

The Authority has a Disadvantaged Business Enterprise (“DBE”) Plan as required by the Department of Transportation, 49 CFR Part 26. The DBE Plan calls for the Authority to submit an annual overall goal for DBE participation on all federally funded projects.

This project does not utilize federal funds; therefore, it will not be applied toward the Authority's overall DBE goal.

**Prepared by:**

BRYAN ENARSON  
VICE PRESIDENT, DEVELOPMENT

000224

RESOLUTION NO. 2012-0103

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO EXECUTE A CONSTRUCTION MANAGEMENT-AT-RISK AGREEMENT WITH AUSTIN/SUNDT, A JOINT VENTURE, FOR AN AMOUNT NOT-TO-EXCEED \$14,000,000 TO CONSTRUCT A RENTAL CAR CENTER, AT SAN DIEGO INTERNATIONAL AIRPORT

WHEREAS, the new Rental Car Center ("RCC") to be constructed on the north side of San Diego International Airport, in the location of the former General Dynamics facility, will consolidate the current rental car operations into one building; and

WHEREAS, on June 4, 2012, a Request for Proposals ("RFPs") was issued to obtain proposals from qualified firms to provide Construction Management-at-Risk Services for the Rental Car Center; and

WHEREAS, on July 18, 2012, the San Diego County Regional Airport Authority ("Authority") received eight proposals from prospective consulting firms, in response to the RFP; and

WHEREAS, the Scoring Criteria used to short-list qualified firms was based on the fee requested for pre-construction services; the general conditions costs quoted for construction; the experience of the firm's project manager; the project team's experience; the firm's organizational structure; the firm's (or joint venture's) proposed approach to implementing the project; and, the firm's small business plan; and

WHEREAS, the Selection Panel was comprised of the Authority's Vice President, Development; Director of Financial Planning and Budget; Vice President, Planning & Operations; and, the Program Director for the Rental Car Center, together with a representative of the rental car industry (Enterprise), and

WHEREAS, the Selection Panel interviewed and ranked the four short-listed firms; and

WHEREAS, the Evaluation Criteria used to rank the qualified short-listed firms was based on the firm's ability to successfully deliver a functional Rental Car Facility on-time and on-budget; and

000225

WHEREAS, based on the ranked score, the Selection Panel made the determination that Austin/Sundt is best qualified to construct the Rental Car Center.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves and authorizes the President/CEO to execute a Construction Management-at-Risk agreement with Austin/Sundt, A Joint Venture, for an amount not-to-exceed \$14,000,000 to construct a Rental Car Center at San Diego International Airport; and

BE IT FURTHER RESOLVED that the San Diego County Regional Airport Authority Board ("Board") finds that this Board action is is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act ("CEQA"), as amended. 14 Cal. Code Regs. Section 15378. The proposed rental car center was evaluated subject to the CEQA, Pub. Res. Code Section 21065 as a project component of the San Diego International Airport Master Plan Final Environmental Impact Report (SCH #2005091105; SDCRAA #EIR-06-01) certified May 1, 2008 and the Northside Improvements Final Supplemental Environmental Impact Report (also SCH #2005091105; SDCRAA #EIR-10-01) certified by the San Diego County Regional Airport Authority on September 1, 2011; and is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code Section 30106. The proposed rental car center will require review by the California Coastal Commission in accordance with the California Coastal Act. Once a preliminary design is accepted by the Authority, an application for a coastal development permit will be prepared and submitted to the California Coastal Commission for review.

**PASSED, ADOPTED, AND APPROVED** by the Board of the San Diego County Regional Airport Authority at a special meeting this 6<sup>th</sup> day of September, 2012, by the following vote:

**AYES:** Board Members:

**NOES:** Board Members:

**ABSENT:** Board Members:

**ATTEST:**

---

**TONY R. RUSSELL**  
**DIRECTOR, CORPORATE SERVICES/  
AUTHORITY CLERK**

**APPROVED AS TO FORM:**

---

**BRETON K. LOBNER**  
**GENERAL COUNSEL**

000227