

GREATER ORLANDO AVIATION AUTHORITY
Revised AGENDA

DATE: JUNE 15, 2022

DAY: WEDNESDAY

TIME: 2:00 P.M.

PLACE: CARL T. LANGFORD BOARD ROOM, ORLANDO INTERNATIONAL AIRPORT, ONE JEFF FUQUA BOULEVARD

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. 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 on the Aviation Authority's offices web site. Please contact the Chief Administrative Officer with questions at (407) 825-7105.

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

V. CONSIDERATION OF AVIATION AUTHORITY MINUTES FOR MARCH 16, APRIL 20, AND MAY 4, 2022

VI. RECOGNIZING YEARS OF SERVICE

VII. CONSENT AGENDA

(These items are considered routine and will be acted upon by the Aviation Authority in one motion. If discussion is requested on an item, it will be considered separately. Items under this section are less than \$325,000 dollars)

- A. Recommendation to Accept Committee Minutes
- B. Recommendation to Dispose of Surplus Property
- C. Recommendation of the Construction Committee to Approve Amendment No. 2 to Addendum No. 30 to the Construction Management at Risk (CM@R) Entity Services for South Terminal C, Phase 1, Agreement with Turner-Kiewit Joint Venture, for Project Bid Package (BP) No. S00192, Terminal C, Phase 1, Landside Civil (LSC) Roadway Overhead Signage (Guaranteed Maximum Price (GMP) No. 5-S.7) at the Orlando International Airport
- D. Recommendation of the Construction Committee to Approve a Job Order Construction Services Addendum to the Continuing Low Voltage Construction Services Agreement with Quality Cable Contractors, Inc. for Construction Services for Project E-00269, Airside 4 Federal Inspection Stations (FIS) Communications Upgrades, at the Orlando International Airport
- E. Recommendation of the Construction Committee to Approve No-Cost Addenda to the Continuing Mechanical-Electrical-Plumbing (MEP) Engineering Consulting Services Agreements at the Orlando International Airport, Orlando Executive Airport, and Other Facilities operated by the Aviation Authority, to Exercise an Additional Renewal Option through January 31, 2023
- F. Recommendation of the Construction Committee to Approve No-Cost Addenda to the Continuing Electrical Construction Services Agreements to Exercise the Second and Final One-Year Renewal Options
- G. Recommendation of the Professional Services Committee to Rank Firms Shortlisted for Orlando International Airport (MCO) Master Stormwater Planning 2022 Services at the Orlando International Airport and Award a Professional Services Agreement for MCO Master Stormwater Planning 2022 Services at the Orlando International Airport to EG Solutions, Inc.
- H. Recommendation of the Construction Finance Oversight Committee to Approve Funding Action(s) to Various Contracts
- I. Recommendation to Approve Delegation of Authority to the Chief Financial Officer to Approve Budget Transfers in Excess of \$250,000 through September 30, 2022
- J. Recommendation to Approve Resolution Which Approves a Plan of Finance for Internal Revenue Code Purposes and Expresses Official Intent to Reimburse Expenditures

NOTE: Any person who desires to appeal any decision made at these meetings will need record of the proceedings and for that purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.


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VII. CONSENT AGENDA (cont'd)

- K. Recommendation of the Finance Committee to Exercise the Second and Final One-Year Renewal Option for Purchasing Agreement PA-572, Financial Advisory Services, with Raymond James & Associates, Inc., Frasca & Associates, LLC, and National Minority Consultants, Inc.
- L. Recommendation of the Finance Committee to Exercise the First One-Year Renewal Option for Purchasing Agreement PS-613 Investment Advisory Services with Public Trust Advisors LLC
- M. Recommendation to approve Amendment No. 6 to Lease Agreement by and between the Greater Orlando Aviation Authority ("Aviation Authority") and Atlantic Aviation – Orlando, LLC ("Atlantic") at the Orlando International Airport ("MCO")
- N. Recommendation of the Chairman and Request for Confirmation for Members of the Orlando Executive Airport Advisory Committee

VIII. PROCUREMENTS

(Notification for release of documents for different services at the Aviation Authority in excess of \$500,000)

- A. Request for Proposals, Operation and Management of Parking Facilities at Orlando International Airport
- B. Request for Proposals, General Counsel Services
-  C. Request for Information, On-Site Childcare Facility or Primary School
- D. Upcoming Construction Projects can be found at [2022-06 June - Construction Update \(orlandoairports.net\)](https://www.orlandoairports.net)

IX. CHIEF EXECUTIVE OFFICER'S REPORT

X. NEW BUSINESS

(Pursuant to Florida Statute 332.0075, contracts in excess of \$325,000 are listed under this section as separate line items)

- A. Recommendation of the Capital Management Committee to Update the Fiscal Year 2021-2027 Capital Improvement Program
- B. Recommendation of the Construction Committee to Approve Addendum No. 32, Amendment No. 3 to Addendum No. 12, and Guaranteed Maximum Price (GMP) Amendments for Multiple GMP Addenda (as contained herein) to the Construction Management at Risk (CM@R) Entity Services for the South Terminal C, Phase 1, Agreement with Turner-Kiewit Joint Venture for the Terminal C Program at the Orlando International Airport
- C. Recommendation of the Construction Committee to Approve Addendum No. 23, Amendment No. 3 to Addendum No. 12, and Guaranteed Maximum Price (GMP) Amendments for Multiple GMP Addenda (as contained herein) to the Construction Management at Risk (CM@R) Entity Services for the South Terminal C, Phase 1, Agreement with Hensel Phelps Construction for the Terminal C Program at the Orlando International Airport
- D. Recommendation of the Construction Committee to Approve Change Order Bid Package (BP) No. S00132-17 with Vanderlande Industries, Inc. on BP No. S00132, Terminal C Baggage Handling System (Design/Build/Operate/Maintain) at the Orlando International Airport
- E. Recommendation of the Construction Committee to Approve Amendment No. 8 to Addendum No. 20 to the Architect of Record for South Terminal C, Phase 1, Agreement with HNTB Corporation for Additional Fiscal Year (FY) 2022 Construction Administration (CA) Services for W-S00110, Terminal C, Phase 1 – Architect of Record (and Major Subconsultants), at the Orlando International Airport
- F. Recommendation of the Construction Committee to Approve an Addendum to the Continuing Horizontal Construction Services Agreement with Valencia Construction Group, Inc. for Project H-S00027, Terminal C Temporary Quick Turn-Around (QTA) Facility, at the Orlando International Airport
-  G. Recommendation of the Concessions/Procurement Committee to Approve Amendment No. 2, Contract Adjustment for Purchasing Contract 03-20, Terminal Janitorial Maintenance, at the Orlando International Airport, with Flagship Airport Services, Inc. ("Flagship")
- H. Recommendation to approve Amendment No. 8 to Fixed Base Operator Lease Agreement by and between the Greater Orlando Aviation Authority ("Aviation Authority") and Atlantic Aviation – Orlando Executive, LLC ("Atlantic") at the Orlando Executive Airport ("ORL")
- I. Recommendation of the Finance Committee to Extend Two Revolving Line of Credit Facilities with Bank of America, N.A.
- J. Recommendation of the Finance Committee to Extend Two Revolving Line of Credit Facilities with Wells Fargo Bank, N.A.

XI. INFORMATION SECTION

(No action is required on the item(s). Board members should feel free to ask questions on the item(s).)

- A. Notification of Committee Recommendations to the Chief Executive Officer for Approval for June 15, 2022, Aviation Authority Board Meeting
- B. Notification of Release of RFP/RFB/RFQ'S/IFBs
- C. Notification to Correct Amendment and Addendum Numbers from May 18, 2022, Board Agenda

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XI. INFORMATION SECTION (cont'd)

- D. Notification of the Professional Services Committee's Approval of the Lists of Pre-Qualified Subcontractors/Suppliers for Major Trade Packages for the South Terminal C, Phase 1, Program, at the Orlando International Airport
- E. Construction Progress Report



GREATER ORLANDO AVIATION AUTHORITY

Orlando International Airport
One Jeff Fuqua Boulevard
Orlando, Florida 32827-4399

MEMORANDUM

TO: Members of the Aviation Authority

FROM: Kevin J. Thibault, Chief Executive Officer

DATE: June 15, 2022

TYPE OF RELEASE

Request For Information (RFI)

SERVICE / TYPE

On-Site Childcare Facility or Primary School

RELEASE DATE

June 15, 2022

COMMITTEE AND DATE

Not assigned

AWARD DATE

No award date set. See attachment for details of the Request for Information.

SCOPE/SERVICES

The Greater Orlando Aviation Authority (Aviation Authority) is seeking information regarding the possibility of including a child care facility or primary school at Orlando International Airport (MCO). The facility would primarily serve employees of the Aviation Authority, airlines, concessionaires, law enforcement officers, first responders, and others who are employed at MCO. The first step in the process is an assessment of this opportunity through a Request for Information (RFI). This RFI is not intended, nor will this be used, as a procurement document. This RFI is issued solely for information and planning purposes.

VALUE/TERM

Not Applicable

INCUMBENT

None

REQUEST FOR INFORMATION

The Greater Orlando Aviation Authority (GOAA or Aviation Authority) is seeking information regarding the possibility of including a child care facility or primary school at Orlando International Airport. The first step in the process is an assessment of this opportunity through a Request for Information (RFI). This RFI is not intended, nor will this be used, as a procurement document. This RFI is issued solely for information and planning purposes. GOAA is not seeking formal proposals at this time and will not accept unsolicited proposals. The focus is on obtaining information that could possibly be used in a formal Request for Proposals. It does not constitute an official procurement or any promise to issue an official procurement in the future. This RFI does not commit GOAA to engaging in a contract in the future. Any costs associated with responding to this RFI will be solely at the interested parties' expense. Submissions will not be returned.

The Aviation Authority operates Orlando International Airport (MCO) and Orlando Executive Airport. Historically, the MCO workforce population, including GOAA, airline, concessions, construction and other service employees is approximately 25,000. MCO occupies approximately 12,000 acres within the City of Orlando. GOAA is a governmental body and complies with the Florida Sunshine Law and Public Records laws. As an operator of an international airport, GOAA is required by law to follow U.S. Federal Aviation Administration Grant Assurances (Grant Assurances). The Grant Assurance obligations require GOAA to maintain and operate its facilities safely and efficiently and in accordance with specified conditions. The Grant Assurances impact any financial arrangement or development at MCO.

The Aviation Authority is interested in determining interest in an on-site child care facility or primary school at Orlando International Airport. The facility would primarily serve employees of the Aviation Authority, airlines, concessionaires, law enforcement officers, first responders, and others who are employed at MCO. Before engaging in any formal procurement process and to determine how to structure a procurement, the Aviation Authority seeks information from possible respondents to a final procurement.

The Aviation Authority seeks information as follows:

1. Whether a child care facility or primary school is a viable option at Orlando International Airport.
2. The market research or studies one would employ to determine the viability of an on-site child care facility or primary school at Orlando International Airport.
 - a. Please describe the length of time to conduct the research or studies or provide confidential information, designated as such, regarding research or studies you have conducted.
 - b. Whether your organization would be interested in conducting a feasibility study.
3. The Aviation Authority cannot provide funding for a child care facility or a primary school under the Grant Assurances. The Aviation Authority must charge market rates for any ground lease on airport land.
 - a. How much land would one require to operate such a facility?
 - b. How would the facility operator address security, safety, and environmental concerns operating such a facility on an international airport?
 - c. What would one charge parents or guardians, if anything, for this service? If there would be no charge for parents or guardians, how would one fund the facility?
4. Any participant in this endeavor would be responsible for independent analysis of its obligations under the Grant Assurances and to assure GOAA that its efforts would comply with the Grant Assurances.
 - a. Would one consider Grant Assurance compliance an impediment to operating at Orlando International Airport?
 - b. Can one operate a child care facility or primary school in compliance with the Grant Assurances?
 - c. Are there examples of similar facilities at other international airports which provide a precedent for this service?
5. Any provider of child care or primary school services would provide those services at Orlando International Airport at full commercial risk. That is, the Aviation Authority would lease land at market rates and the provider would be responsible for construction, staffing, insurance, and all other risks associated with constructing and operating the facility. Is this acceptable? Please provide comments as necessary.
6. What is a reasonable timeline for developing such a facility?
7. What other issues should the Aviation Authority consider before determining whether to seek this opportunity? What terms should the Aviation Authority consider in a procurement for this opportunity?

| The Aviation Authority values your input and requests the information to be submitted to schoolrfi@goaa.org no later than August 1, 2022.



GREATER ORLANDO AVIATION AUTHORITY

Orlando International Airport
One Jeff Fuqua Boulevard
Orlando, Florida 32827-4399

MEMORANDUM

TO: Members of the Aviation Authority

FROM: Gary M. Hunt, Director of Maintenance

DATE: June 15, 2022

ITEM DESCRIPTION

Recommendation of the Concessions/Procurement Committee to Approve Amendment No. 2, Contract Adjustment for Purchasing Contract 03-20, Terminal Janitorial Maintenance, at the Orlando International Airport, with Flagship Airport Services, Inc. ("Flagship")

BACKGROUND

The initial term of the Contract is for thirty-six (36) months, effective October 1, 2019, and expires September 30, 2022, with the Aviation Authority having one (1) option to renew the Contract for an additional period of three (3) years.

The Contract requires Flagship to furnish all labor, supervision, equipment, tools, materials, supplies, office space on property, uniforms, fuel, and vehicles and all other items necessary or proper for, or incidental to, providing terminal janitorial maintenance at Orlando International Airport Terminal A, Terminal B, and the Train Station. Janitorial Maintenance services shall be provided on a twenty-four (24) hours per day, seven (7) days per week basis throughout the term of the Contract and in accordance with the Contract Specifications.

At the time of award a 20% Minority and Women Business Enterprise (MWBE) and 17% Local Developing Business (LDB) participation was established. The Small Business Development Department certifies that the vendor is in good standing as it relates to small business participation. The same small business participation requirement will apply to this amendment.

ISSUES

Staff is requesting Flagship to provide janitorial maintenance services to Terminal C upon substantial completion of construction, which triggers the Aviation Authority's duty to take over janitorial maintenance services.

On January 24, 2022, the Concessions/Procurement Committee recommended to approve Amendment No. 2, the Contract Adjustment for Purchasing Contract 03-20, Terminal Janitorial Maintenance, at the Orlando International Airport, with Flagship Airport Services, Inc. for a total not-to-exceed price ~~\$2,748,400~~**\$6,412,800**. However, the assumptions underlying that estimate have changed. As of the date of this Memorandum, the Certificate of Substantial Completion for Terminal C is anticipated to be issued in the near future. Janitorial services will commence upon execution of an Amendment and will end when a newly awarded Contract becomes effective. The Aviation Authority has issued a solicitation for a standalone contract specifically for Terminal C to be awarded effective October 1, 2022.

Staff now recommends based on current conditions is that the total not-to-exceed price for the Contract Adjustment for janitorial maintenance services at Terminal C is \$2,365,300. Payments will be progressive in nature and based on the actual services requested to allow for adjustments in staffing, equipment, tools, supplies and other operating expenses such as janitorial staff Payroll, Payroll taxes, Bio-Hazard & Regulated Trash, Overtime & Shift Differential, 401K, Health Insurance, Uniforms, Consumables, and Cleaning Supplies. Payments will be based on actual work performed and approved by Aviation Authority Staff. The total not-to-exceed price may be reduced pending upon the issuance of the Certificate of Substantial Completion. The Amendment to the Contract shall incorporate all terms and conditions as well as authorized deductions and penalties allowed under the Contract.

Contractor has performed satisfactorily during the initial term of the contract and the department concurs with the Contract Adjustment.

ALTERNATIVES

The Aviation Authority Board may reject or modify the proposed Amendment.

FISCAL IMPACT

The fiscal impact of the Contract Adjustment for Purchasing Contract 03-20 is the total not-to-exceed amount of \$2,365,300. Funds anticipated to be spent under the contract in the current fiscal year are within budget. 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.

RECOMMENDED ACTION

It is respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Concessions/Procurement Committee and approve the Amendment No. 2, Contract Adjustment for Purchasing Contract 03-20, Terminal Janitorial Maintenance, at the Orlando International Airport, to Flagship Airport Services, Inc., for the total not-to-exceed amount of \$2,365,300, with funding from the Operations and Maintenance Fund; and authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.