

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. **REQUESTED MOTION/PURPOSE:** 1) Approve a Contract Amendment with Gulfpoint for \$3,235,838.46 to perform Construction Management Services associated with the RSW Federal Inspection Services (FIS) Facility technology upgrades and 2) approve a total project budget in the amount of \$4,071,895.
2. **FUNDING SOURCE:** PFC, (pending FAA PFC Application 10 amendment approval) and net RSW airport revenue from normal operations.
3. **TERM:** Through contract term expiring March 09, 2026.
4. **WHAT ACTION ACCOMPLISHES:** Provides for Construction Management Services for the Federal Inspection Services (FIS) Facility technology upgrades at RSW.

5. **CATEGORY:** 23
Administrative 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 2018, the US Customs and Border Protection Agency (CBP) began a nationwide initiative to upgrade aging airport Federal Inspection Stations (FIS) to current federal standards. As the RSW FIS was built in 2005 and is critical to the processing of arriving international passenger to Southwest Florida, LCPA agreed to perform these required upgrades. Since that time, LCPA has been working with CBP on a phased approach to prioritize upgrades to the RSW FIS with a first phase focused on security upgrades that include a revamped control room, additional and upgrades to security cameras, upgraded passenger inspection and processing counters, upgraded secondary inspection rooms, and various technology upgrades that meet current federal FIS standards. Later phases will follow dependent upon LCPA funding availability.

As the Board selected Construction Manager, Gulfpoint has completed pre-construction services during the design phase activities and has successfully bid the project. As a result, staff has negotiated a task for Gulfpoint to provide Construction Management services during the construction of the FIS improvements. Typical services include (but not limited to) coordinating all construction activities; conducting weekly progress meetings; processing of pay applications; providing superintendent and project management oversight; performing project closeout and other construction administration duties. Based on 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

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)

construction work) total \$2,340,177.

- Gulfpoint 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:
 - **General Contractor/General Conditions:** Non-Personnel Costs related to field based items needed to support the construction effort; and superintendent personnel costs related to providing on-site construction supervision to manage low-bid subcontractors total \$435,545.26.
 - **Construction Management Services:** Professional Personnel Costs associated with management of all construction activities, subcontract management, pay application and invoice processing, budget tracking, project meetings, coordination with LCPA, etc., for the project total \$460,116.20.

The overall W/MBE goal for this project was 11%. Based on bids received, the overall projected total minority commitments are 62.44% (or \$1,454,772).

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.

Attachments:

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