



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00003

City Council

1/16/2020

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

PROJECT TITAN AT PENSACOLA INTERNATIONAL AIRPORT - CONSTRUCTION MANAGER AT-RISK SERVICES FOR MRO CAMPUS PROJECT

RECOMMENDATION:

That City Council approve the selection of Brasfield & Gorrie, LLC under Request for Qualifications No. 19-022 for the Construction Manager At-Risk services for the MRO Campus Project at the Pensacola International Airport. Further, that City Council authorize the Mayor to execute the contract and take all actions necessary to complete the project.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The development of Project Titan, which is the MRO campus expansion project at the Pensacola International Airport, will require the services of a Construction Manager At-Risk. During the design phase of each element, the Construction Manager At-Risk will review the plans being developed by the architects/engineers in order to provide cost estimates, initial construction schedules, value engineering services, and ultimately a guaranteed maximum price for the work itself. During actual construction, the firm will be the single point of responsibility for the construction activity.

In May 2019, Staff issued Request for Qualifications No. 19-022 for the necessary services. Seven responses were received. A selection committee made up of Mr. Al Coby, former Pensacola City Manager, Mr. Ted Ent, President and CEO of Innisfree Hotels, and Mr. Ed Carson with Carson Lovell Inc. and Carson Construction reviewed all responses. The review committee met in a public setting on July 26, 2019 to discuss each response, rank the respondents, and shortlist firms for oral presentations. At the conclusion of their discussions, the review committee requested that the top four firms consisting of Brasfield & Gorrie, LLC (partnering with Greenhut Construction Company, Inc.), The Haskell Company (partnering with Hewes & Company, LLC), Hensel Phelps, and Caddell Construction Company, LLC (partnering with Whitesell-Green, Inc.) make oral presentations to the committee.

Oral presentations were given on August 20, 2019. At the conclusion of the presentations, the review committee met in a public setting to discuss each presentation and determined Brasfield & Gorrie, LLC (partnering with Greenhut Construction Company, Inc.) to be the top ranked firm.

Airport Staff and a team of outside consultants have negotiated a proposed contract with Brassfield & Gorrie, LLC for the development of the first additional hangar of the MRO campus expansion project. The contract covers the services to be provided during both the pre-construction phase and construction phase of the hangar and outlines the fees for the Construction Manager At-Risk's pre-construction services. At the end of design development, the Construction Manager At-Risk will provide the City with a guaranteed maximum price for the construction of the hangar itself. An amendment to the contract will be made at that time to incorporate the costs for construction.

PRIOR ACTION:

June 13, 2013 - City Council adopted a resolution to support the acceptance of a grant offered by the Florida Department of Transportation as a Joint Participation Agreement # 43360229401 in the amount of \$11,090,000 for air commerce park phases I and IA - Infrastructure Development.

February 13, 2014 - City Council Discussion Item and Presentation on the ST Aerospace Economic Development Project at the Pensacola International Airport.

February 27, 2014 - City Council approved the Interlocal Agreement with Escambia County and the City of Pensacola for Funding of Economic Development Project - ST Aerospace of Mobile, Inc.

September 9, 2014 - City Council approved the lease with VT Mobile Aerospace Engineering.

July 16, 2015 - City Council approved the selection of Greenhut Construction and authorized the Mayor to execute the contract.

September 17, 2015 - City Council authorized the Mayor to execute acceptance of the Florida Department of Transportation Joint Participation Agreement # 43571729401 in the amount of \$1,531,546 for construction funding to expand the cargo apron and construct a taxiway connector at the Pensacola International Airport of which \$1,121,242 will be used towards taxiway connecting future VT MAE facility to runway 17-35.

March 17, 2016 - City Council authorized the Mayor to execute acceptance of the Florida Department of Transportation Joint Participation Agreements # 42030029401, # 42960929401, and # 42960939401 in the amount of \$2,975,305 for construction of a taxiway connector at the Pensacola International Airport.

April 14, 2016 - City Council authorized the Mayor to execute acceptance of the Florida Department of Transportation Joint Participation Agreement # 43571769401 in the amount of \$8,599,600 for construction of a hangar at the Pensacola International Airport.

September 22, 2016 - City Council authorized the Mayor to execute Amendment No. 1 to the lease the VT Mobile Aerospace Engineering.

September 22, 2016 - City Council authorized the Mayor to execute Amendment No. 1 to the contract with Atkins North America.

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September 22, 2016 - City Council authorized the Mayor to execute Amendment No. 1 to the contract with Atkins North America.

February 8, 2017 - City Council authorized the Mayor to execute Amendment No. 2 and Amendment No. 3 to the contract with Atkins North America.

March 8, 2018 - City Council authorized the Mayor to execute acceptance of the State of Florida Department of Economic Opportunity Grant Agreement G0009 in the amount of \$4,000,000 for construction of infrastructure related to MRO expansion.

September 13, 2018 - City Council authorized the Mayor to accept and execute the State of Florida Department of Transportation Public Transportation Grant Agreement Financial Project 441494-2-94-01 in the amount of \$3,000,000 for Pensacola International Airport Facilities Development related to MRO expansion.

September 13, 2018 - City Council committed funding in the amount of \$10 million from Local Option

Sales Tax Series IV in support of the aerospace maintenance repair and overhaul (MRO) campus expansion.

February 6, 2019 - City Council approved the amended Interlocal Agreement between the Escambia County Board of County Commissioners and the City of Pensacola related to additional funding requirements for the aerospace maintenance, repair and overhaul (MRO) campus expansion at the Pensacola International Airport, and approved additional Local Option Sales Tax IV funding of \$5 million for the City's share of the aerospace maintenance, repair and overhaul (MRO) campus expansion at the Pensacola International Airport.

March 28, 2019 - City Council authorized the Mayor to accept and execute the Project Development Agreement, the Master Lease of Real Property, and the Triumph Grant Award Agreement.

August 8, 2019 - City Council authorized the Mayor to accept and execute Financial Award No. 04-79-07378 from the U.S. Department of Commerce, Economic Development Administration in the amount of \$12,250,000 for the MRO expansion, and authorized the Mayor to accept and execute State of Florida Dept. of Transportation Amendment to the grant agreement for Financial Project 441494-2-94-01 in the amount of \$8,000,000 for the MRO expansion.

FUNDING:

Budget:	\$ 35,000,000	ST Aerospace Engineering
	3,000,000	State Legislature
	14,000,000	Governor's Job Growth
	45,000,000	FDOT Grant
	15,000,000	Escambia County
	15,000,000	City Local Option Sales Tax Series IV
	12,250,000	Federal - U.S. Economic Development Administration
	66,000,000	Triumph Gulf Coast
	4,875,000	Anticipated Additional Funding (City Responsibility)
	<u>\$ 210,125,000</u>	

Actual: \$ 210,125,000 Estimated

FINANCIAL IMPACT:

The negotiated fee for the Construction Manager's pre-construction phase services will be a not-to-exceed amount of \$232,000, which will come from the overall project funds. The future guaranteed-maximum price will provide a guaranteed maximum price for the construction phase and will be incorporated into the contract by amendment.

CITY ATTORNEY REVIEW: Yes

12/24/2019

STAFF CONTACT:

Keith Wilkins, City Administrator

Richard Barker, Jr., Deputy City Administrator - Administration & Enterprise

Daniel Flynn, Airport Director

ATTACHMENTS:

- 1) Construction Manager At Risk Contract
- 2) Tabulation of Qualifications, RFQ No. 19-022

PRESENTATION: No