



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Economic Development

To: City Council

From: City Manager & Staff

Council Meeting Date: May 4, 2020

Re: Resolution setting a Public Hearing to review the three Design/Build proposals for the new terminal at Columbia Regional Airport.

Executive Summary

This Resolution is setting a Public Hearing on June 1, 2020, for Council to review the three Design/Build proposals that have been submitted for the construction of the new terminal at Columbia Regional Airport.

Discussion

Staff is requesting a Public Hearing to be held on June 1, 2020. This Public Hearing will allow Council to view and discuss the three proposals that were submitted for terminal construction. The three short-listed teams that submitted proposals are Coil Construction, Nabholtz Construction, and River City Construction. The Selection Committee which is comprised of City staff, an Airport Advisory Board Member, and Professional Licensed Engineers will have reviewed and scored each of the proposals. These reviews are based on criteria that was created by City staff with the assistance of the Owner's Representative and approved by the Federal Aviation Administration. Other information that is included in the scoring is based on public comment. Public comment on the three proposals was captured virtually through a link on the City's website, and was held from April 23rd through April 27th. 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 intends to present a recommendation to Council on June 1st for the Design/Build team award. This recommendation will take into account all materials provided by the three proposals, construction costs, FAA approved criteria, and the design that is in the best interest of passengers and Columbia Regional Airport.

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: Tertiary

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
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	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.



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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 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.
05/21/2018	PH14-18 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 Columbia Regional Airport.
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	Terminal Area Master Plan (TAMP) – Pre-Council Presentation.



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Suggested Council Action

Adopt a resolution setting a Public Hearing to review the three proposals submitted by the short-listed Design/Build teams for a new terminal at Columbia Regional Airport.