

Staff Qualifications Committee Review of LOQs
Design Manager Services for
RSW Rental Car Areas Relocation/Expansion & Associated Airport Improvements LOQ #25-0004MC

GHA ARCHITECTS & DEVELOPMENT CONSULTANTS

Project Manager (PM): John E. Tice, AR. (Currently working in Deerfield Beach, FL office).

PM Education: B.S. in Architectural Design – University of Florida, Gainesville, FL.

PM Years of Experience: 31 years total, 11 years with this firm.

PM Local Experience: 31 years of working in FL.

PM Project Experience:

- Daher Sales Service & Delivery Center (32,000 SF), Pompano Beach, FL.
- Peoples Trust Insurance Company Parking Garage (616 cars), Deerfield Beach, FL.
- Twin Hangar (10,000 SF/ea)/Office Complex (5,000 SF), Sarasota, FL.
- American Flyer's Hangar Development (15,120 SF), Pompano Beach, FL. (\$2.5M)
- Pompano Airpark, Pompano, FL - Hangar Development (70,380 SF) (\$5.4M)
- Cirrus Aircraft at Kissimmee Hangar Renovation (14,390 SF) (\$1.2M)

Firm's Experience & Support Staff:

Offices: Headquartered in Deerfield Beach, FL.

Southwest Florida office: No offices in southwest Florida; one (1) office in Deerfield Beach, FL

Employees: 12 total employees, 12 in Florida.

Firm's Experience: (in addition to PM experience)

- Sarasota Bradenton Int'l Airport – ASG Hangar Development Storage Hangar (30,000 SF) & FBO (5,000 SF) (\$7.5M) (2026)
- Sarasota Bradenton Int'l Airport – Aircraft Avionics & Maintenance Hangar (15,000 SF) for Sarasota Avionics (\$4M) (2024)
- Sarasota Bradenton Int'l Airport – Mitchell Hangar (20,000 SF) (\$6M)
- Pompano Airpark, Pompano Beach, FL - Parcel Y Hangars (14,390 SF) (\$1.2M)
- Miami Executive Airport, Miami, FL – Transient Hangar (41,000 SF) Seven new Aircraft Hangars (231,000 SF) New Maintenance Hangar (56,000 SF) (Terminal (20,000 SF) (\$37.8M) (2025)
- Pompano Airpark, Pompano, FL – Aviation Box Hangars (28,800 SF/21,780 SF)/19,800 SF) (\$5.4M) (2012)

Overall Proposal: Staff felt that this was the #2 best written proposal. **GHA ARCHITECTS & DEVELOPMENT CONSULTANTS** is a Florida based consulting firm specializing in architecture and design consulting for transportation and aviation projects. Design work includes fixed Based Operators, Aircraft Storage Hangars, Aircraft Manufacturer Headquarters, Flight Service Station, Flight School, and Fueling Facilities. Proposal strengths include: LOQ easy to read with good layout; Firm demonstrates FL project experience; and PM with 30+ years of experience has designed and managed numerous aviation, industrial, transportation and commercial projects in FL. Proposal weaknesses include: Organizational Chart provided was not detailed; Firm only has 12 employees; Firm experience limited to private sector experience and primarily aircraft hangar projects; Firm does not demonstrate experience with Rental Cars or parking garages; several project experiences listed for Firm were repeated PM project experiences; LOQ submittal very generic without demonstrating project understanding, and not specific to LCPA project; executive summary did not address specific requested items; PM experience focused at smaller general aviation airports and for 3rd party entities for hangar developments; PM & Firm did not demonstrate southwest FL experience; and Firm does not have a southwest FL presence. Gallo Herbert Architects listed two (2) different FEI/EIN in submittal – Gallo Herbert Architects is a fictitious name owned by Gallo Architects & Development Consultants, Inc., a Florida SUB S corporation wholly owned by Gallo Herbert Architects, LLC, a Florida Limited Liability company. Weak DBE & W/MBE discussion without historical achievement data; provided basic/generic statement of commitment; and did not state familiarity with Port Authority's use of web based B2GNow Airport Diversity Management System. Firm has no other concurrent LCPA contracts/projects ongoing.

References: 2 PM references received; 2 Firm references received - all were favorable, however both sets of Firm and PM references were respectively from same entity and did not name Project/Contract Name.

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PGAL, INC.

Project Manager (PM): Jeff Weiner, AIA (Currently working in Atlanta, GA office).

PM Education: Bachelor in Architecture – University of Colorado, Colorado; Master of Architecture – University of Illinois.

PM Years of Experience: 42 years total, 28 years with this firm.

PM Local Experience: 20 years of working in FL.

PM Project Experience:

- Los Angeles World Airports, Los Angeles, CA - LAX Rental Car Center (20,000 spaces) (\$1.5B) (2017 – 2024)
- Sarasota Manatee Airport Authority, Sarasota, FL – Consolidated Rental Car Maintenance Storage Facility (\$47M) (2020 – ongoing)
- BOS - Massachusetts Port Authority, Boston, MA, Rental Car Center (\$310M) (2005 – 2014)
- EWR - Port Authority of NY & NJ, Newark, NJ, Rental Car Center Public Parking Garage (2017 – 2023)
- City of Corpus Christi, Corpus Christi, TX – Consolidated Rental Car Maintenance Storage Facility (\$7.8M) (2010 – 2014)
- City of Tallahassee, Tallahassee, FL – Consolidated Maintenance Storage Facility (\$34M) (2020 – 2026) (*Acting as a subconsultant*)
- CONRAC + GTC projects (2 dozen listed) throughout U.S. and United Kingdom (*costs and dates not provided*)

Firm's Experience & Support Staff:

Offices: Headquartered in Houston, TX.

Southwest Florida office: No offices in southwest Florida; one (1) office in Boca Raton, FL.

Employees: 300 total employees stated (*versus total of 245 based on list provided*), 30 in Florida.

Firm's Experience: (in addition to PM experience)

- CVG Airport Authority, Hebron, KY – CVG Rental Car Center GTC (\$172M) (2016 – 2021)
- Florida International University, Miami, FL – Parking Garage Tech Station (\$38.2M) (2011 – 2015)
- Bradley International Airport, Connecticut Airport Authority, Windsor Locks, CT – Rental Car Center GTC (\$210M) (2016 – 2022)
- PDX, Port Of Portland, Portland, OR – Parking Addition (2,000 spaces) & Car Rental Facility (30,000 SF) (\$300M) (2016 – 2021)

Overall Proposal: *Staff felt that this was the #1 best written proposal.* PGAL, INC. is a Houston based international practice with 300 professionals, offering services in planning, architecture, interior design, engineering, and program management, from 12 offices nationwide. Proposal strengths include: PM has managed/designed hundreds of architectural and development projects, including dozens of airports and rental car/landside projects of the same size of the LCPA project both nationwide and internationally; Firm has an established Florida office for over 35 years; Firm reports design of nearly two billion square feet of consolidated and individual rental car facilities and parking garages for many U.S. airports; Firm has demonstrated experience permitting landside development projects at airports; Firm demonstrates extensive resources; overall LOQ submittal very good with excellent graphics and discussion specific to Port Authority project; LOQ demonstrates clear understanding of project and Port Authority goals; LOQ has good discussion on future technology; and Firm states knowledge of federal, state, and local codes, regulations, and permit requirements. Proposal weaknesses include: Table of Contents page did not upload correctly; minor typo errors; executive summary discusses prior RAC planning work at RSW, but is not listed as project experience by Firm or PM; and Firm does not have a southwest FL presence. Good DBE & W/MBE discussion with statement of commitment and very good listing of historical achievement data on past projects; and LOQ states Firm's familiarity with Port Authority's use of web based B2GNow Airport Diversity Management System. Firm has no other concurrent LCPA contracts/projects ongoing.

References: 2 PM references received; 2 Firm references received; all were favorable.