

Memo



Date: December 7, 2009
File: 6640-03, 0550-05
To: City Manager
From: Airport Development Manager
Subject: DRIVE TO 1.6 MILLION PASSENGERS DETAILED DESIGN AND CONSTRUCTION MANAGEMENT CONSULTANT SERVICES - KELOWNA INTERNATIONAL AIRPORT (T09-064)

RECOMMENDATION:

THAT Council receive the report of the Airport Development Manager dated December 7th, 2009;

AND THAT Council authorize the City to enter into a contract with Cohos Evamy in the amount of \$3,719,314 (excluding taxes) to provide detailed design and construction management consultant services for the Drive to 1.6 Million Passengers Airport Development Program;

AND THAT the Mayor and City Clerk be authorized to execute the contract.

BACKGROUND:

On July 10, 2009, the Purchasing branch advertised an RFP for Consultant Services for the Airport's Drive to 1.6 Million Passengers Development Program - Air Terminal Building Expansion. Nine proposals were received on September 15, 2009. Subsequent evaluation by a team led by the Purchasing Manager rated the proposals based on the following selection criteria:

1. Related Experience - Individuals	200 pts
2. Related Experience - Corporate	100 pts
3. Proposed Methodology	150 pts
4. Local Knowledge	25 pts
5. Accessibility	25 pts
6. Understanding the Project	100 pts
7. Proposed Schedule	50 pts
8. References	50 pts
9. Interview (top 3 proponents)	100 pts
10. Fee Proposal	200 pts

Cohos Evamy scored the highest overall, providing the best valued proposal.

Founded in 1960, Cohos Evamy offers fully integrated architectural and engineering services and has extensive airport planning and design experience. Cohos Evamy has trademarked the term "integratedesign," reflecting their philosophy in designing new facilities by bringing together architects, interior designers, graphic designers and structural, mechanical and electrical engineers from the start of a project through to completion. This collaboration ensures that buildings are better designed and better performing - efficient, cost-effective, innovative and green - and potential problems are identified and addressed before the construction process commences.

Recent Cohos Evamy work includes the redevelopment and expansion of the Calgary International Airport terminal building as well as significant work at Edmonton International Airport. This experience ensures that the company is fully proficient with Transport Canada regulations as well as Canada Border Services Agency (CBSA) and Canadian Air Transport Security Authority (CATSA) standards and requirements. Additionally, Cohos Evamy has the experience

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necessary to plan and manage the expansion from an aviation business perspective - maintaining airport operations through construction and providing a safe and secure environment for passengers and staff.

Cohos Evamy offers a one stop, turnkey approach to designing and constructing this vital piece of the region's transportation infrastructure.

Cohos Evamy will be responsible for detailed design and construction management services for the following elements of the Drive to 1.6 Million Passenger Airport Development Program as outlined on the attached Appendix A:

Project Description	Estimated Construction Cost	Estimated Construction Year
Relocate and Upgrade Utilities	\$1.425M	2012
Outbound Baggage System Upgrade	\$3.215M	2013
International Arrivals Concourse (Phase A)	\$30.452M	2015/2016
Renovate Existing Arrivals Area	\$1.256M	2016
Air Terminal Building Expansion (Phase B)	\$26.144M *	Beyond 2016
TOTAL	\$62.492M	

* The Drive to 1.6 Million Passengers Airport Development Program includes detailed design of Phase B (in conjunction with Phase A) but not actual construction of Phase B.

Design for all projects will be completed in 2010/2011.

INTERNAL CIRCULATION TO:

The Purchasing Manager led the RFP process and the evaluation team supports the recommendation.

FINANCIAL/BUDGETARY CONSIDERATIONS:

Funding for detailed design and construction management services will be from the Drive to 1.6 Million Passengers Airport Development Program. Formal cost estimates provided by Jacobs Consultancy and Hanscomb Limited allowed for up to \$4,198,300 for architectural and engineering fees. The Cohos Evamy fee proposal is within budget.

The cost of this work is funded through the Airport Improvement Fee.

EXTERNAL AGENCY/PUBLIC COMMENTS:

City Council approved the Drive to 1.6 Million Passengers Airport Development Program on August 24th, 2009.

The Airport Advisory Committee approved the Drive to 1.6 Million Passengers Airport Development Program on April 8th, 2009.

The Drive to 1.6 Million Passengers Airport Development Program was reviewed with the Airline Consultative Committee on May 6th, 2009 and the committee has not provided any objections to the program.

Considerations that were not applicable to this report:

LEGAL/STATUTORY AUTHORITY: N/A
 LEGAL/STATUTORY PROCEDURAL REQUIREMENTS: N/A
 EXISTING POLICY: N/A
 PERSONNEL IMPLICATIONS: N/A
 TECHNICAL REQUIREMENTS: N/A
 COMMUNICATIONS CONSIDERATIONS: N/A
 ALTERNATE RECOMMENDATION: N/A

Submitted by:

for 

H. Castorf
Airport Development Manager

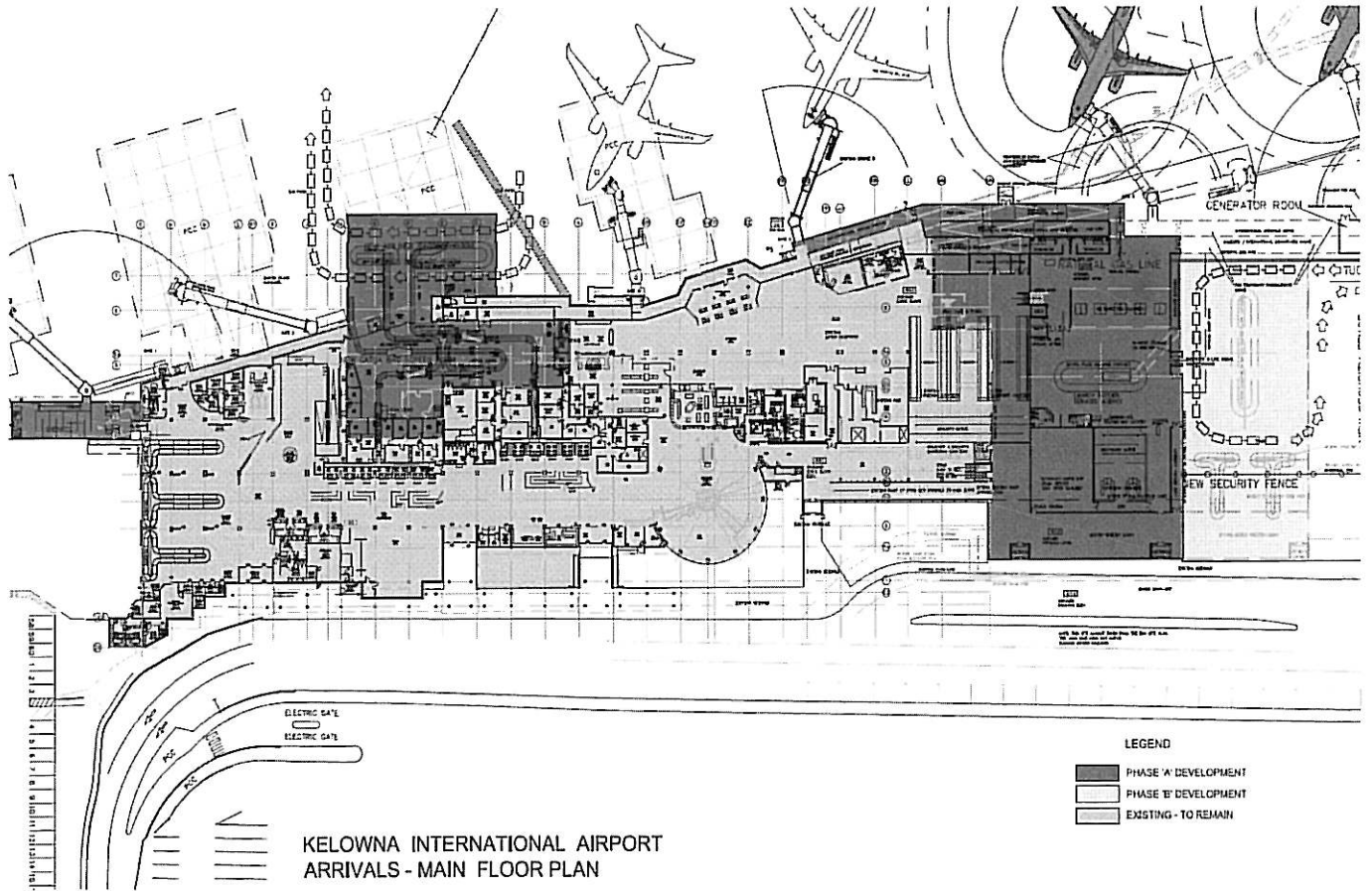
Approved for inclusion:  (General Manager, Corporate Sustainability)

CC: Airport Finance & Administration Manager
Airport Development Manager
General Manager, Corporate Sustainability



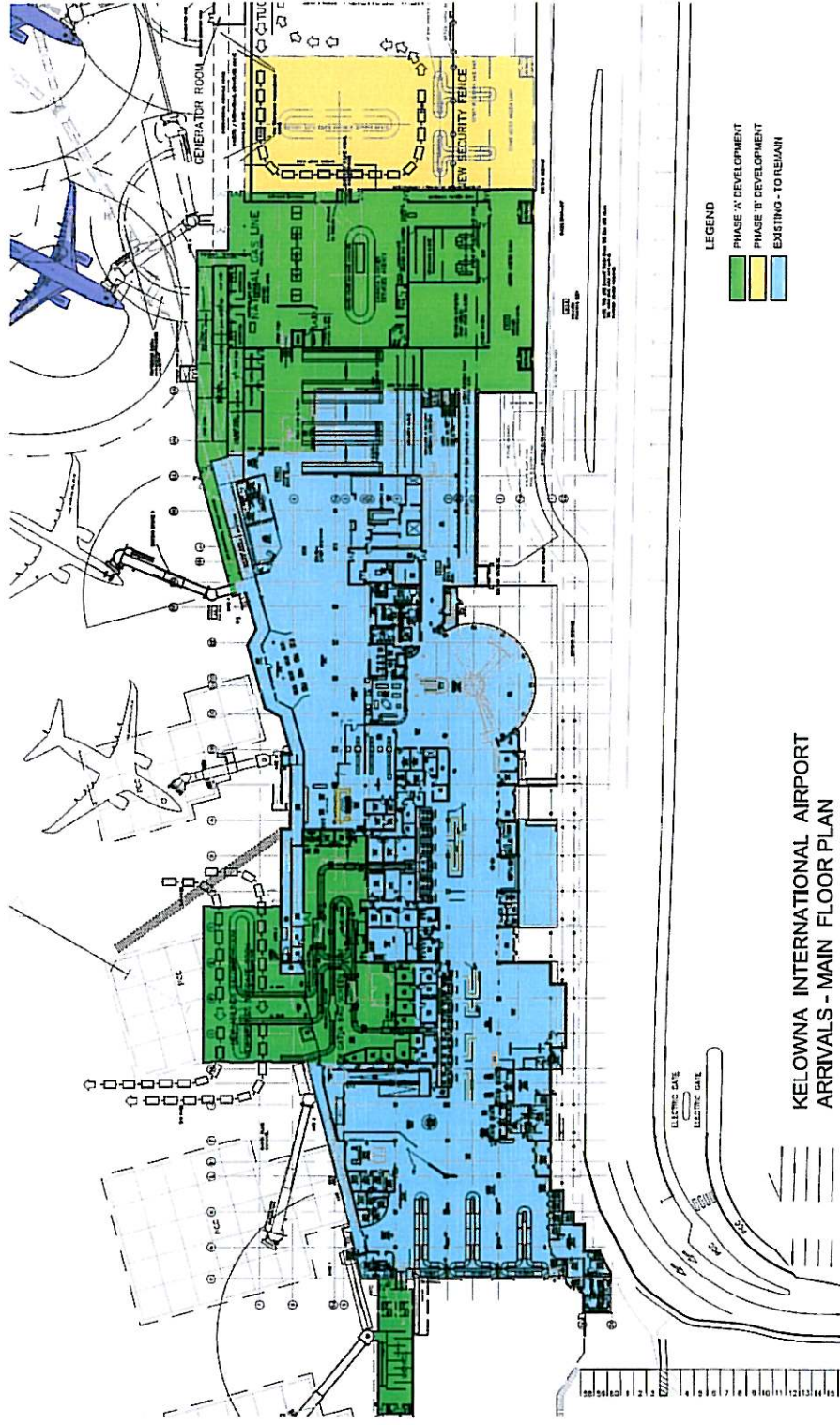
Appendix A

Drive to 1.6 Million Passengers Airport Development Program





Drive to 1.6 Million Passengers Program – Phased Approach





Drive to 1.6 Million Passengers Program – Cost Summary

1	Interim Customs Facility	\$600K	2009
2	Runway Overlay	\$3,500K	2011
3	Relocate and Upgrade Utilities	\$1,425K	2012
4	Outbound Baggage System Upgrade	\$3,215K	2013
5	Highway 97 Intersection	\$5,000K *	2013
6	Apron 1 Expansion and Code E Taxiway	\$5,000K	2014
7	International Arrivals Concourse (Phase A)	\$30,452K	2015-2016
8	Renovate Existing Arrivals Area	\$1,256K	2016

TOTAL
\$50,448K
Current
2009 Dollars

* Estimated Airport Contribution