Minutes
April 5, 2022
Consultant Selection Committee

A. ROLL CALL

The meeting was called to order by Consultant Selection Committee Chair Ruppert at 1:34 p.m. in the Airport Office Building, 2nd Floor Conference Room. Commissioner Lenhard, Committee Member, was present. Commissioner Cuddihy was present and opted in to participate. Authority Counsel and Staff present were Mr. Rozansky, Mr. Owens, Mr. Lobb, Mr. Keith, Mr. Warriner, Ms. LeDuc, Ms. Best, Ms. Vandersluis, and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

Chair Ruppert led the Pledge of Allegiance.

C. AGENDA

Mr. Rozansky stated that there were no changes to the agenda, but supplemental information was provided including budget information, answers to questions from prospective proposers and a reference check summary completed for each of the three firms being interviewed today.

D. DISCUSSION ITEMS

1. Interviews and Rankings of Responses for South Quad Hangar Development Design - Request for Proposals (RFP)

Introductory Comments

Chair Ruppert asked if Committee members had any questions. Staff responded to several questions regarding the design phase timeline and budget, the net gain of hangars, schedule for demolition of the East Quad hangars, the number of current customers on the hangar wait list, Hanson's ability to manage existing NAA projects if given the opportunity to design this project and American Infrastructure Development's ability to manage the project with only 22 employees.

Mr. Keith provided introductory comments about the RFP for South Quad hangar development design that was issued on January 24th. He said that the project scope includes the design of approximately 14 box hangars, 42 T-hangars, site work and a potential self-fueling facility. He stated that six proposals were received, and staff carefully evaluated every submittal at a public meeting held on March 8th. The following three firms were shortlisted for further consideration by the Committee today:

1. American Infrastructure Development, Inc.
2. Hanson Professional Services, Inc.
3. AVCON, Inc.

Mr. Keith said that each firm will be given up to 30 minutes to present followed by a 20-minute question and answer period. Following the interviews, he requested the Committee make a rank-order recommendation to the Board of Commissioners for consideration at their regular meeting on April 21st.

Interviews

- American Infrastructure Development, Inc.

Mr. Kyle Holley, Project Manager, of American Infrastructure Development, Inc. (AID) introduced himself and provided an overview of his team's expertise. He introduced Mr. Mohsen Mohammadi, Principal-in-Charge and Mr. Scott Brady of EG Solutions, Inc. who are key members of their team. Mr. Holley provided a summary of other projects that their team has managed at the Naples Airport. He encouraged a public outreach component and well as other project elements. Mr. Holley reviewed relevant experience at other airports and outlined several elements to consider.

Mr. Brady discussed the stormwater design and permitting process. He presented an overview of our current master drainage plan, the 2021 Master Plan Development Plan, phosphorus, nitrogen and zinc considerations for this project as well as pending new rules for water quality (Florida HB 1225/SB 1522), pond cost by design basis, a model of a water quality treatment optimized for retrofit designs with computation fluid dynamics, use of pervious pavement or brick pavers to control phosphorous, maintenance issues that would be key for system performance and other improvements to limit impacts to Rock Creek.

Mr. Mohammadi underscored the importance of public outreach on this project. He commented that construction phasing will be essential since the project will impact tenants in the area. Other considerations in the design will be architectural or landscaping aesthetics since the landscaped berm along North Road will be removed, making the airport more visible to the public. He proposed several value engineering ideas to reduce cost escalations, reuse of pavement materials for sustainability and retrofit of existing hangar area to reduce the amount of phosphorus and nitrogen stormwater discharges. He reviewed the project schedule for preliminary engineering, design and permitting, bidding and award, as well as construction and closeout. Mr. Mohammadi closed by reiterating the extensive experience of their firm.

A question-and-answer period followed the presentation.

- Hanson Professional Services, Inc.

Mr. Blake Swafford, Vice President of Hanson Professional Services, Inc. introduced himself and the project team who would be working on the project. He noted that his firm has been working closely with Mr. Brady from EG Solutions since 2007. He provided an overview of his firm's qualifications and experience and addressed concerns related to workload issues regarding the amount of work they have at the Naples Airport. Mr. Swafford stated that in the last 12-14 months, Hanson has hired approximately 10 aviation professionals in Florida who would be backing up Mr. Harris to make sure our projects remain on schedule. He noted that Mr. John Thompson, one of their new employees, has already visited the Naples Airport a couple of times.

Mr. Mike Harris, Project Manager, provided a list of their current and past projects completed at the Naples Airport and recapped their relevant experience. He presented the scope of the project, concept layout and proposed hangar design. He stated that they would work with the Leasing office to design the right-sized hangars for our tenants. He proposed an enhanced landscape buffer along North Road and stated that potential architectural elements could be incorporated into the hangar buildings. He reviewed the site design, service road relocation and the conceptual phasing plan.

Mr. Brady of EG Solutions presented a stormwater management approach, explained maintenance requirements that could result from pending rule changes, and displayed a diagram showing a proposed cross-connection of the two ponds. He moved past the slides shown in the previous AID presentation so as not to repeat himself.

Mr. Swafford addressed savings and material supply issues. He explained that over the years, they have refined their high quality, in-depth internal quality assurance system to review every set of plans. He said that this system includes engineering review and construction management review, which prevents costly change orders during a project. Regarding material supply issues, he suggested direct purchase of building materials and potentially the pipe for the stormwater drainage system. He explained that this will save the NAA from taxes, markup, overhead and the general contractor's bonding costs.

Mr. Swafford concluded by summarizing their experience and capabilities.

A question-and-answer period followed.

- AVCON, INC.

Mr. Bobby Palm, Senior Project Manager for AVCON, INC. introduced himself and provided an overview of the firm and their qualifications. He introduced Mr. Mark McLean of MHK Architecture and Planning and Mr. Scott Brady from EG Solutions. He highlighted AVCON's team partners, projects that they completed at the Naples Airport, hangar experience at other airports, the phasing plan for reducing impact on current tenants and the material supply issue plan.

Mr. McLean presented a summary of MHK's experience, displayed hangar design concepts currently underway at the Naples Airport, reviewed Design Review Board requirements and schedules, and showed two design options for the hangars and a landscape plan for this project.

Mr. Palm presented the South Quadrant T-hangar project that AVCON developed in 2006. Mr. Brady skipped through a number of slides that were presented in the two previous presentations. He presented three conceptual plans of the pond reclamation and water management features as permitted in the current Master Drainage Plan.

Mr. Palm concluded the presentation by summarizing their experience, capabilities, and unmatched understanding of the project.

A question-and-answer period followed the presentation.

Commissioner Cuddihy asked Mr. Brady if he could help the Committee understand which firm's presentation was more efficient in terms of building and in terms of maintaining the project. Mr. Brady stated that the cross-connection of the ponds as presented by Hanson was a longer term solution than the other two firm's solutions. Mr. Brady stated that the cross-connection of the pond would ultimately be a requirement. The solutions presented by the other two firm's would reduce some of the pollutants earlier in the process. Mr. Brady added that he didn't share his three presentations with each of the firms. He said that the advantage to Hanson is that they looked at this solution quite some time ago. He stated that all of these solutions are going to require a new set of models, new computational fluid dynamics, new continuous simulations for the average annual load and new events for the storms, and we wouldn't lose anything from any one of the firms. He said that the Hanson solution allows us to get that piece in now. Regarding the length of time for the issuance of a conceptual permit on the master drainage plan, Mr. Brady stated that it took four years from the time it started until the last monitoring was done. We were allowed to keep building other projects during that time because we were working in good faith with the district in showing them the information as it came along with the understanding that the whole system or at least part of it was going to be in place and functional by the time the buildings were constructed. Mr. Brady stated that the whole package is going to be a long project.

Initial Rankings

Following the presentations, Chair Ruppert requested Commissioner Lenhard's input. Commissioner Lenhard said that each of the firms could do the job and we have prior experience with all of them. He requested staff feedback since they have worked directly with each of the firms. Commissioner Lenhard said he was initially impressed with AID's idea regarding the pavers and grass areas but due to maintenance concerns, that may not a good idea. He stated that Hanson suggested the cross-connect between the two ponds, but it is something we would do anyway. AVCON has experience in the South Quad and MHK, their subconsultant, has a great relationship with the City and that permitting and working with the Design Review Board may be a smoother process.

Commissioner Cuddihy said she had similar comments and would also like staff's feedback. She stated that Hanson and AVCON proposed the direct purchase option which she thought was a good idea, and after listening to Mr. Brady, she said the paver idea may not be a good solution.

Commissioner Ruppert felt that all three firms had something to offer and were all well qualified. He said that AID was solid on their thinking, approach and engineering but they did not address the landscape plan or the self-fueling option and were not as thorough in addressing the complete project. He said that Hanson and AVCON had more current experience at the Naples Airport, and that the direct purchasing proposal, phasing and other solutions were beneficial. He liked AVCON's partnership with MHK and they would be a good asset to have in going through the permitting and Design Review Board processes which could save us time and money. He felt AVCON had the most well thought-out phasing plan but during the question-and-answer period, they were unable to answer a few of the questions.

Staff Feedback

Mr. Rozansky agreed that all three firms were qualified. He stated that Hanson and AVCON provided more granular detail in their presentations. He could not anticipate how the DRB might respond to the façade presented by AVCON given that the area is on a roadway adjacent to County property and a

mobile home park. He added that prior to today staff believed that we would continue the landscaping features that exist along North Road. In this scenario, he felt that people using the Greenway wish to be outdoors and may not wish to look at an ornate façade. He said he struggled with how the MHK's renderings mesh with what is existing. Mr. Rozansky added that the hangar adjacent to the observation area is hidden by the vegetation that exists along the roadway.

Mr. Keith stated that the original Marco Hangars design was not complimentary to the designs submitted by MHK for the Naples Jet Center and the McCabe hangars. The City's Design Review Board required Marco Hangars to change their designs as a result. He stated that in the South Quad, there are only metal buildings around it, and that when going before the City's Design Review Board, it should be pointed out that the landscape design concept will continue to enhance the Greenway.

In response to Commissioner Cuddihy's question regarding the cost estimate for the project, Mr. Rozansky stated that two or three years ago, we estimated $7 - $8 million. With additional stormwater components, the perimeter service road relocation and incorporating new architectural elements, he did not believe it could be done for less than $15 million. He announced that we recently received a grant offer from Florida Department of Transportation. Mr. Lobb added that FDOT has programmed approximately $7 million for this project.

Final Rankings

Commissioner Lenhard made a motion to rank the firms in order of preference to present to the full Board of Commissioners for approval on April 21, 2022 as follows: 1) Hanson Professional Services Inc.; 2) AVCON, INC. 3) American Infrastructure Development, Inc. Commissioner Cuddihy seconded. The motion passed 3-0 unanimously.

E. PUBLIC COMMENTS

There were no public comments.

F. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/ MEETINGS

There were no additional comments or requests/meetings.

G. ADJOURN

The meeting adjourned at 5:08 p.m.

Christopher A. Rozansky
Secretary

CITY OF NAPLES AIRPORT AUTHORITY (NAA)
Board of Commissioners
Notice of Consultant Selection Committee Meeting

FINAL AGENDA

Airport Office Building, 200 Aviation Drive North, 2nd Floor, Naples

Tuesday, April 5, 2022
1:30 p.m.

Commissioner Kerry C. Dustin – Chair
Commissioner Rick Ruppert – Vice Chair, Consultant Selection Committee Chair, Audit Committee Member
Commissioner Michael Lenhard – Audit Committee and Consultant Selection Committee Member
Commissioner Donna M. Messer – NCC and TAC Liaison
Commissioner Rita Cuddihy – Audit Committee Chair
Executive Director: Christopher A. Rozansky
Authority Attorney: William L. Owens, Esq. of Bond, Schoeneck & King, PLLC

Welcome. If you wish to address the Consultant Selection Committee regarding an item listed on the Agenda, please complete a Speaker Registration form and hand it to the Executive Assistant prior to consideration of that item. We ask that speakers limit comments to 5 minutes and that large groups name a spokesperson whenever possible. All written, audio-visual, and other materials distributed to Committee members or staff during this meeting will become the property of NAA and will be a public record. Thank you for your interest and participation.

NOTICE

Formal action may be taken on any item listed on the Agenda below, or added to the Agenda before or during the meeting, or discussed during the meeting without being added to the Agenda. Also, the sequence of items may be changed as the meeting progresses.

Any person who decides to appeal a decision of this Committee with respect to any matter considered at this meeting (or hearing) will need a record of the proceeding and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be heard.

Any person with a disability requiring auxiliary aids or services in order to participate in this proceeding for meetings at the City Council Chamber may call the City Clerk's Office at 213-1015, or for meetings at the Airport Office Building, the NAA Executive Assistant's Office at 643-0733, with requests at least two business days before the meeting.

Information on Action Items and other items which has been provided in advance of this meeting may be inspected at the office of the Executive Assistant, General Aviation Terminal Building, 2nd Floor, 160 Aviation Drive North. Minutes of this meeting will be prepared for Board approval, usually at the next Regular Meeting.

A. **ROLL CALL**

B. **PLEDGE OF ALLEGIANCE**

C. **AGENDA (Add, delete or re-sequence items)**

D. **DISCUSSION ITEM**

1. **Interviews and Ranking of Responses for South Quad Hangar Development Design – Request for Proposals (RFP)**

   a. American Infrastructure Development, Inc. 1:35 pm
   b. Hanson Professional Services, Inc 2:35 pm
   c. AVCON, Inc. 3:35 pm

E. **PUBLIC COMMENTS (Public comments accepted for items not otherwise listed on the Agenda; 5 minute limit)**

F. **CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS**

G. **ADJOURN**

Information on Discussion Items and other items which has been provided in advance of this meeting may be inspected at the office of the Executive Assistant, General Aviation Terminal Building, 2nd Floor, 160 Aviation Drive North. Minutes of this meeting will be prepared for Board approval, usually at the next Regular Meeting.

NOTE: The Consultant Selection Committee is comprised of Committee Chair Ruppert and Commissioner Lenhard. All NAA Commissioners are welcome to attend and can "opt in" to participate and vote.