

Staff Qualifications Committee Review of LOQs
Construction Manager/General Contractor Services – RSW Public Safety Building - LOQ #24-04

DEANGELIS DIAMOND CONSTRUCTION, LLC

Project Manager (PM): Ingrid Arencibia, (currently working in Naples, FL office).

PM Education: B.A. in Architecture – Florida International University.

PM Years of Experience: 22 years total, 2 with this firm.

PM Local Experience: 22 years of experience working in Florida.

PM Project Experience:

- City of Naples Fire Station & Administration Building EOC (22,000 s.f), Naples, FL (\$9.5M) (2018 – 2019)
- Heritage Bay Government Center – Phase I (22,758 s.f.) (\$11.7M) (2020 – 2021)
- LCPA Continuous Service Contracts – Public Announcement System Upgrade/Terminal C Roof Repaint/Taxiway Slippage Repairs/Airfield Signage Replacement & Striping (\$3M+) (2017 – 2020)
- Margaritaville Resort, Fort Myers Beach, FL (\$80M) (2021 – estimated completion 2023)
- Gordon River Pedestrian Bridge/Blair Foundation Bridge (Baker Park Phase I), Naples, FL (\$4.5M) (2017 – 2018)
- Baker Park Phase 2 (14 acre park), Naples, FL (\$14.7M) (2017 – 2019)

Firm's Experience & Support Staff:

Offices: Headquartered in Naples, FL.

Southwest Florida office: 2 offices in Naples & Fort Myers; Two (2) other FL offices - Sarasota and Orlando.

Employees: 123 total employees in southwest Florida; 65 in other FL locations; and 30 employees in three (3) other offices in TN, AL, and MI.

Firm's Experience (in addition to Subconsultant Leader experience noted below):

- RSW – Airport Traffic Control Tower & TRACON Building (\$54M) (2019 – 2022)
- SRQ – Airport Terminal Expansion (\$95M) (2023 - 2024)
- PGD – Terminal Expansion (57,000 s.f.) \$8.9M (2014-2016)
- PGD – Terminal Expansion (51,500 s.f.) \$40M (2024-2026)
- Pine Ridge Government Center, Naples, FL (19,000 s.f.) Fire Station/EMS Station, (10,000 s.f.) Sheriff Station, (10,000 s.f.) Tax Collector's Office (\$10.5M) (2007 – 2009)
- Marco Island Fire Station #51, Marco Island, FL (\$4.2M) (2018 – 2019)
- Golden Gate Fire Station #73 Central Administrative Headquarters, Golden Gate, FL (\$5.8M) (2005 – 2006)
- Southwest Florida Regional Emergency Shelter (40,000 s.f.) (\$15.8M) (2021 – 2022)

Overall Proposal: Staff felt that this was the #1 best written proposal. **DEANGELIS DIAMOND** is a firm headquartered locally with construction management and general contracting experience. Proposal strengths include: LOQ presentation excellent – easy to read and excellent graphics; PM demonstrates FL project experience including police station experience, as well as prior RSW project experience and good understanding of Port Authority goals; LOQ addresses site logistics, layout, and general schedule; Firm has strong local and similar building experiences; and key support staff has southwest Florida construction management experience including good experiences and well rated performances by staff at RSW. Proposal weaknesses include: Executive summary did not mention name of project or project understanding; firm does not demonstrate public safety building experience; and PM and key support staff with firm for less than 2 years. Weak DBE & W/MBE discussion; Statement of commitment provided; minimal examples provided for historical achievements despite extensive work with LCPA. Firm has concurrent CM/GC contract for RSW ATCT & TRACON expiring January 2025.

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

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HALFACRE CONSTRUCTION COMPANY

Project Manager (PM): Craig Emery, (currently working in Punta Gorda, FL office).

PM Education: Bachelor of Science – Illinois State University; M.B.A. – Edgewood College

PM Years of Experience: 38 years total, 13 with this firm.

PM Local Experience: 13 years of experience working in Florida.

PM Project Experience:

- LCPA – Continuing Service Contracts – various work <\$4M (*acting as Director of Operations*)
- SRQ - Air Traffic Control Tower & Training Room (\$25 Million) (2009 – 2018)
- Charlotte County Airport Authority – Air Traffic Control Tower (\$9.3M) (Design/Build project) (2006 – 2013)
- Charlotte Harbor Event & Conference Center (\$19.6M)
- Charlotte County – Fire/EMS Vehicle Maintenance Facility (\$4.2M) (2006 - 2007) (Design/Build project)
- Charlotte County – Public Safety Building Emergency OPS Center (\$10.2M) (Design/Build project) (2007 – 2008)
- Charlotte County Airport Authority – Administration Building (\$1.3M) (Design/Build project) (2009 – 2023)
- Charlotte County Airport Authority –Terminal Site Renovations/T-Hangars/TSA Terminal Renovations/Rental Car Wash Center (*costs not listed*)
- Sun Hydraulics Corporation – Chilled Water Energy Plant & Manufacturing Facility, Sarasota, FL (\$18.2M) (2013 – 2015)

Firm's Experience & Support Staff:

Offices: Headquartered in Sarasota, FL.

Southwest Florida office: (1) office in Punta Gorda; two (2) other FL locations - Lakewood Ranch & St. Petersburg, FL.

Employees: 43 total employees, 42 in southwest FL.

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

- Venice, FL - South County Courthouse (\$32M) (2020 – 2022)
- Sarasota County, Sarasota, FL – Sheriff's Office Headquarters (\$9.3M) (2020 – 2021)
- Sarasota County, Sarasota, FL – Jail (West): Interior AHU Replacements/Jail (East): Control Room Renovation/Roof Top Recreation Enclosure (\$3M) (2020 – 2023)
- Sarasota County, Sarasota, FL – Sarasota County Criminal Justice Center: AHU Renovation (\$8.9M) (2021 – 2022)
- Bradenton, FL – Manatee County Courthouse (\$1M) (2015)
- Bradenton, FL – Gene Witt Elementary School (\$20M) (2020 – 2022)

Overall Proposal: Staff felt that this was the #3 best written proposal. **HALFACRE CONSTRUCTION COMPANY** is a firm headquartered in southwest FL specializing in general contracting, construction management and design-build services. Proposal strengths include: Firm and PM and demonstrate southwest Florida experience; Firm demonstrates southwest FL airport project and continuing services contract experience including serving as the incumbent of this contract; and PM demonstrates southwest FL experience, various airport project experiences, and other good relevant experience of relevant sized work; good discussion on preconstruction approach. Proposal weaknesses include: LOQ section exceeded page limits; LOQ listed two (2) project principals, but only one named; and LOQ contained irrelevant information regarding Sarasota County suggesting cut and paste errors; LOQ lacked understanding of project; LOQ has spelling errors and incorrect references; and firm has minimal public safety building project experience. Good DBE & W/MBE section, however statement of commitment and historical data not provided. Firm former holder of LCPA CM/GC Continuing Contract and completing tasks under this contract.

References: 3 PM references received; 3 Firm references received; all were favorable.

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O-A-K/FLORIDA, INC. d.b.a. OWEN-AMES-KIMBALL COMPANY (O-A-K)

Project Manager (PM): *Abel Natali, LEED AP BD+C/CDT/CSI* (currently in Fort Myers, FL office).

PM Education: B.S. in Finance & Business Administration, University of Florida.

PM Years of Experience: 17 years total, 17 with this firm.

PM Local Experience: 17 years of experience working in Florida.

PM Project Experience:

- LCPA - General Construction Manager (Acting as the General Contractor)/(2017-2020) (projects < \$2M/each totaling \$4.9M)
- LCPA - General Construction Manager (Acting as the General Contractor)/(2014-2017) (projects < \$2M/each totaling \$6.1M)
- RSW – CCTV & Security Upgrades (2014 – 2018) (\$8.2M)
- RSW – Onsite Exotics Treatment (2018) (\$18k)
- RSW - Concourse Charging Stations (2018) (\$650k)
- RSW - Terminal Building Exterior Stucco Repairs Ph. 3 & 4 (2017-2018) (\$1.7M)
- FMY – Multi-use Hangar (25,000 sf) & Ramps (2018-2019) (\$6.0M)
- St. John XXIII Parish Life Center & Adoration Chapel (\$5.5M) (2017 – 2018)
- Southwest Florida Community Foundation Collaboratory (\$5.2M) (2017 – 2018)
- McCollum Hall Historic Exterior Restoration (\$578k) (2015 – 2016)
- Three Elementary Schools (2006-2009) (*East Elementary School – \$19.1M*) (*Peace River Elementary School - \$21M*) (*Neil Armstrong Elementary School – \$20.7M*)
- *Marco Island Marriott Resort & Spa (\$52M) (2006 – 2007)*

Firm's Experience & Support Staff:

Offices: Headquartered in Fort Myers, FL.

Southwest Florida office: Two (2) Offices in Fort Myers & Naples, FL.

Employees: 213 total, 55 in southwest Florida; 148 in two (2) Michigan offices: & 10 in Colorado office.

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

- Naples Airport (ARFF) Aircraft Rescue and Fire Fighting Building
- Naples Airport General Aviation Terminal Renovation
- SWFL International Airport Airfield Lighting Vault
- LaBelle Municipal Airport Terminal
- City of Marco Island Police Building
- Michigan State Police Grand Rapids Headquarters
- Landmark Aviation New Fixed Base Operations (FBP) Terminal Facility

Overall Proposal: Staff felt that this was the #4 best written proposal. **O-A-K** is a firm headquartered locally with construction management and general contracting experience. Proposal Strengths include: LOQ well written with detailed executive summary and demonstrated clear understanding of contract/role and project approach; Firm demonstrates extensive RSW, FMY, & Southwest FL airport experience, as well as Fire Fighting and Police building experience; PM demonstrates extensive RSW & FMY project experiences. Proposal weaknesses include: Ability of Firm to handle workload questioned as Firm currently under contract with LCPA for RSW Rental Car Relocation/Expansion & Associated Improvements, RSW Rehabilitation of Roads, and FMY South Quad Hangars & Ramp projects; and PM does not list any Public Safety Building project experiences. Good DBE & W/MBE discussion with statement of commitment and historical achievements demonstrating exceedance of prior goals. Firm has three (3) other concurrent LCPA contracts/projects ongoing.

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

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RYCON CONSTRUCTION INC.

Project Manager (PM): Joe Kerr, (currently working in Fort Myers, FL office).

PM Education: B.S. in Business Information Systems – University of South Florida.

PM Years of Experience: 40 years total, 1 with this firm.

PM Local Experience: 40 years of experience working in Florida.

PM Project Experience:

- Fort Lauderdale Executive Airport – Air Traffic Control Tower & Administration Building (\$40M) (2010 – 2011) (Acting as the Quality Control Manager)
- MacDill Air Force Base – Special Operations Command Center (10,000 s.f.), Tampa, FL (\$7M) (2008)
- MacDill Air Force Base – Special Operations HQ Renovation & National Guard Warehouse (15,000 s.f. + 2,400 s.f.) (\$2M) (2009)
- Miami Int'l Airport – Air Route Traffic Control Center Renovation (10,000 s.f.), Miami, FL (\$4M) (2009)
- Tampa Int'l Airport – Airport-Airfield Regrading, Tampa, FL (\$4M) (2022)
- Tampa Int'l Airport – Airside F Restroom Renovation (15,000 s.f.), Tampa, FL (\$4M) (2008)
- VA Medical Center – Eye & Ear, Nose, Throat Clinic 8th Floor Renovation (\$8M); Patient Clinic 8th Floor Renovation (\$8M), West Palm Beach, FL
- SurgCenter Surgery Facility – Dunedin, FL (\$7M)/Clearwater, FL (\$4M)/Jacksonville, FL (\$4M)
- Masonite Corporate Office- Historic Adaptive Reuse - Tampa, FL (\$5M)
- Ybor Amphitheater Historic Reconstruction - Tampa, FL (\$5M)
- Artesian Town Homes, Tarpon Springs, FL (\$4M)
- Marine Corps Reserve Ctr & Vehicle Maintenance Facility Reno, Tampa, FL (\$4M)
- Street Sweeper Maintenance PEMB Facility, Clearwater, FL (\$3M)
- Naval Operations Support Center Exterior Renovation, Clearwater, FL (\$2M)

Firm's Experience & Support Staff:

Offices: Headquartered in Pittsburgh, PA.

Southwest Florida office: 1 office in Fort Myers; One (1) other FL office - Sunrise.

Employees: 700+ total employees; 27 employees in southwest Florida; 27 in other FL location; and 190 employees in three (3) other offices in GA, OH, TX, PA, and MD.

Firm's Experience (in addition to Subconsultant Leader experience noted below):

- Various Countyline Corporate Park Buildings – Hialeah, FL (\$15M - \$18M each)
- FBI Field Office – Pittsburgh, PA (\$14M) (2001)
- Various New Government Offices & Renovations (WV, PA, CA)
- Various New Industrial Warehouses & Renovations – Hialeah, FL; Opa-Locka, FL
- Multi-Unit Residential (\$58M) – Fort Myers, FL
- Pittsburgh International Airport, including: a new terminal interiors package, garage and customer service building, and site work and surface parking.

Overall Proposal: Staff felt that this was the #5 best written proposal. **RYCON** is a national construction firm that has eight (8) offices and multiple market sectors offering experience in aviation projects. The firm employs approximately 700+ office and field employees. Proposal strengths include: PM and Firm demonstrate FL airport experience; and PM lists 40 years of construction experience. Proposal weaknesses include: LOQ proposal presentation weak; LOQ did not demonstrate understanding of contract or of LCPA organization; executive summary discussion lacking details; PM and Firm lack experience on public safety projects; uncertainty of commitment as PM has worked at six (6) firms over last 10 years; Firm experience listed is primarily focused on industrial/warehouse/commercial buildings; support staff listed with firm less than one (1) year; team experience compared to other proposals not as strong; and understanding of contract presented was generic. Weak DBE & W/MBE discussion; statement of commitment provided; some examples provided for historical achievements but without respective goals; and overall understanding of DBE program unclear. Firm has no concurrent LCPA work.

References: 1 (PM) reference received; 1 Firm reference received; all were favorable.

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SEAGATE DEVELOPMENT GROUP, LLC

Project Manager (PM): Sharon Douglas, (currently working in Fort Myers, FL office).

PM Education: B.A. in Political Science – Syracuse University; Construction Management – New York University School of Continuing Education.

PM Years of Experience: 27 years total, <1 with this firm.

PM Local Experience: 16 years of experience working in Florida.

PM Project Experience:

- FGCU – Building AB-7 (New Construction Classrooms) (\$17M) (2008 – 2009)
- FGCU – SoVi Dining Hall (\$4M) (2009 – 2010)
- FGCU – Building AB-8 (New Construction Classrooms) (\$19M) (2012-2013))
- Ritz Carlton, Naples, FL (Ballroom & Kitchen Renovation) (\$5M)/Pool Pavilion (\$2M) (2009 – 2010)
- V.A. Outpatient Clinic, Cape Coral, FL (\$50M) (2011 – 2013)
- The Arlington of Naples (Retirement Community), Naples FL (\$95M) (2013-2016)
- Lee Health Coconut Point, Estero, FL (\$140M) (2018)
- Price Street Plaza (Strip Mall), Naples FL (\$3.5M) (2018 – 2019)
- First Florida Integrity Bank, Marco Island, FL (\$4M) (2018 – 2019)
- Naples Pathology Associates, Naples, FL (\$2.8M) (2018 – 2019)

Firm's Experience & Support Staff:

Offices: Headquartered in Fort Myers, FL.

Southwest Florida office: 1 office in Fort Myers.

Employees: 98 total employees; all in southwest Florida.

Firm's Experience (in addition to Subconsultant Leader experience noted below):

- Gartner Training Center, Fort Myers, FL (24,862 s.f.) (\$2.3M) (2015 – 2016)
- Emcyte Corporate, Fort Myers, FL (30,000 s.f.) (\$3.5M) (2016 – 2023)
- Terrasmart, Fort Myers, FL (7,884 s.f.) (\$2M) (2018 – 2019)
- Neogenomics Molecular Lab, Fort Myers, FL (24,692 s.f.) (\$1M) (2020)
- Freightliner, Fort Myers, FL (32,527 s.f.) (\$4.3M) (2017)
- Seagate Corporate HQ, Fort Myers, FL (13,563 s.f.) (\$3.5M) (2019)
- Conditioned Air, Fort Myers, FL (41,910 s.f.) (\$4.3M) (2019 – 2020)
- Neogenomics Corporate HQ, Fort Myers, FL (120,000 s.f.) (\$45.3M) (2020 – 2021)
- Scotlynn North America HQ, Fort Myers, FL (60,000 s.f.) (\$12.6M) (2020 – 2021)
- Rice Insulation, Fort Myers, FL (35,387 s.f.) (\$3M) (2021 – 2022)
- White Cap Construction, Fort Myers, FL (63,300 s.f.) (\$5.5M) (2021)
- Alico Trade Center Site (Site Development), Fort Myers, FL (60 acres) (\$1.75M) (2022 – current)
- Broadway Self Storage, Punta Gorda (20,000 s.f.) (\$1.3M) (2022 – 2023)
- ABC Supply, Punta Gorda, FL (60,000 s.f.) (\$8.2M) (2022 – 2023)

Overall Proposal: Staff felt that this was the #6 best written proposal. **SEAGATE** is a local construction firm with high-profile commercial projects such as distribution buildings, manufacturing plants, laboratories, corporate offices, industrial flex buildings, storage facilities and others. Proposal strengths include: PM brings 26 years of commercial construction experience in a diverse range of industries; and Firm does have extensive local construction experience. Proposal weaknesses include: PM with firm less than one (1) year; PM has no public safety building project experience; PM has no airport project experience; key staff listed with firm less than one (1) year; Firm lists no airport or public safety building experience; understanding of project narrative very generic; contract approach narrative very generic; LOQ lacked cover page; and Firm experience focus on private sector work. Weak DBE & W/MBE discussion; statement of commitment provided; no examples provided for historical achievements. Firm has no concurrent LCPA work.

References: 1 (PM) reference received; 1 Firm reference received; both were submitted after LOQ deadline.

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STEVENS CONSTRUCTION, INC.

Project Manager (PM): Jay Wolfe, (currently working in Fort Myers, FL office).

PM Education: B.S. in Construction Management – Indiana State University; A.S. in Architectural Technology – Indiana State University.

PM Years of Experience: 33 years total, 3 with this firm.

PM Local Experience: 5 years of experience working in Florida.

PM Project Experience:

- South Florida Emergency Vehicles, Fort Myers, FL (18,980 s.f.) (\$2.56M) (2022)
- Radiology Regional Metro Imaging Center, Fort Myers, FL (27,896 s.f.) (\$6.1M) (2022)
- Surgical Healing Arts Center & Metro Alliance Surgery Center, Fort Myers, FL (20,764 s.f.) (\$10M) (2022 – 2024)
- Stevens Construction Headquarters, Fort Myers, FL (20,000 s.f.) (\$3.77M) (2021 – 2022)
- St. Barbara’s Surgery Center, Naples, FL (11,750 s.f.) (\$4.5M) (2021 – 2022)
- Landmark Hospital of Southwest Florida – Generator Replacement, Naples, FL (\$1.19M) (2021 – 2022)
- NCH Healthcare System – Lab Equipment Replacement, Naples, FL (\$2.06M) (2021 – 2022)
- Isle of Porto Vista, Cape Coral, FL (16,000 s.f.) (\$17M) (*while employed for another firm*)
- Everglades National Park Restaurant & Cottages, Everglades National Park & Preserve (\$10M) (*while employed for another firm*)
- Caterfield Assisted Living Facility, Estero, FL (90,000 s.f.) (\$13M) (*while employed for another firm*)

Firm’s Experience & Support Staff:

Offices: Headquartered in Fort Myers, FL.

Southwest Florida office: 1 office in Fort Myers. Two (2) other FL offices – Orlando & Sarasota.

Employees: 72 total employees; 58 in southwest Florida.

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

- City of Fort Myers Fire Station 17 (12,597 s.f.) & Storage Facility (2,585 s.f.), Fort Myers, FL (\$5.34M) (2021 – 2022)
- Conservancy of Southwest Florida: Environmental Studies Dormitory, Naples, FL (23,915 s.f.) (\$5.84M) (2021 – 2022)
- Lee County EMS Hangar at Page Field (15,000 s.f.), Fort Myers, FL (\$2.82M) (2008 – 2009)
- Bonita Springs Utilities, Inc. Administration Building (19,000 s.f.), Bonita Springs, FL (\$3.04M) (2016)
- Bonita Springs Utilities, Inc. Operations Service Center, Bonita Springs, FL (\$2.29M) (2019 – 2020)

Overall Proposal: Staff felt that this was the #2 best written proposal. **STEVENS CONSTRUCTION** is a local firm specializing in construction management for commercial projects throughout FL. Proposal strengths include: Member of team was PM for LCPA under prior continuing services contract with another employer – did more than 100 projects over 8 years. Very good LOQ presentation - easy to read and well written; LOQ demonstrated understanding of contract, goals and objectives of LCPA, and understanding of various project phases; excellent executive summary; and Firm has strong number of local staff. Proposal weaknesses include: Weak DBE & W/MBE discussion; Statement of commitment not provided; examples not provided for historical achievements. Firm has no concurrent LCPA work.

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