Minutes
May 17, 2023
Consultant Selection Committee - Corrected

A. ROLL CALL

The meeting was called to order by Consultant Selection Committee Chair Ruppert at 8:35 a.m. in the Airport Office Building, 2nd Floor conference room. Chair Ruppert and Committee Member Burns were present. The following Commissioners were present and opted to participate and vote: Commissioner Cuddihy, Commissioner Cavanaugh and Commissioner Dustin.

Authority Counsel and Staff present were Mr. Rozansky, Mr. Owens, Mr. Lobb, Mr. Keith, Mr. Dietrich, Ms. Best, Mr. Marlow 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 (Public comments accepted for each item; 5-minute limit)

1. Interview Response to Request for Qualifications and Proposals (RFP) #23-5511, Aviation Planning and Environmental Services (Public comments accepted for each item)

There were no public comments.

Introductory Comments

Chair Ruppert asked for clarification of the ranking and approval procedure since all five Commissioners were in full attendance today. Mr. Owens stated that the Committee will follow normal procedure and rank the firms and present their recommendations to the entire Board at the June 15th Regular Meeting.

Mr. Rozansky advised the Committee members that the NAA has not previously had on-call planning and environmental services. The increasing need for these services has become apparent in multiple projects that go beyond just the airport feasibility study and asked the Committee to keep that in mind.

Commissioner Dustin advised that the U.S. Army Corps of Engineers is three years into a feasibility study to find ways to protect the coastline in Naples and other areas. As part of the study, a three-mile flood wall and 56 floodgates were proposed. He said there has been limited public awareness; and the Port Royal neighborhood and the Conservancy of Southwest Florida issued a letter opposing the proposed wall. Commissioner Dustin stated he recently became aware of this project and has been astounded by the small percentage of residents who have any knowledge of it. He is concerned about this study's impact on the community and believes more awareness is necessary. Commissioner Dustin asked each of the Committee members about their knowledge and concerns with the study. Commissioners Cuddihy and Cavanaugh were aware of the initiative but did not know a lot of details on where it stands. They agreed that neighbors are not very aware. Chair Ruppert said he was aware of the Army Corps' plan regarding the flooding and the steps they took in 2021 with the initial plan and that the locks were frowned upon but are now back on the table. Commissioner Burns said he was aware of it and participated in their Zoom meeting held last month.

Chair Ruppert suggested that the Committee ask both consultants being interviewed today about their knowledge of the situation and whether they have any knowledge of or comments about the proposed wall. Commissioner Dustin said that if the impact of the wall that is being proposed by the U.S. Army Corps of Engineers is considered, a relocation study for the airport might be immaterial. If this plan is carried out, it will negatively impact the City of Naples, including the need for a relocation study.

Interviews

a. CHA Consulting, Inc.

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

Mr. Mike DeVoy, PE, Aviation Business Line Director and Project Principal-in-Charge, introduced himself and the CHA team consisting of Mr. Jonathan Hand, Project Manager; Mr. Paul Puckli, Technical Advisor; and Dr. Dave Byers, CM, of Quadrex as a Technical Advisor.

Chair Ruppert advised Mr. DeVoy and his team that the Committee members had been discussing the U.S. Army Corps of Engineers study looking at ways to mitigate and protect the coastline. This study has been prompted by a growing concern that the water level will continue rising and cause flooding along the coastline. Chair Ruppert said the study involves gates and walls. There is much debate about the best way to approach this study. Chair Ruppert said that whoever is selected today will likely be dealing with the U.S. Army Corps of Engineers study at some level.

Mr. Hand provided information about how an on-call contract would be managed. He explained about the local knowledge of his firm as well as their national expertise. He said the firm is a full-service consultant. CHA Consulting, Inc. has broad-based capabilities and is made up of aviation and environmental experts. He advised that eight companies work closely with CHA Consulting; each serves a specific role. Mr. Hand will be the single point of contact for the on-call services but will have access to other firms to address the various needs of any project. He reviewed the team of consultants and how each would be instrumental in carrying out the scope of work.

Mr. Puckli said that any planning project that would come up within the next five years would be appropriately addressed by the CHA team. In addition, he reviewed their relevant airport relocation study experience. Mr. Puckli stated that his team has been involved in several relocation studies including the Panama City project and has learned some lessons while doing studies for airports across the country that will benefit the Naples Airport Authority. He also shared the firm's experience designing airports, and determining whether it is feasible to relocate an airport.

Mr. Rozansky asked if the studies shown are examples where CHA Consulting was contracted as the primary firm or if it was team members in previous positions. Mr. Puckli said some were CHA projects, and others were conducted by individual team members.

Mr. Puckli provided an overview of a general airport relocation study, which included agencies that must be engaged in the process. He discussed the operational aspects of an airport facility and the questions that need to be answered. Mr. Puckli reviewed specific airport relocation analysis questions and information the firm would collect during the study process.

Dr. Byers said that any relocation of Naples Airport would likely have to be outside of the City of Naples. He stated that many components are considered in an airport relocation analysis including justification for moving it and how a project of this magnitude would be carried out.

Mr. DeVoy said CHA has a strong aviation practice and brings a broad level of expertise. He said a team of professionals had been put together specifically for the Naples project. Mr. DeVoy also stated that with a relocation study, a facility must be maintained, resilient and sustainable. The CHA team would bring a fresh perspective and would like to be a trusted partner for the Naples Airport Authority.

A question-and-answer period followed regarding CHA's direct airport relocation study experience, threats/risks, other than noise, that may compel us to move the airport, timeline to produce the report, regionalization with other local airports, how to approach selecting a site, potential ways in which the City could continue to own the land and control the airport at a new location, if the sale of the existing 732 acres could be used for funding the new airport, community impact from the new use of the existing land, the creation of vast infrastructure problems within the City, impacts of rapidly changing aviation technology, the potential of increased or reduced demand of building a new airport, the amount of land needed for a new airport and availability of it, preserving noise impacts in the design, their experience in dealing with political entities on some of the issues being discussed, consideration of relocating different elements of the airport if the entire airport relocation wasn't possible and estimated cost of moving the airport.

Commissioner Dustin requested that a copy of Slide 9 be provided to the Board.

Mr. Byers suggested the NAA request an FAA grant to conduct an airport relocation study.

In response to Mr. Rozansky regarding who the principal was on the Panama City study, Mr. Puckli responded that he was with PBS&J at the time and was the subcontractor for the airport planning work. He added that CHA did two master plans after the new airport was built. Regarding their approach to the potential of airline service at a new facility, Mr. Hand said that they would do a financial/cost benefit analysis to determine if it is feasible to offer airline service. Regarding the challenge of modeling our seasonal peaking characteristics and operational challenges, Mr. Hand stated that they have the ability using AviPlan simulation software to model operational scenarios to help plan our FBO and airfield facilities.

Commissioner Dustin commented that in talking about commercial services, that would create competition with RSW and MIA and the scope of this becomes even more significant.

Given that the Consultant Selection Committee meeting was going over the scheduled time, Chair Ruppert asked if Commissioners or staff had any time constraints with staying on for the remainder of this meeting and participating in the Workshop Meeting at noon, with an estimated finish time by 2 p.m. Everyone was prepared to stay for the entire time.

Chair Ruppert called for a five-minute recess.

b. Environmental Science Associates (ESA)

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

Chair Ruppert advised ESA about the U.S. Army Corps of Engineers initiative where they are considering building a system of locks and walls to prevent sea level rising.

Interviews

Mr. Mike Arnold, LEED AP, Project Director from ESA, introduced himself; Mr. Douglas DiCarlo, Project Manager; Ms. Julie Sullivan, Environmental Lead; and Mr. David Ramacorti, Ricondo Director. He provided the background of the team and the firm's experience. He stated they have been working together for a long time and know Florida aviation especially well. Mr. Arnold stated that ESA is the only non-engineering firm ever hired by the State for a Statewide Aviation On-call Planning and Environmental Contract. He discussed the ESA integrated team and their national reputation for excellence, local knowledge, and experience. He said they are a dedicated team of experts with an unmatched bench of talent, established relationships and proven project quality and delivery. The primary ESA partners are Ricondo and Hanson.

Mr. Arnold provided a sample of the on-call planning and environmental service contracts with which ESA is currently affiliated. He stated that his team supports each airport's overall mission in the entire airport system. His team understands the varied roles of different airports and how they fit together to complement one another.

Mr. Arnold said the formula his team believes works best for on-call services is the upfront identification of the task team in collaboration with the client. He reviewed the management approach of his team. He said his team is vigilant in ensuring the appropriate stakeholders are engaged throughout the process. Mr. Arnold stated that on-call services are only half of the formula for a contract like these. He said many of the issues that will be experienced from an on-call standpoint are issues that will need immediate resolution. His team commits to immediate availability to work through addressing issues and reaching resolutions quickly.

Mr. Arnold presented several projects that ESA had worked on. He highlighted the airport relocation studies they have been engaged in and their experience in performing studies. He said Ricondo led the new San Diego site selection study, probably the most intensive site selection study analysis ever undertaken in the United States. He also highlighted other airport projects that his team has worked on in Florida and throughout the United States and the considerations necessary to consider when contemplating an airport relocation.

A question-and-answer period followed regarding the potential for commercial service and conflicts with RSW, the Fort Lauderdale and the Miami Airports and defining the niche in the airport system; technological advancements in aviation, how they would address legal issues associated with the City's ownership of the existing airport property, the NAA's lease and the feasibility of the City maintaining control of the airport outside the City limits; timeline and cost for the relocation study, cost to relocate the airport, the cost to relocate the Stuart Witham Airport in 2004, considerations in the study Ricondo did for the San Diego Airport, workload, the responsiveness of ESA, Ricondo and Hanson, availability of ESA members and Ricondo as well as responsiveness of the overall team of the three partners.

Mr. Ramacorti provided additional considerations in undertaking a relocation such as how to satisfy the FAA's grant assurances as a result of surplus property, how will the project be funded based on those grants received, relocation of tenant facilities and maintenance of existing facilities.

Commissioner Dustin requested the Witham slide and the two slides on the exploratory relocation study be distributed to Commissioners.

From the environmental aspect, Ms. Sullivan stated that her whole career has been regulatory and that sensitive areas can be addressed. She emphasized that her team does the environmental work on the front end of the study. She stressed that it is important to make sure that a thorough review, the rationale and justification given for any potential challenges needs to hold up to the scrutiny of the national groups such as the EPA. She said after 25 years of doing this type of work, she has earned experience and respect throughout the industry. In response to Commissioner Burns' question of how she would work with the Southwest Florida Water Management District, she said that ESA is one of their three scientific consultants serving the district (South Florida Water Management) and they are a trusted partner.

In response to Mr. Rozansky's question regarding modeling our peaking characteristics and challenges from the community from a noise standpoint as well as on the ground from an operational standpoint, Mr. Ramacorti highlighted his expertise in airfield capacity and explained some of their tools including a dynamic airfield simulation tool they use.

When the COVID-19 pandemic hit, Mr. DiCarlo said that airports experienced quite a lot of changes in air traffic, with a significant drop-off when it hit, followed by a quick recovery in Florida. He said it affected several master plans being worked on, including the NAA's. He highlighted his experience working with the FAA and other industry organizations during this time to find a way to keep these projects moving forward. In response to Commissioner Burns' question regarding the volume increase experienced by fractional jet ownership and charters during this time, Mr. DiCarlo stated that Commissioner Burns' observations were correct and that this increase changed operations nationwide. He said that ESA recognizes that and that this shift will be considered during the relocation study.

Initial Rankings

After Board discussion, there was consensus for the ranking to be submitted to the Board for approval at the June 15th meeting to provide adequate public notice.

Commissioner Burns was impressed with both presentations. CHA's presentation was very well organized in who we would be working with, but they have more consultants than ESA. He also thought that ESA had more in-house capabilities and liked that the company is employee owned. Commissioner Burns said Mr. Arnold has been working for the NAA for three years but didn't realize his specialty is in planning and that he will lead the process. He said he has a lot of faith in Mr. Arnold and feels his advice would be objective. ESA would be Commissioner Burns No. 1 ranking.

Chair Ruppert thought both firms' presentations were excellent concerning their knowledge, depth and experience levels in general. He favored ESA because their experience with the Naples Airport is current and extensive. Also, ESA has familiarity with the community and the governmental bodies. He thought ESA would know how to approach the needs of the NAA, and the continuity due to their experience would be beneficial. Chair Ruppert also pointed out that FDOT uses ESA as an expert, and he was impressed with ESA's work in Lee County. He was pleased with ESA's experience in jurisdictions that may eventually impact Naples. He said ESA is RSW's consultant, and they have been there long-term.

They have much more first-hand knowledge and hands-on experience with permitting in Naples and Collier County, particularly with their subcontractors. From a financial and planning viewpoint, he feels ESA has done a good job by including Ricondo. Chair Ruppert said the air quality simulation was impressive and believes that will be a future issue.

Commissioner Burns thought Ms. Sullivan had important input during the question-and-answer period. She would be the Environmental Lead on this Study for us if selected, and he thought her perspective would be beneficial.

Commissioner Cavanaugh concurred with Chair Ruppert and Commissioner Burns. He also liked ESA.

Commissioner Cuddihy was impressed that ESA's people were embedded in the South Florida Water Management District. She also liked the way ESA addressed the cost aspect of relocating the airport. She thought both firms were great, but ESA was head and shoulders above CHA.

Commissioner Dustin felt the two firms had been properly analyzed. He thought the project would be extraordinarily divisive because he believed it would result in moving noise. He was concerned whether the airport would be close enough for our tenants to want to use it. He said the amount of the community that will have input and very diverse viewpoints would be much broader, including a significant number of Collier County residents. He did agree that ESA seemed like the best choice and said Ms. Sullivan's comments were particularly helpful. He asked the staff who they would prefer to work with.

Mr. Rozansky thought both firms were very capable. In looking beyond this project, either of the firms could do the exploratory work. The NAA is at a point with some of the other planning-type initiatives and trying to get some legislative relief through reauthorization. He thinks being able to model some of the things we are looking at could be helpful in how we manage the efficiency of the airport and try to balance that while minimizing the noise impact. Following both firms' responses, Mr. Rozansky said he had greater confidence in Mr. Ramacorti's response and also because of ESA's experience with that as well. Mr. Rozansky agreed with the Commissioners' comments about ESA's relationships with the environmental regulators in Southwest Florida. He said those key relationships will prove invaluable.

Final Rankings

Chair Ruppert moved to recommend Environmental Science Associates (ESA) as No. 1 and CHA Consulting, Inc. as No. 2 for RFP #23-5511, Aviation Planning and Environmental Services. Commissioner Burns seconded. The motion passed unanimously 5-0.

There were no public comments.

E. CORRESPONDENCE/COMMISSIONER COMMENTS & REQUESTS/ MEETINGS

There were no additional comments or requests/meetings.

F. ADJOURN

The meeting adjourned at approximately 11:50 a.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, 2nd Floor Conference Room
200 Aviation Drive North, Naples, FL
Wednesday, May 17, 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) #23-5511, Aviation Planning and Environmental Services

   a. CHA Consulting, Inc.

   b. Environmental Science Associates (ESA)

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.