



Agenda Report

Fullerton City Council

MEETING DATE: NOVEMBER 18, 2025

TO: CITY COUNCIL / SUCCESSOR AGENCY

SUBMITTED BY: STEPHEN BISE, P.E., PUBLIC WORKS DIRECTOR

PREPARED BY: BRENDAN O'REILLY, AIRPORT MANAGER
NICK ESPOSITO, P.E., CIVIL ENGINEER

SUBJECT: \$198,000 CONTRACT WITH KOALA CONSTRUCTION LLC
FOR THE AIRPORT TERMINAL BUILDING TOWER
REHABILITATION PROJECT

SUMMARY

Award \$198,000 construction contract to Koala Construction LLC for the Airport Terminal Building Tower Rehabilitation Project.

PROPOSED MOTION

1. Approve Airport Terminal Tower Rehabilitation Project plans and specifications.
2. Award \$198,000 construction contract for the Airport Terminal Tower Rehabilitation Project 49019 within the Airport Fund (Fund 40) to Koala Construction LLC and authorize the City Manager, or designee, to execute and administer the contract in a form approved by the City Attorney.
3. Authorize Public Works Director, or designee, to approve any future change orders for construction and professional engineering construction support services within the approved project budget.

ALTERNATIVE OPTIONS

- Approve the Proposed Motion
- Reject all bids
- Other options brought by City Council.

STAFF RECOMMENDATION

Staff recommends the Proposed Motion.

CITY MANAGER REMARKS

None.

PRIORITY POLICY STATEMENT

This item matches the following Priority Policy Statement:

- Infrastructure and City Assets.

FISCAL IMPACT

City Council accepted and appropriated \$500,000 of Federal Aviation Administration (FAA) Bipartisan Infrastructure Law (BIL) Airport Improvement Program (AIP) grant funds to CIP Project 49019 Airport Terminal Building Tower Rehabilitation within the Airport Enterprise Fund (Fund 40) on April 1, 2025. The FAA BIL AIP grant would fully cover design and construction costs for this project, with no City match required, resulting in no impact to the City General Fund or Airport Enterprise Fund.

The current budget provides sufficient funding for construction and associated staff project management costs. Staff attached a Budget Data Sheet for reference (Attachment 1).

BACKGROUND AND DISCUSSION

The Airport Terminal building completed a rehabilitation project in 2014 funded by a \$600,000. FAA AIP Grant. Those improvements included lobby restroom accessibility upgrades, new carpet, new windows and interior and exterior painting throughout the building.

This project would continue building rehabilitation focused on the air traffic control tower. The proposed improvements involve new seals on the control tower windows, new signage on the front of the building, new interior and exterior paint and new flooring and handrails on the stairways.

The City received four bids on October 23, 2025 with Koala Construction Inc. of Chino Hills submitting the lowest responsible base bid totaling \$198,000. The low bid submitted is approximately 1% lower than the \$200,000 engineer's estimate. Staff reviewed the bid and found it acceptable.

Construction would tentatively start early January 2026 with anticipated project completion in mid-February 2026. Staff will notify impacted airport services of upcoming project construction.

Staff prepared an environmental assessment in accordance with California Environmental Quality Act Guidelines and determined that the project is categorically exempt.

Attachments:

- Attachment 1 – Budget Data / Summary of Bids
- Attachment 2 – Bid Schedule

- Attachment 3 – Project Location Map
- Attachment 4 – Draft Agreement

cc Interim City Manager Eddie Manfro