

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. **REQUESTED MOTION/PURPOSE:** Request Board 1) Authorize a Contract Amendment with Suffolk Construction in the amount of \$9,367,126 to perform Construction Manager/General Contractor services associated with Terminal Expansion Phase 2 Concourse D Gate Reconfigurations project at Southwest Florida International Airport (RSW).; and 2) Approve a total project budget in the amount of \$13,033,887.
2. **FUNDING SOURCE:** Passenger Facility Charges funds contingent on approval of the project by the FAA, FDOT 441981, and net RSW airport revenue from normal operations 20862541234.506530.31
3. **TERM:** Five (5) years through June 29, 2028.
4. **WHAT ACTION ACCOMPLISHES:** Provides for the construction of the Terminal Expansion Phase 2 Concourse D Gate Reconfigurations

5. **CATEGORY:** 17  
Administrative Agenda

6. **ASMC MEETING DATE:** 2/20/2024

7. **BoPC MEETING DATE:** 3/7/2024

8. **AGENDA:**

- CEREMONIAL/PUBLIC PRESENTATION
- CONSENT
- ADMINISTRATIVE

9. **REQUESTOR OF INFORMATION:**

(ALL REQUESTS)

NAME Emily M. Underhill

DIV. Development

10. **BACKGROUND:**

The design for all components related to the Terminal Expansion Phase II (Concourse E) project is nearing 100% completion. As the project advances into the construction phase, a pivotal task is the reconfiguration of Concourse D. This entails relocating gates D2 and D4 from their current position to the end of the Concourse D, a crucial activity that must be completed before commencing the construction of the new section of the expanded terminal. (See attached exhibit). This is enabling work in anticipation of the future Concourse E Project, but this project element can stand on its own and is not dependent upon the later Concourse E Project.

Suffolk Construction as the Board selected CM/GC, has completed pre-construction services and has successfully bid the project. Based on the bids received, the following summarizes the services to be provided:

- Low bid construction subcontractor costs (the cumulative amount of all competitively bid items and related construction work) total \$6,959,758.
- Suffolk has certified that all bids were procured in accordance with federal, state, and local laws and regulations and the lowest responsive, responsible bid has been accepted.
- All professional fees are based on man hours, hourly rates and indirect costs negotiated prior to the receipt of bids, and include:

**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	Benjamin R. Siegel

12. **SPECIAL MANAGEMENT COMMITTEE RECOMMENDATION:**

- APPROVED  
APPROVED as AMENDED  
DENIED  
OTHER

13. **PORT AUTHORITY ACTION:**

- APPROVED  
APPROVED as AMENDED  
DENIED  
DEFERRED to  
OTHER

## **Background (continued)**

- Construction Management Services
  - Professional Personnel Costs associated with oversight and management of all construction activities, subcontract management, pay application and invoice processing, budget tracking project meetings, coordination with Port Authority, etc., for the project total \$752,360.00.
- CM/GC General Conditions
  - Non-Personnel Costs related to field based items (equipment, trailers, services, software, etc.,) needed to support the construction effort total \$507,596.00.
  - Superintendent Personnel Costs related to providing on-site construction superintendents to manage low-bid subcontracted work total \$545,412.00.
  - Permits, bonds and insurance costs total \$462,000.00
- Subconsultant costs (survey, utility locates, quality control testing) total \$140,000.

The W/MBE goal for the project was established at 9.5%. Based on bids received, the anticipated W/MBE participation goal is now 49% or \$2,921,727 of the total for selected bids.

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/General Contractor.

### **Attachments:**

1. Contract Amendment
2. Total Project Budget
3. Project Exhibit