



AGENDA
Regular Commission Meeting
Port of Portland Headquarters
7200 N.E. Airport Way, 8th Floor
April 9, 2014
9:30 a.m.

Minutes

Approval of Minutes: Regular Commission Meeting – March 12, 2014

Executive Director

Approval of Executive Director's Report – March 2014

General Discussion

Boeing Industry Forecast – Dr. Fariba Alamdari, Boeing Vice President of Marketing

Award Presentation

Annual Compass Award Proclamation

Proposed Budget and Public Hearing

Fiscal Year 2014-2015 Proposed Budget, Economic Overview and Public Hearing

Action Items

1. PUBLIC IMPROVEMENT CONTRACT – TERMINAL ROADWAY REHABILITATION – PORTLAND INTERNATIONAL AIRPORT *CHRIS EDWARDS*
Requests approval to award a public improvement contract for the Terminal Roadway Rehabilitation project at Portland International Airport.
2. PUBLIC IMPROVEMENT CONTRACT – TAXIWAY T SOUTHWEST REHABILITATION AND TAXIWAY T AND K CENTERLINE LIGHTING – PORTLAND INTERNATIONAL AIRPORT *JIM MCGINNIS*
Requests approval to award a public improvement contract for the Taxiway T Southwest Rehabilitation and Taxiway T and K Centerline Lighting project at Portland International Airport.
3. SECURITY OFFICER SERVICES CONTRACT – PORTLAND INTERNATIONAL AIRPORT *SHARON GORDON*
Requests approval to award a contract for security officer services at Portland International Airport and other Port of Portland facilities.

**PUBLIC IMPROVEMENT CONTRACT – TERMINAL ROADWAY REHABILITATION –
PORTLAND INTERNATIONAL AIRPORT**

April 9, 2014

Presented by: Chris Edwards
Engineering Project Manager

REQUESTED COMMISSION ACTION

This agenda item requests approval to award a public improvement contract to Kerr Contractors Oregon, Inc., to perform the Terminal Roadway Rehabilitation project at Portland International Airport (PDX).

BACKGROUND

The Terminal Roadway Rehabilitation project will rehabilitate the PDX terminal upper and lower roadways from near the entrance into the Long-term parking garage through to the south side of Short-term parking near the rental car exit. The project will rehabilitate approximately 228,200 square feet (5.24 acres) of pavement area.

A majority of the pavement has deteriorated and is in need of rehabilitation. The bus lane pavement structure has reached the end of its useful life and needs to be replaced. If the pavement condition deteriorates further, there is a risk that the pavement will break down and become a safety issue. Also, as part of this project, on the upper-inner roadway the waterproof membrane along with the expansion joint sealant and underlying gutter system will be replaced.

Project Work Area



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SCOPE

- Rehabilitate the upper inner, lower inner, lower outer, terminal entrance and exit lanes with asphalt.
- Reconstruct the bus lane with concrete.
- Replace the waterproof membrane in the upper inner roadway.
- Replace the gutter beneath the expansion joints.
- Place the overhead signage.
- Replace the pavement markings.

SCHEDULE

Preliminary Planning	March 2013 – June 2013
Airline Approval	June 2013 – July 2013
Design	August 2013 – February 2014
Commission Action	April 9, 2014
Construction	May 2014 – October 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 February 2014 and bids were received on March 19, 2014. Kerr Contractors Oregon, Inc., submitted the lowest responsive bid. The bids were as follows:

Kerr Contractors Oregon, Inc.	\$2,061,687.65
Wildish Standard Paving Co.	\$2,077,378.27
Granite Construction Co.	\$2,373,414.27
Kodiak Pacific Construction	\$2,494,494.00
Engineer's Estimate	\$2,294,818.40

PROJECT RISKS

Risk: Operational Impacts

Mitigation Strategy:

- Phasing plans will be developed to minimize disruptions.

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- Work activities will be scheduled during off-peak hours (night).
- Public outreach will be performed to give notice of construction impacts.
- There will be ongoing coordination with affected stakeholders.
- Signage will be used to direct traffic to alternative routes.

Risk: Weather

Mitigation Strategy:

- Contingency plans will be developed for scheduling work.
- Work activities that are not weather sensitive will be performed during inclement weather.

BUDGET

Contract	\$2,061,687.65
Consultant	\$ 524,490.00
Port Staff/Contracted Services	\$ 915,310.00
Contingency	<u>\$ 531,310.35</u>
Total Project Budget	\$4,032,798.00

The contingency representing 15 percent of the project budget is considered reasonable given the risk profile for the project and the complexity of the work site.

The project cost will be will be funded by the Airline and Port Cost Centers.

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 Terminal Roadway Rehabilitation project to Kerr Contractors Oregon, 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 – TAXIWAY T SOUTHWEST REHABILITATION AND TAXIWAY T AND K CENTERLINE LIGHTING – PORTLAND INTERNATIONAL AIRPORT

April 9, 2014

Presented by: Jim McGinnis
Project Manager

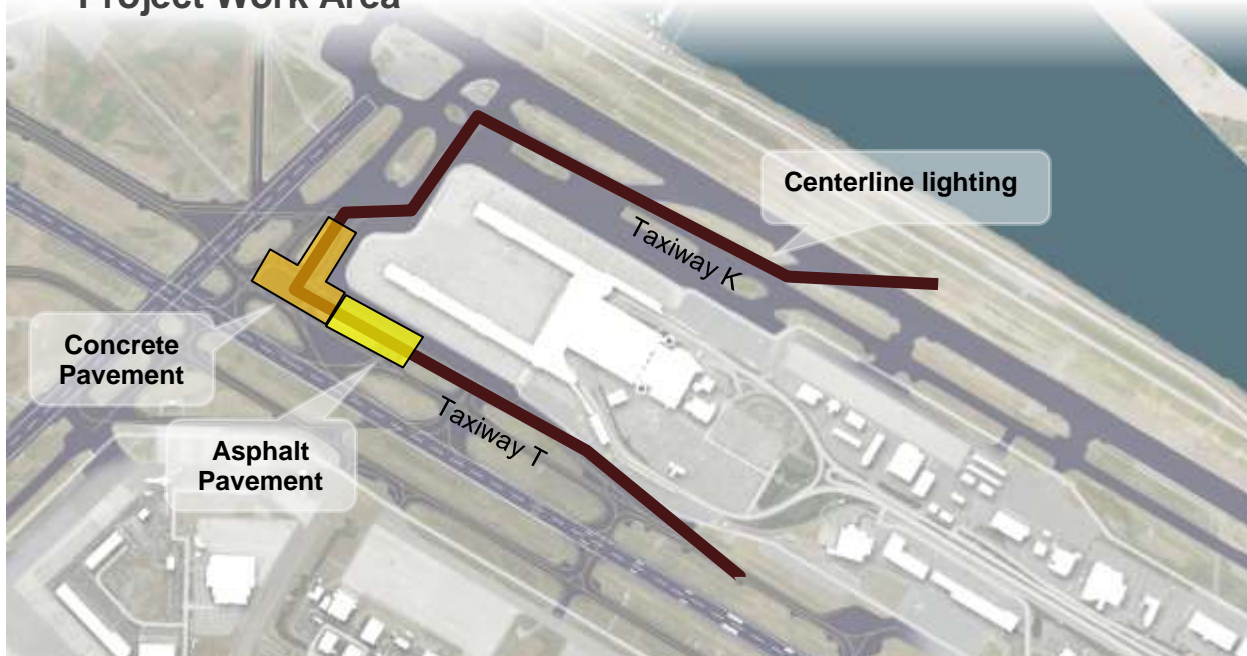
REQUESTED COMMISSION ACTION

This agenda item requests approval to award a public improvement contract to Kodiak Pacific Construction for the Taxiway T Southwest Rehabilitation and Taxiway T and K Centerline Lighting project at Portland International Airport (PDX) for a contract value of \$10,481,481.

BACKGROUND

The Port of Portland (Port) plans to rehabilitate Taxiway T between Concourse C, Gate C11 and C22. The project will rehabilitate the pavement with a combination of Portland cement concrete pavement and asphalt pavement. The pavement has reached the end of its useful life and needs replacement to extend the life of the taxiway. Taxiway centerline lighting along Taxiway T will be added to meet the Federal Aviation Administration's (FAA) latest requirements for safe, low-visibility aircraft movement and operation.

Project Work Area



SCOPE

The scope of the contract is to rehabilitate Taxiway T and add centerline lighting to Taxiways T and K including:

- Pavement rehabilitation by full reconstruction in either asphalt concrete or Portland cement concrete.
- Widening of paved shoulders from 15 feet to 35 feet, where required, to meet FAA design standards.
- Installation of underdrains along this portion of Taxiway T.
- Repair/replace/add utilities infrastructure where necessary.
- Install centerline lighting infrastructure and make operational at the conclusion of this project.
- Modify taxiway safety area grades as needed to meet FAA design standards.
- Restoration of taxiway edge lighting and pavement markings.

SCHEDULE

Design	March 2013 – February 2014
Invitation to Bid	February 2014 – March 2014
Commission Action	April 9, 2014
Construction	June 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 February 2014 and bids were received on March 25, 2014. Kodiak Pacific Construction submitted the lowest responsive bid. The bids were as follows:

Kodiak Pacific Construction	\$10,481,481.00
K&E Excavating, Inc.	\$10,737,852.00
Kerr Contractors Oregon, Inc.	\$10,998,059.00
Nutter Corporation	\$11,445,324.22
Engineer's Estimate	\$ 9,150,000.00

Variance in engineer's estimate versus bid is primarily due to significant increase in concrete costs since last year.

PROJECT RISK

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.

BUDGET

Contract	\$10,481,481
Port Purchased Lighting	\$ 600,000
Port Staff/Contracted Services	\$ 1,600,000
Contingency	<u>\$ 1,275,000</u>
Total Project	\$13,956,481

The project will be funded by the Airline Cost Center according to 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 Taxiway T Southwest Rehabilitation and Taxiway T and K Centerline Lighting project at Portland International Airport to Kodiak Pacific Construction, 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.

SECURITY OFFICER SERVICES CONTRACT – PORTLAND INTERNATIONAL AIRPORT

April 9, 2014

Presented by: Sharon Gordon
Senior Manager, Aviation Security**REQUESTED COMMISSION ACTION**

This agenda item requests approval to award a three-year contract with three, one-year optional extensions to HSS, Inc., for security officer services at Portland International Airport (PDX) and other Port of Portland (Port) facilities in the amount of approximately \$1.3 million per year.

BACKGROUND

As the operator of PDX, the Port is mandated to comply with specific Transportation Security Administration regulations, including vehicle searches, employee ID badge checks, vendor product inspections and prohibited item inventories. Contract security officers are used to fulfill these requirements, partially because the staffing levels fluctuate seasonally and may change unexpectedly due to changing requirements, airfield conditions or emergency situations. Multiple departments at the Port also utilize this contract to meet their needs for security officer services for both long-term and one-time security officer assignments. This work may include staffing posts at the marine terminals, providing access control for construction areas, escorting non-badged personnel into restricted areas or inspecting undeveloped properties.

SUMMARY OF CONTRACT TERMS

Initial Term May 1, 2014 through April 30, 2017

Options to Extend Term The Port may extend the contract annually for up to three additional years at the Port's sole discretion.

SELECTION PROCESS

The Port advertised a Request for Proposals (RFP) on December 13, 2013, with a due date of January 21, 2014. The solicitation sought experienced companies capable of providing security officer services for PDX and other Port needs. The RFP included a statement of work and a description of the specific work needed by the Port.

Proposals were received from the following firms:

- Covenant Aviation Security
- G4S Security Solutions
- HSS, Inc.
- RAMS Specialized Security Services

- Securitas Security Services
- Tac-One Security
- Universal Protection Service

Proposals were reviewed and evaluated on February 18, 2014, against the following criteria:

- Qualifications of Proposer
- Project Approach
- Sustainability
- Cost/Fees
- Small Business Participation Program

A Port evaluation team consisting of managers representing the Port's aviation security, marine security, administrative services, concessions operations, airport operations and industrial development departments determined that Covenant Aviation Security, HSS, Inc., and Securitas Security Services were the strongest proposers.

Port staff that performed the initial evaluation conducted interviews on March 7, 2014, and ranked HSS, Inc., as the best-qualified proposer based on the criteria listed above. The factors that ranked HSS, Inc., above the other proposers include: project approach, experience of their on-site project manager, their robust employee compensation package, the high ratings of their references, the depth and expertise of their training program and their innovative transition plan.

The scope of services to be performed by HSS, Inc., includes the following:

- PDX Vehicle Inspections
- PDX Employee Badge Checks
- PDX Vendor Product Inspections
- PDX Vendor Vehicle Escorts
- PDX Federal Inspection Station Passenger Control
- PDX Prohibited Items Inspections
- PDX Construction Gate Access Control
- PDX Baggage Claim Theft Deterrent
- Terminal 5 Gate Staffing
- Undeveloped Properties Inspections
- Headquarters Building Special Event Security

EXECUTIVE DIRECTOR'S RECOMMENDATION

The Executive Director recommends that the following resolutions be adopted:

BE IT RESOLVED, That approval is given to award a contract for security officer services at Portland International Airport to HSS, Inc., consistent with the terms presented to the Commission; 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.