



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00984

City Council

11/18/2021

LEGISLATIVE ACTION ITEM

SPONSOR: Grover C. Robinson, IV, Mayor

SUBJECT:

AWARD OF CONTRACT FOR RFQ #21-033 DESIGN CRITERIA PROFESSIONAL AND PROGRAM MANAGEMENT SERVICES AT PENSACOLA INTERNATIONAL AIRPORT TO ATKINS NORTH AMERICA, INC. FOR ELEMENT 2 OF PROJECT TITAN

RECOMMENDATION:

That City Council approve the selection committee ranking and the selection of Atkins North America, Inc. ("Atkins") as the best and most qualified firm under City of Pensacola Request for Qualifications, RFQ NO.: 21-033, Design Criteria Professional and Program Management Services at Pensacola International Airport (the "RFQ") and authorize the Mayor to negotiate a contract between the City and Atkins for design criteria professional and program management services for Element 2 of Project Titan. Further, that City Council authorize the Mayor to take all actions necessary related to the finalization, execution, and performance of such contract.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Project Titan is the development of a commercial aircraft maintenance, repair, and overhaul ("MRO") campus at Pensacola International Airport that began with the occupancy of MRO Hangar 1 by VT MAE in the summer of 2018 (previously known as Project Stallion). Project Titan also consists of the construction of three (3) additional MRO Hangars, including warehouses/support services centers, and an administrative office facility, all of which will be leased to VT MAE under the Master Lease Agreement previously approved by City Council. Brasfield & Gorrie, LLC ("B&G") was selected as the Construction Manager at Risk to build MRO Hangar 2 of Project Titan, and, pursuant to the City Council's previous approvals, the City has entered into the Construction Manager at Risk Contract (the "CMAR Contract") with B&G for MRO Hangar 2 (also known as "Element 1" of Project Titan) and a GMP Amendment to the CMAR Contract providing for the construction of Element 1 for a guaranteed maximum price of \$51,753,277.

Element 2 of Project Titan consists of the construction of Hangar 3, Hangar 4, administrative office space, support services and warehouse space, and associated parking, drives, aprons, taxiways, and other improvements. The design-build method of project delivery will be used for the development, design, and construction of Element 2. Section 287.055, Florida Statutes (the "Consultants' Competitive Negotiations Act" or "CCNA") requires the City to conduct a competitive

process to select a “design criteria professional” to develop a “design criteria package” for Element 2. The “design criteria professional” will also provide program management services to the City for Element 2. Accordingly, the RFQ was issued to solicit qualifications from interested firms to provide design criteria professional and program management services for Element 2. Eight firms responded to the RFQ. A three-person selection committee was appointed to review and rank the written submittals, short list firms for oral presentations, and provide a final ranking of the firms at the conclusion of oral presentations. The selection committee was comprised of Alvin Coby, former City Manager for the City of Pensacola, Dr. Marjan Mazza, Professor at Embry-Riddle Aeronautical University, and Dr. Richard Fountain, Dean of the Business School at the University of West Florida. After completing the review process, the committee ranked and selected Atkins as the most qualified firm for the project.

Time is of the essence for the development, design, and construction of Element 2. Due to escalating construction costs and time constraints imposed by the various grants that fund Project Titan. City Council approval of the Mayor’s recommendation will provide the Mayor with the authority and ability to expeditiously negotiate and execute a contract with Atkins for design criteria professional and program management services required for Element 2 to move forward without delay.

PRIOR ACTION:

November 14, 2017 - The City and VT MAE executed a nonbinding Memorandum of Understanding for the development of Project Titan.

March 8, 2018 - City Council authorized the Mayor to accept and execute Florida Department of Economic Development Grant Agreement G0009 in the amount of \$4,000,000 to pay part of the cost of Project Titan.

September 13, 2018 - City Council authorized the Mayor to accept and execute State of Florida Department of Public Transportation Grant Agreement Financial Project 441494-2-94-01 in the amount of \$3,000,000 to pay part of the cost of Project Titan.

September 13, 2018 - City Council committed funding in the amount of \$10,000,000 from Local Option Sales Tax Series IV to pay part of the cost of Project Titan.

November 8, 2018 - City Council authorized the Mayor to execute the First Amended Interlocal Agreement between the City and Escambia County providing for County funding of Project Titan in the amount of \$10,000,000.

February 6, 2019 - City Council committed funding in the additional amount of \$5,000,000 from Local Option Sales Tax Series IV to pay part of the cost of Project Titan, thereby increasing the City’s total commitment to Project Titan to \$15,000,000.

February 6, 2019 - City Council authorized the Mayor to execute the Second Amended Interlocal Agreement between the City and Escambia County providing for County funding of Project Titan in the additional amount of \$5,000,000, thereby increasing the County’s total commitment to Project Titan to \$15,000,000.

March 28, 2019 - City Council authorized the Mayor to accept and execute Grant Award Agreement

with Triumph Gulf Coast, Inc. in the amount of \$66,000,000 to pay part of the cost of Project Titan.

March 28, 2019 - City Council authorized the Mayor to accept and execute the Master Lease of Real Property to VT MAE for Project Titan.

March 28, 2019 - City Council authorized the Mayor to accept and execute the Project Development Agreement with VT MAE for Project Titan.

March 28, 2019 - City Council authorized the Mayor to accept and execute Florida Department of Economic Development Grant Agreement G0050 in the amount of \$10,000,000 to pay part of the cost of Project Titan.

April 29, 2019 - VT MAE deposited \$35,000,000 in escrow for funding of Project Titan.

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 to pay part of the cost of Project Titan.

August 8, 2019- City Council authorized the Mayor to accept and execute an amendment to State of Florida Department of Public Transportation Grant Agreement Financial Project 441494-2-94-01 in the amount of \$8,000,000 to pay part of the cost of Project Titan.

January 16, 2020 - City Council approved the selection of Brasfield & Gorrie, LLC, as construction manager at risk and authorized the Mayor to execute the Construction Manager at Risk Contract between the City and Brasfield & Gorrie, LLC.

March 26, 2020 - City Council authorized the Mayor to accept and execute Florida Department of Economic Development Grant Agreement G0069 in the amount of \$4,875,000 to pay part of the cost of Project Titan.

July 16, 2020 - City Council authorized the Mayor to accept and execute an amendment to State of Florida Department of Public Transportation Grant Agreement Financial Project 441494-2-94-01 in the amount of \$34,000,000 to pay part of the cost of Project Titan.

November 12, 2020 - City Council authorized the Mayor to enter into the GMP Amendment and to take all actions necessary related to the finalization, execution, and performance of the GMP Amendment by the City, including but not limited to the approval of amendments, modifications, budgets, plans and specifications, cost estimates and breakdowns, and schedules; provided that the total cost of Project Titan shall not exceed the amount of committed funds, currently \$210,125,000.

FUNDING:

Budget:	\$ 66,000,000	Triumph Gulf Coast
	45,000,000	FDOT
	35,000,000	VT MAE
	15,000,000	City
	15,000,000	County
	18,875,000	Governor's Job Growth Fund

12,250,000	U.S. Economic Development Agency
<u>3,000,000</u>	Florida Legislature
<u>\$210,125,000</u>	TOTAL FUNDING

Actual:

Element 1

\$ 2,082,576	Design
277,645	Design Development Services
4,223,106	Contract Administration Services
135,400	Cost Estimating Services
3,513,102	FAA Project Funding
2,053,269	Professional Services
350,200	Owner Direct Purchases
<u>50,664,702</u>	Construction Manager at Risk

\$ 63,300,000 Sub-Total Element 1

Element 2

146,825,000 Estimated Construction Costs

\$210,125,000 TOTAL FUNDING

FINANCIAL IMPACT:

Project Titan is expected to create a minimum of 1,325 full-time, high-skill jobs with an average salary of \$44,461. The total project cost of \$210,125,000 is being funded by a combination of VT MAE investment, state grants, federal grants, and local funds, as detailed above under "Funding". The costs associated with element 1 are estimated at \$63.3 million. The City's obligations under the Atkins contract for design criteria professional and program management services for Element 2 will be performed using the remaining balance of these funds.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

11/3/2021

STAFF CONTACT:

Kerrith Fiddler, City Administrator
Amy Miller, Deputy City Administrator - Administration & Enterprise
Matthew Coughlin, Airport Director

ATTACHMENTS:

1. Final Committee Ranking of Firms
2. Tabulation of Qualifications
3. Final Vendor Reference List

PRESENTATION: No