



Department Source: Economic Development

To: City Council

From: City Manager & Staff

Council Meeting Date: June 1, 2020

Re: Public Hearing for the three terminal Design/Build proposals for Columbia Regional Airport; and, authorizing the City Manager to execute a contract with the selected Offeror.

Executive Summary

A Public Hearing is being held on June 1, 2020, for Council to review and receive public input on the three Design/Build proposals that have been submitted for the construction of the new terminal at Columbia Regional Airport; and, to authorize the City Manager to negotiate and execute a contract with the selected Design/Build team.

Discussion

This Public Hearing will allow Council to review and discuss the three proposals that were submitted for the new terminal project and receive additional public input. The three short-listed teams that submitted proposals are: Coil Construction, Nabholz Construction, and River City Construction.

The process to select a Design/Build team followed federal guidelines and City Purchasing procedures and included four steps. The first step was the City of Columbia Purchasing Division issuing a Letter of Interest (LOI) nationally to approximately 2,500 registered vendors on October 18, 2019, which resulted in 10 responses from interested Design/Build teams. The second step of the process was a Request for Qualifications (RFQ) which was issued on November 8, 2019. City staff and the Owner's Representative held a Mandatory Prequalification Conference and MWDBE Meet and Greet on November 20, 2019, at which time eight of the ten teams were present and allowed to advance. On December 7, 2019, seven of the eight teams submitted their Qualifications to be reviewed by the Selection Committee. The Selection Committee reviewed the RFQ's and named Coil Construction, Nabholz Construction, and River City Construction as the three short-listed firms. The third step of the process was the Request for Proposals (RFP). All three short-listed firms submitted their Technical Proposals on April 17, 2020. The Selection Committee met on May 7, 2020, to review and score the technical proposals. After the scoring was completed, the Selection Team opened the sealed price proposals which completed the fourth and final step.

The Selection Committee which is comprised of City staff, an Airport Advisory Board Member, and Professional Licensed Engineers reviewed and scored each of the proposals. These reviews were based on criteria that was created by City staff with the assistance of the Owner's Representative, and approved by the Federal Aviation Administration. The Qualifications Based Selection (QBS) includes scoring for the following criteria: Team Qualifications (5%), Project Team Members Experience (5%), Project and Technical



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Approach (35%), Management and Staffing Plan (10%), Detailed Project Schedule (20%), Review of Public Input Comments (5%), Interview (15%), and Questions and Discussions (5%) for a total possible 50 cumulative points. In addition to the QBS scoring, the Price Proposal Evaluation is weighted 50% for a total possible 50 points, for an overall combined total possible 100 points.

The public input comments of the three proposals was captured virtually through a link on the City's website, and was held from April 23rd through April 27th. Over the five-day period, 2,287 responses were received. Qualitative results from Question 1 asking respondents to rank the three designs indicated the following: Option A received 940 "most favorable" responses, Option B received 954 "most favored" responses and Option C received 393 "most favored" responses. This web-based input was implemented to ensure compliance with the Stay-at-Home Order issued by the State of Missouri, City of Columbia and Boone County because of the COVID-19 pandemic.

After discussion and careful review, the Selection Committee recommends Nabholz Construction for the Design/Build team award. This recommendation takes into account all materials provided by the three proposals, interviews with each of the firms, proposed project costs, FAA approved criteria, and the design that is in the best interest of passengers and Columbia Regional Airport. In conclusion, this selection reflects the highest scores for the technical evaluation, the lowest price proposal, and the firm that ranked highest on the public input/survey results.

Fiscal Impact

Short-Term Impact: The first phase of this design/build project will be approximately \$23,000,000.

Long-Term Impact: Future phase(s) of the terminal will cost approximately \$12,000,000.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Operational Excellence, Tertiary Impact: Economy

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Mobility, Connectivity, and Accessibility



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Legislative History

Date	Action
05/04/2020	R58-20 Setting a public hearing: consider design/build contract proposals for construction of the new terminal building at the Columbia Regional Airport.
04/20/2020	B66-20 Authorizing a Bid Call for the Reconstruction of Taxilane C2 and Apron Expansion at the Columbia Regional Airport; and appropriate funds.
04/20/2020	R53-20 Resolution approving the proposal contained in a commitment letter from Regions Capital Advantage, Inc. to purchase Special Obligation Bonds (Airport Project), Series 2020A, of the City of Columbia, Missouri, and authorizing certain matters relating thereto.
04/06/2020	R145-19 Authorizing an agreement with Columbia Jet Center, Inc. for hangar ground lease relocation at the Columbia Regional Airport.
04/06/2020	B88-20 Supplemental Memo - Special Obligation Bonds (Airport Project), Series 2020A.
04/06/2020	PH15-20 TEFRA Public Hearing - Special Obligation Bonds (Airport Project), Series 2020A.
11/18/2019	PH45-19 Public Hearing for the new terminal at the Columbia Regional Airport
10/21/2019	R149-19 Setting a Public Hearing for the construction of a new terminal at the Columbia Regional Airport and authorization of the Design/Build method of construction.
10/07/2019	R145-19 Authorizing a Consultant Agreement with Burns & McDonnell, Inc. for the design of Taxilane C2 reconstruction and apron expansion for the new Hangar 730 which replaces Hangar 350 at the Columbia Regional Airport.
07/01/2019	R102-19 Authorizing a Consultant Agreement with Burns & McDonnell, Inc. for the Owner's Representative to assist the City of Columbia in the design/build process of a new airport terminal



City of Columbia

701 East Broadway, Columbia, Missouri 65201

	at the Columbia Regional Airport.
04/15/2019	R56-19 Authorize an Agreement with Burns & McDonnell Engineering, Inc. to complete a Documented Categorical Exclusion Environmental Review (CATEX) for the Proposed Terminal Site at COU.
09/04/2018	R138-18 Authorizing a state aviation trust fund project consultant agreement with Burns & McDonnell Engineering Company, Inc. to complete a Supplemental Terminal Area Master Plan (STAMP) relating to the proposed new terminal site at the Columbia Regional Airport.
07/02/2018	R99-18 Rescinding Resolution No. 58-18 – Agreement with Burns & McDonnell for Supplemental Terminal Area Master Plan (STAMP) project.
04/16/2018	R50-18 Setting a public hearing: proposed construction of a replacement Central Missouri Aviation (CMA) hangar 350 structure to be located directly south of Taxiway C and west of Hangar 40 and construction of a connecting apron and taxiway at the Columbia Regional Airport.
04/16/2018	R58-18 Approve an agreement between Burns and McDonnell, Inc. and the City of Columbia to complete a Supplemental Terminal Area Master Plan (STAMP) contingent upon authorization of funding and approval of the consultant agreement by the Missouri Department of Transportation.
12/18/2017	R186-17 Resolution expressing support for new proposed terminal location.
05/02/2016	TAMP – Pre-Council Presentation.

Suggested Council Action

After public input and Council discussion, authorize the City Manager to negotiate and execute a contract with the selected Design/Build team.