

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. **REQUESTED MOTION/PURPOSE:** Request Board concur with the ranking of qualifications submitted for RFQ #25-0028 Architectural and Engineering Services associated with the Skyplex Site Development at Southwest Florida International Airport (RSW) and direct staff to begin contract negotiations with the top ranked firm.
2. **FUNDING SOURCE:** N/A
3. **TERM:** N/A
4. **WHAT ACTION ACCOMPLISHES:** Competitively selects a firm to perform Architectural and Engineering Services associated with the Skyplex Site Development at Southwest Florida International Airport (RSW) and directs staff to begin contract negotiations with the top ranked firm, Bowman Gulf Coast, LLC.

5. **CATEGORY:** 15
Consent Agenda

6. **ASMC MEETING DATE:** 2/18/2025

7. **BoPC MEETING DATE:** 3/6/2025

8. AGENDA:

- CEREMONIAL/PUBLIC PRESENTATION
- CONSENT
- ADMINISTRATIVE

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

NAME Emily M. Underhill

DIV. Development

10. BACKGROUND:

In 2022, the Authority contracted with Commercial Property of Southwest Florida, LCC (CPSWFL; Cushman Wakefield) to prepare market analysis and development planning documents for the Skyplex area. As part of their scope of work, CPSWFL is under contract to secure entitlements for the Skyplex area, including regulatory permits and zoning approvals. As part of that entitlement effort, the Authority is planning to perform some entitlement design and construction work to make Skyplex sites "shovel-ready" to assist in the marketing of this property. This design and construction work is initially envisioned to include, but not be limited to:

- General site preparation, filling, clearing, mulch removal and grading
- Stormwater improvements including drainage structures, wet pond and dry retention construction
- Roadway access
- Water, power, fiber, and other site ready utilities
- Bringing leased sites to finish floor elevation
- All services necessary to make the Skyplex area and site shovel ready for 3rd party development
- Full design of individual elements of Skyplex that enhance the property marketability, including but not limited to items such as bridges, roadways, traffic signals, cell towers, greenways, walking and bicycle paths, fountains, signage, etc.

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 **X (7-0)**
APPROVED as AMENDED
DENIED
OTHER

13. PORT AUTHORITY ACTION:

APPROVED
APPROVED as AMENDED
DENIED
DEFERRED to
OTHER

Background (continued)

Background (continued)

Based on this approach, a Request for Qualifications (RFQ) was advertised on November 12, 2024 for Architectural Background (continued) and Engineering services associated with the Skyplex Site Development. The RFQ was advertised in local newspapers throughout Southwest Florida, on the Port Authority's website, as well as in statewide and national aviation trade publications. On December 12, 2024, four (4) RFQs were submitted from the following firms (listed in alphabetical order):

- American Infrastructure Development, Inc.
- Bowman Gulf Coast, LLC
- CBRE Design Collective, LLC
- Johnson Engineering, LLC

A due diligence review of the submittals performed by the Port Authority's Procurement Department revealed that the firm, CBRE Design Collective, LLC, did not comply with the insurance requirement. As a result, the submission from CBRE Design Collective was deemed non-responsive for failing to adhere to the requirements of the RFQ (see attached letter from the Authority to the affected respondent). A publicly noticed Staff Evaluation Committee meeting was held on January 24, 2025 to develop staff summaries, review comments and recommendations to the Airports Special Management Committee (ASMC) for their consideration. To assist the ASMC in their evaluation and ranking of firms, staff has prepared the attached information summarizing each of the responding RFQs. Staff's review of the written RFQs was done in accordance with the May 2019 Board approved revisions to the LCPA Purchasing Manual placing emphasis on concurrent consultant workload, which ranks higher qualified firms that submit good proposals and do not already have other concurrent contracts with LCPA. As a result, the Staff Evaluation Committee scored the RFQs as follows:

1. Bowman Gulf Coast, LLC
2. Johnson Engineering, LLC
3. American Infrastructure Development, Inc.

Since only three (3) firms were responsive and the Port Authority desires to expeditiously progress this selection, staff recommended that the ASMC hear oral presentations by the firms at the February 18, 2025 ASMC meeting prior to their ranking. At this same meeting, ASMC heard oral presentations and the first vote resulted in the following tie:

1. Bowman Gulf Coast, LLC
1. Johnson Engineering, LLC
3. American Infrastructure Development, Inc.

As a result, a re-vote was cast with the two (2) tying firms and the following was the resultant ranking of the re-vote:

1. Bowman Gulf Coast, LLC
2. Johnson Engineering, LLC
3. American Infrastructure Development, Inc.

Therefore, staff requests the Board's concurrence with the ASMC ranking and direct staff to begin contract negotiations with the top ranked firm.

Attachments:

1. ASMC Tally/Ranking Sheets
2. Responsiveness Determination
3. Staff Summaries
4. Project Exhibit
5. Current Workload Summary
6. RFQ #25-0028 Solicitation
7. Addendum #1
8. References