Minutes - Corrected
March 28, 2023
Consultant Selection Committee

A. ROLL CALL

The meeting was called to order by Consultant Selection Committee Chair Ruppert at 8:30 a.m. in the Larson Conference Room, General Aviation Terminal. Chair Ruppert and Committee Member Burns were present.

Authority Counsel and Staff present were Mr. Rozansky, Mr. Owens, Mr. Lobb, Mr. Keith, Mr. Dietrich, Ms. Best and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

Chair Ruppert led the Pledge of Allegiance.

C. AGENDA

Mr. Rozansky stated there were no additions or deletions to the agenda.

D. DISCUSSION ITEMS

1. **Interviews Response to Request for Qualifications and Proposals (RFP) #22-5520, On-Call Engineering Consultant Services (Public comments accepted for each item**

Introductory Comments

Mr. Lobb provided an overview of the RFP process issued on December 27, 2022, for On-Call Engineering Consultant Services. He said the Staff Selection Committee met a couple of weeks ago to narrow the firms from eight to six. He said that there were six phenomenal firms interviewing today and that the deliberations would be difficult. Mr. Lobb stated that it is the staff's goal to select three firms to contract with.

Chair Ruppert asked about the procedure to rank the firms. Mr. Owens stated that all the presenting firms should be organized in order from 1 to 6. Mr. Rozansky said we have two on-call engineering contracts now, one with Hanson Professional Services and the other with EG Solutions. He noted that the staff would like to engage with three firms because our workload has increased. He stated that some of the firms have a specialty, so it may be a fair question to ask the primary provider what their specialty would be. Chair Ruppert said that that was a good point. He also noted that some subcontractors are showing up in multiple proposals.

Commissioner Burns asked if it was common practice in this industry to have the same subcontractors in multiple proposals. Mr. Rozansky stated that it was. Commissioner Burns asked why there was so much interest from eight firms with an annual budget of $100,000. Mr. Rozansky stated that although there is a small budget for routine assignments, under State law, we can award projects with costs under $400,000 for design and $4 million for construction. He added that there would be a lot of projects within the next five years.

Interviews

Chair Ruppert welcomed AVCON, Inc. and reminded them that their presentation should consist of a maximum of 15 minutes to allow for a question-and-answer period afterward.

a. AVCON, Inc.

Mr. Lee Lewis, Principal-in-Charge, introduced himself and summarized his background and 30 years of experience, all with AVCON. He provided an overview of his firm's history and experience throughout the State of Florida and at the Naples Airport. He highlighted some innovative and sustainable solutions they were first to develop.

Mr. Lewis stated that as Principal-in-Charge, he will ensure the budget and schedule is watched carefully and resources are provided to ensure our projects are addressed appropriately. He introduced his team consisting of Mr. Evan Griffith, Lead Engineer, who has 30 years of civil engineering experience and 25 years in airport engineering, and Mr. Craig Sucich, Project Manager, who has 25 years of experience and specializes in full-service general engineering/on-call consulting.

Mr. Sucich presented an organizational chart of his team that was augmented with a sub-consultant team who would provide specialty services. He reviewed their project understanding and explained how they would phase the projects and coordinate with the airport during each phase. He presented the quality control and cost control processes that they put in place. Mr. Sucich reviewed how they would assist in the bidding and negotiation process as well as the construction phase. He provided an overview of their emergency response team that is available, if needed. Mr. Sucich concluded the presentation by highlighting AVCON's benefits to the NAA.

A question-and-period followed regarding how the firm would address environmental contamination issues, their experience in relocating or building a new airport and timeline to complete it, how their office in Fort Myers was staffed, what their strength was over and above the subcontractors on their team, their preferred project delivery method, assessment of subcontractors and contractors in the past six months, their use of their asphalt innovation and how they would factor in resiliency components for our structures, airfield lighting and pavement.

b. Hole Montes, Inc.

Chair Ruppert welcomed the Hole Montes team and reminded them that their presentation should take 15 minutes to allow for a question-and-answer period afterward.

Rick Brylanski, Principal-in-Charge, introduced himself and provided an overview of his firm, which has served the area since 1966. Mr. Brylanski said his specialty was in land development and stormwater. He introduced the Hole Montes team, including Mr. Tim Parker, Project Manager, and Mr. Austin Brown, Civil Aviation Engineer, who were both present today. Mr. Brylanski summarized Mr. Parker's background and experience and noted that he was a local resident.

Mr. Parker provided a summary of each subcontractor selected to assist them in specialty areas. He provided how they would coordinate small projects. He gave an overview of other current on-call contracts they have in Southwest Florida. He provided an example of a small project they are currently working on at Page Field with their Airport Fuel Farm Expansion Evaluation.

Mr. Parker presented their approach to the preliminary, design and construction phases. He illustrated several examples using "the Hole Montes Difference" method. He highlighted another case study completed at Page Field's Airport Runway and Taxiway Rehabilitation, where they realized over $750,000 in savings and completed it ahead of schedule. He reviewed several projects they successfully completed and re-emphasized the Hole Montes benefits to the NAA and reiterated their local presence and relationships with local contractors in the area.

A question-and-period followed regarding the number of people staffed in their Fort Myers and Naples locations, their workload with the City of Naples, what their strength was over and above the subcontractors on their team, their approach to working in environmentally sensitive areas in terms of experience and difficulty, their preferred project delivery method, their assessment of subcontractors and contractors in the past six months, struggles experienced in increasing the elevation of the runway at Everglades Airport as well as resiliency considerations in the designs of pavement or airfield lighting there.

c. Hanson Professional Services, Inc.

Chair Ruppert welcomed the Hanson team and reminded them that their presentation should consist of a maximum of 15 minutes to allow for a question-and-answer period afterward.

Mr. Blake Swafford, Principal-in-Charge, introduced himself and Mr. Mike Harris, Project Manager. He provided an overview of his firm's history and introduced his team, including those working on our projects. He said they had doubled the size of their staff in Southwest Florida.

Mr. Harris addressed their ability to manage small projects and highlighted their extensive experience at Naples Airport. He noted that they are currently working on projects anticipated to be included in the general engineering consultant contract. Harris provided their approach to managing the four different phases of each project. He reiterated their experience at the airport and that there would be uninterrupted service if selected. Related to the City's and NAA's discussions regarding an airport relocation, he noted that Hanson has extensive experience on new airport development.

Chair Ruppert thanked Hanson and Mr. Harris for responding to Hurricane Ian for us. He said that Mr. Harris is a partner, and we appreciated his above-and-beyond professionalism.

A question-and-answer period followed regarding Hanson's assessment of their performance; the allocation of additional resources to the team to assist with NAA projects, the location of their office; experience with environmental issues and their approach to remediating contaminated soil, their expertise with relocating airports and expansion project at the Everglades Airport; their favorite project delivery method; and their observations on contractors in the past six months.

d. Michael Baker International, Inc.

Chair Ruppert welcomed the Michael Baker team and reminded them that their presentation should consist of a maximum of 15 minutes to allow for a question-and-answer period afterward.

Mr. Mark Kistler, Principal-in-Charge, introduced himself and summarized their multi-disciplinary firm. He provided background information on their dedicated on-call expert partners on their team. He

introduced Mr. Nathan Parish, Project Manager, and provided an overview of his airfield and permitting experience.

Mr. Parish stated they put together a cohesive team to work on NAA's projects. He addressed how they would manage small projects and tailor project delivery. He presented their approach to achieving quality, data collection to accurately represent existing conditions, conceptual design, construction safety and phasing.

Mr. Kistler presented their approach to design, bidding and construction. He introduced Mr. Fabian Richards, our local inspector and is a Collier County resident and was present today. Mr. Kistler highlighted Mr. Richards' expertise as an inspector and noted that having a local inspector would keep our costs down. Mr. Kistler concluded his presentation by summarizing their firm's overall benefits to the NAA.

A question-and-answer period followed regarding Mr. Kistler's and Mr. Parish's office location, number of employees nationally, their experience in building new airports similar to an environment like the Everglades, their approach to handle environmental contamination, response time in an emergency, clarification on their availability in the one- to three-year time period, favorite project delivery method, their observations with contractors and trades in Southwest Florida over the past six months, and their firm's approach from a resiliency or a hardening of infrastructure perspective when designing pavement, stormwater, airfield electrical projects in Florida.

e. Infrastructure Consulting & Engineering, PLLC (ICE)

Chair Ruppert welcomed the ICE team and reminded them that their presentation should consist of a maximum of 15 minutes to allow for a question-and-answer period afterward.

Mr. Doug Hambrecht, Project Manager, introduced himself and his team consisting of Mr. Maram Aldada, Civil Design Lead, and Mr. Lacey Spriggs, Agency Coordination/Regulatory Guidance. Mr. Hambrecht summarized their experience and his firm's resources and capabilities. He provided an overview of their client experience in Florida. He addressed how they would manage small projects and how they would effectively utilize their in-house resources.

Mr. Aldada said that he served as the Project Engineer for the North GA Ramp Rehabilitation project at the Naples Airport. He presented their approach to the preliminary phase (engineering), design process, construction documents, bidding and negotiation phase, construction phase and project closeout phase.

Mr. Springs, a former ADO manager for the FAA and registered commercial pilot, presented the benefits of working with him because of his noise and grant experience at the FAA.

Mr. Hambrecht recapped their presentation by highlighting the in-house services that their firm provides and welcomed the NAA team to contact them with any questions, whether they are selected or not.

A question-and-answer period followed regarding ICE's ability to service their clients given the number of on-call contracts they are already maintaining throughout the State, how they would approach remediating environmental contamination, their experience in building new airports in an environment like the Everglades, their preferred project delivery method, their general observations with contractors and trades over the last six months in SW Florida, their experience with the Aerosimple inspection

program, and any resiliency considerations in pavement design, drainage, elevated payments, airfield lighting.

f. American Infrastructure Development, Inc. (AID)

Chair Ruppert welcomed the AID team and reminded them that their presentation should consist of a maximum of 15 minutes to allow for a question-and-answer period afterward.

Ms. Sabina Mohammadi, President and CEO. introduced herself and her team of Mr. Kyle Holley, Project Manager and Lead Airfield Engineer; and Michael Cummings, Director of Construction Management and Deputy Project Manager.

Mr. Holley reviewed the subconsultants they have selected on this project. He provided their approach to managing our projects, the preliminary planning phase, an example of their staff resource planning process, design phase, construction safety and phasing plans, stormwater design and permitting, bidding and negotiation phase, and construction phasing plan.

Mr. Cummings provided their approach to construction management.

Mr. Holley highlighted additional benefits they could provide. He provided an overview of their disaster response and emergency repairs expertise provided at St. Croix, following two hurricanes within nine days of each other.

Mr. Holley thanked the Committee for the opportunity to present.

A question-and-answer period followed regarding their procedures used for identifying and remediating any contamination of soil, their experience in planning or developing a new airport in an environment like the Everglades, staffing levels at each of their seven offices, their experience at the Naples Airport, their key strength in airfield design and construction as well as drainage, their preferred approach to project delivery, their observations with contractors in the past six months in the State of Florida, their subcontractor, C&S; considerations given to resiliency and hardening infrastructure as part of their project approach as it relates to hurricane impacts and their permitting experience in Collier County and the City of Naples.

Initial Rankings

Chair Ruppert proposed a procedure to rank the responding firms by having each Committee member rank their top three firms without providing justification at this time. Following each Committee members' initial rankings, he would welcome discussion of the rankings.

Commissioner Burns said that he would agree with the procedure but also wanted to get more staff input. Commissioner Burns commented that the sharpest gentleman who presented was Mr. Holley from AID, but he did not know much about the firm.

Procedurally speaking, Mr. Owens clarified that it was the Committee's responsibility to rank all six firms.

Commissioner Burns said that his preference would be to rank the top three firms in this order: 1) AVCON, Inc; 2) Hole Montes, Inc.; and 3) Hanson Professional Services, Inc.

Chair Ruppert stated that he shared the top three firms, but differed in order of preference.

Chair Ruppert provided his observations about each of the top three firms. He commented that all three were great, but Hanson had no learning curve and that he sees Mr. Harris sometimes more than he sees some of the NAA staff. He was impressed with Mr. Harris' availability for someone who lives in Sarasota and views him more as a partner. He was also impressed with how he responded to our needs during Hurricane Ian. For that reason, Chair Ruppert would rank the top three firms as 1) Hanson Professional Services, Inc.; 2) Hole Montes, Inc.; and 3) AVCON, Inc. He said that he had no criticism of Hole Montes or AVCON. Each had experience with Naples, familiarity with Naples Airport, proximity to Naples and good response time.

Commissioner Burns said that we are in agreement with the top three firms, but if staff had any objection to the top three, he would like to hear their input. Mr. Rozansky stated that these were excellent choices.

Commissioner Burns stated that he positioned AVCON as the No. 1 ranked firm because he felt AVCON was aggressively wanting our business. He said that Hanson has had some scheduling issues, and he can't rank Hanson No. 1 because of one person in the company. He said he liked Hole Montes because of their experience in the county. He said AVCON led the way in answering all the questions, making a solid presentation and showing a commitment to our airport.

Chair Ruppert appreciated Commissioner Burns' viewpoints. He said that he felt Mr. Swafford and the Hanson team have done a consistent job over the last few years. Their relationship with EG Solutions is excellent. He liked Hole Montes because they are local and because of their strengths.

Commissioner Burns stated that AVCON also has EG Solutions listed as their consultant and didn't see the difference in making that the criteria. He added that Mr. Lee Lewis grew up in Naples and he again mentioned Hanson's scheduling and capacity issues.

Mr. Keith commented that we would be hiring the top three firms.

Chair Ruppert made a motion to rank the top three firms (See motion below under the heading, Final Rankings).

There was Committee discussion regarding the fourth, fifth and sixth rankings.

Chair Ruppert recommended the rankings as follows: 4) AID, 5) Michael Baker International and 6) ICE. He was concerned about the breadth of AID, but was impressed with Mr. Holley. He said all three of these firms were super qualified, and ICE did a lot of research. He was, however, concerned about ICE's availability with their current workload throughout the State.

Commissioner Burns was in agreement with Chair Ruppert's comments. See motion below under the heading, Final Rankings.

Staff Feedback

There was no additional staff feedback.

Final Rankings

Chair Ruppert made a motion to rank the top three firms for on-call engineering consultant services to present to the full Board of Commissioners for approval at the regular Board meeting on April 20, 2023 as follows:

1) AVCON, Inc.
2) Hole Montes, Inc.
3) Hanson Professional Services, Inc.

Commissioner Burns seconded. The motion passed unanimously 2-0.

Chair Ruppert made a motion to rank the bottom three firms for on-call engineering consultant services to present to the full Board of Commissioners for approval at the regular Board meeting on April 20, 2023, as follows:

4) American Infrastructure Development, Inc.
5) Michael Baker International, Inc.
6) Infrastructure Consulting and Engineering, PLLC

Commissioner Burns seconded. The motion passed unanimously 2-0.

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 12:24 p.m.

Christopher A. Rozansky
Secretary

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

FINAL AGENDA

General Aviation Terminal, Larson Conference Room, 160 Aviation Drive N., Naples, FL
Tuesday, March 28, 2023
8:30 a.m.

Commissioner Kerry C. Dustin – Chair
Commissioner Rick Ruppert – Vice Chair, Consultant Selection Committee Chair, Audit Committee Member
Commissioner Rita Cuddihy – NCC and TAC Liaison
Commissioner Robert P. Burns – Consultant Selection Committee Member, Audit Committee Member
Commissioner Terrence W. Cavanaugh – 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 (Public comments accepted for each item; 5 minute limit)

1. Interviews Response to Request for Qualifications and Proposals (RFP) #22-5520, On-Call Engineering Consultant Services

a. AVCON, Inc.	8:40 a.m.
b. Hole Montes, Inc.	9:15 a.m.
c. Hanson Professional Services, Inc.	9:50 a.m.
d. Michael Baker International, Inc.	10:25 a.m.
e. Infrastructure Consulting & Engineering, PLLC (ICE)	11 a.m.
f. American Infrastructure Development, Inc. (AID)	11:35 a.m.

E. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/MEETINGS

F. 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 Burns. All NAA Commissioners are welcome to attend and can "opt in" to participate and vote.