



AGENDA MEMORANDUM

Action Item for the City Council Meeting May 17, 2022

DATE: May 17, 2022

TO: Peter Zaroni, City Manager

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<p align="center">Corpus Christi International Airport East General Aviation Hangars No. 3 and No. 4 Fire Suppression System Replacement</p>

CAPTION:

Ordinance appropriating \$985,000 from unreserved fund balance in the Airport Operating Fund; amending the adopted FY2021-2022 Capital and Operating Budgets by increasing revenues and expenditures by \$985,000 each and authorizing a design-build contract with Ranger Fire Inc., from Saginaw, Texas, for the construction of a new fire suppression system for the East General Aviation Hangars No.3 & No.4 located at the Corpus Christi International Airport in an amount not to exceed \$985,000.

SUMMARY:

This is a motion to approve a Design-Build contract with Ranger Fire Inc. to construct a new fire suppression system at Corpus Christi International Airport (CCIA) Hangar 3 & 4 in an amount not to exceed \$985,000.

BACKGROUND AND FINDINGS:

The East GA Hangar No.3 and No.4 fire suppression system was severely damaged by freezing temperatures in February 2021. Due to the damage sustained, the old system was demolished in February of 2021 as it posed safety issues. In addition, parts of the piping had also begun to collapse which led to the decision for a complete reconstruction. After a preliminary assessment Corpus Christi International Airport (CCIA) identified all areas of need for a new fire suppression system. This project received a full scope of work in June of 2021 with all costs fully reimbursable as the project would be covered under our current insurance policy. Once the design was completed this began the process of review by City Engineers and the Fire Marshall before going out for bid. However, in September 2021 the RFQ process was delayed due to the design of a third-party contractor failing to meet City standards as their proposal was vastly different from the insurance company's scope of work leading to a complete redesign of the system. These new specifications required approval from the Insurance company and after discussion with City Engineering and our procurement department it was determined that a design/build project would be the best course of action moving forward. As a result, the Corpus Christi International Airport, (CCIA) has been operating with no fire suppression measures in Hangars No. 3 and No. 4 and are in dire need of replacement systems.

This project will provide Design /Build services for a turnkey fire suppression system solution that will meet Federal, State, and Local Codes and provide an adequately configured, energy efficient building, to support the mission requirements of the CCIA.

The new systems will be designed and constructed in accordance with National Fire Protection Association (NFPA) codes 13,16,70,72, and 409, Standard on Aircraft Hangars, and subsequent referenced standards per International Fire Code (2015). The new fire suppression systems will bring an existing 6" feed from an underground main into the pump room addition. In addition to the systems, the project will also provide a new engineer-rated 10' x 18' x 12' high metal building that will sit on a new 4" thick engineered pump room building slab. The new building will be attached to the existing building for pump and riser equipment.

AEP will provide a three-phase transformer and wire to the pump that will include the addition of a fire pump, fire pump controller, jockey pump, and jockey pump controller. A Mycelle F500 additive system will be utilized for fire suppression in Hangar 3. A Pre-action dry system will be utilized for Hangar 4. A wet system will be utilized to protect the two-story office spaces which will include dry pendants. Feed to office spaces will be insulated based on an engineered design. A Fire Department Connection will be included on the pump room wall, and "Airfield " side of hangar. Design includes the addition of a Fire Alarm and monitoring system.

PROCUREMENT DETAIL

On October 18, 2021, the Contracts & Procurement Department issued a Request for Qualifications (RFQ) Number 3892 – Project 21139, Design/Build services CCIA East GA Hanger#3 and #4 Fire Suspension System. The City received 1 proposal, conducted an evaluation of the proposal and conducted interviews with a (5) person committee with

representatives from Airport, Fire Department and Engineering Services. The firm was ranked based on three factors: 1) firms experience, 2) team's experience, 3) and understanding of the project scope.

The evaluation committee is recommending the award to Ranger Fire to construct a new Fire Suppression System at CCIA Hangar 3 & 4. Ranger Fire has completed several projects in Texas.

ALTERNATIVES:

The alternative would be to not award the contract. This would mean the Corpus Christi International Airport would be forced to continue storing valuable aircraft assets in a facility with no means to suppress potential fire outbreaks.

FISCAL IMPACT:

The fiscal impact from Airport Operating Fund 4610 is approximately \$985,000.

FUNDING DETAIL:

Fund:	4610 – Airport Operating Fund
Organization/Activity:	35010
Mission Element:	271
Project # (CIP Only):	21139 – CCIA East GA Hangar 3 & 4 Fire Suppression System
Account:	550030
Amount:	\$985,000

RECOMMENDATION:

Staff recommends approval of this motion to execute a Design-Build contract with Ranger Fire to construct a new CCIA East GA Hangar 3 and 4 Fire Suppression System as presented.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Ranger Fire Cost Proposal
Maps
Presentation