

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

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| <p>1. REQUESTED MOTION/PURPOSE: Request 1) Board award a contract to The Middlesex Corporation as the lowest, responsive, and qualified bidder resulting from RFB #24-0081RG (RSW Air Freight Building De-Construction) in the amount of \$591,000; and authorize the Board to execute a standard construction agreement.</p> <p>2. FUNDING SOURCE: Funding sources - Net RSW airport revenue from normal operations 20863541234.506199.</p> <p>3. TERM: 150 Calendar daysthrough Substantial Completion.</p> <p>4. WHAT ACTION ACCOMPLISHES: Awards a construction contract for the project to the lowest, responsive, and qualified bidder.</p> | <p>5. CATEGORY: 20
Consent Agenda</p> <p>6. ASMC MEETING DATE: 8/20/2024</p> <p>7. BoPC MEETING DATE: 9/5/2024</p> |
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8. **AGENDA:**

_____ CEREMONIAL/PUBLIC PRESENTATION

 X CONSENT

_____ ADMINISTRATIVE

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

NAME Emily M. Underhill

DIV. Development

10. **BACKGROUND:**

The Port Authority recently engaged one (1) of its General Engineering Consultants, Infrastructure Consulting & Engineering (ICE or Consultant), to provide comprehensive engineering design services for the demolition of the Air Freight Building located on the north side of RSW property near the old Air Traffic Control Tower (see attached exhibit). The objective of the design was to develop a cost effective and efficient demolition plan that included structural analysis, utility capping design, environmental considerations, and safety measures. The ultimate goal of the effort is to safely and effectively clear the site for future development while minimizing environmental impact and adhering to regulatory requirements. The improvements associated with this project consist of building demolition including all fire, plumbing, HVAC, and electrical systems. Other site improvements include full depth pavement removal, excavation and embankment, grading, sodding and capping of utilities along with maintenance of traffic.

Aviation Facilities Company (AFCO) has leased 5 acres of land on the airport's Service Road where air freight activities have been relocated. The air freight building will service the commercial airlines belly freight business. The building is 28,000 square feet and contains seven (7) separate units that contains offices, restrooms, and warehouse areas that open onto the Airport Operation Area. The building will provide a loading dock and 58 parking spots. AFCO has completed its construction and received a Certificate of Occupancy on March 29, 2024 and is now managing operations out of the new facility. An Open house for the facility was held on June 4, 2024.

Following completion of the design of the demolition and the successful opening of the new Air Freight facility operated by AFCO, on June 24, 2024, LCPA advertised a Request for Bids (RFB) for the Air Freight Buidling De-Construction.

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 (6-0)**
APPROVED as AMENDED
DENIED
OTHER

13. **PORT AUTHORITY ACTION:**

APPROVED
APPROVED as AMENDED
DENIED
DEFERRED to
OTHER

Background (continued)

A Pre-Bid meeting was held on July 10, 2024 to further present and discuss the project and answer questions from prospective bidders. On July 26, 2024, the following bid was received:

- The Middlesex Corporation = \$591,000.00

After publicly opening the bids, Port Authority staff and Infrastructure Consulting & Engineering (Engineer of Record) evaluated the bid and determined it was responsive when compared with the requirements of the Request for Bids and that The Middlesex Corporation was the lowest, responsive, and qualified bidder in the amount of \$591,000.00. A minority participation goal was set at 13%; however, a 2% commitment of Women/Minority Business Enterprise (W/MBE) services has been endorsed based on good faith efforts information received.

All expenditures of work associated with this contract will be in accordance with Board-approved contract and Purchasing Policies. As with all Port Authority Development contracts, all Tasks are contingent on the availability of funds and the issuance of written Task Authorization in accordance with the Board-approved contract. Only tasks authorized can be billed by and paid to the Contractor.

Attachments:

1. Project Exhibit
2. Middlesex Construction Agreement
3. RFB #24-0081
4. A/E Recommendation of Award Letter
5. Bid Tabulation Summary
6. The Middlesex Corporation Bid