



AGENDA  
Regular Commission Meeting  
Port of Portland Headquarters  
7200 N.E. Airport Way, 8<sup>th</sup> Floor  
June 11, 2014  
9:30 a.m.

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**Minutes**

Approval of Minutes: Regular Commission Meeting – May 14, 2014  
Approval of Minutes: Special Commission Meeting – May 14, 2014

**Executive Director**

Approval of Executive Director's Report – May 2014

**Action Items**

1. PUBLIC IMPROVEMENT CONTRACT – CONCOURSES C AND D SKYLIGHT REHABILITATION – PORTLAND INTERNATIONAL AIRPORT *JIM MCGINNIS*  
  
Requests approval to award a public improvement contract for the Concourses C and D Skylight Rehabilitation project at Portland International Airport.
  2. PUBLIC IMPROVEMENT CONTRACT – RUNWAY 13L/31R – HILLSBORO AIRPORT *JIM MCGINNIS*  
  
Requests approval to award a public improvement contract for the construction of Runway 13L/31R and associated infrastructure at Hillsboro Airport.
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Following the regular Commission meeting, an informal update of the progress on the Port of Portland's strategic plan will be presented.

**PUBLIC IMPROVEMENT CONTRACT – CONCOURSES C AND D SKYLIGHT REHABILITATION – PORTLAND INTERNATIONAL AIRPORT**

June 11, 2014

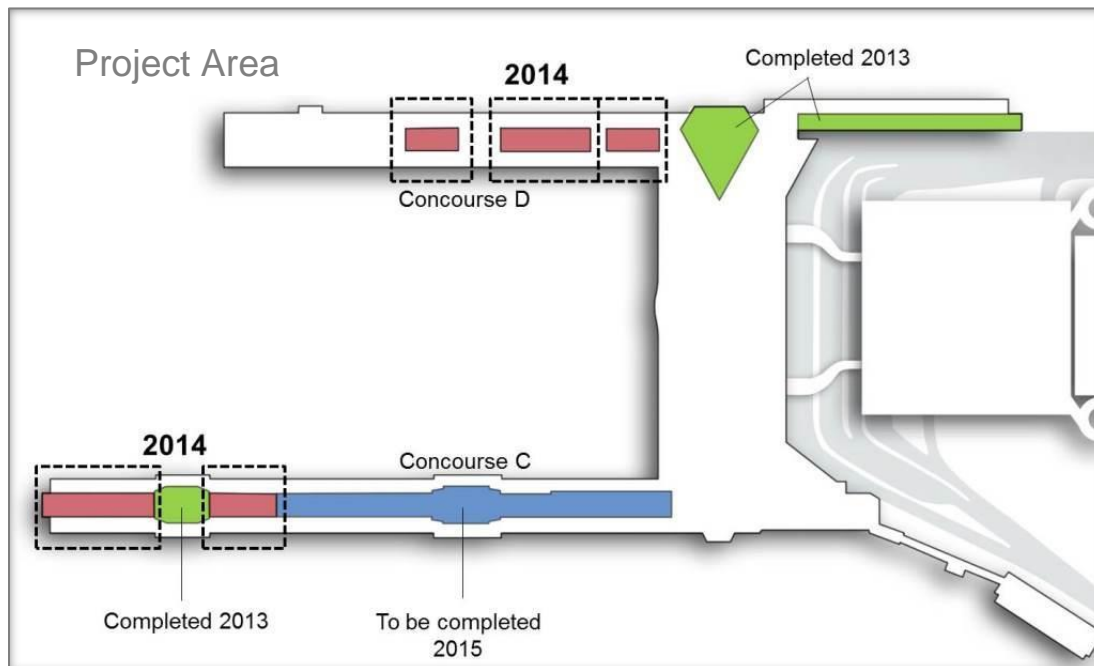
Presented by: Jim McGinnis  
Project Manager

**REQUESTED COMMISSION ACTION**

This agenda item requests approval to award a public improvement contract to Angelus Waterproofing & Restoration, Inc., for the Concourses C and D Skylight Rehabilitation project at Portland International Airport (PDX) for a contract value of \$555,551.

**BACKGROUND**

The Port of Portland (Port) has a three-year plan to rehabilitate skylights throughout the PDX terminal building. Phase 1 (Concourse E, Areas E and F and Concourse C West Node) was successfully completed in 2013, Phase 2 will be completed this year and Phase 3 will be completed in 2015. This work will correct skylight deterioration that contributes to roof leaks and potential long-term deterioration of the terminal roof envelope. The work needs to be completed prior to installing new carpet in those terminal areas. The project was approved by the airlines in 2012.



## **SCOPE**

The scope of the contract is to rehabilitate skylights in Concourses C and D including:

- Replace gasketing
- Reinstall and torque compression bars
- Replace glass-to-glass sealants
- Repair glass-to-roof flashing

## **SCHEDULE**

|                          |                         |
|--------------------------|-------------------------|
| Design                   | January 2013-March 2014 |
| Invitation to Bid        | April 2014-May 2014     |
| <b>Commission Action</b> | <b>June 11, 2014</b>    |
| Construction             | July 2014-November 2014 |

## **PROJECT BID RESULTS**

The Port procured this public improvement contract utilizing a competitive sealed bidding solicitation under ORS Chapter 279C. The solicitation was advertised in April 2014 and bids were received on May 6, 2014. Angelus Waterproofing & Restoration, Inc., submitted the lowest responsive bid. The bids were as follows:

|   |           |
|---|-----------|
| Angelus Waterproofing & Restoration, Inc. | \$555,551 |
| GS Contracting, Inc.                      | \$657,000 |
| Engineer's Estimate                       | \$725,000 |

## **PROJECT RISK**

Disruptions to airline operations and gate use.

Mitigation Strategy:

- Work during hours of low traffic; night work.
- Schedule work activities around peak travel periods and moderate weather conditions.
- Closely coordinate construction activities with airlines and airport operations.

PUBLIC IMPROVEMENT CONTRACT – CONCOURSES C AND D SKYLIGHT  
REHABILITATION – PORTLAND INTERNATIONAL AIRPORT

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**BUDGET**

|                                |                   |
|--------------------------------|-------------------|
| <b>Phase 2 Contract</b>        | \$ 555,551        |
| Port Staff/Contracted Services | \$ 310,000        |
| Contingency                    | <u>\$ 200,000</u> |
| Total Project                  | \$1,065,551       |

The contingency budget item is approximately 40 percent of the value of the construction contract. This amount is considered reasonable given the potential need for additional repairs once the skylights are disassembled and the effects of water damage are revealed. The contingency amount was also calculated to address the potential for additional project costs arising from the difference between the engineer's estimate and the low bid.

The project will be funded by the Airline Cost Center in accordance with the PDX Airline Agreement.

**EXECUTIVE DIRECTOR'S RECOMMENDATION**

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to award a public improvement contract for the Concourses C and D Skylight Rehabilitation project at Portland International Airport to Angelus Waterproofing & Restoration, Inc., in accordance with its bid; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.

**PUBLIC IMPROVEMENT CONTRACT – RUNWAY 13L/31R – HILLSBORO AIRPORT**

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June 11, 2014

Presented by: Jim McGinnis  
Project Manager**REQUESTED COMMISSION ACTION**

This agenda item requests approval to award a public improvement contract to Wildish Standard Paving Company for the construction of Runway 13L/31R and associated infrastructure at Hillsboro Airport (HIO) for a contract value of \$3,526,205.60.

**BACKGROUND**

This project will construct Runway 13L/31R, a new 60-foot wide, 3,600-foot-long aviation runway parallel to existing Runway 13/31. The new runway is expected to provide the needed capacity to enable HIO to meet projected aviation demand for the next 30 years. In 2007, HIO was at 98 percent of capacity. This project is one of the primary capacity enhancements identified by the 2005 HIO Master Plan.

Preparation of the Environmental Assessment (EA) for this project began in April 2008 and the Federal Aviation Administration (FAA) issued a "Finding of No Significant Impact" in January 2010. Local residents challenged the FAA's decision to approve the new runway construction and in August 2011, the 9<sup>th</sup> Circuit Court of Appeals remanded the matter to the FAA with instructions to perform additional analysis. A supplemental EA was prepared in 2012/2013. The FAA issued a new Record of Decision in February 2014 approving the construction of the new runway.

The project analyzed in the 2010 EA included several components in addition to a runway. One of those components, Taxiway D, was constructed in 2011. This Taxiway has independent utility apart from the runway arising from the airfield requirements and opportunities identified in the Master Plan. The parties opposing the runway project did not move to enjoin the taxiway construction. Taxiway D was constructed on schedule in 2011.

Project engineering design services began in July 2009 and the construction documents for the taxiway and runway were completed in March 2010. Because the runway was not constructed in 2011 as originally scheduled, the runway construction documents were re-packaged for bidding in the spring of 2014 to reflect the current status and reduced scope of work of the project.



## **SCOPE**

The scope of the project includes:

- Asphalt pavement
- Grading and drainage
- Navigational aid installation
- Signing and striping
- Airfield guidance signage and pavement markings
- Runway lighting, power and communication duct banks

## **SCHEDULE**

|                          |                            |
|--------------------------|----------------------------|
| Re-package bid documents | January 2014 – April 2014  |
| Invitation to Bid        | May 5, 2014 – May 29, 2014 |
| <b>Commission Action</b> | <b>June 11, 2014</b>       |
| Construction             | July 2014 – November 2014  |

## **PROJECT BID RESULTS**

The Port procured this public improvement contract utilizing a competitive sealed bidding solicitation under ORS Chapter 279C. The solicitation was advertised in May 2014 and bids were received on May 29, 2014. Wildish Standard Paving Company submitted the lowest responsive bid. The bid results were as follows:

|                                 |                |
|---------------------------------|----------------|
| Wildish Standard Paving Company | \$3,526,205.60 |
| Kerr Contractors, Inc.          | \$4,073,521.50 |
| Goodfellow Brothers, Inc.       | \$4,270,730.50 |
| K&E Excavating, Inc.            | \$4,467,314.50 |
| Nutter Corporation              | \$5,040,585.22 |
| Engineer's Estimate             | \$3,198,450.00 |

### **PROJECT RISKS**

This project is being constructed outside of the FAA-designated runway safety area and Object Free Area of the existing active runways at Hillsboro Airport. Taxiway D is currently closed so there are minimal risks to current airport operations.

Helicopter training flight operations and practice patterns are being temporarily relocated to the north of the construction activities to avoid overflight of the construction area.

The site preparation, backfill and pavement section of the new runway have been planned and designed to make the project fast and efficient to minimize weather impacts and avoid delays due to poor subgrade materials.

Project risks should be limited to normal construction safety concerns associated with any large civil construction project.

Local residents and organizations have again challenged the FAA's decision to approve the project. This challenge may result in agency or court-imposed delays, and the Port will respond accordingly. At this time, in the absence of any specific action directing the Port to do otherwise, Port staff recommends proceeding with construction. The Port will take reasonable measures available to minimize the impacts of such a delay.

### **BUDGET**

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Public Improvement Contract</b>  | \$ 3,527,000      |
| Taxiway D Construction (complete)   | \$ 4,300,000      |
| Environmental Assessment (complete) | \$ 1,500,000      |
| Port Staff & Contracted Services    | \$ 3,500,000      |
| Contingency                         | <u>\$ 823,000</u> |
| Total Project Budget                | \$13,650,000      |

**FUNDING**

|                      |                     |
|----------------------|---------------------|
| FAA Grants           | \$ 9,650,000        |
| <i>ConnectOregon</i> | <u>\$ 4,000,000</u> |
| Total Grant Funding  | \$13,650,000        |

**EXECUTIVE DIRECTOR'S RECOMMENDATION**

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to award a public improvement contract for construction of Runway 13L/31R and associated infrastructure at Hillsboro Airport to Wildish Standard Paving Company, in accordance with its bid; and

BE IT FURTHER RESOLVED, That the Executive Director or his designee is authorized to execute the necessary documents on behalf of the Port of Portland Commission in a form approved by counsel.