

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. **REQUESTED MOTION/PURPOSE:** Request Board approve a Contract Amendment with Suffolk Construction Company Inc., in the amount of \$759,719,418 to perform Construction Manager services for the Terminal Expansion Phase II - Concourse E & Associated Terminal Expansion, Chiller Plant Expansion, Airside Improvements, Terminal Roadway Modifications, and Passenger Boarding Bridges at the Southwest Florida International Airport (RSW); and 2) Approve an overall Total Project Budget for all work described herein for the amount of \$1,067,549,376.
2. **FUNDING SOURCE:** Passenger Facility Charges (PFC) and anticipated funds: FAA Airport Terminal Program (ATP), Airport Improvement Grant (AIG), and Community Project Funding (CPF) grant funds, General Aviation Revenue Bonds , PFC bonds , Florida Department of Transportation (FDOT) Grant 441981-1-94-01_02. Account String 20862541234.506510.XX.
3. **TERM:** Extends five (5) year current contract term expiring June 29, 2028 through February 1, 2029.
4. **WHAT ACTION ACCOMPLISHES:** Provides for the construction of the Terminal Expansion Phase II - Concourse E & Associated Terminal Expansion, Chiller Plant Expansion, Airside Improvements, Terminal Roadway Modifications, and Passenger Boarding Bridges at the Southwest Florida International Airport (RSW).

5. **CATEGORY:** 31
Administrative Agenda

6. **ASMC MEETING DATE:** 8/20/2024

7. **BoPC MEETING DATE:** 9/5/2024

8. **AGENDA:**

- CEREMONIAL/PUBLIC PRESENTATION
- CONSENT
- ADMINISTRATIVE

9. **REQUESTOR OF INFORMATION:**
(ALL REQUESTS)

NAME Emily M. Underhill
DIV. Development

10. **BACKGROUND:**

The Terminal Expansion Phase I project currently underway focuses on essential upgrades to enhance passenger accessibility and streamline flow at TSA screening checkpoints. Key improvements include consolidating checkpoint operations, increasing airside concession spaces, and enhancing passenger amenities, all of which contribute to a better overall experience for RSW passengers. The Port Authority is now prepared to move forward with the second phase of the Terminal Expansion Project. The Terminal Expansion Phase II project addresses the need for additional gate capacity to manage the anticipated increase in passenger and aircraft activity at RSW as identified in the recently

11. RECOMMENDED APPROVAL

<u>DEPUTY EXEC DIRECTOR</u>	<u>COMMUNICATIONS AND MARKETING</u>	<u>OTHER</u>	<u>FINANCE</u>	<u>PORT ATTORNEY</u>	<u>EXECUTIVE DIRECTOR</u>
Emily M. Underhill	Victoria B. Moreland	N/A	David W. Amdor	Andrea R. Fraser	Steven C. Hennigan

12. **SPECIAL MANAGEMENT COMMITTEE RECOMMENDATION:**

APPROVED (6-0)
APPROVED as AMENDED
DENIED
OTHER

13. **PORT AUTHORITY ACTION:**

APPROVED
APPROVED as AMENDED
DENIED
DEFERRED to
OTHER

Background (continued)

FAA accepted and Board approved RSW Master Plan Update. The scope of work for this phase includes: an expansion to the main terminal which includes approximately 99,000 sf of arrival level space; approximately 137,000 sf of departures level space; approximately 77,000 sf of administrative level space; new outbound TSA Checked Baggage Inspection System(CBIS)/Checked Baggage Resolution Area (CBRA) spaces; a new Concourse E (approximately 90,000 sf apron level and approximately 100,000 sf gate level) with an anticipated initial 14 gates, but with infrastructure to support ultimate expansion to 19 gates; airside improvements including approximately 38,000 square yards of taxiways/connectors and approximately 180,000 square yards of aprons/taxi lanes; reconfiguration of select Concourse D gates to support larger aircraft; chiller plant building upgrades; terminal roadway and curbside improvements that reconfigure and expand the lower (arrivals level) roadways, as well as in-fill the upper level departures deck to the terminal supporting new improvements at the new Concourse E and future Concourse A.

As the project design has been completed, and initial construction procurement for the project components has been undertaken, the project is ready to proceed into its construction phase.

Suffolk Construction Company Inc. (Suffolk) as the Board selected Construction Manager, has completed pre-construction services and has successfully conducted procurement activities for the project. Based on the bids received, the following summarizes the services to be provided:

- Suffolk has certified that all bids were procured in accordance with federal, state, and local laws and regulations and that the lowest responsive, responsible bids have been accepted and total \$486,313,521. Where bids were not received, administrative allowances have been included within the contract.
- All professional fees are based on man hours, hourly rates and indirect costs negotiated prior to the receipt of bids, and include:
 - Construction Management Services
 - Professional Personnel Costs and related General Requirements associated with oversight and management of all construction activities, subcontract management, pay application and invoice processing, budget tracking, project meetings, coordination with Port Authority, providing field based items (equipment, trailers, services, software, etc.), permits, bonds and insurance costs, as well as subconsultant services for survey, utility locates, quality control testing, etc.) for the project total \$137,851,388, of which at this time \$4,691,489 (3.4%) has been identified as subconsultant work.
- Administrative Allowances total \$22,456,000.
- In-Contract Owner Controlled Allowances total \$31,700,000.
- In-Contract Owner Controlled Contingencies total \$81,398,509.

At the time of bid solicitation, the overall W/MBE goal for the project was established at 10%. However, based on actual bids received, the overall anticipated total minority participation goal is now 23%. Additional W/MBE participation may be forthcoming after contract award of various subtrade packages that have not been secured as of this date.

All project contingencies are controlled by the Port Authority. A Total Project Budget in the amount of \$1,067,549,376 is also attached for Board concurrence. The Total Project Budget includes all design fees paid to date (\$49,000,210); design/construction costs associated with earlier enabling work for the Relocation of D Gates (\$13,033,887); A/E Construction (\$28,221,294); Construction Engineering Inspection (CEI) (\$18,182,973); Construction Hard Bids of Airside Improvements (\$82,716,017), Terminal Roadway Modifications (\$60,535,205), and Passenger Boarding Bridges (\$20,191,216); this contract amount (\$759,719,418); Owner Controlled Contingency (\$25,181,605), and Owner Controlled (Out of Contract) Project Allowances (\$10,767,552).

As with all Port Authority Development contracts, all Tasks are contingent on the availability of funds and the issuance of a written Task Authorization in accordance with the Board-approved contract. Only tasks authorized can be billed by and paid to the Construction Manager.

The construction portion of this Project is being funded by Passenger Facility Charge (PFC) funds (0.74%), FAA Airport Terminal Program (ATP) funds (1.79%), FAA Airport Improvement Grant (AIG) funds (2.27%), FAA Community Project Grant Funding (CPF) funds (0.7%), General Aviation Revenue Bonds (65.55%), PFC Bonds (19%), Florida Department of Transportation (FDOT) Grant funds (6.96%).

Attachments:

1. Total Project Budget
2. Project Exhibits
3. Contract Amendment w/attachments