

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

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| 1. <b>REQUESTED MOTION/PURPOSE:</b> Request Board rank qualifications submitted for LOQ #24-04 for Construction Manager/General Contractor (CM/GC) Services for the Public Safety Building at Southwest Florida International Airport (RSW). | 5. <b>CATEGORY:</b> 13<br>Consent Agenda |
| 2. <b>FUNDING SOURCE:</b> N/A.   | 6. <b>ASMC MEETING DATE:</b> 12/19/2023  |
| 3. <b>TERM:</b> N/A.   | 7. <b>BoPC MEETING DATE:</b> 1/18/2024   |
| 4. <b>WHAT ACTION ACCOMPLISHES:</b> Competitively selects a consulting firm to perform Construction Management/General Contractor Services for the Public Safety Building at RSW.  |  |

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| 8. <b>AGENDA:</b><br><br><div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> CEREMONIAL/PUBLIC PRESENTATION<br/> <input checked="" type="checkbox"/> CONSENT<br/> <input type="checkbox"/> ADMINISTRATIVE </div> <div> 9. REQUESTOR OF INFORMATION:<br/> (ALL REQUESTS)<br/> NAME <u>Emily M. Underhill</u><br/><br/> DIV. <u>Development</u> </div> </div> |
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| 10. <b>BACKGROUND:</b><br><br><p>In September of 2022, the Board selected a consultant, Schenkel &amp; Shultz to perform design services related to a new Public Safety Building at the Southwest Florida International Airport. On November 3, 2022, the Board authorized a professional services agreement with Schenkel &amp; Shultz; and on June 29, 2023, the Board approved a contract amendment with Schenkel &amp; Shultz to perform design services for the project. Based on space programming and a site alternatives analysis, the building is expected to be approximately 15,000 square feet to 17,000 square feet. The proposed site is located northwest of the intersection of Service Road and Air Cargo Lane (see attached exhibit). The full design effort is now underway and as a result, the Port Authority also needs a firm to actually oversee and manage the construction of the project. To accomplish this, on July 27, 2023, a Request for Letters of Qualifications (LOQs) was advertised for Construction Manager/General Contractor for the RSW Public Safety Building project. A non-mandatory pre-LOQ meeting was held on August 10, 2023, to more specifically discuss the services related to this LOQ and to answer any questions from potential respondents. The LOQ as advertised in the Fort Myers News-Press, on the Port Authority's web site, as well as in statewide and national aviation trade publications. On September 5, 2023, six (6) LOQs were submitted from the following firms (listed in alphabetical order):</p> <ul style="list-style-type: none"> <li>• DeAngelis Diamond Construction</li> <li>• Halfacre Construction</li> <li>• Owen-Ames-Kimball Company</li> <li>• Rycon Construction, Inc.</li> <li>• Seagate Development Group</li> <li>• Stevens Construction</li> </ul> <p>A publicly noticed Staff Evaluation Committee meeting was held on September 12, 2023, to develop staff summaries,</p> |
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## 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     | Benjamin R. Siegel        |

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| 12. <b>SPECIAL MANAGEMENT COMMITTEE RECOMMENDATION:</b><br><br>APPROVED <b>X (5-0)</b><br>APPROVED as AMENDED<br>DENIED<br>OTHER | 13. <b>PORT AUTHORITY ACTION:</b><br><br>APPROVED<br>APPROVED as AMENDED<br>DENIED<br>DEFERRED to<br>OTHER |
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**Background (continued)**

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. DeAngelis Diamond Construction
2. Stevens Construction
3. Halfacre Construction
4. Owen-Ames-Kimball Company
5. Rycon Construction, Inc.
6. Seagate Development Group

At the October 17, 2023 ASMC meeting, staff recommended that the ASMC short-list and hear oral presentations by the three (3) top ranked firms prior to their ranking at a future ASMC meeting. At this same meeting, the ASMC concurred with the Staff recommendation and randomly drew the following order of presentations to be held at a future meeting:

Halfacre Construction  
Stevens Construction  
DeAngelis Diamond Construction

At the December 19, 2023 meeting, the ASMC concurred with staff recommendations and heard oral presentations by the short-listed firms. After hearing oral presentations by the short-listed firms at this same meeting, the ASMC ranked the firms as follows with Halfacre Construction as the top ranked firm, and Stevens Construction and DeAngelis Diamond tied for second place:

1. Halfacre Construction
2. Stevens Construction
2. DeAngelis Diamond Construction

**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 Ranking Sheets
2. Exhibits
3. Staff Summaries
4. Current LCPA Workload
5. LOQ #24-04
6. Addendum #1
7. Addendum #2
8. References