

On **TUESDAY, FEBRUARY 2, 2021**, the **GREATER ORLANDO AVIATION AUTHORITY** met in regular session in the Carl T. Langford Board Room of the Aviation Authority offices in the main terminal building at the Orlando International Airport (OIA), One Jeff Fuqua Boulevard, Orlando, Florida. Chairman Good called the meeting to order at 1:32 p.m. The meeting was posted in accordance with Florida Statutes and a quorum was present. *[Live Streaming from Orlando, FL]*

Authority members present,

M. Carson Good, Chairman
Ralph Martinez, Vice Chairman
Mayor Jerry Demings, Treasurer
Mayor Buddy Dyer

Also present,

Phillip N. Brown, Chief Executive Officer and Secretary
Kathleen Sharman, Chief Financial Officer
Yovannie Rodriguez, Chief Administrative Officer
Carolyn Fennell, Senior Director of Public Affairs
Davin Ruohomaki, Senior Director of Construction and Engineering
Thomas Draper, Senior Director of Operations
Bradley Friel, Director of Planning and Commercial Development
David M. Patterson, Director of Construction
Larissa Bou, Manager of Board Services and Assistant Secretary
Dan Gerber, Interim General Counsel

For individuals who conduct lobbying activities with Aviation Authority employees or Board members, registration with the Aviation Authority is required each year prior to conducting any lobbying activities. A statement of expenditures incurred in connection with those lobbying instances should also be filed prior to April 1 of each year for the preceding year. Lobbying any Aviation Authority Staff who are members of any committee responsible for ranking Proposals, Letters of Interest, Statements of Qualifications or Bids and thereafter forwarding those recommendations to the Board and/or Board Members is prohibited from the time that a Request for Proposals, Request for Letters of Interests, Request for Qualifications or Request for Bids is released to the time that the Board makes an award. Lobbyists are now required to sign-in at the Aviation Authority offices prior to any meetings with Staff or Board members. In the event a lobbyist meets with or otherwise communicates with Staff or a Board member at a location other than the Aviation Authority offices, the lobbyist shall file a Notice of Lobbying (Form 4) detailing each instance of lobbying to the Aviation Authority within 7 calendar days of such lobbying. Lobbyists will also provide a notice to the Aviation Authority when meeting with the Mayor of the City of Orlando or the Mayor of Orange County at their offices. The policy, forms, and instructions are available in the Aviation Authority's offices and the web site. Please contact the Chief Administrative Officer with questions at (407) 825-7105.

CHAIRMAN'S OPENING REMARKS

Chairman Good stated that due to the COVID-19 pandemic, and our ongoing focus on safety, the Greater Orlando Aviation Authority (Aviation Authority) will be following the Centers for Disease Control (CDC) guidelines regarding events and gatherings. Seating will be limited to the seats available, and attendance is on a first-come, first-served basis. Face coverings are required and temperature checks will be conducted before entering the Aviation Authority Offices.

Individuals who wish to speak at the Board meeting on an item being considered on the agenda will be asked to fill out a speaker request card. Speakers that do not have inside seating will be asked to wait outside the Aviation Authority offices until their name is called. Once done with their comments, they must promptly leave the Board Room.

Before proceeding with business, Mr. Gerber asked the Board to report any conflicts of interest or violations of the Aviation Authority's Code of Ethics and Business Conduct; lobbying activities policy; or the Florida Sunshine Law with regard to any agenda item. None were expressed by any Board member.

APPROVAL OF MINUTES

1. Upon motion by Mayor Demings, second by Mayor Dyer, vote carried to accept the minutes from December 9, 2020, minutes as written.

RECOGNIZING YEARS OF SERVICE

2. Mr. Brown recognized Mr. Andy Lansiquot, Material Control Specialist with the Purchasing Department; Ms. Phyllis Bodnar, Senior Administrative Assistant with the Security Department; and Gregory Ceasar, Supervisor of Airfield Projects and Construction

RECOGNIZING YEARS OF SERVICE (con't)

with the Operations Department for 20 years of service. He personally thanked them for their hard work to help support the Aviation Authority.

CONSENT AGENDA

3. Upon motion by Vice Chair Martinez, second by Mayor Dyer, vote carried to adopt a resolution as follows: It is hereby resolved by the Greater Orlando Aviation Authority Board that the following Consent Agenda items are approved, accepted, and adopted and execution of all necessary documents is authorized by the Aviation Authority's Officers or Chief Executive Officer:

A. accept for filing the following minutes: November 3 and December 1, 2020, Construction Finance Oversight Committee; July 13, October 19, and November 12, 2020, Concessions/Procurement Committee; October 6, 2020, Finance Committee; July 7, 2020, Construction Committee; October 28, 2020, Design Review Committee; October 6, October 27, November 17 and December 18, 2020, Professional Services Committee

B. accept the recommendation to ratify the Resolution accepting PTGA FM 444878-1-94-01, and authorize the Chief Executive Officer and the Assistant Secretary to execute the necessary documents **[FILED DOCUMENTARY NO. 100960]**;

C. accept the recommendation to ratify the Resolution accepting PTGA FM 448760-1-94-01, and authorize the Chief Executive Officer and the Assistant Secretary to execute the necessary documents **[FILED DOCUMENTARY NO. 100961]**;

D. accept the recommendation of the Construction Committee to: (1) approve an Addendum to the ORL Taxiways F and G Rehabilitation, and Taxiway E4 Construction Agreement with C&S Engineers, Inc. for Bid and Award Phase A/E Services for BP No. 00045, ORL Taxiways F and G Rehabilitation, and Taxiway E4 Construction, at the Orlando Executive Airport, for a total amount of \$15,974, which includes a lump sum fee amount of \$14,768 and a not-to-exceed reimbursable expenses amount of \$1,206, with funding from Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) Grants to the extent eligible, and previously-approved ORL Revenue Funds; (2) request Orlando City Council concurrence, as required because of FAA funding; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100962]**;

E. accept the recommendation of the Construction Committee to: (1) approve an Addendum to the Design Consultant Services for East Airfield Taxiway Rehabilitation Agreement with AECOM Technical Services, Inc. for Bid and Award Phase A/E Services for BP No. 00495, MCO East Airfield Taxiways Rehabilitation and Related Work (Phase 1), at the Orlando International Airport, for a total amount of \$20,117, which includes a lump sum fee amount of \$19,982 and a not-to-exceed reimbursable expenses amount of \$135, with funding from FAA and FDOT Grants to the extent eligible, and previously-approved Capital Expenditure Funds; (2) request Orlando City Council concurrence, as required because of FAA funding; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100963]**;

F. accept the recommendation of the Construction Committee to: (1) approve Change Order No. H-00319-02 in the amount of \$230,411.30 and a 105 calendar day time extension to Substantial Completion, with funding as outlined in Attachment A (copy on file); and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the change order(s) following satisfactory review by legal counsel;

G. accept the recommendation of the Construction Committee to: (1) approve a No-Cost Addendum to the Continuing Civil Engineering Consulting Services Agreement with AECOM Technical Services, Inc. to exercise the first one-year renewal option and extend the Agreement to May 22, 2022; (2) approve a No-Cost Addendum to the Continuing Civil Engineering Consulting Services Agreement with American Infrastructure Development, Inc. to exercise the first one-year renewal option and extend the Agreement to August 2, 2022; (3) approve a No-Cost Addendum to the Continuing Civil Engineering Consulting Services Agreement with Avcon, Inc. to exercise the first one-year renewal option and extend the Agreement to April 24, 2022; (4) approve a No-Cost Addendum to the Continuing Civil Engineering Consulting Services Agreement with Stantec Consulting Services, Inc. to exercise the first one-year renewal option and extend the Agreement to May 22, 2022; and (5) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100964-100967]**;

H. accept the recommendation of the Construction Committee to: (1) approve a No-Cost Addendum to the Continuing Building Envelope Consulting Services Agreement with A/R/C Associates, Incorporated to exercise the first one-year renewal option and extend

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the Agreement to May 14, 2022; (2) approve a No-Cost Addendum to the Continuing Building Envelope Consulting Services Agreement with CMC Design Group, Inc. to exercise the first one-year renewal option and extend the Agreement to May 14, 2022; (3) approve a No-Cost Addendum to the Continuing Building Envelope Consulting Services Agreement with Gale Associates\South\, Inc. to exercise the first one-year renewal option and extend the Agreement to May 25, 2022; and (4) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100968-100970]**;

I. accept the recommendation of the Construction Committee to: (1) approve Amendment No. 2 to Addendum No. 5 to the Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement with Turner-Kiewit Joint Venture, for BP No. S00138, South Terminal C, Phase 1, Landside Deep Foundations (GMP No. 5-S.1), at the Orlando International Airport, for a total negotiated deductive GMP Amendment amount of (\$461,970.61), which includes a deductive amount of (\$61,363.61) for Direct Cost of Work, a deductive amount of (\$65,000) for Unbought Scope, a deductive amount of (\$183,531) for Allowances, a deductive amount of (\$71,899) for CM@R Contingency, a deductive amount of (\$58,200) for Owner Contingency, a deductive amount of (\$3,309.28) for Performance and Payment Bonds, and a deductive amount of (\$18,667.72) for the CM@R's Fee (4.211%), resulting in a revised GMP amount of \$8,880,610.39, with funding from Passenger Facility Charges to the extent eligible, Customer Facility Charges to the extent eligible, and General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100971]**;

J. accept the recommendation of the Construction Committee to: (1) approve Amendment No. 9 to Addendum No. 16 to the Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement with Hensel Phelps Construction, for BP No. S00168, South Terminal C, Phase 1, Airside Terminal Interiors, Finishes and Specialties (GMP No. 6-S.4) at the Orlando International Airport, for a total negotiated deductive GMP Amendment amount of (\$277,512), which includes a deductive amount of (\$260,000) for Owner Contingency, a deductive amount of (\$1,831) for Performance and Payment Bond, and a deductive amount of (\$15,681) for the CM@R Fee (6.031%), resulting in a revised GMP amount of \$59,942,412, with funding from Passenger Facility Charges to the extent eligible and General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100972]**;

K. accept the recommendation of the Construction Committee to: (1) approve Amendment No. 2 to Addendum No. 17 to the Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement with Hensel Phelps Construction, for BP No. S00177, South Terminal C, Phase 1, Airside Experiential Media Environment (EME) (GMP No. 6-S.5) at the Orlando International Airport, for a total negotiated GMP Amendment amount of \$277,512, which includes \$260,000 for Owner Contingency, \$1,831 for Performance and Payment Bonds, and \$15,681 for the CM@R Fee (6.031%), resulting in a revised GMP amount of \$11,207,071, with funding from General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100973]**;

L. accept the recommendation of the Construction Committee to: (1) approve Amendment No. 3 to Addendum No. 19 to the Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement with Hensel Phelps Construction for BP No. S00179, South Terminal C, Phase 1, Airside Concourse (GMP No. 6-S.6) at the Orlando International Airport, for a total negotiated deductive GMP Amendment amount of (\$640,411), which includes a deductive amount of (\$600,000) for CM@R Contingency, a deductive amount of (\$4,225) for Performance and Payment Bonds, and a deductive amount of (\$36,186) for the CM@R's Fee (6.031%), resulting in a revised total GMP amount of \$22,567,803, with funding from FDOT Grants to the extent eligible, Passenger Facility Charges to the extent eligible and General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel **[FILED DOCUMENTARY NO. 100974]**;

M. accept the recommendation of the Professional Services Committee to: (1) authorize negotiations with Campbell-Hill Aviation Group, LLC in accordance with the Aviation Authority's policy and (2) subject to successful negotiations with Campbell-Hill Aviation Group, LLC, present the final agreement terms to the Aviation Authority Board for consideration for Aviation Specialty Consulting Services and Federal Governmental Relations Consulting Services for International Air Service Development Support (PS-649) at the Orlando International Airport and Orlando Executive Airport;

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N. accept the recommendation to approve: (1) an agreement for PS-647, Advertising Production Services, at the Orlando International Airport and Orlando Executive Airport, with Six Degrees Marketing services to commence on or about February 3, 2021, for the total not-to exceed \$315,000, with funding for current and subsequent fiscal years to be allocated from Operations and Maintenance Fund, as approved through the budget process and when funds become available; (2) the advertising production services provided by Six Degrees to be utilized by various Aviation Authority departments including Marketing/Air Service Development, Small Business Development, Customer Experience, Orlando Executive Airport, and other departments as needed; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents, following satisfactory review by legal counsel [**FILED DOCUMENTARY NO. 100975**];

O. accept the recommendation of the Professional Services Committee to: (1) approve the ranking of the shortlisted firms for Computer Aided Drafting (CAD), Geographic Information System (GIS), Building Information Modeling (BIM) and Related Services at the Orlando International Airport and Orlando Executive Airport as follows: First - Montgomery Consulting Services, Inc.; Second - Epic Engineering & Consulting Group, LLC; Third - Woolpert, Inc.; Fourth - CAD Concepts, Inc. dba CCI Engineering Services; and, Fifth - DRMP-AVCON JV, LLC; (2) authorize hourly rate negotiations with all five-ranked firms in accordance with the Aviation Authority's policy; and (3) subject to successful negotiations with the ranked firms: (a) approve No-Cost Computer Aided Drafting (CAD), Geographic Information System (GIS), Building Information Modeling (BIM) and Related Services Agreements with each of the ranked firms for its negotiated hourly rates; and (b) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary contract documents following satisfactory review by legal counsel [**FILED DOCUMENTARY NO. 100976-100980**];

P. accept the recommendation to: (1) approve Amendment No. 2 to Preferential Use Lease Agreement with SORT, LLC at Orlando International Airport and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents, subject to satisfactory review by legal counsel [**FILED DOCUMENTARY NO. 100981**];

Q. accept the recommendation of the Concessions/Procurement Committee's to: (1) reject the only bid received, due to lack of competition and (2) authorize staff to revise the bid documents and to re-solicit this bid;

R. accept the recommendation to: (1) approve the Property Access License Agreement and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the Property Access License Agreement, subject to satisfactory review by legal counsel [**FILED DOCUMENTARY NO. 100982**];

S. accept the recommendation to: (1) approve a six (6) month extension to the Valet Service and Remote Check-In Concession Agreement with Baggage Airline Guest Services, Inc. (BAGS) through July 31, 2021, and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents, following satisfactory review by legal counsel [**FILED DOCUMENTARY NO. 100983**];

T. accept the recommended changes to Organizational Policy, Section 120.02, Construction Committee, voting membership and confirm the appointment of the Director of Security as a voting member.

PROCUREMENTS

4. Mr. Brown indicated that these items are for information only and there is no action needed. He asked if any of the Board members had questions regarding any of the items. No questions were posed. Mr. Brown clarified that these items are included on the agenda in order to notify Board members of procurements that will be soon advertised, in case that any member is approached during the "no contact" period established under our Lobbying Policy.

CHIEF EXECUTIVE OFFICER'S (CEO) REPORT

5. Moving on, Mr. Brown indicated that Board members were provided the CEO's report via email with hard copies supplied at the dais (copy on file). However, there are a couple of items that have surfaced since the report was sent electronically.

Mr. Brown communicated that effective at 11:59 pm last night, a federal mandate was issued implementing the requirement of face masks in the terminal and all transportation areas, including aircrafts. Mr. Brown stated that he had a conference call with staff, Transportation Security Administration (TSA) and local law enforcement (OPD), and they are in the process of putting up signage communicating said mandate. Most of the exterior signage is up and staff is now moving to replace some of the static signs, to ensure that

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the public is aware that not wearing a mask is now a federal violation, as well as a violation of Mayor Dyer's Proclamation and Mayor Demings' Executive Order. Mr. Brown indicated that the Aviation Authority will continue to monitor this activity by working closely with TSA and OPD to ensure that we are following appropriate guidelines for encouraging the use of masks in the airport.

Mr. Brown continued by stating that, from an operating standpoint, there are some positive operational statistics from the Orlando Executive Airport. There were 136,750 operations in 2020, which shows a 9.2% increase from 2019. He explained that the operating hours of the tower have decreased; however, through observation and discussion with the Fixed Base Operators (FBOs), it was determined that about 10% increase of traffic takes place before and after the operating hours. In other words, those hours are not part of the count. Therefore, we have been working with the local airport district office to ensure that there is a process to have those hours included in the count, because this is important for grant's purposes. General aviation airports usually struggle to get grant funds; therefore, we need to be able to demonstrate that we have the operations that support the needs. Additionally, from the 530 public use airports in the United States with a Federal Aviation Administration (FAA) tower, Orlando Executive Airport was the 99th busiest in the country.

As to the airport's concessions, Mr. Brown reported that 90 out of the 119 food and beverage concessions have reopened.

Moving on, Mr. Brown informed that the Routes Americas 2021 event will be held at the Omni Orlando Resort from May 4-6 and the Aviation Authority looks forward to hosting some of the airport planners.

As for the AdventHealth Centra Care COVID testing clinic, Mr. Brown notified that it is opened Monday, Thursday, Friday, Saturday and Sunday, with hours of operations from 7:30 a.m. to 3:00 p.m. The clinic is located across the west security checkpoint. Mr. Brown shared that the Aviation Authority has also been supporting AdventHealth with a vaccination location at the intersection of Bear Road and Tradeport Drive, where AdventHealth was able to set up a tent and administered over 8,000 doses. They will be setting up the tents again on February 5th and 6th to administer second doses.

Mr. Brown indicated that the Orlando International Airport (MCO) was the busiest airport in the nation for departing passengers during the holiday season for 18 days out of 21 holiday travel days. MCO was also the busiest airport for departing passengers in November, December and January; however, we are still 40%-50% down from where we were same time in 2019.

Moving on, Mr. Brown stated that the U.S. Department of Transportation (USDOT) amended regulations for transport of animals in order to clearly define service animals as dogs.

Mr. Brown communicated that Mr. Greg Christopher, VP of the Operational Control Center, and Mr. Field Sutton, Media Relations Manager for Spirit Airlines, were present in the audience. Mr. Brown stated that Spirit is preparing to split its current Operation Control Center in South Florida and bring 40% of the jobs to MCO full time in June 2021. That is about 75 positions, with plans to expand to more than 100 positions, as the airline continues to grow and continues servicing Orlando. Spirit currently has 1,200 employees in Central Florida and several hundred additional contractors. Their Control Center is located in airport property and handles critical tasks associated with keeping planes moving through the Spirit network. Splitting the Control Center aids in Spirit's business continuity plan. MCO is Spirit's second largest hub in Florida. After the recent announcement of Spirit international expansion and plans to bring back service to the Caribbean from MCO, they indicated that they have more plans for growth in March. Mr. Brown expressed the importance of this news, as this will bring more economic activity to Central Florida.

Vice Chair Martinez indicated that these are some exciting news and congratulated Spirit Airlines for increasing traffic.

Proceeding with the order of the meeting, Chairman Good asked Mr. Brown to continue with the New Business items. Mr. Brown indicated that there are 18 New Business items on the

agenda. He then introduced Ms. Yovannie Rodriguez, Chief Administrative Officer, who presented New Business Item A.

RECOMMENDATION TO APPROVE MAINTENANCE COMPLEX LEASE AGREEMENT WITH SOUTHWEST AIRLINES CO. AT ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM A)

6. Ms. Rodriguez stated that on October 19, 2016, the Aviation Authority Board approved Amendment No. 3 to the Orlando Tradeport Maintenance Hangar Lease Agreement between the Greater Orlando Aviation Authority (Aviation Authority) and Page Avjet Corporation (PAC), which added 260,700 square feet of land to the existing leasehold for the development of 33,071 square feet of warehouse facility space in support of the Lessee's adjoining aircraft maintenance facility, which was completed on January 28, 2019. The total investment by Southwest for the warehouse and supporting space was \$7,719,988.99 and the overall leasehold investment since 2016 is \$18,201,670.81.

Using visual aids (copy on file), Ms. Rodriguez presented a site map that showed the location of the hangar and the new warehouse space.

She proceeded to communicate that the existing agreement expired on January 31, 2021. The proposed new Maintenance Complex Lease Agreement incorporates the completed adjoining aircraft maintenance facility and starting on February 1, 2021, a new rent structure begins based on a Fair Market Appraisal. The initial term of the lease is for twenty (20) years with two five (5) year options to extend subject to Aviation Authority approval.

On February 1, 2021, the annual rent will be \$1,052,018.35, an increase of \$282,563.35 over the prior annual rent amount. Rent adjustments will occur every five (5) years during the term of the Maintenance Complex Lease Agreement based on Fair Market Appraisals with a 35% cap.

It was respectfully requested that the Aviation Authority Board resolve to: (1) approve the Maintenance Complex Lease Agreement with Southwest Airlines Co. at Orlando International Airport and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents, subject to satisfactory review by legal counsel.

In response to Vice Chair Martinez question regarding the 35% cap, Ms. Rodriguez explained that Southwest cannot go higher than 35% of the previous 5-year term.

Mr. Brown made a point to inform the Board that Southwest has made an investment of approximately \$18 million on this property, including the warehouse.

Upon motion by Vice Chair Martinez, second by Mayor Demings, vote carried to approve the recommendation, as presented. **[FILED DOCUMENTARY NO. 100984]**

Mr. Brown then introduced Mr. Brad Friel, Director of Planning and Commercial Development, who presented New Business Items B, C, D, and E.

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO AWARD PURCHASING CONTRACT 14-21, AIR DUCT CLEANING SERVICES, AT ORLANDO INTERNATIONAL AIRPORT, TO DUCT DYNASTY CLEAN AIR, LLC (NEW BUSINESS ITEM B)

7. Moving on, Mr. Friel indicated that Purchasing Contract 14-21, Air Duct Cleaning Services, at Orlando International Airport (Airport), requires Duct Dynasty Clean Air, LLC (Duct Dynasty) to provide all materials, labor, supervision, miscellaneous supplies, equipment, tools, chemicals, and all other accessories, services, facilities, activities necessary for the cleaning of the air duct work systems, on an "as-needed" basis, throughout the Landside Terminal Building, Airsides, and other Aviation Authority buildings located at the Orlando International Airport in accordance with the contract documents.

The term of this Purchasing Contract is for thirty six (36) months, commencing on or about February 1, 2021, with two additional one-year optional periods that may be exercised by the Aviation Authority.

The Small Business Development Department has not established Minority and Women Business Enterprise (MWBE)/Local Developing Business (LDB) goals due to limited and specialized scope of the required services.

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO AWARD PURCHASING CONTRACT 14-21, AIR DUCT CLEANING SERVICES, AT ORLANDO INTERNATIONAL AIRPORT, TO DUCT DYNASTY CLEAN AIR, LLC (NEW BUSINESS ITEM B) – (CON'T)

On September 21, 2020, the Aviation Authority issued Purchasing Bid 14-21, Air Duct Cleaning Services.

On November 4, 2020, the following bids were received:

<u>Name of Respondent</u>	<u>Total Three (3) Year Bid Price</u>
Duct Dynasty Clean Air, LLC	\$556,125.00
ECS III, Inc.	\$575,973.00
Pure Air Control Services, Inc.	\$757,363.50

On December 14, 2020, the Concessions/Procurement Committee approved Staff's recommendation to award Purchasing Contract 14-21, Air Duct Cleaning Services to Duct Dynasty Clean Air, LLC as the lowest responsive and responsible bidder for an initial three year-term in the amount not-to-exceed \$556,125.

The fiscal impact of the proposed Purchasing Contract is not-to-exceed \$556,125, to be funded from the Operations and Maintenance Fund.

It was respectfully requested that the Aviation Authority Board resolve to approve the Concessions/Procurement Committee's recommendation to: (1) award Purchasing Contract 14-21, Air Duct Cleaning Services, at Orlando International Airport, to Duct Dynasty Clean Air, LLC as the lowest responsive and responsible bidder, for an initial three-year term; (2) authorize funding from the Operations and Maintenance Fund in the not-to-exceed amount of \$556,125; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents, following satisfactory review by legal counsel.

Upon motion by Mayor Dyer, second by Vice Chair Martinez, vote carried to approve the recommendation of the Concessions/Procurement Committee [**FILED DOCUMENTARY NO. 100985**].

RECOMMENDATION TO APPROVE THE CONTRACT VALUE FOR REQUEST FOR PROPOSAL (RFP) 06-21, SECURITY AREA MONITOR (SAM) SERVICES, AT THE ORLANDO INTERNATIONAL AIRPORT, WITH UNIVERSAL PROTECTION SERVICES DBA ALLIED UNIVERSAL SECURITY SERVICES (NEW BUSINESS ITEM C)

8. Mr. Friel stated that on December 9, 2020, the Aviation Authority Board approved the recommendation of the Concessions/Procurement Committee to rank Proposers for RFP 06-21 SAM Services as follows:

- First: Universal Protection Services dba Allied Universal Security Services
- Second: Prosegur Services Group, Inc.
- Third: Global Security Associates, Inc.
- Fourth: ACTS Airport Services, Inc.
- Fifth: American Guard Service, Inc.
- Sixth: Inter-Con Security Systems, Inc.
- Seventh: SecurAmerica, LLC
- Eight: American Eagle Protective Services
- Ninth: HSS, Inc.

This contract will be for the awarded contractor to provide all labor, supervision, equipment, tools, materials, supplies, uniforms, fuel, vehicles and all other items necessary or proper for, or incidental to, providing security area monitoring including, but not limited to, access control, vehicle search services, and garage patrol services at multiple locations throughout the Orlando International Airport. The contractor will be obligated to perform these services twenty-four hours per day, seven days per week, 365 days per year/366 days per leap year, in order to maintain a security posture and to meet federal requirements.

At its meeting on December 9, 2020, the Aviation Authority Board authorized staff to negotiate with the first-ranked proposer, Allied Universal Security Services, for a contract period of twenty-four (24) months with the initial service to commence on or about April 1, 2021, and with the Aviation Authority having three (3) additional option periods of one (1) year each.

RECOMMENDATION TO APPROVE THE CONTRACT VALUE FOR REQUEST FOR PROPOSAL (RFP) 06-21, SECURITY AREA MONITOR (SAM) SERVICES, AT THE ORLANDO INTERNATIONAL AIRPORT, WITH UNIVERSAL PROTECTION SERVICES DBA ALLIED UNIVERSAL SECURITY SERVICES (NEW BUSINESS ITEM C) – (CON'T)

After successful negotiations with Allied Universal Security Services, staff recommends the approval of the contract value for 06-21 SAM Services in a not-to-exceed amount of \$14,833,646.62 for the base two-year term of the Agreement.

Mr. Friel communicated that the contract requires a Small Business participation of 11% Minority and Women Business Enterprise (MWBE) and 11% Local Developing Business (LDB).

The fiscal impact is a not-to-exceed amount of \$14,833,646.62 with funding from the Operations and Maintenance Fund.

It was respectfully requested that the Aviation Authority Board resolve to accept staff's recommendation to: (1) approve the contract value for RFP 06-21, Security Area Monitor (SAM) Services with Universal Protection Services dba Allied Universal Security Services for an initial twenty-four (24) month term with three (3) one-year renewal terms, in the not-to-exceed amount of \$14,833,646.62; (2) authorize funding from the Operations and Maintenance Fund; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents, following satisfactory review by legal counsel.

Upon motion by Vice Chair Martinez, second by Mayor Dyer, vote carried to approve the recommendation, as presented. **[FILED DOCUMENTARY NO. 100986]**

Mr. Friel requested Chairman Good's concurrence to present New Business Items D and E together, as they both relate to Request for Written Quotation 92901-20, Restroom Supplies.

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO EXTEND THE PREVIOUSLY-APPROVED AWARD OF PURCHASING REQUEST FOR WRITTEN QUOTATION (RFQ) 92901-20, RESTROOM SUPPLIES (JUMBO ROLL TOILET TISSUE) TO IMPERIAL DADE (NEW BUSINESS ITEM D)

9. Proceeding to the next item, Mr. Friel indicated that approval of this item would result in the extension of the term of Blanket Purchase Agreement (BPA) 91981 with Imperial Dade, for an additional six-month period for orders of Jumbo Roll Toilet Tissue that is ordered on an as-needed basis.

The Small Business Development Department reviewed the requirements for this purchase and has determined that, due to limited and specialized scope of the required services, and/or lack of ready, willing and able certified small businesses, this procurement does not lend itself to MWBE/LDB/VBE participation.

On October 18, 2019, the Aviation Authority received responses to RFQ 92901-20 for Restroom Supplies.

On November 11, 2019, the Concessions/Procurement Committee recommended, to the Aviation Authority Board, the award of RFQ 92901-20 to Imperial Dade, for the Jumbo Roll Toilet Tissue in the not-to-exceed amount of \$523,636.64. On January 15, 2020, the Aviation Authority Board approved the recommendation (Consent Agenda Item Y) and Purchasing staff generated BPA 91981 with a term expiration date of December 31, 2020.

Since January 15, 2020, a total of \$181,981.80 has been released against BPA 91981 for Jumbo Roll Toilet Tissue, leaving a balance of \$341,381.84. The current situation with the COVID-19 pandemic has resulted in the reduction of use, and has created difficulty in estimating usage that would be required for the next 12-month period.

Purchasing staff received confirmation from Imperial Dade that they are able to honor the unit prices provided in their response to RFQ 92901-20 for the Jumbo Roll Toilet Tissue for an additional 6 months, through June 30, 2021. A new solicitation will be issued prior to the new expiration date, or as funds are depleted from the BPA, as required to ensure supply is maintained.

On December 14, 2020, the Concessions/Procurement Committee approved Staff's recommendation to extend the term of Blanket Purchase Agreement 91981 with Imperial Dade for an additional six-month period for orders of Jumbo Roll Toilet Tissue.

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO EXTEND THE PREVIOUSLY-APPROVED AWARD OF PURCHASING REQUEST FOR WRITTEN QUOTATION (RFQ) 92901-20, RESTROOM SUPPLIES (JUMBO ROLL TOILET TISSUE) TO IMPERIAL DADE (NEW BUSINESS ITEM D) – (CON'T)

The balance available from Imperial Dade's quotation is \$341,381.84 and is to be funded from previously-approved Operations and Maintenance Fund.

It was respectfully requested that the Aviation Authority Board resolve to approve the Concessions/Procurement Committee's recommendation to (1) approve the extension of RFQ 92901-20, Restroom Supplies, to Imperial Dade for Jumbo Roll Toilet Tissue for an additional six-month period; (2) authorize funding from the previously-approved Operations and Maintenance Fund in the not-to-exceed amount of \$341,381.84; and (3) authorize the Purchasing Office to extend the Blanket Purchase Agreement through June 30, 2021.

Motion taken at the end of Item 10

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO EXTEND THE PREVIOUSLY-APPROVED AWARD OF PURCHASING REQUEST FOR WRITTEN QUOTATION (RFQ) 92901-20, RESTROOM SUPPLIES (HAND SOAP, CONTINUOUS ROLL FLEX PAPER TOWELS AND SMALL ROLL TOILET TISSUE) TO ALL FLORIDA PAPER, INC. (NEW BUSINESS ITEM E)

10. Mr. Friel indicated that on November 11, 2019, the Concessions/Procurement Committee recommended, to the Aviation Authority Board, the award of RFQ 92901-20 to All Florida Paper, Inc., for the 1600 ML Hand Soap, Continuous Roll Flex paper Towel, and Small Roll Toilet Tissue in the not-to-exceed amount of \$1,129,178.60. On January 15, 2020, the Aviation Authority Board approved the recommendation (Consent Agenda Item Y) and Purchasing staff generated BPA No. 91974 with a term expiration date of December 31, 2020.

Since January 15, 2020, a total of \$577,023.50 has been released against BPA No. 91974, leaving a balance of \$552,155.10. The current situation with the COVID-19 pandemic has resulted in the reduction of use, and has created difficulty in estimating usage that would be required for the next 12-month period.

Purchasing staff received confirmation from All Florida Paper, Inc., that they are able to honor the unit prices provided in their response to RFQ 92901-20 for an additional six months, through June 30, 2021. A new solicitation will be issued prior to the new expiration date, or as funds are depleted from the BPA, as required to ensure supply is maintained.

On December 14, 2020, the Concessions/Procurement Committee approved staff's recommendation to extend the term of BPA 91974 with All Florida Paper, Inc. for an additional six-month period for orders of 1600 ML Hand Soap, Continuous Roll Flex Paper Towel, and Small Roll Toilet Tissue.

The available balance from All Florida Paper, Inc.'s quotation is \$552,155.10 and is to be funded from previously-approved Operations and Maintenance Funds. Funds expected to be spent in the current fiscal year are within budget.

It was respectfully requested that the Aviation Authority Board resolve to approve the Concessions/Procurement Committee's recommendation to (1) approve the extension of RFQ 92901-20, Restroom Supplies to All Florida Paper, Inc. for the 1600 ML Hand Soap, Continuous Roll Flex Paper Towels and Small Roll Toilet Tissue for an additional six month period; (2) authorize funding from the previously-approved Operations and Maintenance Fund in the not-to-exceed amount of \$552,155.10; and (3) authorize the Purchasing Office to extend the Blanket Purchase Agreement through June 30, 2021.

Mr. Gerber clarified for the record that under the new Florida Statute 332.0075 (3)(b), each item must be considered separately.

Upon motion by Mayor Dyer, second by Vice Chair Martinez, vote carried to approve the recommendation for New Business Item D, as presented. **[FILED DOCUMENTARY NO. 100987]**.

Upon motion by Mayor Dyer, second by Mayor Demings, vote carried to approve the recommendation for New Business Item E, as presented. **[FILED DOCUMENTARY NO. 100988]**.

Mr. Brown followed by presenting New Business Items F, G, and H.

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO AWARD PURCHASING CONTRACT 10-21, FEDERAL INSPECTION STATIONS (FIS) CUSTOMER SERVICE AND SUPPORT STAFF SERVICES AT ORLANDO INTERNATIONAL AIRPORT TO SOUTHEAST AIRPORT SERVICES, INC. (NEW BUSINESS ITEM F)

11. Mr. Brown indicated that this contract will be to provide all labor, supervision, management and administrative oversight, materials, supplies, equipment, and all other items and services necessary to, performing FIS Customer Service and Support Staff Services at the Orlando International Airport in accordance with the contract documents.

On November 4, 2020, an Invitation for Bid (IFB) was released. The contract term is for thirty-six (36) months, with initial service to begin on or about February 1, 2021, and with the Aviation Authority having options to renew the Contract for two (2) additional periods of one (1) year each.

On December 1, 2020, the following bids were received and reviewed:

<u>Company Name</u>	<u>Total Three (3) Year Bid Price</u>
Southeast Airport Services, Inc.	\$10,656,443.20
Prospect of Orlando, Ltd.	\$11,210,950.40
Baggage Airline Guest Services, Inc.	\$11,385,004.80
RealTime Services, Inc. dba TopTalent Staffing	\$11,498,552.00
Menzies Aviation (USA), Inc.	\$11,624,329.60
Infojini, Inc.	\$12,814,318.40

References for the three (3) low bidders were verified by the Aviation Authority staff, and based thereon were determined to be responsible and responsive.

This solicitation includes a Minority and Women Business Enterprise (MWBE) participation goal of 22%. The Small Business Development Department was able to complete its review of all of the bidders' participation requirements. All of the bidders met the MWBE participation goal requirements

Contract pricing is based on billable labor rates for FIS Agents, FIS Ambassadors, Support Staff Agents, Supervisors, Administrative Assistant and an on-site Manager. The actual amount paid to the contractor is based on services authorized by the Aviation Authority and actually performed by the contractor.

The three-year bid price for Purchasing Contract 10-21 is a not-to-exceed amount of \$10,656,443.20. Funding required in current and subsequent fiscal years will be allocated from the Operations and Maintenance Fund as approved through the budget process and when funds become available.

It was respectfully requested that the Aviation Authority Board resolve to approve the recommendation of the Concessions/Procurement Committee to: (1) award Purchasing Contract 10-21, Federal Inspection Stations Customer Service and Support Staff Services to Southeast Airport Services, Inc., as the low responsible and responsive bidder; (2) authorize funding from the Operations and Maintenance Fund in the not-to-exceed amount of \$10,656,443.20; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents, following satisfactory review by legal Counsel.

In response to Mayor Dyer's question regarding the 22% MWBE participation goal, Mr. Brown clarified that Southeast Airport Services, Inc.'s documentation show that they commit to meet the participation goal established.

Upon motion by Mayor Dyer, second by Vice Chair Martinez vote carried to approve the recommendation, as presented. **[FILED DOCUMENTARY NO. 100989]**

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO AWARD INVITATION FOR BID (IFB) 01-21 ELEVATOR, ESCALATOR, MOVING SIDEWALKS – MAINTENANCE AND REPAIR SERVICES, AT ORLANDO INTERNATIONAL AIRPORT, TO SCHINDLER ELEVATOR CORPORATION (NEW BUSINESS ITEM G)

12. Moving on, Mr. Brown stated the award of Purchasing Contract, 01-21 Elevator, Escalator, Moving Sidewalks Maintenance and Repair Services to Schindler Elevator Corporation, will be to furnish all labor, supervision, materials, repair parts, supplies, tools, diagnostic equipment, manuals, schematics and any and all other items and services necessary or proper for, or incidental to, performing twenty-four (24) hours per day, seven (7) days per week, on-site maintenance and repair for elevators, escalators and moving sidewalks located at the Orlando International Airport. The contractor shall provide and maintain an on-site inventory of spare parts (and shall perform the task associated with and/or provide support and/or access to additional subcontractors for the A17 Safety code testing/witnessing inspections in accordance with the testing schedule, and shall assist the Aviation Authority with the maintenance of the airport's elevator/escalator monitoring system (LiftNet) and all other items necessary or proper for, or incidental to, performing Elevators, Escalators, and Moving Sidewalks Maintenance and Repair, at the Orlando International Airport (OIA) in accordance with the Contract documents.

The term of this Purchasing Contract is for forty-eight (48) months, commencing on or about June 1, 2021, with three (3) additional one-year optional periods that may be exercised by the Aviation Authority.

On November 6, 2020, the following bids were received:

<u>Name of Respondent</u>	<u>Total One (1) Year Bid Price</u>
Schindler Elevator Corporation	\$4,133,772.56
OTIS Elevator Company	\$7,235,201.00

Each bidder was required to provide, for Year One (1), its monthly cost per unit for maintenance and repair for each type of elevator, escalator and moving sidewalk times the number of units and the estimated frequency. Pricing for Year Two (2), Year Three (3), and Year Four (4) shall be subject to adjustments, upward or downward, in accordance with the Producer Price Index (PPI) for material price adjustments and Mechanic Rate published by the National Elevator Industry, Inc. (NEII) for labor price adjustments. The actual amount to be paid to the contractor will be based on actual work requested by the Aviation Authority and satisfactorily provided by the contractor.

Both bidders were determined to be responsible and responsive. On December 14, 2020, the Concessions/Procurement Committee approved Staff's recommendation to award Purchasing Contract 01-21, Elevator, Escalator, Moving Sidewalks Maintenance and Repair Services, at Orlando International Airport, to Schindler Elevator Corporation as the lowest responsive and responsible bidder for the not-to-exceed amount of \$4,133,772.56.

This Purchasing Contract includes a Minority and Women Business Enterprise (MWBE) participation Goal of 18%. The Small Business Development Department reviewed both bids submitted for this procurement and determined that Schindler Elevator Corporation and OTIS Elevator Company are responsive to the MWBE requirements.

The one-year bid price for Purchasing Contract 01-21 is not-to-exceed \$4,133,772.56 to be funded from the Operations and Maintenance Fund. Funds expected to be spent under the contract in the current fiscal year are within budget.

It was respectfully requested that the Aviation Authority Board resolve to approve the Concessions/Procurement Committee's recommendation to (1) award Invitation for Bid (IFB) 01-21, Elevator, Escalator, Moving Sidewalks Maintenance and Repair Services, at Orlando International Airport, to Schindler Elevator Corporation as the lowest responsive and responsible bidder; (2) authorize funding from the Operations and Maintenance Fund in a not-to-exceed amount of \$4,133,772.56; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Vice Chair Martinez inquired about the significance of the mathematical errors contained in both bids. Mr. Brown explained that these mathematical errors did not impact the

RECOMMENDATION OF THE CONCESSIONS/PROCUREMENT COMMITTEE TO AWARD INVITATION FOR BID (IFB) 01-21 ELEVATOR, ESCALATOR, MOVING SIDEWALKS – MAINTENANCE AND REPAIR SERVICES, AT ORLANDO INTERNATIONAL AIRPORT, TO SCHINDLER ELEVATOR CORPORATION (NEW BUSINESS ITEM G) – (CON'T)

ranking of the bidders, as Schindler Elevator Corporation's price was significantly lower than OTIS Elevator Company's price.

Upon motion by Mayor Demings, second by Vice Chair Martinez, vote carried to approve the recommendation, as presented. [FILED DOCUMENTARY NO. 100990].

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO APPROVE AMENDMENT NO. 2 TO PURCHASE ORDER (PO) NO. 1005653, PURCHASE OF SECURITY FENCING, INSTALLATION AND TRAINING WITH FLORIDA DOOR CONTROL OF ORLANDO, INC. FOR ADDITIONAL SECURITY FENCING, INSTALLATION AND TRAINING FOR PROJECT H-00299, AIRSIDE OPERATIONS AREA (AOA) SECURITY FENCE UPGRADE AT ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM H)

13. Mr. Brown indicated that H-00299 provides for the replacement of approximately 10,000 LF of existing 6-foot high chain link fencing that is at the end of its useful life and does not meet current height standards with new 8-foot high chain link fencing. The chain link fencing replacement will occur at various locations around the perimeter of the Orlando International Airport. Using visual aids (copy on file), Mr. Brown showed a picture of one of the fenced areas being updated.

On March 21, 2018, the Aviation Authority Board approved the award of H-00299, AOA Security Fence Upgrade, to Florida Door Control of Orlando, Inc., and authorized the Purchasing Department to issue PO No. 1005653 for the total not-to-exceed amount of \$500,000.

On December 12, 2018, the Aviation Authority Board approved Amendment No. 1 to PO No. 1005653, for the total not-to-exceed amount of \$450,000.

On August 4, 2020, the Construction Committee recommended approval of Amendment No. 2 to PO No. 1005653 for the purchase of additional fencing, installation labor and training services, which are required to continue moving forward with H-00299 in the total not-to-exceed amount of \$450,656.14, subject to the identification of additional funding by the Construction Finance Oversight Committee (CFOC).

On September 8, 2020, the CFOC reached a consensus to (a) approve the use of the 'Completion of Perimeter Fence Upgrade' sub-item in the Security Program Enhancement Capital Improvement Plan program to establish H-00299SPE - Airport Operations Area Security Fence Upgrade in order to execute this scope of work; (b) approve the transfer of \$141,492.70 of General Airport Revenue Bonds funds from ZC-310 - Security Program Enhancements Capital Improvement Plan Unallocated to H-00299SPE; and (c) authorize staff to request and apply for Florida Department Of Transportation (FDOT) funds to this project. Staff subsequently requested and applied for FDOT funds to H-00299.

On December 11, 2020, the Aviation Authority Board approved the ratification of the Resolution to accept the FDOT Public Transportation Grant Agreement (PTGA) FM 438486-3-94-01 in the amount of \$200,620, which provides 50% funding for construction phase services for H-00299. This is a 50/50 FDOT grant with Aviation Authority's matching funds in the amount of \$200,620 from General Airport Revenue Bonds. Of this amount, \$141,492.70 of General Airport Revenue Bonds had already been transferred in to the project as noted above.

On January 5, 2021, CFOC approved the transfer of an additional \$158,685.59 of General Airport Revenue Bonds from ZC-310 - Security Program Enhancements Capital Improvement Plan Unallocated to H-00299SPE. This action brought the total budget of H-00299SPE to \$500,798.29 and provided the additional matching funds for the FDOT grant.

Additional fencing, installation labor and training services are required to continue moving forward with H-00299 in the total not-to-exceed amount of \$450,656.14. The Aviation Authority's Purchasing Policy 450.03 allows for the procurement of goods and services from any supplier having a contract, annual agreement or multi-year agreement with any public entity. The Aviation Authority proposes to amend PO No. 1005653 for H-00299 with Florida Door Control of Orlando, Inc. using the approved General Service Administration (GSA) Contract No. GS-07F-0599X. However, there were certain incidental materials that were not available on the GSA contract. These include minor gate parts brackets, caps, filter

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO APPROVE AMENDMENT NO. 2 TO PURCHASE ORDER (PO) NO. 1005653, PURCHASE OF SECURITY FENCING, INSTALLATION AND TRAINING WITH FLORIDA DOOR CONTROL OF ORLANDO, INC. FOR ADDITIONAL SECURITY FENCING, INSTALLATION AND TRAINING FOR PROJECT H-00299, AIRSIDE OPERATIONS AREA (AOA) SECURITY FENCE UPGRADE AT ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM H) – (CON'T)

fabric and crushed stone estimated to cost \$99,564.55. These items will be procured via a single source procurement pursuant to the Aviation Authority's Policy 450.03. This is being recommended because Florida Door Control of Orlando, Inc. is the Aviation Authority's only authorized installer and will furnish and install the full system. Any other method will result in delays and voided warranty.

The fiscal impact is \$450,656.14. Funding is from FDOT Grants to the extent eligible and General Airport Revenue Bonds.

The Aviation Authority has not established DBE/MWBE/LDB/VBE goals because of the limited nature of the services to be provided.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) approve Amendment No. 2 to PO No. 1005653, Purchase of Security Fencing, Installation and Training with Florida Door Control of Orlando, Inc. for Additional Security Fencing, Installation and Training for H-00299, AOA Security Fence Upgrade at Orlando International Airport, for the total not-to-exceed amount of \$450,656.14, with funding from FDOT Grants to the extent eligible and General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Upon motion by Vice Chair Martinez, second by Mayor Dyer, vote carried to approve the recommendation, as presented. **[FILED DOCUMENTARY NO. 100991]**

The Chairman called a recessed at 2:07 p.m.; reconvened the meeting at 2:13 p.m.

Mr. Brown introduced Mr. Davin Ruohomaki, Senior Director of Construction and Engineering, who presented New Business Items I and J.

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO APPROVE AMENDMENT NO. 1 TO ADDENDUM NO. 10 TO THE PROGRAM AND PROJECT MANAGEMENT SERVICES FOR SOUTH TERMINAL C, PHASE 1, AGREEMENT WITH NV5, INC. FOR ADDITIONAL FISCAL YEAR (FY) 2021 CONSTRUCTION PHASE OWNER'S AUTHORIZED REPRESENTATIVE (OAR) QUALITY ASSURANCE (QA)/QUALITY CONTROL (QC) REVIEW, PROJECT CONTROLS AND INSPECTION SUPPORT STAFF SERVICES FOR W-S00111, SOUTH TERMINAL C, PHASE 1 – PROGRAM AND PROJECT MANAGEMENT SERVICES (OAR), AT THE ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM I)

14. Mr. Ruohomaki stated that in 2015, the firms providing Program and Project Management Services for South Terminal C Program were selected through a competitive award process. Using visual aids (copy on file), he showed the list of OAR firms. He indicated that this item pertains specifically to NV5, Inc. (formerly known as Page One Consultants, Inc.).

On August 19, 2020, the Aviation Authority Board approved Addendum No. 10 to the Program and Project Management Services for South Terminal C, Phase 1, Agreement with NV5, Inc. for FY 2021 Construction Phase OAR QA/QC Review, Project Controls and Inspection Support Staff Services for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services (OAR) for the total not-to-exceed fee amount of \$2,314,272.

A fee has been negotiated with NV5, Inc. for a total amount of \$390,006 for Additional FY 2021 Construction Phase OAR QA/QC Review, Project Controls and Inspection Support Staff Services for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services (OAR), which includes oversight of the Turner Kiewit part of the project for the enplane/deplane drive work, which will be completed later this year.

The Small Business Development Department has reviewed the proposal from NV5, Inc. and determined that, due to the limited scope of the required services, NV5, Inc. does not propose any small business participation on this addendum.

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO APPROVE AMENDMENT NO. 1 TO ADDENDUM NO. 10 TO THE PROGRAM AND PROJECT MANAGEMENT SERVICES FOR SOUTH TERMINAL C, PHASE 1, AGREEMENT WITH NV5, INC. FOR ADDITIONAL FISCAL YEAR (FY) 2021 CONSTRUCTION PHASE OWNER'S AUTHORIZED REPRESENTATIVE (OAR) QUALITY ASSURANCE (QA)/QUALITY CONTROL (QC) REVIEW, PROJECT CONTROLS AND INSPECTION SUPPORT STAFF SERVICES FOR W-S00111, SOUTH TERMINAL C, PHASE 1 – PROGRAM AND PROJECT MANAGEMENT SERVICES (OAR), AT THE ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM I) – (CON'T)

The fiscal impact is \$390,006. Funding is from Passenger Facility Charges to the extent eligible, Customer Facility Charges to the extent eligible, and General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) approve Amendment No. 1 to Addendum No. 10 to the Program and Project Management Services for South Terminal C, Phase 1, Agreement with NV5, Inc. for Additional FY 2021 Construction Phase OAR QA/QC Review, Project Controls and Inspection Support Staff Services for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services (OAR), at the Orlando International Airport, for the total not-to-exceed fee amount of \$390,006, with funding from Passenger Facility Charges to the extent eligible, Customer Facility Charges to the extent eligible, and General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Motion taken at the end of Item 15

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO APPROVE AMENDMENT NO. 9 TO ADDENDUM NO. 8 TO THE CONSTRUCTION MANAGEMENT AT RISK (CM@R) ENTITY SERVICES FOR SOUTH TERMINAL C, PHASE 1, AGREEMENT WITH HENSEL PHELPS CONSTRUCTION, FOR PROJECT BID PACKAGE (BP) NO. S00143, SOUTH TERMINAL C, PHASE 1, AIRSIDE TERMINAL, STRUCTURE AND ENCLOSURE (GUARANTEED MAXIMUM PRICE (GMP) NO. 6-S.1) AT THE ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM J)

15. Proceeding with the next item, Mr. Ruohomaki indicated that on March 19, 2017, the Aviation Authority's Finance Committee approved the award of a Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement to Hensel Phelps Construction.

On April 18, 2018, the Aviation Authority Board approved Addendum No. 8 to the Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement with Hensel Phelps Construction for BP No. S00143, South Terminal C, Phase 1 Airside Terminal, Structure and Enclosure (GMP No. 6-S.1) for a total negotiated GMP amount of \$150,612,012.

Since 2018, the Aviation Authority Board approved Amendment Nos. 1 through 8, resulting in a revised GMP amount of \$173,802,148.

Amendment No. 9 increases the Owner Contingency to provide funding for changes and design progression of the South Terminal C Program. With the approval of Amendment No. 9, the revised GMP amount will be \$174,904,529.61.

Mr. Ruohomaki stated that the Board receives a monthly construction report, which includes project information, project statistics, and includes a report for each one of the GMPs for the entire project, for both Hensel Phelps and Turner Kiewit. Additionally, the report includes Baggage Handling System (BHS), Furnishings, Fixtures, and Equipment (FF&E) and Small Business components. Mr. Ruohomaki continued by providing a thorough explanation about why and how the 46 GMPs were established. He also explained how money is moved either into the program allowance or from GMP to GMP, as needed.

Mr. Ruohomaki stated that the proposed GMP Amendment to BP No. S00143 does not have any impact on the small business participation.

The fiscal impact is \$1,102,381.61, with funding from Passenger Facility Charges to the extent eligible and General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) approve Amendment No. 9 to Addendum No. 8 to the Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement with Hensel Phelps Construction for BP No. S00143, South Terminal C,

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO APPROVE AMENDMENT NO. 9 TO ADDENDUM NO. 8 TO THE CONSTRUCTION MANAGEMENT AT RISK (CM@R) ENTITY SERVICES FOR SOUTH TERMINAL C, PHASE 1, AGREEMENT WITH HENSEL PHELPS CONSTRUCTION, FOR PROJECT BID PACKAGE (BP) NO. S00143, SOUTH TERMINAL C, PHASE 1, AIRSIDE TERMINAL, STRUCTURE AND ENCLOSURE (GUARANTEED MAXIMUM PRICE (GMP) NO. 6-S.1) AT THE ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM J) – (CON'T)

Phase 1, Airside Terminal, Structure and Enclosure (GMP No. 6-S.1) at the Orlando International Airport, for a total negotiated GMP Amendment amount of \$1,102,381.61, which includes a deductive amount of (\$125,000) for CM@R Contingency, \$1,157,819.56 for Owner Contingency, \$7,272.70 for Performance and Payment Bonds, and \$62,289.35 for the CM@R Fee (6.031%), resulting in a revised GMP amount of \$174,904,529.61, with funding from Passenger Facility Charges to the extent eligible and General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Upon motion by Vice Chair Martinez, second by Mayor Demings, vote carried to approve the recommendation for New Business Item I, as presented. **[FILED DOCUMENTARY NO. 100992]**

Upon motion by Vice Chair Martinez, second by Mayor Demings, vote carried to approve the recommendation for New Business Item J, as presented. **[FILED DOCUMENTARY NO. 100993]**

Proceeding with the order of the meeting, Mr. Brown introduced Mr. Mike Patterson, Director of Construction, who presented New Business Items K, L, M, N, O, and P.

Mr. Patterson requested Chairman Good's concurrence to present items K through P together, as they all pertain to the South Terminal C Buildout of Airline and Tenant Spaces.

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P)

16. Mr. Patterson provided background information for New Business items K through P, and indicated that all of these contracts are Design/Build and deal with the Airline and Aviation Authority non-public spaces in the Airside Concourse and Landside Terminal.

These spaces include airline administrative and operational space; airline service provider administrative and operational space; Aviation Authority offices and storage areas; Aviation Authority service contractor offices and storage areas; and some storage/commissary space for concessionaires located in the public areas.

Using visual aids (copy on file), Mr. Patterson presented a table that showed each of the awarded contractors, Bid Package awarded, and amount awarded. The amount shown includes both design and construction amounts. The design dollars are fixed amounts that were negotiated with each firm based on estimated construction costs. The construction costs are included in each contract as an allowance. After design is completed, the contractor will price based on the final design and the construction allowances will be converted into a change order, which will be brought back to the Board for award.

He proceeded to show the steps followed during the selection process.

By March 5, 2020, nine firms responded to the Aviation Authority's advertisement for W-S00144 as follows (*in alphabetical order*):

- Clancy & Theys Construction Company
- Collage Design and Construction Group, Inc. dba The Collage Companies
- Gomez Construction Company
- H.W. Davis Construction, Inc.
- McCree Design Builders, Inc.
- R.L. Burns Inc.
- RB Marks Construction, Inc.
- Schmid Construction, Inc.
- T&G Corporation dba T&G Constructors

On September 30, 2020, the PSC met to consider the shortlisted firms. At the conclusion of the interviews and deliberations, the PSC voted to recommend to the Aviation Authority

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P) - (CON'T)

Board approval of the following ranking of the firms for W-S00144, Selection of Design/Build Firms for the Buildout of the South Terminal C Airline and Tenant Spaces Projects, as follows:

- First: Clancy & Theys Construction Company
- Second: Gomez Construction Company
- Third: H.W. Davis Construction, Inc.
- Fourth: Collage Design and Construction Group, Inc. dba The Collage Companies
- Fifth: T&G Corporation dba T&G Constructors
- Sixth: R.L. Burns, Inc.
- Seventh: McCree Design Builders, Inc.
- Eighth: RB Marks Construction, Inc.
- Ninth: Schmid Construction, Inc.

On October 21, 2020, the Aviation Authority Board approved the PSC recommendation.

Out of the nine ranked firms, Aviation Authority staff assigned scopes to the top six firms, who were then issued the Design Criteria Package (DCP) for the design/build project. The first ranked firm would be assigned the DCP with the highest estimated cost; then a DCP for the next highest estimated cost project to the second highest ranked Proposer, etc., until all of the project packages have been assigned.

The fee negotiations for the W-S00144 projects went through many iterations to come to the final agreed upon amount. The resulting fee was considered the best price when being compared to the budget amounts previously established for each individual project while also taking into account the complexities and in some packages, unknown final users, in each of the design/build packages.

Mr. Patterson indicated that the firms would have five months to do the work. The Construction Managers (CMs) are committed to turn over the shell space that needs to be built out on August 1. This means that, between August 2021 and December 2021, these firms will construct the buildout in those spaces.

Mr. Patterson stated that staff delineated the buildout of approximately 33,600 square feet of airline tenant space into six separate Design/Build (D/B) projects. The six projects are listed below, with the highest estimated cost project listed first, the second highest second, and so on:

Clancy & Theys Construction Company (New Business Item K):

BP No. S00182: STC-Buildout of Airline Spaces - Landside Terminal (LST) Levels L1, L2 and L6, and Airside Concourse (ASC) Levels L1 and L2 (D/B)

BP No. S00182 provides for the design and construction of airline spaces, including Administration Offices, Ticket Offices, Baggage Service Office and other airline operational space on Levels 1, 2 and 6 of the Landside Terminal, and Transfer Level 2 and Ramp Level 1 on the Airside Concourse on Levels 1 and 2, at Orlando International Airport.

Clancy & Theys Construction Company has proposed a negotiated amount of \$10,866,385 for design/build services for BP No. S00182.

The design/build contract is scheduled to start in February 2021 and construction completed in December 2021.

The Aviation Authority established small business participation goals of 20% MWBE and 5% LDB/VBE of the total contract cost for BP No. S00182, and Clancy & Theys Construction Company is committed to meeting both goals during Design and Construction Phases. The Aviation Authority has reviewed the proposal from Clancy & Theys Construction Company, and determined that Clancy & Theys Construction Company proposes 59% MWBE participation during the Design Phase of this project.

On December 22, 2020, the Construction Committee recommended the award of BP No. S00182, South Terminal C Buildout of Airline Spaces - Landside Terminal on Levels L1, L2 and L6,

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P) - (CON'T)

and Airside Concourse on Levels L1 and L2 (Design/Build) at the Orlando International Airport, to Clancy & Theys Construction Company, as outlined in the memorandum.

The fiscal impact is \$10,866,385. Funding is from General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) award of BP No. S00182, South Terminal C Buildout of Airline Spaces - Landside Terminal on Levels L1, L2 and L6, and Airside Concourse on Levels L1 and L2 (Design/Build) at the Orlando International Airport, to Clancy & Theys Construction Company, for the total negotiated amount of \$10,866,385, with funding from General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Motion taken at the end of Item 16

Gomez Construction Company (New Business Item L):

BP No. S00184: STC-Buildout of Airline Spaces - LST L1 (D/B)

BP No. S00184 provides for the design and construction of airline, tenant and operational support spaces including Airline Ticket Offices, Aviation Authority Contractor/Vendor spaces, Operations spaces and storage spaces on Level 1 of the Landside Terminal, at Orlando International Airport.

Gomez Construction Company has proposed a negotiated amount of \$3,773,511 for design/build services for BP No. S00184.

The design/build contract is scheduled to start in February 2021 and construction completed in December 2021.

The Aviation Authority established small business participation goals of 20% MWBE and 5% LDB/VBE of the total contract cost for BP No. S00184, and Gomez Construction Company is committed to meeting both goals during the Design and Construction Phases. The Aviation Authority has reviewed the proposal from Gomez Construction Company, and determined that Gomez Construction Company proposes 9% MWBE participation during the Design Phase of this project.

The fiscal impact is \$3,773,511. Funding is from General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) award of BP No. S00184, South Terminal C Buildout of Airline Spaces - Landside Terminal Level L1, (Design/Build), at the Orlando International Airport, to Gomez Construction Company, for the total negotiated amount of \$3,773,511, with funding from General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Motion taken at the end of Item 16

H.W. Davis Construction, Inc. (New Business Item M):

BP No. S00185: STC-Buildout of Airline Spaces - LST L2 - L7 and Ground Transportation Facility (GTF) (D/B)

BP No. S00185 provides for the design and construction of airline, tenant and operational support spaces including Airline Ticket Offices and support spaces and Aviation Authority support spaces on Levels 2-7 of the Landside Terminal and Levels 1-4 of the Ground Transportation Facility, at Orlando International Airport.

H.W. Davis Construction, Inc. has proposed a negotiated amount of \$3,675,474 for design/build services for BP No. S00185.

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P) - (CON'T)

The design/build contract is scheduled to start in February 2021 and construction completed in December 2021.

The Aviation Authority has established small business participation goals of 20% MWBE and 5% LDB/VBE of the total contract cost for BP No. S00185, and H.W. Davis Construction, Inc. is committed to meeting both goals during the Design and Construction Phases. The Aviation Authority has reviewed the proposal from H.W. Davis Construction, Inc., and determined that H.W. Davis Construction, Inc. proposes 65% MWBE participation during the Design Phase of this project.

The fiscal impact is \$3,675,474. Funding is from General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) award of BP No. S00185, South Terminal C Buildout of Airline Spaces - Landside Terminal L2 - L7 and Ground Transportation Facility (GTF) (Design/Build) at the Orlando International Airport, to H.W. Davis Construction, Inc., for the total negotiated amount of \$3,675,474, with funding from General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Motion taken at the end of Item 16

Collage Design and Construction Group, Inc. dba The Collage Companies (New Business Item N):

BP No. S00183: STC-Buildout of Airline Spaces - ASC L1, West Concourse (D/B)

BP No. S00183 provides for the design and construction of airline, tenant and operational support spaces including Ramp Operations Offices, Airline Service Provider spaces on Level 1 Hub and West Concourse Ramps, at Orlando International Airport.

Collage Design and Construction Group, Inc. dba The Collage Companies has proposed a negotiated amount of \$2,836,718 for design/build services for BP No. S00183.

The design/build contract is scheduled to start in February 2021 and construction completed in December 2021.

The Aviation Authority established small business goals of 20% MWBE and 5% LDB/VBE of the total contract cost for BP No. S00183, and Collage Design and Construction Group, Inc. dba The Collage Companies is committed to meeting both goals during the Design and Construction Phases. The Aviation Authority has reviewed the proposal from Collage Design and Construction Group, Inc. dba The Collage Companies, and determined that Collage Design and Construction Group, Inc. dba The Collage Companies proposes 57% MWBE and 4% LDB/VBE participation during the Design Phase of this project.

The fiscal impact is \$2,836,718. Funding is from General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) award of BP No. S00183, South Terminal C Buildout of Airline Spaces - Airside Concourse Level L1, West Concourse (Design/Build) at the Orlando International Airport, to Collage Design and Construction Group, Inc. dba The Collage Companies, for the total negotiated amount of \$2,836,718, with funding from General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Motion taken at the end of Item 16

T&G Corporation dba T&G Constructors (New Business Item O):

BP No. S00186: STC-Buildout of Airline Spaces - ASC L1 Hub and North-South Concourse (D/B)

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P) - (CON'T)

BP No. S00186 provides for the design and construction of Airline Service Provider, Ramp Operations Office, Aviation Authority Contractor/Vendor, support (i.e., janitor, shared tenant Intermediate Distribution Frames, etc.) and waste recycling spaces on Level 1 of the Airside Concourse in the Hub and North/South Concourses, at Orlando International Airport.

T&G Corporation dba T&G Constructors has proposed a negotiated amount of \$2,525,196 for design/build services for BP No. S00186.

The design/build contract is scheduled to start in February 2021 and construction completed in December 2021.

The Aviation Authority established small business goals of 20% MWBE and 5% LDB/VBE of the total contract cost for BP No. S00186, and T&G Corporation dba T&G Constructors is committed to meeting both goals during the Design and Construction Phases. The Aviation Authority has reviewed the proposal from T&G Corporation dba T&G Constructors, and determined that T&G Corporation dba T&G Constructors proposes 30% MWBE participation during the Design Phase of this project.

The fiscal impact is \$2,525,196. Funding is from General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) award of BP No. S00186, South Terminal C Buildout of Airline Spaces - Airside Concourse Level L1 Hub and North-South Concourses (Design/Build) at the Orlando International Airport, to T&G Corporation dba T&G Constructors, for the total negotiated amount of \$2,525,196, with funding from General Airport Revenue Bonds and (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Motion taken at the end of Item 16

R.L. Burns, Inc. (New Business Item P):

BP No. S00187: STC-Buildout of Airline Spaces - LST L2 Post-Security Screening Checkpoint (SSCP) and ASC L2 - L4 (D/B)

BP No. S00187 provides for the design and construction of airline office, Aviation Authority press/conference room, Aviation Authority support and storage spaces on Landside Terminal Level 2 Post-Security Checkpoint and Airside Concourse Levels 2-4, at Orlando International Airport.

R.L. Burns, Inc. has proposed a negotiated amount of \$1,971,588.35 for design/build services for BP No. S00187.

The design/build contract is scheduled to start in February 2021 and construction completed in December 2021.

The Aviation Authority established small business goals of 20% MWBE and 5% LDB/VBE of the total contract cost for BP No. S00187, and R.L. Burns, Inc. is committed to meeting both goals during the Design and Construction Phases. The Aviation Authority has reviewed the proposal from R.L. Burns, Inc., and determined that R.L. Burns, Inc. proposes 71% MWBE participation during the Design Phase of this project.

The fiscal impact is \$1,971,588.35. Funding is from General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee to: (1) award of BP No. S00187, South Terminal C Buildout of Airline Spaces - Landside Terminal Level L2 Post-Security Screening Checkpoint (SSCP) and Airside Concourse Levels L2 - L4 (Design/Build), at the Orlando International Airport, to R.L. Burns, Inc., for the total negotiated amount of \$1,971,588.35, with funding from General Airport Revenue Bonds and (2) authorize an

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P) - (CON'T)

Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Upon motion by Mayor Dyer, second by Vice Chair Martinez, vote carried to approve the recommendation for New Business Item K, BP No. S00182, STC-Buildout of Airline Spaces - Landside Terminal (LST) Levels L1, L2 and L6, and Airside Concourse (ASC) Levels L1 and L2 (D/B) to Clancy & Theys Construction Company, as presented. **[FILED DOCUMENTARY NO. 100994]**

Upon motion by Mayor Dyer, second by Mayor Demings, vote carried to approve the recommendation for New Business Item L, BP No. S00184, South Terminal C Buildout of Airline Spaces - Landside Terminal Level L1, (Design/Build) to Gomez Construction Company, as presented. **[FILED DOCUMENTARY NO. 100995]**

Upon motion by Mayor Dyer, second by Vice Chair Martinez, vote carried to approve the recommendation for New Business Item M, Bid Package (BP) No. S00185, South Terminal C Buildout of Airline Spaces - Landside Terminal L2 - L7 and Ground Transportation Facility (GTF) (Design/Build) to H.W. Davis Construction, Inc., as presented. **[FILED DOCUMENTARY NO. 100996]**

Upon motion by Mayor Dyer, second by Vice Chair Martinez, vote carried to approve the recommendation for New Business Item N, Bid Package (BP) S00183, South Terminal C Buildout of Airline Spaces - Airside Concourse Level L1, West Concourse (Design/Build) to Collage Design and Construction Group, Inc. dba The Collage Companies, as presented. **[FILED DOCUMENTARY NO. 100997]**

Upon motion by Mayor Dyer, second by Mayor Demings, vote carried to approve the recommendation for New Business Item O, Bid Package (BP) S00186, South Terminal C Buildout of Airline Spaces - Airside Concourse Level L1 Hub and North-South Concourses (Design/Build) to T&G Corporation dba T&G Constructors, as presented. **[FILED DOCUMENTARY NO. 100998]**

Upon motion by Mayor Dyer, second by Mayor Demings, vote carried to approve the recommendation for New Business Item P, Bid Package (BP) S00187, South Terminal C Buildout of Airline Spaces - Landside Terminal Level L2 Post-Security Screening Checkpoint (SSCP) and Airside Concourse Levels L2 - L4 (Design/Build), to R.L. Burns, Inc., as presented. **[FILED DOCUMENTARY NO. 100999]**

Moving on, Mr. Patterson introduced Mr. Tom Draper, Senior Director of Operations, who presented New Business Item Q.

RECOMMENDATION OF THE PROFESSIONAL SERVICES COMMITTEE FOR PROJECT BID PACKAGE (BP) NO. S00188, INSTALLATION OF PASSENGER BOARDING BRIDGES AND AFFILIATED EQUIPMENT, AT THE ORLANDO INTERNATIONAL AIRPORT (NEW BUSINESS ITEM Q)

17. Mr. Draper stated that on August 16 and 19, 2020, a notice was publicly advertised requesting Statements of Qualifications (SOQ) for the installation of PBBs and affiliated equipment at the Orlando International Airport (MCO). The scope of work includes, but is not limited to, the installation of twenty-two (22) PBBs and affiliated equipment for use at the South Terminal C, Phase 1, currently under construction at the Orlando International Airport. Affiliated equipment includes, at a minimum, Air Handler Units, Ground Power Units, Potable Water Cabinets, and PBB Belt Loaders.

The Aviation Authority intends to engage a PBB Equipment Installer for the new South Terminal C (STC) at MCO. The selected PBB Equipment Installer will be required to coordinate with JBT Aerotech Corporation, the selected PBB manufacturer, for installation and integration activities.

As further detailed in the Request for SOQs, the Aviation Authority, through its "Best Value" procurement, seeks to partner with the proposer that can most advantageously provide comprehensive PBB Equipment Installer services to the Aviation Authority. This multi-step procurement allows the Aviation Authority, through its Professional Services Committee (PSC), to recommend a final award to the proposer whose proposal is most

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P) - (CON'T)

advantageous to the Aviation Authority based upon the submission of a Qualifications Proposal, Technical Proposal, and a Price Proposal, plus any additional information deemed necessary or advantageous by the PSC. Using a site map (copy on file), Mr. Draper showed where the PBBs will be located.

Mr. Draper indicated that by September 23, 2020, four firms responded to the advertisement of services as follows (in alphabetical order):

- AERO BridgeWorks, Inc.
- JSM & Associates, LLC
- Oxford Electronics, Inc. dba Oxford Airport Technical Services
- Vanderlande Industries, Inc.

On October 8, 2020, the PSC met to consider the SOQs and based upon the SOQs, staff evaluations, and past performance on related projects, the PSC recommended to shortlist all four proposers for further consideration.

Following the PSC meeting, the four shortlisted firms were issued the Design Criteria Package (DCP). The DCP and all subsequent addenda directed the shortlisted firms to submit the Technical/Schedule Proposal Package no later than December 2, 2020, and the Pricing Proposal, with the Participation Schedule, no later than December 16, 2020. The requested proposals were submitted timely by all four shortlisted Proposers.

On December 16, 2020, the PSC met to consider the shortlisted firms. Each firm was provided 30 minutes for its introduction/presentation and interview process. The PSC interviewed the Proposers, and evaluated and ranked the Proposers based on three categories: (A) Qualifications, (B) Technical/Schedule, and (C) Price Proposals.

Mr. Draper communicated that before opening the Price Proposals, the PSC first evaluated and ranked the first two categories. After the interviews and thorough deliberations, the PSC ranked the Qualifications and Technical/Schedule Proposals, in accordance with the procurement documents, as follows:

Category Ranking	AERO BridgeWorks, Inc.	JSM & Associates, LLC	Oxford Airport Technical Services	Vanderlande Industries, Inc.
A. Qualifications: Qualifying Projects and Staffing Plan	3	1	4	2
A. Qualifications: Proposer's Past Performance, Accident/ Incident History, Claims, References	3	1	4	2
B. Technical/Schedule: Installation Schedule	3	1	4	2
B. Technical/Schedule: Project Approach and Quality Assurance	3	1	4	2

The amounts of each Price Proposal, which had been previously submitted, were read aloud during the PSC meeting. The proposer offering the lowest Price Proposal would not necessarily be the proposer recommended for award. The objective was to identify the proposer whose qualifications, technical/schedule, and price proposal, on a best value basis, would be the most advantageous to the Aviation Authority. The proposer with the lowest Combined Ranking total would be recommended for award. The Price Proposals from each of the four shortlisted proposers were as follows:

RECOMMENDATION OF THE CONSTRUCTION COMMITTEE TO AWARD PROJECT BID PACKAGES (BP) FOR SOUTH TERMINAL C BUILDOUT OF AIRLINE AND TENANT SPACES (NEW BUSINESS ITEMS K THROUGH P) – (CON'T)

Categories	AERO BridgeWorks, Inc.	JSM & Associates, LLC	Oxford Airport Technical Services	Vanderlande Industries, Inc.
C. Price Proposal	\$1,776,430	\$1,944,769	\$1,996,818	\$2,157,863
Total Price Proposal Ranking	1	2	3	4

The combined rankings for Qualifications, Technical/Schedule, and Price Proposals are as follows:

Proposer	Combined Ranking
JSM & Associates, LLC	6
Vanderlande Industries, Inc.	12
AERO BridgeWorks, Inc.	13
Oxford Airport Technical Services	19

The Aviation Authority established small business participation goals of 15% MWBE and 1.5% LDB/VBE for this Project. The Small Business Development Department reviewed the proposal from JSM & Associates, LLC and determined that JSM & Associates, LLC proposes to achieve 20.9% MWBE and 2.4% LDB/VBE participation.

Following an extensive review by the PSC, the PSC recommended the following ranking and the award of BP No. S00188, Installation of Passenger Boarding Bridges and Affiliated Equipment, at the Orlando International Airport, to the first-ranked firm, as outlined in the memorandum:

- First: JSM & Associates, LLC
- Second: Vanderlande Industries, Inc.
- Third: AERO BridgeWorks, Inc.
- Fourth: Oxford Airport Technical Services

The fiscal impact is \$1,944,769. Funding is from General Airport Revenue Bonds.

It was respectfully requested that the Aviation Authority Board resolve to (1) accept the recommendation of the Professional Services Committee and (a) approve the ranking of the shortlisted firms for BP No. S00188, Installation of Passenger Boarding Bridges and Affiliated Equipment, at the Orlando International Airport, as follows: First - JSM & Associates, LLC; Second - Vanderlande Industries, Inc.; Third - AERO BridgeWorks, Inc.; and, Fourth - Oxford Airport Technical Services; and (b) award BP No. S00188, Installation of Passenger Boarding Bridges and Affiliated Equipment, at the Orlando International Airport, to JSM & Associates, LLC, for the total amount of \$1,944,769, with funding from General Airport Revenue Bonds; and, (2) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

Upon motion by Mayor Dyer, second by Vice Chair Martinez, vote carried to approve the recommendation, as presented. **[FILED DOCUMENTARY NO. 101000]**

For the last New Business item, Mr. Brown re-introduced Ms. Rodriguez, who presented New Business Item R.

RECOMMENDATION TO APPROVE THEME RETAIL CONCESSION AGREEMENT (SOUTH TERMINAL COMPLEX) WITH UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD. (NEW BUSINESS ITEM R)

18. Mr. Rodriguez indicated that Universal City Development Partners, Ltd. (Universal) currently operates two Theme Retail Concessions in the North Terminal Complex. Pursuant to the Concessions Policy, due to the unique nature of local theme parks, Theme Retail concessions are procured through negotiations. Universal and the Aviation Authority

RECOMMENDATION TO APPROVE THEME RETAIL CONCESSION AGREEMENT (SOUTH TERMINAL COMPLEX) WITH UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD. (NEW BUSINESS ITEM R) – (CON'T)

have been negotiating a Theme Retail Concession to be operated in the South Terminal Complex.

Moving on, Ms. Rodriguez stated that Aviation Authority staff and Universal have negotiated a Theme Retail Concession Agreement (Agreement) with the following terms:

- Premises consist of 7,122 square feet (two story space):
 - Level 2 - 4,480 square feet
 - Level 3 - 2,642 square feet
- Commencement Date: Opening of operations of South Terminal
- Length of Term: 15 Years
- Minimum Initial Investment: \$4,273,200 (\$600 per square foot)
- Minimum Mid-Term Investment: \$1,602,450 (\$225 per square foot)
- Initial Minimum Annual Concession Fee (MACF): \$650,000
- Privilege Fee (Percentage of Gross Receipts compared to MACF)

\$1 to \$4,000,000	22%
\$4,000,001 to \$7,000,000	24%
Greater than \$7,000,000	25%

Using visual aids (copy on file), Ms. Rodriguez presented various slides that showed where the proposed theme retail concession would be located in the South Terminal Complex.

The estimated Annual Concession Fee revenue for the first year of the proposed term is \$650,000.

It was respectfully requested that the Aviation Authority Board resolve to: (1) approve Theme Retail Concession Agreement (South Terminal Complex) with Universal City Development Partners Ltd. for 15 years with an initial Minimum Annual Concession Fee of \$650,000, a Minimum Initial Investment of \$4,273,200 and a Minimum Mid-Term Investment of \$1,602,450; (2) obtain consent of the Orlando City Council for a Concession Agreement term in excess of ten years; and (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.

By question from Mayor Demings with regard to the estimated percentage of Gross Receipt for the first year of revenue, Ms. Rodriguez made referenced to slide 94 of the presentation, which included the escalated schedule percentage of gross receipts.

Upon motion by Mayor Dyer, second by Vice Chair Martinez, vote carried to approve the recommendation, as presented. **[FILED DOCUMENTARY NO. 101001]**

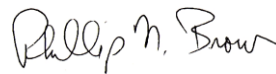
ADJOURNMENT

19. There being no further business to be considered, Chairman Good adjourned the meeting at 2:35 p.m.

(Digitally signed on March 18, 2021)



Larissa Bou
Manager of Board Services



Phillip N. Brown
Chief Executive Officer