

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

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| <p>1. <b>REQUESTED MOTION/PURPOSE:</b> Request Board consider qualifications submitted for LOQ #24-41 Construction Engineering Inspection Services for the RSW Terminal Expansion Phase II - Gates Expansion - Concourse E project at the Southwest Florida International Airport.</p> <p>2. <b>FUNDING SOURCE:</b> N/A.</p> <p>3. <b>TERM:</b> N/A.</p> <p>4. <b>WHAT ACTION ACCOMPLISHES:</b> Competitively selects a firm to perform construction engineering and inspection services for the the RSW Terminal Expansion Phase II - Gates Expansion - Concourse E project.</p> | <p>5. <b>CATEGORY:</b> 15<br/>Administrative Agenda</p> <hr/> <p>6. <b>ASMC MEETING DATE:</b> 4/16/2024</p> <p>7. <b>BoPC MEETING DATE:</b> 6/20/2024</p> |
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| <p>8. <b>AGENDA:</b></p> <p>_____ CEREMONIAL/PUBLIC PRESENTATION</p> <p>_____ CONSENT</p> <p><u>  X  </u> ADMINISTRATIVE</p> | <p>9. REQUESTOR OF INFORMATION:<br/>(ALL REQUESTS)<br/>NAME <u>Emily M. Underhill</u></p> <p>DIV. <u>Development</u></p> |
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**10. BACKGROUND:**

The scope of the Terminal Building Expansion Phase II – Gates Expansion – Concourse E project 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 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. Work associated with these improvements includes but is not limited to the following major work elements: site preparation and grading, underground utilities, fuel lines, demolition, pavement, storm drainage, primary and back-up power supply, building related work (demolition, deep foundations, building structure, structural steel, exterior enclosure, roof systems, interior construction and finishes, signage, stairs, conveying systems, MEP, specialty systems, equipment, furnishings, and fire prevention and protection), security checkpoint equipment, checked baggage inspection system and conveyance, pavement markings, lighting, signage, fencing & gates, landscaping, irrigation, security systems, and communication systems, 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>INTERIM 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  
APPROVED as AMENDED  
DENIED  
OTHER

**13. PORT AUTHORITY ACTION:**

APPROVED  
APPROVED as AMENDED  
DENIED  
DEFERRED to  
OTHER

## Background (continued)

This LOQ solicitation allows the LCPA to hire a firm to perform Construction Engineering Inspection (CEI) services during the entire duration of the construction phase of the project. The selected CEI consultant will monitor and inspect the construction contract work such that the project is constructed in conformity with the plans, specifications, procurement and contracting requirements, and all other requirements set forth in the construction contract documents. Some of the responsibilities of the CEI will include: observing the Contractor's work to determine the progress and quality of the work; identifying and reporting discrepancies; performing sampling and testing of component materials and completed work in accordance with the construction contract documents; and producing reports and verifying quantity calculations and field measurements for payment purposes. Typical duties include engineering inspections, threshold inspections, quality assurance sampling and testing of materials, geotechnical testing and analyses, laboratory testing, earthwork inspection and testing, concrete inspection and testing, asphalt inspection and testing, foundation pile installation inspection and testing, welding inspections, and other on-site inspections, as well as numerous project administrative functions. The firm may also act as the 3rd Party Private Provider performing inspections on behalf of the Lee County Building Department.

A Request for Letters of Qualifications (LOQ) was advertised on January 30, 2024 for Construction Engineering and Inspection Services to support construction of the Terminal Expansion Phase II – Gates Expansion – Concourse E project. A non-mandatory pre-LOQ meeting was held on February 6, 2024, to more specifically discuss the services related to this LOQ and to answer any questions from potential respondents. The LOQ 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 February 29, 2024, four (4) LOQs were submitted from the following firms (listed in alphabetical order):

- EG Solutions, Inc.
- EXP U.S. Services Inc.
- Hole Montes, a Bowman Company (Hole Montes)
- Liebl & Barrow Engineering

A due diligence review of the submittals performed by the Port Authority's Procurement Department revealed that the firm Liebl & Barrow Engineering did not provide any of the requested forms as outlined in the LOQ. As a result, the submission from Liebel & Barrow Engineering was deemed non-responsive for failing to adhere to the requirements of the LOQ (Part C) – (see attached letter from the Authority to the affected respondent). A publicly noticed Staff Evaluation Committee meeting was held on March 18, 2024, to develop staff summaries, review comments and recommendations for 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 LOQs. Staff's review of the written LOQs 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 LOQs as follows:

1. EG Solutions, Inc.
2. Hole Montes, a Bowman Company (Hole Montes)
3. EXP U.S. Services Inc.

**Since the RSW Terminal Expansion Phase II – Gates Expansion – Concourse E will be the largest LCPA capital project undertaking to date, staff recommends the ASMC hear oral presentations by all three (3) firms at a future ASMC meeting prior to their ranking.** However, if the ASMC would not like to hear oral presentations prior to their ranking, staff would recommend that the ASMC rank firms in accordance with staff's review and scoring of the written qualifications.

## Attachments:

1. Responsiveness Determination
2. Staff Summaries
3. Current LCPA Workload Summary
4. LOQ #24-41 Solicitation
5. Addendum #1
6. References