Minutes
October 25, 2021
Consultant Selection Committee

A. ROLL CALL

Meeting was called to order by Consultant Selection Committee Chair Ruppert at 1:06 p.m. in the Airport Office Building, 2nd Floor Conference Room. Commissioner Lenhard, Committee Member was present. Authority Counsel and Staff present in person were Mr. Owens, Mr. Rozansky, Mr. Lobb, Mr. Keith, Mr. Garces, Ms. Vandersluis and Ms. Menard.

B. PLEDGE OF ALLEGIANCE

Chair Ruppert led the Pledge of Allegiance.

C. AGENDA

Mr. Lobb stated that there were no changes to the agenda.

D. DISCUSSION ITEMS

1. Interviews and Rankings of Responses to Design – Build Services for Fuel Facility Improvements - Request for Proposals (RFP)

Introductory Comments

Mr. Lobb provided introductory comments about the RFP process for the design – build services for the fuel farm facility improvements. He stated that two years ago, there was an expansion to the fuel farm, which at the time we believed would provide at least five years of additional capacity. However, due to the significant growth experienced in FBO operations over the last year, this design – build project is needed sooner than expected. Mr. Lobb added that this project scope will add an additional 60,000 gallons of Jet A capacity along with a number of ancillary improvements so that our main fuel farm will be dedicated primarily to Jet A fuel. Mr. Lobb stated that the design – build process is different from previous construction projects at the Authority but is within the statutory process set forth in the State of Florida Consultants Competitive Negotiation Act (CCNA), by including all of the functions from the design, permitting, construction and administration under one contract.

Mr. Lobb stated that two (2) responses were received by the October 12th RFP deadline, and both firms will be interviewed today. He noted that following the presentations and Committee discussion, the Committee will be asked to provide a ranking of the firms for Board approval at the November Regular Board meeting. Upon approval, staff will work with the selected firm to negotiate and finalize a contract.

There was discussion regarding the conversion of the 20,000-gallon AvGas tank at the fuel farm to Jet A and converting the 12,000-gallon Jet A tank on the north side of the RexAir hangar to AvGas, allowing the fuel farm to be used primarily for Jet A and the benefit of fueling AvGas trucks from the General Aviation ramp as opposed to driving to the farm.

Interviews

a. Currier TK, LLC

Mr. Chris Olson, Chief Operating Officer and Construction Manager, of Currier TK, LLC introduced himself; Mr. Bill Freeman, Senior Project Manager of Currier and Co. (C&C); and Mr. Barrett Sathianathan, Project Manager of MDM Services. Mr. Olson provided a summary of his firm and their experience. He noted that his firm's single focus is the fuels market serving the aviation community.

Mr. Freeman introduced himself and provided a background of his company and experience. He said that he would be leading the design for C&C, an engineering company that is strictly aviation focused. He stated that C&C will partner with Hanson Professional Services and EG Solutions, the two sub-consultants, for specialized location-specific design/permitting services.

Mr. Sathianathan said that his firm would be heading the construction portion of the project. He provided a summary of MDM Services. He said that his firm is based out of Florida.

Mr. Olson provided an overview of the organizational responsibilities and emphasized the entire team's strengths as well as their understanding of the permitting requirements for the design – build project. Mr. Freeman reviewed the design approach that would optimize the needs of the NAA and the facility to be upgraded. Mr. Sathianathan provided a summary of the construction to minimize the impact to operations and to maintain operational requirements for the fuel farm.

Mr. Olson provided a summary of the construction schedule/phasing and presented additional value-added services that Currier TK offers.

A question-and-answer period followed.

Mr. Emil Garces, Quality Control and Fuel Supply Supervisor, of the Naples Airport explained the piping issue with the three pumps at the fuel farm restricting one from being used while the other two are in operation. Mr. Dale Reinert, the MDM construction manager who worked on our previous fuel farm expansion said that he couldn't remember how the pumps were piped without revisiting the project. Mr. Olson and Mr. Sathianathan stated that they were not aware of the situation but would look at the design to identify the technical issue and build a resolution to this into the phasing plan.

b. American Environmental Aviation, Inc.

Mr. Neil Edgington, Technical Director of American Environmental Aviation, Inc., introduced himself and presented an overview of his firm. He stated that Mr. Paul Sundry, their Senior Vice President of Business Development, planned to present this morning but his flight was delayed multiple hours out of Kansas City to Fort Myers. Mr. Edgington added that he drove down from Sanford, Florida to present in his absence today.

Mr. Edgington stated that his firm's approach would be to keep the fuel facility project simple. He noted that since we only load trucks at the facility, there is no reason to design an overly complicated project.

He cautioned that in his experience, the majority of repairs are often caused by fuel facilities that were overdeveloped with complex items that were not necessary in the first place.

He reviewed past projects that his firm built from concept to completion and presented a list of their current projects as well as unique capabilities and expertise they offer.

He introduced Mr. Alex Nomikos, Design Project Manager of consulting engineer, N. D. Eryou, which is based in Naples. Mr. Nomikos provided a summary of his firm and expertise. He stated that N. D. Eryou has been a partner with American Environmental Aviation for about 20 years and has done approximately 32 projects with them. He spoke highly about the quality of American Environmental Aviation's work and dependability.

A question-and-answer period followed.

At the conclusion of the interview, Mr. Garces provided a tour of our fuel facility to Mr. Edgington and Mr. Nokomis.

Initial Rankings

There was discussion amongst the committee, staff, and legal counsel regarding the ownership structure of Currier TK, LLC.

Following the presentations, Chair Ruppert opened the discussion to evaluate the two firms and asked Commissioner Lenhard for his input.

In response to Commissioner Lenhard's question regarding staff's experience with both firms, Mr. Keith stated that he worked with American Environmental Aviation twice before in Atlanta and once in Florida. He said that they built the Naples Airport's first 40,000-gallon fuel farm in 2008. He said he had experience with Mr. Dale Reinert, the MDM construction manager, who worked on our expansion in 2019. Regarding a piping issue that we are currently experiencing, Mr. Rozansky stated it occurred with the most recent expansion in 2019.

In response to Commissioner Lenhard's inquiry about the type of piping used, Mr. Keith said that the stainless-steel piping that American Environmental Aviation provides is of interest because there is always maintenance with the cast iron/painted pipes we currently have.

Commissioner Lenhard commented that he was more impressed with Currier TK because of the deeper breadth of their team.

Chair Ruppert felt that both firms were very well qualified. He felt that American Environmental Aviation had good capability in-house, with well-integrated, product expertise. However, he gave higher marks to Currier TK because of their familiarity with the airport and the fuel facility through their team. He added that the Currier TK team is hands-on with recent experience in Naples, and their permitting expertise with all our different projects could avoid potential headaches and downtime. He said that they seemed more prepared on what needs to be done. Chair Ruppert said that he didn't see enough knowledge of our project from Mr. Edgington other than it was another job he had experience with.

Because of American Environmental Aviation's learning curve, Chair Ruppert stated that it wasn't worth taking a chance if we had an alternative with Currier TK. Mr. Rozansky said that the feasibility study was conducted by Currier TK, and the knowledge gained during that study was not part of the RFP.

Chair Ruppert's initial rankings were as follows: 1) Currier TK, LLC and 2) American Environmental Aviation, Inc.

Staff Feedback

Mr. Rozansky and Mr. Keith said that both firms are qualified. There was Committee and staff discussion regarding the value engineering suggestions that American Environmental Aviation could provide because they are on site at every job. There was discussion regarding the design issues of the piping in the previous expansion project, but it was noted that MDM built it per plan and that they would be on the front-end of the process in this project. Chair Ruppert reiterated the importance of Currier TK's experience of recent and current projects at the airport.

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 November 18, 2021 as follows: 1) Currier TK, LLC; 2) American Environmental Aviation, Inc. Chair Ruppert seconded. Motion passed 2-0 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 2:56 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

Monday, October 25, 2021
1 p.m.

Commissioner Michael Lenhard – Chair and Consultant Selection Committee Member
Commissioner Kerry C. Dustin – Vice Chair and Audit Committee Chair
Commissioner Donna M. Messer – NCC and TAC Liaison
Commissioner James Rideoutte – Audit Committee Member
Commissioner Rick Ruppert – Consultant Selection 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 to Design – Build Services for Fuel Facility Improvements - Request for Proposals (RFP)**

   a. Currier TK, LLC

   b. American Environmental Aviation, Inc.

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 NAA Chair Lenhard. All NAA Commissioners are welcome to attend and can "opt in" to participate and vote.