

On Tuesday, November 20, 2023, the **CONSTRUCTION FINANCE OVERSIGHT COMMITTEE** of the Greater Orlando Aviation Authority met in the Carl T. Langford Board Room, Orlando International Airport, One Jeff Fuqua Boulevard Orlando, FL 32827. Chairperson Sharman called the meeting to order at 3:30 p.m. The meeting was posted in accordance with Florida Statutes with quorum participating. Office of the Governor, Executive Order Number 20-69.

Committee Members Present:

Kathleen Sharman, Executive Vice President/CFO and Chairperson
Marquez Griffin, Vice President, Operations
Scott Shedek, Vice President of Construction
Gary Hunt, Vice President of Facilities

Also Present:

Marie Dennis, Deputy Chief Financial Officer
Brad Friel, GOAA
Melvin Martinez, GOAA
Kevin Toth, GOAA
Robert Furr, GOAA
Ksenia Merck, K. Merck & Associates
Jamie McGonagill, GCI
Pankaj Gupta, Jacobs
Frederick Robinson, Anser Advisory
Heather Lee, Anser Advisory
Tracey Goff, Anser Advisory
Hameedah McCondichie, Sr. Admin. Assistant, GOAA
Chayla German, AECOM, Recording Secretary

LOBBYIST DISCLOSURE

For individuals who conduct lobbying activities with Aviation Authority employees or Board members, registration with the Aviation Authority is required each year prior to conducting any lobbying activities. A statement of expenditures incurred in connection with those lobbying instances should also be filed prior to April 1 of each year for the preceding year. Lobbying any Aviation Authority Staff who are members of any committee responsible for ranking Proposals, Letters of Interest, Statements of Qualifications or Bids and thereafter forwarding those recommendations to the Board and/or Board Members is prohibited from the time that a Request for Proposals, Request for Letters of Interests, Request for Qualifications or Request for Bids is released to the time that the Board makes an award. The policy, forms, and instructions are available on the Aviation Authority's web site. Please contact the Chief Administrative Officer with questions at (407) 825- 7105.

Chairperson Sharman asked the Committee to report any conflicts of interest or violations of the Aviation Authority's Code of Ethics and Business Conduct; lobbying activities policy; or the Florida Sunshine law with regard to any agenda item. No Violations were reported.

I. CALL TO ORDER

II. ANNOUNCEMENTS

III. ROLL CALL

IV. CONSIDERATION OF MINUTES AND OLD BUSINESS

A. Minutes of the October 10, 2023 CFOC Meeting

The Committee reviewed the meeting minutes from the October 10, 2023, CFOC. No comments or concerns were provided.

B. Old Business

1. Airline Terminal Improvements – Chairperson Sharman stated ongoing planning is still continuing between the airlines, Operations, and Airline Affairs.
2. Terminal C Enhancement Projects Program – Chairperson Sharman stated Ms. Merck will

provide a report when Action Item 5A6 is presented.

V. CONSENT AGENDA

A. ACTION ITEMS

1. Recommendation to Approve Budget Transfer Request for V-00TBD – Airline Terminal Improvements

Mr. Toth presented a memorandum dated November 20, 2023, requesting the committee to approve budget transfer request for V-00TBD – Airline Terminal Improvements. As part of the Aviation Authority's long-term plan to achieve optimal terminal space utilization by the airlines, rebalancing and improvement effort in airline spaces throughout the terminals will need to occur. V-00TBD – Airline Terminal Improvements will initially be utilized for moves of AeroMexico, Avianca and Copa airlines along with future airline moves, infrastructure upgrades, improvement to systems, millwork, plumbing signage, etc. as needed. To accomplish some of these tasks, staff requests that an initial \$250,000 be transferred from ZC-309 – Airline Terminal Improvements Capital Improvement Plan (CIP) Unallocated to V-00TBD.

There are no reasonable alternatives. There is no overall impact to the Airline Terminal Improvements program, however the CIP Unallocated project will be reduced by \$250,000.

The Construction Finance Oversight Committee reached a consensus to approve the transfer of \$250,000 of General Airport Revenue Bond (GARB) funds from ZC-309 – Airline Terminal Improvements Capital Improvement Plan Unallocated to V-00TBD – Airline Terminal Improvements.

2. Request to Approve Budget Transfer Request for W-S00211 – Pre-Development Services, Terminal C Phase 2

Mr. Marble presented a memorandum dated November 20, 2023, requesting the committee to approve budget transfer request for W-S00211 – Pre-Development Services, Terminal C Phase 2. On October 10, 2023, the Construction Finance Oversight Committee (CFOC) approved establishing a project budget for W-S00211 for development of the Program Definition Document (PDD) for Terminal C Phase 2 in the amount of \$1.1 million. Subsequently, the need for additional services has been identified.

A revised start-up package is in progress updating the project name and intended scope of W-S00211 to include these additional Pre-Development Services. An additional \$850,000 is requested to support completion of these early efforts.

There are no reasonable alternatives at this time. There is no overall impact to the Terminal C Phase 2 program. However, the CIP Unallocated project will be reduced by \$850,000.

Chairperson Sharman stated the funds are CAPEX as we're not sure how much PFC eligibility there may be. Chairperson Sharman asked Mr. Friel when the written reevaluation might be completed. Mr. Friel advised that it may take around 6 months, while mentioning his team has done early coordination with ADO staff. Mr. Friel stated they have a pretty good outline of the tasks ahead and the staff is aware of the urgency. Chairperson Sharman stated a great outcome would be prior to June.

Mr. Marble stated the items for this CFOC action are scheduled to go to CMC on 11/21/2023.

The Construction Finance Oversight Committee reached consensus to approve the budget transfer of \$850,000 of Capital Expenditure Funds from ZC-366 – Terminal C Phase 2 Capital Improvement Program Unallocated to W-S00211 – Pre-Development Services.

3. Recommendation to Approve Budget Transfer Request for H-00361 – Jeff Fuqua Boulevard (Loop Road) B Terminal Entrance Reconfiguration (Design/Build) and Realign CIP Unallocated to Placeholder Projects

Mr. Shedek presented a memorandum dated November 20, 2023, requesting the committee to approve budget transfer request for H-00361 – Jeff Fuqua Boulevard (Loop Road) B Terminal Entrance Reconfiguration (Design/Build) and Realign CIP Unallocated to Placeholder Projects. On August 10, 2023, the Aviation Authority invited all Continuing Horizontal Contractors to submit a

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proposal for the H-00361 – Jeff Fuqua Boulevard (JFB) (Loop Road) B Terminal Entrance Reconfiguration, (Design/Build (D/B)) project.

On September 26, 2023, the Procurement Committee received one price proposal from The Middlesex Cooperation. The proposal was rejected due to being over budget. Approval was received to directly negotiate with the contractor and rescope the project. As a result, a request for recommendation of approval of an addendum to the Continuing Horizontal Construction Services Agreement with The Middlesex Corporation for award of H-00361 in the amount of \$3,490,000 will be presented to the Construction Committee on November 21, 2023.

There are no reasonable alternatives. There is no fiscal impact to the overall Roadway Improvements program. However, the Roadway Improvements CIP Unallocated project will be reduced by \$1,879,044.

The Construction Finance Oversight Committee reached a consensus to approve (a) the transfer of \$1,879,044 of Line of Credit to be reimbursed by Future General Airport Revenue Bond funds from ZC-348 - Roadway Improvements Capital Improvement Program Unallocated to H-00361 - Jeff Fuqua Boulevard (Loop Road) B Terminal Entrance Reconfiguration (D/B); and (b) the realignment of Capital Improvement Program Unallocated to the placeholder projects that supported the amount in the Roadway Improvements Capital Improvement Program as reflected in Exhibit 1.

4. Recommendation to Approve Budget Transfer Request for E-00281 – Airside 4 Public Address System Upgrade, North Terminal Building Systems Upgrades

Mr. Shedek presented a memorandum dated November 20, 2023, requesting the committee to approve budget transfer request for E-00281- Airside 4 Public Address System Upgrade, North Terminal Building System Upgrades. On August 16, 2023, the Aviation Authority invited all Continuing Electrical and Low Voltage Contractors to submit a proposal for the E-00281 – Airside 4 Public Address (PA) System Upgrade project.

On September 14, 2023, one bid was received for E-00281 from Quality Cable Contractors, Inc., (QCCI) in the amount of \$4,792,896, which was \$3,013,181 more than the engineer's original estimate of \$1,779,715. After an approved direct negotiation with QCCI, the original proposal is being presented at the November 21, 2023, Construction Committee to be rejected and a new negotiated proposal is being recommended for approval in the amount of \$3,692,147.

A proposal is also being presented at the November 21, 2023, Construction Committee for Owner Authorized Representative (OAR) services to Geotech Consultants International, Inc., (GCI) in the amount of \$219,914. It is requested that \$383,165 be transferred from ZC-297 – Capital Improvement Program (CIP) Unallocated and that \$477,793 be transferred from E-00282 - Landside Levels 1 & 2 PA System to E-00281.

The alternatives are to rebid the project publicly which may result in higher prices or put the E-00281 project on hold, design the E-00282 project, and bid both projects out together. There is no financial impact to the overall North Terminal Building System Upgrades program, however the CIP Unallocated project will be reduced to zero and project E-00282 will be reduced by \$477,793.

The Construction Finance Oversight Committee reached a consensus to approve the transfer of (a) \$383,165 of Capital Expenditure funds from ZC-297 – Capital Improvement Program Unallocated, North Terminal Building System Upgrades to E-00281 - Airside 4 Public Address System Upgrade; and (b) \$477,793 of General Airport Revenue Bond funds from E-00282 - North Terminal Landside Public Address System Upgrade to E-00281.

5. Recommendation to Approve Budget Transfer Request for BP-S00198 – Terminal C Multi-Modal Connector Pedestrian Bridge and Rental Car Lobby (Design/Build), Ground Transportation Facility Pedestrian Bridge Program

Mr. Gupta presented a memorandum dated November 20, 2023, requesting the committee to approve budget transfer request for BP-S00198 – Terminal C Multi-Modal Connector Pedestrian Bridge and Rental Car Lobby (Design/Build), Ground Transportation Facility Pedestrian Bridge Program.

The GTF design has now progressed to 60% and the Program Management Oversight (PMO) team is tracking potential change orders associated with owner directed changes and design progression for the BP-S00198 project. Therefore, it is requested that \$2.75 million be transferred into this project from Design Detail Allowance (DDA). This will accommodate the potential change orders and provide contingency for anticipated future changes.

There are no reasonable alternatives at this time. There is no fiscal impact to the overall GTF program, however the DDA will decrease by \$2.75 million.

Mr. Shedek stated this is for the potential change orders and they will need to come back in the future to move more money into contingency for the project. Chairperson Sharman asked if these are design change orders and not construction. Mr. Gupta confirmed these are design change orders. Chairperson Sharman stated as more funds are needed as the scope is identified, there are more funds available, however it's critical that we know exactly what we are doing before funds are transferred because there are various types of funds involved in this program.

The Construction Finance Oversight Committee reached a consensus to approve the transfer of (a) \$750,000 of Customer Facility Charge funds from Allow-3 - Design Detail Allowance to BP-S00198 -Multi-Modal Pedestrian Bridge and Rental Car Lobby; and (b) \$2,000,000 of General Airport Revenue Bond funds from Allow-3 to BP-S00198.

6. Recommendation to Approve Budget Transfer Request for W-S00TBD – Owner Furnished Items, Terminal C Enhancement Projects

Ms. Merck presented a memorandum dated November 20, 2023, requesting the committee to approve budget transfer request for W-S00TBD - Owner Furnished Items, Terminal C Enhancement Projects.

Through compilation of Terminal C Enhancement requirements, it was discovered that the PBB switches included within the PBB procurement were considered temporary, as the required Cisco switches were not available within the timeframe required for manufacture, installation, and opening of Terminal C. Funding for a new project, W-S00TBD– Owner Furnished Items, to procure the new switches in the amount of \$300,000 is requested from ZC-377CD2 – CIP Unallocated.

There are no reasonable alternatives at this time. There is no overall fiscal impact to the Terminal C Enhancement Projects program, however this action will decrease the CIP Unallocated budget by \$300,000, leaving balance of \$24,875,170.

Ms. Merck presented a document titled "Terminal C Enhancements Program" and gave an overview of it.

The Construction Finance Oversight Committee reached a consensus to approve the transfer of \$300,000 of Capital Expenditure funds from ZC-377CD2 – Capital Improvement Program Unallocated to W-S00TBD – Owner Furnished Items.

7. Recommendation to Approve Budget Transfer Requests for W-S00110ACG – Architect of Record and W-S00149ACG – Program Management Oversight, Terminal C Airside Concourse Gates C250-C253

Mr. Gupta presented a memorandum dated November 20, 2023, requesting the committee approve budget transfer requests for W-S00110ACG - Architect of Record and W-S00149ACG – Program Management Oversight, Terminal C Airside Concourse Gates C250-C253.

The initial HNTB Construction Phase Services (CPS) proposal, Addendum #45 CPS, was originally contracted with a reduced effort. This reduction was justified by the engagement of the contractor responsible for Terminal C Phase 1 to also undertake the construction of Terminal 1 Phase 1X. The decision to employ the same contractor for both phases was made with the expectation of minimizing CPS efforts through the utilization of previously approved contract documents from Phase 1 in the construction of Phase 1X. On November 21, 2023, the Construction Committee will be requested to recommend approval of an amendment to HNTB Addendum #45 in the amount of \$1,551,178. To fund the request for additional design services, it is recommended that \$1,551,178 be transferred from Soft Cost Reserve to W-S00110ACG - Architect of Record design services.

In addition, Construction Finance Oversight Committee (CFOC) action is requested for W-S00149ACG – Program Management Oversight (PMO) Services to bring in \$100,000 of PFC 20 funds from Soft Cost Reserve while transferring \$100,000 of existing General Airport Revenue Bond (GARB) funds from W-S00149ACG back to Soft Cost Reserve.

There are no reasonable alternatives. There is no fiscal impact to the Terminal C ASC Gates C250-C253 program. However, Soft Cost Reserve will be reduced by \$1,551,178.

Chairperson Sharman stated HNTB thought they would supervise the same subcontractors. Mr. Shedek stated due to federal funding and the requirements it entails, the subcontractors have changed. Mr. Shedek stated HNTB has to start over with new submittals and new contractors, so they are spending more money than anticipated.

The Construction Finance Oversight Committee reached a consensus to approve the budget transfer of (a) \$1,210,543 of PFC 20 funds from ZC-253 - Soft Cost Reserve to W-S00110ACG - Architect of Record; (b) \$340,635 of General Airport Revenue Bond (GARB) funds from ZC-253 to W-S00110ACG (c) \$100,000 of GARB funds from W-S00149ACG - Program Management Oversight to ZC-253; and (d) \$100,000 of PFC 20 funds from ZC-253 to W-S00149ACG.

B. PROGRAM BUDGET STATUS WORKSHEETS

1. **North Terminal Baggage Handling System MAC Projects**
Intentially Left Blank
2. **Baggage Handling System**
Intentially Left Blank
3. **Closed Circuit Television Improvements**
Intentially Left Blank
4. **Changing Regulatory Requirements**
Intentially Left Blank
5. **Airsides 2 & 4 APM System Update**
Intentially Left Blank
6. **Airside 2 & 4 APM Replacement**
Intentially Left Blank
7. **North Terminal Restrooms Upgrade – Phase 1**
Intentially Left Blank
8. **North Terminal Security Checkpoints**
Intentially Left Blank
9. **Passenger Processing Efficiency System**
Intentially Left Blank
10. **Airline Terminal Improvements**
Reflects October 31, 2023 CFOC Action
11. **Security Enhancement Program**
Intentially Left Blank
12. **North Terminal Signage**
Intentially Left Blank
13. **Health & Safety Renovations 2018-2025**
Intentially Left Blank
14. **North Terminal Buildings' Roof Replacement**
Intentially Left Blank
15. **North Terminal Vertical Circulations Improvements**
Intentially Left Blank

16. **North Terminal Renovations**
Intentially Left Blank
17. **North Terminal Building Systems Upgrades**
Reflects Proposed Changes in the Variance Column
18. **Operational Efficiency Relocations**
Intentially Left Blank
19. **Airfield Pavement Rehab**
Intentially Left Blank
20. **Rental Car Quick-Turn-Around Projects**
Intentially Left Blank
21. **Terminal A & B RAC Counter & Lobby Improvements**
Intentially Left Blank
22. **Roadway Improvements Program**
Reflects Proposed Changes in the Variance Column
23. **Rental Car Expansion Program**
Intentially Left Blank
24. **Roadway Signage 2018-2025**
Intentially Left Blank
25. **Employee Parking Lot**
Intentially Left Blank
26. **Ground Transportation Facility Pedestrian Bridge**
Reflects CIP Approved By The Board October 2023
27. **Roadway Congestion Management Project**
Intentially Left Blank
28. **Parking Improvements**
Intentially Left Blank
29. **Fiber Infrastructure Program**
Intentially Left Blank
30. **Wildlife Attractant Removal**
Intentially Left Blank
31. **Building Renovations**
Intentially Left Blank
32. **Security Detection System Improvement**
Intentially Left Blank
33. **Environmental Mitigation**
Intentially Left Blank
34. **Master Stormwater Planning**
Intentially Left Blank
35. **New OIA Masterplan**
Intentially Left Blank
36. **Advanced Budget, Schedule, & Scoping Analysis (ABSSA)**
Intentially Left Blank
37. **C/E/F Annex 2 & Parking**
Intentially Left Blank
38. **Infrastructure Development for Tenant Projects**
Intentially Left Blank

39. Airport Power Systems Upgrades
Intentially Left Blank
40. Executive Lobby/Conference/Office Area Renovations
Intentially Left Blank
41. South Terminal C Phase 1
Intentially Left Blank
42. South Terminal C Expansion Phase 1 Expansion
Intentially Left Blank
43. Terminal C Phase 2
Reflects Proposed Changes in the Variance Column
44. Terminal C Airside Concourse Gates C250-C253
Reflects Proposed Changes in the Variance Column
45. Terminal C Gates C250-253 Ramp, Remain Oversight (RON), & Airfield
Intentially Left Blank
46. Terminal C Enhancements
Reflects October 31, 2023 CFOC Actions
47. Passenger Conveyance Systems
Intentially Left Blank
48. Terminal C Landscaping
Intentially Left Blank
49. South Computer Room Buildout
Intentially Left Blank
50. Hyatt Regency Hotel
Reflects FY 2024 Approved Budget Actions
51. Orlando Executive Airport Active Project
Reflects October 31, 2023 CFOC Action
52. Rail Infrastructure Oversight
Intentially Left Blank

VI. START-UP PACKAGES AND RATIFICATION ITEMS

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VII. INFORMATIONAL/DISCUSSION ITEMS

- A. 2024 CFOC Meeting and Memo Deadline Schedule
- B. 2024 CFOC Meeting and Deadline Calendar

Chairperson Sharman mentioned the next scheduled CFOC meeting will be held Tuesday, January 2, 2023, at 10:00 a.m. The CFOC memorandum deadline is December 19, 2023, at 10 a.m. CFOC memos should be submitted to cfocSubmissions@goaa.org. The CFOC agenda review meeting will be held on December 20, at 1:00 p.m. via Microsoft Teams.

ADJOURNMENT

Having no further business to conduct, the meeting was adjourned at 3:56 p.m.



Kathleen M. Sharman, Chairperson
Construction Finance Oversight Committee
Chief Financial Officer