



**County Executive Office**  
**Memorandum**

S40A

March 12, 2008

To: John Moorlach, Chairman

From: Thomas G. Mauk, County Executive Officer

Subject: Exception to the Rule 21

03/12/08 PM 2:28

**The County Executive Office is requesting a supplemental for the March 18, 2008 Board Hearing Meeting.**

**Agency: John Wayne Airport**  
**Subject: P201 – Deconstruction of B1 Pkg Structure – Extend the Bid Date**  
**District 2nd**

**Reason for supplemental: To solicit bids from prequalified general contractors with bid opening date of March 19, 2008.**

Concur:

*John Moorlach*  
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John Moorlach, Chairman Board of Supervisors  
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cc: Members, Board of Supervisors  
Rob Richardson, Assistant to the County Executive Officer  
Ben De Mayo, County Counsel

SUPPLEMENTAL AGENDA ITEM
AGENDA STAFF REPORT



ASR Control

MEETING DATE: 3/18/2008
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): 2
SUBMITTING AGENCY/DEPARTMENT: John Wayne Airport
DEPARTMENT CONTACT PERSON(S): Alan Murphy, (949) 252-5183

SUBJECT: P201 - Deconstruction of B1 Pkg Structure - Extend the Bid Date

CEO CONCUR

COUNTY COUNSEL REVIEW

CLERK OF THE BOARD

[Signature]

[Signature] reviewed

Discussion
3 Votes Board Majority

Budgeted: N/A Current Year Cost: N/A Annual Cost: N/A
Staffing Impact: No # of Positions: Sole Source: N/A
Current Fiscal Year Revenue: N/A
Funding Source: N/A

Prior Board Action: Minute Order dated 2/5/08 authorized the Airport Director, or designee, to solicit bids from the prequalified general contractors with a bid opening date of March 19, 2008.

RECOMMENDED ACTION(S)

- 1. Find that: (i) Final EIR 582 and Addendum 582-1, as revised by Final Supplemental EIR 582, previously certified, accepted, and certified on June 25, 2002, December 10, 2002 and October 19, 2004, respectively, have been examined in relation to the proposed project; (ii) the proposed project's effects were fully analyzed in these CEQA documents and the proposed project would not have any effects beyond those analyzed in these environmental documents; (iii) no further CEQA compliance is required for the proposed project.
2. Authorize the Airport Director or his designee to extend the bid opening date from March 19, 2008, to April 2, 2008, at 2:00 PM.

SUMMARY:

John Wayne Airport requests that the Board of Supervisors authorize the Airport Director or his designee to extend the bid opening date for the Deconstruction of the B1 Parking Structure from March 19, 2008 to April 2, 2008, at 2:00 PM.

## **BACKGROUND INFORMATION:**

This ASR seeks Board action to authorize the Airport Director or his designee to extend the bid opening date for the Deconstruction of the B1 Parking Structure project (Project) from March 19, 2008 to April 2, 2008, at 2:00 PM.

On February 5, 2008, the Board adopted the list of prequalified general contractors to bid on the Project, approved plans and specifications, and authorized the Airport Director or his designee to sign the plans and specifications for the County and to solicit bids from the qualified general contractors with a bid opening date of March 19, 2008. This bid opening date allowed a bidding period of approximately six weeks. Seven general contractors were prequalified to bid on this Project. All prequalified general contractors were notified of these Board actions, and the Notice Inviting Bids was placed in the Orange County Register on February 7, 8, 11, and 12, 2008. John Wayne Airport (JWA) conducted two Prebid Meetings, on February 21, 2008, and March 6, 2008.

As of March 10, 2008, four of the seven prequalified general contractors requested that the bid opening date be extended at least one week. The contractors cited specific reasons for the request to extend the bid opening date, including complexities within this Project due to its stringent deconstruction methods, and the many other demolition projects currently in the bidding phase in the local region that are competing for contractor resources. These bid conditions are demanding more time and resources by the general contractors and their subcontractors to assemble accurate, competitive, and responsive bids.

JWA can accommodate the two-week bid opening time extension, from March 19, 2008, to April 2, 2008, without adverse impact to the overall Airport Improvement Program. This time extension will also increase the chance of receiving a higher number of competitive and responsive bids. Therefore, JWA recommends that the Board authorize the extension of the bid opening date to April 2, 2008.

## **PROJECT:**

The existing B1 Parking Structure is a four-level post-tensioned concrete structure that can accommodate 1,250 vehicles. This Project provides for the deconstruction of the B1 Parking Structure to allow for the future construction of Terminal C. Deconstruction means the controlled demolition and dismantling of the parking structure by using precision building removal equipment and machinery, in order to minimize impacts on the continuing use and function of the adjacent Terminal B.

The north portion of the first level of the existing B1 Parking Structure (adjacent to Terminal B) where the Transportation Security Administration's (TSA) Explosive Detection System (EDS) baggage screening function is housed will remain in place. This area must remain operational during and after the deconstruction activities have concluded. This Project provides for the assurance of the structural integrity and stability of the parking structure in general, and the EDS area in particular, during the deconstruction process. This is accomplished through the use of a phased approach to the deconstruction operation, as well as providing the necessary bracing, shoring, and structural fortification in strategic locations of the parking structure.

During and after the deconstruction of the parking structure, public automobile parking will be accommodated in a temporary, newly constructed surface parking lot that will be made available on a portion of JWA's commercial aircraft South Remain-Over-Night (RON) area. Parking Lot C will be constructed in two phases: Phase 1 will be completed in August 2008, and will accommodate up to 700 public parking spaces; Phase 2 will be constructed approximately eight months after completion of Phase 1 and will increase the capacity of the lot by an additional 230 public parking spaces.

**CEQA COMPLIANCE:**

Final EIR 582, Addendum 582-1 and Final Supplemental EIR 582, previously certified, accepted, and certified by the Board of June 25, 2002, December 10, 2002, and October 19, 2004, respectively, have been prepared for the Settlement Agreement Amendment and Settlement Amendment Implementation Plan (Proposed Project). This project is one of the components of the Proposed Project and its effects were fully analyzed in these CEQA documents. It is recommended that the Board concur that no further CEQA compliance is required as noted in Recommended Action #1.

**FINANCIAL IMPACT:**

N/A

**STAFFING IMPACT:**

N/A