

BOARD OF PORT COMMISSIONERS OF THE LEE COUNTY PORT AUTHORITY

1. **REQUESTED MOTION/PURPOSE:** 1) Board award a contract to Manhattan Construction, LLC as the lowest, responsive, and qualified bidder resulting from RFB #25-0022 (General Contractor for Construction of RSW Public Safety Building) in the amount of \$13,116,275.06; 2) authorize the Chair to execute a standard construction agreement and 3) approve a Total Project Budget in the amount of \$18,053,436.
2. **FUNDING SOURCE:** Net RSW airport revenue from normal operations.
3. **TERM:** 365 Calendar days through Substantial Completion.
4. **WHAT ACTION ACCOMPLISHES:** Awards a construction contract for the project to the lowest, responsive, and qualified bidder in the amount of \$13,116,275.06

5. **CATEGORY:** 25
Administrative Agenda

6. **ASMC MEETING DATE:** 2/18/2025

7. **BoPC MEETING DATE:** 3/6/2025

8. AGENDA:

- CEREMONIAL/PUBLIC PRESENTATION
- CONSENT
- ADMINISTRATIVE

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

NAME Emily M. Underhill

DIV. Development

10. BACKGROUND:

The LCPA Airport Police Department (APD) is located under Concourse D. The expansion of the RSW terminal has always planned for the relocation of APD to a separate facility since that will provide RSW with better response and security and the current space will be better utilized for other functions. The preferred site along Air Cargo Lane was approved by the Board and the Federal Aviation Administration as part of the most recent RSW Airport Master Plan Update. As the airport expands, the current APD location is collocated with a number of other airport users, including concessions, airlines, TSA, etc. which make it less ideal for emergency response. As part of the ongoing construction of the RSW Terminal Expansion Phase I improvements, access to the current APD Police offices will become constrained and, with the further construction of Concourse E, the APD Police area will lose much of its response access and functionality. This new facility will not only provide a secure location base for APD operations and responses, but will also house a new Emergency Operations Center and satellite locations for Airport Communications and Airport ID offices in the event of an emergency.

On January 15, 2025, the following bids were received:

- Manhattan Construction Company – \$13,116,275.06
- Charles Perry Partners – \$13,330,000.00
- Berke Construction Group, Inc. – \$13,999,669.00

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 (7-0)**
APPROVED as AMENDED
DENIED
OTHER

13. PORT AUTHORITY ACTION:

APPROVED
APPROVED as AMENDED
DENIED
DEFERRED to
OTHER

Background (continued)

- Owen Ames Kimball – \$14,182,400.00
- DEC Contracting Group – \$14,516,355.85
- Wright Construction Group – \$15,347,000.00
- Panzica Construction Company – \$17,100,000.00
- Rankel Stillwagon Contracting – \$19,371,317.00

After publicly opening the bids, Port Authority staff and Schenkel Shultz (Architect/Engineer of Record) evaluated the bids and determined that all received bids were responsive when compared with the requirements of the Request for Bids and that Manhattan Construction Company was the lowest, responsive, and qualified bidder in the amount of \$13,116,275.06. A minority participation goal was set at 12%; however, based on information received, Women/Minority Business Enterprise (W/MBE) services have been committed at 31.08% (or \$4,172,436.90) acknowledging a good faith effort that exceeds the goal.

All expenditures of work associated with this contract will be under the established Total Project Budget and all project contingencies are controlled by the Port Authority.

Attachments:

1. Total Project Budget
2. Project Exhibits
3. Manhattan Construction, LLC Agreement
4. RFB #25-0022
5. A/E Recommendation of Award Letter
6. Bid Tabulation Summary
7. Manhattan Construction, LLC Bid