

ON-CALL PRIME BUILDER SERVICES
Projects Commenced to Date
April 11, 2024

On April 26, 2023, with Board of Port Commissioners (Board) approval, the Port of Oakland (Port) entered into a contract for On-Call Prime Builder Services with Turner Construction Company to provide construction and construction related services for projects at Oakland International Airport (Airport or OAK). The on-call contract includes a total compensation not to exceed \$60,000,000 over five-years and the Board authorized Port Staff to execute individual projects under \$10,000,000 and required Port Staff to obtain further Board approval for projects \$10,000,000 or above. This Informational Report provides information on projects executed by Port Staff under the \$10,000,000. Five projects under \$10,000,000 have been approved under the Turner Prime Builder contract between \$518,826 and \$3,468,086. For each project Port Staff has provided a project description and budget. Definitions of the budget categories is at the end of the Informational Report.

Terminal 2 Ticketing and Security Internal Pipes Rehabilitation

Four drainage pipes embedded within the original 1985 concrete foundation were found to be corroded from ground level to the discharge point at nearby manhole. This project installs a polyurethane liner within the pipe to serve as a protective coating to extend the useful life of the pipe. Work is performed during nighttime hours to minimize impacts to the traveling public and airline operations.

Category	Budget
Port Labor	\$ 45,000
Design Consultant	N/A
On-Call CM Assistant RE and Inspector	\$ 53,000
Construction Related Services	\$ 188,000
Construction Services	\$ 519,000
<i>Contractor Provided Services Subtotal</i>	<i>\$ 707,000</i>
TOTAL	\$ 805,000

Terminal 2 Ceiling Tile Replacement

The ceiling tiles within the concourse of Terminal 2 were deteriorated and showing discoloration. This project replaces ceiling tiles within the concourse areas of Terminal 2 and Terminal 2 Extension and replaces some air duct and air exhaust registers. Work is performed during nighttime hours to minimize impacts to the traveling public and airline operations.

Category	Budget
Port Labor	\$ 220,000
Design Consultant	N/A
On-Call CM Assistant RE and Inspector	\$ 232,000
Construction Related Services	\$ 318,000
Construction Services	\$ 3,468,000
<i>Contractor Provided Services Subtotal</i>	<i>\$ 3,786,000</i>
TOTAL	\$ 4,238,000

Terminal Washout Containment

Port Staff manage recycling, trash, and compost removal from passenger areas in the Airport Terminals. This project constructs a permanent bin washout area with two mechanical tote lift systems, potable water source, and a sanitary sewer connection to drain the rinse water. The washout containment area will be situated on a new concrete pad with a protective roof structure and lighting for nighttime operations.

Category	Budget
Port Labor	\$ 172,000
Design Consultant	\$ 87,000
On-Call CM Assistant RE and Inspector	\$ 78,000
Construction Related Services	\$ 225,000
Construction Services	\$ 1,531,000
<i>Contractor Provided Services Subtotal</i>	<i>\$ 1,756,000</i>
TOTAL	\$ 2,093,000

Terminal 1 Ticketing and Baggage Claim Drain Pipe Replacement and Rehabilitation

Existing roof drainage pipes in this 1962 building are deteriorated and have cracks that are leaking water. These drainpipes need replacement and rehabilitation. Portions of the above-ground drainpipe system will be replaced while drainpipe below-grade will be rehabilitated using a liner system. to provide a protective layer and extend the useful life of the pipe.

Category	Budget
Port Labor	\$ 77,000
Design Consultant	\$ 114,000
On-Call CM Assistant RE and Inspector	\$ 85,000
Construction Related Services	\$ 291,000
Construction Services	\$ 1,508,000
<i>Contractor Provided Services Subtotal</i>	<i>\$ 1,799,000</i>
TOTAL	\$ 2,075,000

Category Descriptions

Port Labor – Port Staff effort needed to scope and develop the design and administer the construction of the project.

- **Port Labor Design:** During design phase, Port Staff are responsible for developing project scope in conjunction with Aviation Planning, reviewing consultant design services scope, coordinating with Port Legal to develop consultant agreement, developing design services for approval, leading project design meetings, reviewing and commenting consultant plans and specifications, developing Project Manuals, administering consultant design contract, and coordinating the design scope with other airport departments.
- **Port Labor Construction:** Port Resident Engineers (RE) typically handles multiple construction project simultaneously and are designated leads on construction projects

utilizing assistance of On-call Construction Management (CM) consultants. Typical Port RE duties include: coordinate and lead construction progress meetings, review plans and Project Manual, coordinate contractor construction security and safety plans with Aviation Security and Airside Operations departments, administer construction contracts, review and prepare contractor progress payments, coordinate and project issues with other departments. Additional duties are delegated to On-Call Consultant construction management consultant(s).

Design Consultant – Design prime consultant responsible for developing construction plans, technical specifications, and construction cost estimate.

On-Call CM Assistant RE and Inspector – To assist the Port RE and allow them to support multiple projects at once, Consultant CMs provide the Port RE with specific field duties, including but not limited to reviewing plans and specifications, advise Port RE of any conflicts or coordination needed with other construction projects, review contractor schedules for critical activities, submittal and RFI reviews, review contractor staffing and equipment used onsite, review test reports, prepare Inspector Daily Reports to document work progress, workmanship, and materials used by contractor, and verify quantities billed by the contractor.

Construction Related Services – Prime Builder's Construction Related Services typically include review of existing drawings, investigation of existing site conditions, constructability review, develop construction phasing plan, construction site safety and security plan, cost estimates, develop subcontractor bid documents, advertise project, analyze bids, develop construction phase staffing plans, and develop construction phase Guaranteed Maximum Price (GMP). In a traditional design/bid/build project many of these contractor activities would happen as part of the overall contractor contract. In the Prime Builder model these tasks occur separately and in advance of construction approval.

Construction Services – Prime Builder costs to construct the project including all construction and materials and all administrative services and management of subcontractors included in the GMP; similar to administrative and management costs included in general conditions for a traditional design/bid/build contracts.