

# BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

<p>1. <b>REQUESTED MOTION/PURPOSE:</b> Request Board authorize 1) execution of a contract between the Port Authority and Halfacre Construction Company to provide Construction Management/General Contracting Services associated with the Public Safety Building at Southwest Florida International Airport (RSW), and 2) a Contract Amendment in the amount of \$119,804 providing for project preconstruction services for the project.</p> <p>2. <b>FUNDING SOURCE:</b> Net RSW airport revenue from normal operations 20866141234.506510.30</p> <p>3. <b>TERM:</b> Five (5) years</p> <p>4. <b>WHAT ACTION ACCOMPLISHES:</b> Provides a professional agreement for CM/GC services and a task for project preconstruction services for the Public Safety Building project.</p>	<p>5. <b>CATEGORY:</b> 15 Administrative Agenda</p> <p>6. <b>ASMC MEETING DATE:</b> 2/20/2024</p> <p>7. <b>BoPC MEETING DATE:</b> 3/7/2024</p>				
<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: (ALL REQUESTS) NAME <u>Emily M. Underhill</u></p> <p>DIV. <u>Development</u></p>				
<p>10. <b>BACKGROUND:</b></p> <p>On June 29, 2023, the Board approved a contract amendment with Schenkel &amp; Shultz to perform design services related to the Public Safety Building project. Since that time, the design has progressed and is expected to reach construction documents milestone in the first half of 2024. To assist the design team, on January 18, 2024, the Board selected Halfacre Construction as the top ranked firm to provide Construction Management General Contracting Services and authorized staff to proceed with contract negotiations. Since that time, staff has negotiated a contract with Halfacre to assist the Lee County Port Authority (LCPA) and Schenkel &amp; Shultz in the timely delivery and successful completion of design and design related services necessary to initiate construction of all elements associated with the Southwest Florida International Airport (RSW) – Public Safety Building. The overriding objective of the Construction Manager/General Contractor is to assist the LCPA and the design consultants in keeping the project on schedule, under budget and fully coordinated with all parties.</p> <p>Based on the Board's direction, staff has negotiated a basic professional services agreement with Halfacre Construction, as summarized below:</p> <ul style="list-style-type: none"> <li>A five (5) year contract term.</li> <li>This is a professional service contract. Employees of the CM/GC firm shall not self-perform any construction work.</li> </ul>					
<p><b>11. RECOMMENDED APPROVAL</b></p>					
<p><u>DEPUTY EXEC DIRECTOR</u></p> <p>Emily M. Underhill</p>	<p><u>COMMUNICATIONS AND MARKETING</u></p> <p>Victoria B. Moreland</p>	<p><u>OTHER</u></p> <p>N/A</p>	<p><u>FINANCE</u></p> <p>David W. Amdor</p>	<p><u>PORT ATTORNEY</u></p> <p>Andrea R. Fraser</p>	<p><u>EXECUTIVE DIRECTOR</u></p> <p>Benjamin R. Siegel</p>
<p>12. <b>SPECIAL MANAGEMENT COMMITTEE RECOMMENDATION:</b></p> <p>APPROVED APPROVED as AMENDED DENIED OTHER</p>			<p>13. <b>PORT AUTHORITY ACTION:</b></p> <p>APPROVED APPROVED as AMENDED DENIED DEFERRED to OTHER</p>		

**Background (continued)**

- When acting as a CM/GC, they will be required to seek competitive bids for all construction work, with the lowest responsive sub-trade bids awarded as a subcontract to the CM/GC.
- The CM/GC will enter into a Lump Sum agreement with the Port Authority, which will be comprised of the negotiated CM/GC fees and all low-bid subcontracted work.
- There is no Guaranteed Maximum Price (GMP) for each project/task and all project/task contingencies are held by the Port Authority.

The first Task under this contract is a Preconstruction Services Task which has been negotiated and is attached. Through these services, the CM/GC will be a member of the Project Team which includes, but is not limited to, the A/E, LCPA, airport stakeholders, and permitting/regulatory agencies. For this task, the CM/GC will participate during the design lending its construction expertise to the Project Team. The goal of the CM is to work jointly with the design consultant to present to the LCPA various project cost estimates, project sequencing and phasing information, construction schedules/durations, and bid packaging recommendations that achieve the best product based on agency funding eligibility of project components, available project funds, and is completed within LCPA time guidelines considering airport operational limitations.

For this Preconstruction Services Task, Halfacre Construction's fee is \$119,804, and \$35,700 is with subcontracted services. A minority participation goal has not been set at this time based on the types of services to be performed under this task, but minority participation goals will be assigned in subsequent tasks.

All tasks are contingent on the availability of funds and the issuance of a written Task Authorization in accordance with the Board-approved contract, and as approved by Florida Department of Transportation, and Federal Aviation Administration, as required. Only Tasks authorized to begin and subsequently performed can be billed by and paid to the Consultant.

**Attachments:**

1. Halfacre Construction Agreement
2. Contract Amendment (Preconstruction Services Task)