May 23, 2022 Board Meeting

Dan McClure Auditorium East
600 Airport Circle Dr
Sarasota, FL 34243

May 23, 2022 01:00 PM

Agenda Topic			Presenter	Page
1.	Call to Order, Invocation, and Pledge to Flag		Chairman Beruff	
2.	Introduction of New Employees		Anita Eldridge	
3.	Approval: Minutes of Regular Meeting of April 25, 2022		Chairman	3
4.	Public Comments - Items on the Agenda		Chairman	
Members of the public who wish to speak on a topic, whether on the agenda or not, are asked to fill out a Citizen's Comment card and present it to the Board Secretary at this time. This is the time for anyone wishing to speak on ANY agenda item, even those that may involve a contract in excess of the $325,000 threshold amount. A later item on the agenda is set aside for those wishing to speak on items NOT on the agenda.				
5.	Recognition: Retired SMAA Fire Chief Bill Quinn			
6.	Update: Ground Based Terminal		Fredrick J. Piccolo	
7.	Items Needing Action		Fredrick J. Piccolo	9
	7.1	Approval: Ground Lease with School District of Manateee County, FL to Provide Aircraft Maintenance Technical Training		9
8.	Items Needing Action - Over $325,000 Threshold		Fredrick J. Piccolo	48
The following item(s) involve a contract in excess of the threshold of $325,000 and pursuant to Section 332.0075(3)(b) F.S., a reasonable opportunity for public comment must be offered before their approval, award, or ratification.				
	8.1	Approval: Purchase of Parking Lot Revenue Equipment		48
	8.2	Approval: Selection of Parking Lot Management Company		49
	8.3	Approval: Construction Contract Award to Archer Western Construction, LLC for the Baggage Handling System Project		50
	8.4	Approval: Construction Contract Award to Quality Enterprises, USA for Commercial Apron Expansion Project		61
	8.5	Approval: Construction Phase Professional Services Contract with E.G. Solutions, Inc. for Commercial Apron Expansion Project		70

	8.6	Approval: Construction Contract Award to Stellar Development, Inc. for Construction of QTA-BP-1 Cell Phone Lot Project		82
	8.7	Approval: Increase Contract Scope for Construction of BP1-QTA Cell Lot Project with Stellar Development, Inc.		87
	8.8	Approval: Professional Engineering Services Contract with Kimley-Horn & Assoc for the West Apron Expansion Project		89
	8.9	Approval: Construction Phase Professional Services Contract with PGAL for Quick Turn-Around Facility Projects (BP1, BP2, and BP3)		160
	8.10	Approval: Construction Contract Award to Low Responsive Bidder (TBD) for the QTA BP3 - RV/Boat Storage Lot Project		161
	8.11	Approval: Increase Contract Scope for the Airport Parking Lot Expansion Project with American Infrastructure Development (AID), Inc.		163
	8.12	Approval: Construction Contract Award to Low Responsive Bidder (TBD) for the Park and Ride Lot Project		164
9.		Department Reports	Fredrick J. Piccolo	166
	9.1	Financial Statements		166
	9.2	Investment Portfolio		170
	9.3	Finance & Administration		172
	9.4	Real Estate Development & Properties		179
	9.5	ARFF, Operations & Police		182
	9.6	Development/Community Relations & Activity Report		187
	9.7	Engineering, Planning & Facilities		192
	9.8	Internal Audit & Investment Compliance		196
	9.9	Information Technologies		197
10.		Old/New Business		
11.		Public Comments - Items Not on the Agenda	Chairman	
12.		Comments by Commissioners	Chairman	
13.		Adjournment	Chairman	

Anyone wishing to speak on items not on the agenda must complete a Citizen's Comment card and present it to the Board Secretary. Comments are limited to five minutes per person. No individual may give their time to another speaker.

Minutes for April 25, 2022 Board Meeting

04/25/2022 | 01:00 PM

Dan P McClure Auditorium East

Attendees (11)

Commissioners: Carlos Beruff; Jesse Biter; Doug Holder; Kristin Incrocci; Robert Spencer

Staff/Council: Fredrick Piccolo; Kent Bontrager; Anita Eldridge; Mark Stuckey; Dori Guzman; Dan Bailey

Absent (1)

Commissioner Jackson

Note

Chairman Beruff voted on all action items and left the meeting at 1:50 p.m. At that time, Secretary Biter acted as Chair.

Call to Order, Invocation, and Pledge to Flag

Chairman Beruff called the meeting to order at 1:00 p.m. Commissioner Holder gave the invocation and led the pledge of allegiance to the flag.

Introduction of New Employees

Anita Eldridge introduced the following new employees:

Charles 'Chuck' Davis, Property Leasing Agent

Tiffany Dodd, Human Resources Assistant

Ryan Marino, Mechanic

Ephraim Santiago, Traffic Control Specialist

Glenn Sievert, Tech Support Specialist

Approval: Minutes of Regular Meeting of February 15, 2022

The Board approved the minutes of the Regular Meeting of February 15, 2022 as presented.

Public Comments - Items on the Agenda

Martin Sobel, Past President, and Gary Stevens, President of Experimental Aviation Association Chapter 180 of Manasota thanked the Board, President, staff, and airport tenants for their longstanding support of EAA 180, Young Eagles, Civil Air Patrol, and 99s Women’s Pilots. The members of EAA 180 look forward

to a continued partnership and shared vision as the Community Aviation Center is established on the Airport. The Center will serve as a unified home for programs that advocate for and support aviation mentoring, education, and safety.

Presentation: Terminal Design Update

Matthew Wilson, Senior Architect, Grisham Smith shared a PowerPoint presentation with the Board that included updated information and renderings of the Concourse B holdroom realignment/expansions, escalator replacement, and ground boarding facility. He responded to clarifying questions from the Board.

Items Needing Action

Item 6.1 Approval: Resolution 2022-01 to Representative James Buchanan in Appreciation

The Airport Authority Board and President express sincere appreciation for Representative Buchanan's continued support of the betterment of airports, and his sponsorship of an appropriation request which resulted in a $21.5 million capital grant to Sarasota Bradenton International Airport to construct a five-gate terminal addition and improve the baggage screening system.

MOTION: Commissioner Biter motioned to prepare Resolution 2022-01 to present to Representative Buchanan. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.2 Approval: Amendments to SMAA Defined Contribution Retirement 401(a) Plan for IRS-Prescribed Updates and General Clarification

The Airport Authority provides a 401(a) plan for employees hired after October 1, 2007. In addition to IRS requirements, updates are being made in the following areas: student interns are not eligible to participate in the plan; new hires are eligible in first year of employment if they work six months and 1,000 hours within the first Plan year; former employees not active in the Plan will be permitted to make partial withdrawals; and SMAA administration will not determine eligibility for employees when withdrawals are made from the Plan due to disability.

MOTION: Commissioner Biter motioned to approve the proposed Basic Plan Document and Adoption Agreement #001 to the Defined Contribution Retirement 401(a) Plan and authorize staff to prepare any documents in order to implement this action. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.3 Approval: Amendment to SMAA Personnel Policy Regarding Employment of Relatives

Policy update to allow employment of relatives for a position in which there would be no supervisory capacity of a family member. Relatives of Board members will remain ineligible for employment.

MOTION: Commissioner Biter motioned to amend the personnel policy regarding employment of relatives. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.4 Approval: Implement Recommendations Contained in Public Sector Personnel Consultants Classification and Compensation Study

Generally, the Airport Authority performs a classification and compensation study every three years, utilizing the services of an outside firm. Administration agrees with and recommends implementation of the most recent study.

MOTION: Commissioner Biter motioned to implement recommendations contained in Public Sector Personnel Consultants study effective May 9, 2022. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.5 Approval: Authorization to Allow President, CEO to Approve Purchase of Additional Shuttle Buses as Needed

Due to unprecedented growth and supply issues, the Purchasing Department is requesting the President, CEO be allowed to approve purchase of shuttle buses when and as needed.

MOTION: Commissioner Biter motioned to approve the purchase of additional shuttle buses and also authorize President, CEO to approve these purchases and prepare any documents necessary to implement this action. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.6 Approval: General Ground Lease with Experimental Aircraft Association, Chapter 180 of Manasota, Inc. (EAA)

Administration would like to enter into an agreement with EAA, and is requesting approval of a 20-year lease, with three five-year terms. Lease includes approximately 0.9 acres of land on the north quadrant of the Airport, immediately adjacent to the former Air Traffic Control Tower site. Development of the property will be used for aircraft construction, restoration, storage, education, and flight training. Given that the organization is a 501(c)(3) non-profit, rental rate of $0.186/sf or $7,200/year is proposed, subject to CPI adjustments every five years.

MOTION: Commissioner Biter motioned to approve the ground lease with Experimental Aircraft Association, Chapter 180 of Manasota, Inc. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.7 Approval: Fixed Base Operator Lease and Development Agreement with Sheltair Aviation SRQ, LLC, for FBO Development and Operation

Administration would like to enter into an agreement with Sheltair for approximately 24 acres located in the Airport's north quad area. Terms of the lease are 30 years, with one ten-year renewal term, at a rate of $0.45/sf, subject to CPI adjustments every three years. Proposed development includes executive terminal, office space, aircraft hangar and apron, and Jet-A storage.

MOTION: Commissioner Biter motioned to approve the Fixed Base Operator lease and development agreement with Sheltair Aviation SRQ, LLC. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.8 Approval: Lease and Development Agreement with DJG SRQ Hangar, LLC for Aircraft Hangar Development

In keeping with the master plan for development of the Airport's north quad, Administration would like to enter into an agreement with DJG SRQ Hangar for the development of 1.72 acres for private aircraft hangar development. The terms of the lease are twenty years, with one ten-year renewal term. Initial proposed rate is $0.65/sf, subject to CPI adjustment every three years. Development includes aircraft hangar storage and apron, and taxi lane connector.

MOTION: Commissioner Biter motioned to approve the lease and development agreement with DJG SRQ Hangar, LLC. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 6.9 Approval: Lease and Development Agreement with SRQ Hangar, LLC for Aircraft Hangar Development, Aircraft Sales, and Aircraft Storage

Administration would like to enter into a lease and development agreement with SRQ Hanger for 2.01 acres in the Airport's north quad. The terms of the lease are twenty years, with one ten-year renewal. Proposed initial rate is $0.65/sf, subject to CPI adjustment every three years. Development would include aircraft hangar and apron, and a taxi lane connector.

MOTION: Commissioner Biter moved to approve the lease and development agreement with SRQ Hangar, LLC. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Items Needing Action - Over $325,000 Threshold

Item 7.1 Approval: Construction Contract Award to Ajax Paving Industries of Florida, LLC for Taxiway Charlie-Foxtrot Rehabilitation Project

Due to age and condition, Taxiway Charlie-Foxtrot needs to be rehabilitated. Two bids were received for this project and both were determined to be responsive. Bid from Ajax Paving was determined to be the low responsive bid. Pending receipt of an FAA grant, Administration would like to execute a contract with Ajax Paving for the project in an amount up to $6,099,532.44, with a 10% contingency for a total budget of $6,709,486.00.

MOTION: Commissioner Biter motioned to execute a construction contract with Ajax Paving Industries of Florida, LLC, pending receipt of a grant from FAA, for the Taxiway Charlie-Foxtrot rehabilitation project in an amount up to $6,099,532.44 with a 10% contingency for a total budget of $6,709,486.00. Commissioner Spencer seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 7.2 Approval: Construction Phase Services Contract with Hanson Prof. Services for Taxiway Charlie-Foxtrot Rehabilitation Project

Administration would like to utilize Hanson Professional Services, who will provide construction phase services to support the Taxiway Charlie-Foxtrot Rehabilitation Project at a negotiated fee of $467,154.00,

with a 10% contingency for a total budget of $513,869.00. This project is funded up to 95% with FDOT and FAA grants.

MOTION: Commissioner Holder motioned to execute a construction phase services contract with Hanson Professional Services in the amount of $467,154.00, with a 10% contingency for a total budget of $513,869.00. Commissioner Spencer seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Item 7.3 Approval: Increase Contract Scope for Construction of Parking Lot Expansion Project with Magnum Builders of Sarasota

Administration would like to increase scope of the original project to include Remote Economy Parking Lot improvements such as paving, shuttle shelters, revenue control, security cameras, lighting, fencing, and other improvements. Improvements are needed at the lot located at University Parkway and Old Bradenton Road to meet current and projected overflow parking needs.

MOTION: Commissioner Biter motioned to increase the contract scope and fee by $3,626,291.47 and an additional 120 calendar days with Magnum Builders of Sarasota to improve the Remote Economy Parking Lot, and to authorize staff to prepare all documents necessary to implement this action. Commissioner Holder seconded. **MOTION PASSED UNANIMOUSLY (5-0).**

Department Reports

8.1 Financial Statements

8.2 Investment Portfolio

8.3 Finance & Administration

8.4 Real Estate Development & Properties

8.5 ARFF, Operations & Police

8.6 Development/Community Relations & Activity Report

8.7 Engineering, Planning & Facilities

8.8 Internal Audit & Investment Compliance

8.9 Information Technologies

Old/New Business

President Piccolo announced the retirement of ARFF Chief Bill Quinn. Mr. Piccolo and the Board thanked Mr. Quinn for his 42 years of service to the Airport.

President Piccolo advised the Board of upcoming meetings, and the need for a meeting in June or July to approve certain items.

Attorney Presentations

There were no attorney presentations

DRAFT

Public Comments - Items Not on the Agenda

No public comments were offered regarding items not on the agenda.

Comments by Commissioners

There were no comments by the commissioners.

Adjournment

The meeting was adjourned at 2:06 p.m.

ATTEST:

_____	_____
Jesse Biter, Secretary	Carlos Beruff, Chairman

DRAFT

AGENDA ITEM NO. 7.1

SARASOTA MANATEE AIRPORT AUTHORITY
May 23, 2022 REGULAR MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL:
GROUND LEASE WITH SCHOOL DISTRICT OF MANATEE COUNTY, FLORIDA, TO PROVIDE AIRCRAFT MAINTENANCE TECHNICAL TRAINING

EXECUTIVE SUMMARY: Requesting Approval of a Ground Lease with the School District of Manatee County, Florida, for approximately 2.92 Acres of Land to Develop Aircraft Hangars, Classrooms, and Offices to Provide Aircraft Maintenance Technical Training.

NARRATIVE: The School District of Manatee County, Florida ("School District"), through Manatee Technical College ("MTC"), and the Sarasota Manatee Airport Authority ("Authority") have come together to create an opportunity for the School District to provide college level educational opportunities in aircraft maintenance and repair at the Sarasota Bradenton International Airport ("Airport") to facilitate on-site, on-the-job, training opportunities in the aviation industry.

As part of a larger planned high-tech aviation education center at the Airport created by the Airport Authority, MTC will serve as an anchor for aviation education and an important economic tool to fulfill the demand for high-skilled aircraft maintenance technicians throughout the industry. MTC will also serve as an important link in the development of aircraft maintenance services at the Airport and will join others at the Airport like the Experimental Aircraft Association, whose youth aviation education programs provide instruction and training opportunities in aircraft maintenance and repair; and Team Success, a charter high school offering an aviation magnet program, and additional instruction and training through the Aircraft Owners and Pilot Association.

To that end, the School District has requested to lease land at the Airport to develop aircraft hangars, classrooms, and offices to provide technical training in aircraft maintenance, including airframe and powerplant licensing. The proposed site will contain approximately 127,152 SF, or 2.92 acres, of land located in the northeast corner of the Airport, at 7990 15 Street East, across from the Holiday Inn. The Authority previously received a grant from the Florida Department of Transportation to construct the existing site infrastructure. As a result, the proposed site is "curb in/pad ready" for the School District, including aircraft apron, taxiways, roads, utilities, storm water drainage, and rough grading.

The proposed initial rental rate is approximately 0.39/SF, or $50,000.00 per year, subject to an annual one percent (1%) rate adjustment implemented every five (5) years throughout the term of the lease, commencing 36 months following effective date of the lease. The proposed initial term is thirty (30) years with four (4) five-year renewal terms that may be exercised by the School District, subject to compliance with all terms, covenants, and conditions of the lease.

Based on the School District's contribution to education and the aviation industry, and the proposed terms and conditions presented, the President and CEO recommends approval of the Lease and Development Agreement with the School District of Manatee County, Florida, as presented.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority Board approve the Ground Lease with the School District of Manatee County, FL.

ATTACHMENT: Proposed Lease and Development Agreement with the School District of Manatee County, Florida.



SARASOTA
BRADENTON
INTERNATIONAL

SARASOTA MANATEE AIRPORT AUTHORITY

GROUND LEASE

between

SCHOOL DISTRICT OF MANATEE COUNTY, FLORIDA

and

SARASOTA MANATEE AIRPORT AUTHORITY

Effective: May 23, 2022

TABLE OF CONTENTS

Article **Page**

ARTICLE 1 1
Premises 1

ARTICLE 2 1
Uses and Restrictions 1

ARTICLE 3 2
Reservations 2

ARTICLE 4 2
Term 2

ARTICLE 5 2
Payments 2

ARTICLE 6 4
Security for Payment 4

ARTICLE 7 4
Obligations of Lessee 4

ARTICLE 8 5
Default and Termination Rights of Authority 5

ARTICLE 9 7
Maintenance and Repair 7

ARTICLE 10 8
Alterations and Improvements 8

ARTICLE 11 10
Title to Improvements 10

ARTICLE 12 10
Construction Lien 10

ARTICLE 13 10
Utilities 10

ARTICLE 14 10
Ingress and Egress 10

ARTICLE 15 11
Taxes, Permits, Licenses 11

ARTICLE 16 11
Insurance 11

ARTICLE 17 13
Property Damages 13

ARTICLE 18 14
Indemnification 14

ARTICLE 19 14
Compliance with Laws, Regulations, Ordinances, Rules 14

ARTICLE 20 15
FAA Approval 15

ARTICLE 21 15
Environmental Regulations 15

ARTICLE 22 17
Federal Storm Water Regulations 17

ARTICLE 23 18
Environmental Inspection 18

ARTICLE 24 19
Storage Tanks 19

ARTICLE 25 19
Americans with Disabilities Act 19

ARTICLE 26 19
Affirmative Action 19

ARTICLE 27 19
Nondiscrimination 19

ARTICLE 28 20
Disadvantaged Business Enterprise 20

ARTICLE 29 20
Rights Reserved to Authority 20

ARTICLE 30 20
Right to Entry 20

ARTICLE 31 20
Right of Flight 20

ARTICLE 32 20
Property Rights Reserved 20

ARTICLE 33 21
Signs 21

ARTICLE 34 21
Quiet Enjoyment 21

ARTICLE 35 21
Mortgage Rights of Lessee 21

ARTICLE 36 21
Rent a Separate Covenant 21

ARTICLE 37 21
Assignment 21

ARTICLE 38 22
Corporate Tenancy 22

ARTICLE 39 22
Eminent Domain 22

ARTICLE 40 22
Surrender of Premises 22

ARTICLE 41 22
No Acceptance of Surrender 22

ARTICLE 42 23
Personal Property 23

ARTICLE 43 23
Applicable Law and Venue 23

ARTICLE 44 23
Attorney's Fees and Costs 23

ARTICLE 45 23
Invalidity of Clauses 23

ARTICLE 46 23
Notices and Communications 23

ARTICLE 47 23
Subordination of Bond Resolution 23

ARTICLE 48 24
Federal Right to Reclaim 24

ARTICLE 49 24
Relationship of the Parties 24

ARTICLE 50 24
Miscellaneous 24

ARTICLE 51 24
Force Majeure 24

ARTICLE 52 24
Lessee's Funding and Improvements 24

ARTICLE 53 24
DOE Approval 24

Exhibits

EXHIBIT A **Leased Premises**
EXHIBIT B **Plans and Specs**
EXHIBIT C **Sworn Statement Pursuant to Section 287.122(3)(a) Florida Statutes on Public Entity Crime**

GROUND LEASE

THIS GROUND LEASE, made, and entered into this 23rd day of May 2022 ("Effective Date"), by and between the **SARASOTA MANATEE AIRPORT AUTHORITY**, a Florida body politic and corporate (hereinafter referred to as the "Authority"), and **SCHOOL DISTRICT OF MANATEE COUNTY, FLORIDA**, a Political Subdivision (hereinafter referred to as the "Lessee").

WITNESSETH:

WHEREAS, the Authority owns and operates the Sarasota Bradenton International Airport located in the Counties of Sarasota and Manatee, State of Florida, hereinafter called the "Airport"; and

WHEREAS, the Authority owns certain real property upon and around the Airport located in Sarasota and Manatee Counties; and

WHEREAS, the Authority is desirous of leasing to Lessee and Lessee is desirous of leasing from Authority, upon the terms and conditions herein contained, certain real property to be used for aircraft hangar, and aviation/aeronautical related training and education;

NOW, THEREFORE, for and in consideration of the foregoing and of the mutual covenants hereinafter contained, the parties enter this Ground Lease (hereinafter referred to as "Lease") and agree as follows:

ARTICLE 1
Premises

1.1 Premises
Lessee hereby agrees to lease from Authority real property (herein referred to as the "Premises") which are located at 7990 15 Street East, Manatee County, Florida, and which are a portion of what is referred to as the "M-LOT." The Premises are described and depicted on attached Exhibit A. The Premises are currently comprised of vacant land, upon which certain improvements have been constructed by Authority as described in this Lease.

1.2 Construction of Improvements.
Authority has constructed certain improvements which include sitework, aircraft ramp area, vehicle parking area, substantially in accordance with the plans and specification ("Plans and Specs) prepared by Schenkel Shultz Architects ("Architect) identified on Exhibit B. Certain improvements, including the aircraft ramp, has been constructed outside the boundary of the Premises. The improvements described in the Plans and Specs, including improvements located on the Premises as well as improvements located outside the boundary of the Premises, are referred to herein as the "Site Improvements." Authority entered into a construction agreement with a general contractor ("Construction Agreement") to construct the Site Improvements, which Site Improvements have been completed. Lessee will construct its own buildings and improvements on the Premises pursuant to the provisions of Article 10.

1.4 As Is Condition
The Premises are being leased to Lessee in "As Is" condition except as set forth in section 1.2 above and as otherwise provided herein. See Article 23 as to the environmental condition of the Premises.

ARTICLE 2
Uses and Restrictions

The Premises shall be used solely by Lessee for aircraft hangar, aviation/aeronautical related training, and education. No other uses of the Premises are permitted.

ARTICLE 3
Reservations

The following rights are reserved to Authority:

A. No aviation fuel or propellant may be purchased, stored, or handled on the Premises except in accordance with Authority's Minimum Standards for Aeronautical Activities or Authority's Airport Rules and Regulations or by an aviation fuel vendor authorized under contract by Authority to provide such fueling service on the Airport.

B. Lessee will not sell, transfer, or deliver fuel from any fuel farm facility to any aircraft or to any tank or delivery device for the purpose of transferring to an aircraft other than Lessee's Aircraft.

C. Lessee will not install fuel storage facilities without the prior written approval of Authority.

D. The foregoing notwithstanding, it is contemplated that Lessee may contract with one of the fixed based operators ("FBO") on the airport whereby the FBO will provide fuel to aircraft on the Premises.

ARTICLE 4
Term

4.1 Effective Date
This Lease shall be effective upon the execution of the Lease by both parties hereto.

4.2 Initial Term
This lease shall begin on the Effective Date and continue thereafter uninterrupted for a period of thirty (30) years ("Initial Term"), unless otherwise extended as provided for in Article 4.3 below or terminated as provided for in Article 52 below.

4.3 Renewal Terms
If Lessee is not in default of any terms, covenants, or conditions of this Lease, this Lease may be extended under the same terms, covenants, and conditions herein for up to four (4) additional five-year periods ("Renewal Terms"). Said Renewal Term(s), if any, shall be requested in writing by Lessee to the Authority one hundred twenty (120) days prior to the expiration of the Initial Term, as may be amended. Such Renewal Term(s) will be effective by letter without the need for formal amendment to this Lease. As used in this Lease, the word "Term" refers to the Initial Term and any Renewal Term unless otherwise set forth.

ARTICLE 5
Payments

5.1 Rent Commencement Date
Rent shall commence on the first day of the thirty-seventh (37^{th}) month immediately following the Effective Date of this Lease ("Rent Commencement Date").

5.2 Rent for the Initial Term
The Rent for the Premises shall be Fifty Thousand Dollars ($50,000) per year. All Rent shall be paid by Lessee in equal monthly installments, in advance on or before the first (1st) day of each month together with any applicable Florida sales tax throughout the Term of the Lease.

Lessee shall receive free rent for thirty-six (36) months beginning with the Effective Date ("Rent Abatement Period.") Accordingly, the first monthly installment of Rent shall be accessed beginning thirty-six (36) months after the Effective Date ("Rent Commencement Date") with any partial month

prorated.

5.3 Rental Adjustments
There shall be One Percent (1%) annual increases in Rent during the Initial Term of the Lease with the increased payments commencing on the fifth anniversary after Effective Date and every fifth anniversary thereafter throughout the Term of the Agreement, as may be amended ("Rent Adjustment Date"). If the Rent Adjustment Date falls on a day other than the first day of the month, the annual increase shall occur on the first day of the immediately following calendar month. The Rent will not increase more than five percent (5%) every five years during the Term of the Lease.

5.4 Rent for Renewal Term.
If Lessee exercises one or more Renewal Terms, the parties recognize this Lease may extend beyond thirty (30) years. If a Renewal Term is approved by the Authority, the Rent shall be adjusted on the first day of the first Renewal Term (the "Appraisal Adjustment Date") based upon a fair market value appraisal and determined as follows:

A. Sixty days prior to the Appraisal Adjustment Date Lessee and the Authority shall share equally in the cost of hiring an appraiser, approved by both parties, who will determine fair market rental value of the Premises leased to Lessee under this Lease.

B. The appraiser shall render an opinion in writing to the Authority and to the Lessee within thirty (30) days of the notice to proceed. The approved adjusted base rental rate for the first lease year of the first Renewal Term shall be the greater of the appraised rate, or the then existing rate. That rate shall continue to be adjusted each year thereafter by One Percent (1%) per annum and on every fifth anniversary thereafter throughout the Term of the Agreement, as may be amended, as set forth in section 5.2.

C. Said appraiser shall be a professionally qualified MAI appraiser, familiar with the aviation industry and the local market and shall utilize any reasonable means and resources deemed necessary to determine the fair market rental value.

5.5 Triple Net Base
Authority and Lessee agree that the Premises are leased to Lessee on a triple net basis and that Lessee is solely responsible for all obligations normally imposed on the owner of real estate with respect to the Premises, including but not limited to all infrastructure, utilities, janitorial services, property taxes, insurance, grounds maintenance, building and structural maintenance and repairs, and any other expenses that arise from the use, operation and management of Lessee's use of the Premises.

5.6 Failure to Pay Rentals, Fees or Charges
In the event Lessee fails to make timely payment of any rent, fees, charges, and other payments due and payable in accordance with the terms of this Lease within ten (10) days after same shall become due and payable to the Authority, interest at the maximum rate allowed by law shall accrue against the delinquent payment from the date due until the date payment is received by Authority. Notwithstanding the foregoing, Authority shall not be prevented from terminating this Lease for default in the payment of fees, charges, or any other payments due to Authority pursuant to this Lease, or from enforcing any other provisions contained herein or implied by law.

5.7 Service Charge for Worthless Check
In the event Lessee delivers a worthless check or draft to Authority in the payment of any obligation arising under this Lease, Lessee shall incur a service charge of Fifty Dollars ($50.00) or five (5) percent of the face amount of such check, whichever is greater; or, if Florida Statute §832.07 is amended, such other fee as shall be set by said statute.

5.8 Revenue Reports and Payments

Lessee shall pay all rents, fees, charges and other billings required by this Lease to the following address:

Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

All reports and other correspondence should be addressed as indicated in the Article herein entitled, "Notices and Communications."

ARTICLE 6
Security for Payment

Intentionally deleted.

ARTICLE 7
Obligations of Lessee

Obligation of Lessee shall include without exception the following:

A. Conduct its operation hereunder in an orderly and proper manner, considering the nature of such operation so as not to unreasonably annoy, disturb, endanger or be offensive to others at the Airport or around the Premises.

B. Control, within reason, the conduct, demeanor and appearance of its employees, invitees, and of those doing business with it and, upon objection from Authority concerning the conduct, demeanor and appearance of any such persons, shall immediately take all reasonable steps necessary to remove the cause of objection.

C. Remove from the Premises or otherwise dispose of in a manner approved by the President/CEO all garbage, debris and other waste materials (whether solid or liquid) arising out of its occupancy of the Premises or out of its operations. Any such debris or waste which is temporarily stored in the open, shall be kept in suitable garbage and waste receptacles, made of metal and equipped with tight-fitting covers and designed to safely and properly contain whatever material may be placed therein. Lessee shall use extreme care when effecting removal of all such waste.

D. Not commit any nuisance, waste, or damage to the Premises and shall not do or permit to be done anything which may result in the creation or commission or maintenance of such nuisance, waste or damage to the Premises.

E. Not create nor permit to be caused or created upon the Airport or the Premises any obnoxious odor, smoke or noxious gases or vapors. The creation of exhaust fumes by the operation of internal-combustion engines or engines of other types, so long as such engines are maintained and are being operated in a proper manner, shall not be a violation of this Lease.

F. Not do or permit to be done anything which may interfere with effectiveness or accessibility of the drainage and sewage system, fire protection system, sprinkler system, alarm system, fire hydrants and hoses, if any, installed or located on the Premises.

G. Not overload any floor or paved area on the Premises and shall repair any floor, including supporting members, and any paved area damaged by overloading.

H. Not do or permit to be done any act or thing upon the Premises:

1. Which will invalidate or conflict with any fire insurance policies covering the Premises or any part thereof or other contiguous Premises; or
2. Which may constitute an extra-hazardous condition to increase the risks normally attendant upon the operations permitted by this Lease.

I. Not keep or store flammable liquids within any covered and enclosed portion of the Premises in excess of Lessee's working requirements. Any such liquids having a flash point of less than 110°F shall be kept and stored in safety containers of a type approved by the Underwriters Laboratories.

J. Provide frequency protection within the aviation air/ground VHF frequency band and the UHF frequency band in accordance with restrictions promulgated by the Federal Aviation Administration for the vicinity of the FAA Remote Receiver facility.

K. To the extent required by law, pay all applicable sales taxes, ad valorem taxes and any other taxes or assessments against the Premises or the leasehold estate. Lessee reserves the right to contest any such taxes and withhold payment of such taxes, so long as the nonpayment of such taxes does not result in a lien against the leased Premises or a direct liability on the part of Authority. This Lease shall be a net lease with Authority receiving rentals free of any indebtedness, encumbrances, or liens of any nature whatsoever. The parties understand that Lessee is tax exempt, but to the extent that there is an assignment or sublease or other circumstance whereby the tax exemption does not apply, the Lessee remains liable under this provision.

ARTICLE 8
Default and Termination Rights of Authority

8.1 Events of Default

The occurrence of any of the following events shall constitute a default of this Lease by Lessee:

A. Lessee's failure to pay the rent, or any other sums payable hereunder for a period of ten (10) days after written notice by Authority.

B. Lessee's failure to observe, keep or perform any of the other terms, covenants, agreements or conditions of this Lease or in the Airport Rules and Regulations for a period of ten (10) days after written notice by Authority.

C. The bankruptcy of Lessee.

D. Lessee making an assignment for the benefit for creditors.

E. A receiver or trustee being appointed for Lessee or a substantial portion of Lessee's assets.

F. Lessee's voluntary petitioning for relief under, or otherwise seeking the benefit of, any bankruptcy, reorganization, arrangement, or insolvency law.

G. Lessee's vacating or abandoning the Premises.

H. Lessee's interest under this Lease being sold under execution or other legal process.

I. Lessee's interest under this Lease being modified or altered by any unauthorized assignment or subletting or by operation of law.

J. Any of the goods or chattels of Lessee used in, or incident to, the operation of Lessee's business

in the Premises being seized, sequestered, or impounded by virtue of, or under authority of, any legal proceeding.

K. Lessee's failure to comply with its environmental obligations, any laws, programs or audits promulgated by Authority or applicable regulatory agencies which may be revised from time to time.

L. Noncompliance with Florida Statute 287.133 - Concerning Criminal Activity on Contracts with Public Entities.

8.2 Remedies

In the event of any of the foregoing events of default, Authority, at its election, may exercise any one or more of the following options or remedies, the exercise of any of which shall not be deemed to preclude the exercise of any others herein listed or otherwise provided by statute or general law at the same time or in subsequent times or actions:

A. Terminate Lessee's right to possession under the Lease and re-enter and retake possession of the Premises and relet or attempt to relet the Premises on behalf of Lessee at such rent and under such terms and conditions as Authority may deem best under the circumstances for the purpose of reducing Lessee's liability. Authority shall not be deemed to have thereby accepted a surrender of the Premises, and Lessee shall remain liable for all rent, or other sums due under this Lease and for all damages suffered by Authority because of Lessee's breach of any of the covenants of the Lease.

B. Declare this Lease to be terminated, ended and null and void, and re-enter upon and take possession of the Premises whereupon all right, title and interest of Lessee in the Premises shall end.

C. Accelerate and declare the entire remaining unpaid rent for the balance of this Lease and any other sums due and payable forthwith and may, at once, take legal action to recover and collect the same.

8.3 Additional Provisions

No re-entry or retaking possession of the Premises by Authority shall be construed as an election on its part to terminate this Lease, unless a written notice of such intention be given to Lessee, nor shall pursuit of any remedy herein provided constitute a forfeiture or waiver of any rent or other monies due to Authority hereunder or of any damages accruing to Authority by reason of the violations of any of the terms, provision and covenants herein contained. Authority's acceptance of rent or other monies following any non-monetary event of default hereunder shall not be construed as Authority's waiver of such event of default. No forbearance by Authority of action upon any violation or breach of any of the terms, provisions and covenants herein contained shall be deemed or construed to constitute a waiver of the terms, provisions and covenants herein contained. Forbearance by Authority to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of any other violation or default. Legal actions to recover for loss or damage that Authority may suffer by reason of termination of this Lease or the deficiency from any reletting as provided for above shall include the expense of repossessions or reletting and any repairs or remodeling undertaken by Authority following repossession.

8.4 Waiver of Jury Trial

The parties hereto shall, and they hereby do, waive trial by jury in any action, proceeding, or counterclaim brought by either of the parties hereto against the other on any matters whatsoever arising out of, or in any way connected with, this Lease, the relationship of Authority and Lessee, Lessee's use, or occupancy of the Premises and/or building, and/or claim or injury or damage.

8.5 Time of the Essence

Time is of the essence of this Lease; and in case Lessee shall fail to perform the covenants or conditions on its part to be performed at the time fixed for the performance of such respective covenants or conditions by the provisions of this Lease, Authority may declare Lessee to be in default of such Lease.

ARTICLE 9
Maintenance and Repair

9.1 Lessee's Responsibilities

Lessee shall throughout the term of this Lease assume all responsibility and shall relieve Authority from all responsibility for all repair and maintenance of any kind whatsoever in the Premises, whether such repair or maintenance be ordinary or extraordinary, infrastructure, structural, or otherwise, and without limiting the generality hereof, shall:

A. Always keep in a clean and orderly condition and appearance the Premises and all Lessee's fixtures, equipment and personal property which are in any part of the Premises which is open to or visible by the public.

B. Provide and maintain fire protection and safety equipment and all other equipment of every kind and nature required by any law, rule, order, ordinances, resolutions, or regulation of any competent authority.

C. Keep all areas of the Premises in state of good repair to include repair of any damage to the automobile parking pavement or other surface of the premises or any building improvements caused by weathering and/or aging, Lessee's operations, or by any oil, gasoline, grease lubricants or other flammable liquids and substances having a corrosive or detrimental effect thereon.

D. Take such anti-erosion measures, including but not limited to, the planting and replanting of grasses with respect to all portions of the Premises not paved or built upon.

E. Be responsible for the maintenance and repair of all utility service lines except common utilities, if any, including but not limited to, service lines for the supply of water, gas service lines, electrical power and telephone conduits and line, sanitary sewers and storm sewers which are now or which may be subsequently located upon the Premises and used by Lessee exclusively.

9.2 Authority's Rights

Authority shall not be liable for, or required to make, any repairs or perform any maintenance upon the Premises. If Lessee fails to perform Lessee's maintenance responsibilities, Authority shall have the right, but not the obligation, to perform such maintenance responsibilities, provided Authority has first, in any situation not involving an emergency, by written notice to Lessee, afforded Lessee a period of thirty (30) days within which to correct the failure. All costs incurred by Authority in performing Lessee's maintenance responsibility, plus a fifteen percent (15%) administrative charge, shall be paid by Lessee within ten (10) days of receipt of billing, therefore.

To the extent that any contractor or subcontractor may provide warranties for the initial improvements constructed upon the Premises, Landlord shall reasonably cooperate with Lessee in order to help Lessee obtain the benefits of such warranties.

9.3 Required Scheduled Maintenance to Premises and Improvements

In addition to Lessee's maintenance obligations included in this Lease, Lessee further agrees to maintain, at a minimum, certain components of Premises and improvements according to the following maintenance schedule:

A. Roof: Upon Authority's request Lessee will provide a roof inspection by a qualified roof inspector and/or contractor to determine required maintenance action. The inspection reports will be submitted to Authority for approval of maintenance requirements to be performed by Lessee. The exterior roof will be cleaned annually with drains and scuppers cleaned as needed.

B. Building Exterior: The building exterior will be inspected. Mildew, staining, dirt, cobwebs, and other like maintenance items will be cleaned as needed.

C. Hangar Doors: All hangar doors will be inspected and cleaned monthly, lubricated, and adjusted at intervals recommended by the manufacturer.

D. Landscaping: The landscaping will be maintained in a manner consistent with good horticultural practices and free of unsightly conditions.

E. Electrical Service: Inspect electrical service areas and always keep area free of debris and foreign objects.

F. Aircraft Apron: Clean, sweep, remove oil and debris, repair, and stripe, and maintain tie-down points and cables on a routine basis.

G. Vehicle Parking Areas: Clean, sweep, remove oil and debris, and repair and stripe on a routine basis.

H. All maintenance, repair and replacements will be of a quality at least equal to the original in materials and workmanship.

9.4 Equipment Inspection

Lessee will have a qualified service inspect all Heating, Ventilation and Air Conditioning (hereinafter referred to as "HVAC") equipment, replacing air filters as needed. Lessee will perform HVAC maintenance annually.

9.5 End of Term Maintenance Conditions

In addition to the scheduled maintenance required herein, Lessee will maintain Improvements to ensure that, at the end of the term of this Lease, the condition of Improvements will be in a good state of repair and comply with the following conditions:

A. The roof will be free of any leaks.

B. The HVAC system will heat and cool properly.

C. All hangar doors will open and close properly.

D. The exterior paint will be free of unsightly conditions.

E. The interior of the improvements will be painted prior to termination of this Lease.

F. Exterior parking pavements will be in good condition without potholes and spalling.

ARTICLE 10
Alterations and Improvements

10.1 Consent for Improvements.

Lessee shall make no alterations or improvements to the assigned Premises without the prior written

consent of the Airport's President/CEO. Authority understands that the Lessee intends to build classrooms, offices, and a hangar building ("Lessee's Improvements"), plans for which will be submitted to the Authority, whose consent will not unreasonably be withheld, conditioned, or delayed. Lessee agrees that it will commence vertical construction of Lessee's Improvements no later than December 31, 2023, subject to approved permitting, FAA approvals and absent delays due to COVID-19 or other conditions outside of Lessee's control. If Lessee fails to commence vertical construction of Lessee's Improvements by December 31, 2023, subject to approved permitting, FAA approvals and absent delays due to COVID-19 or conditions outside of Lessee's control, either Landlord or Lessee shall be entitled to terminate the Lease by giving written notice to the other. Once Lessee commences construction, Lessee shall continuously and diligently work to complete the Lessee's Improvements. Commencement of construction shall mean execution of the construction agreement and breaking ground.

10.2 Conditions

If Lessee requests permission to make improvements or alterations and permission is granted, the following conditions shall apply:

A. Lessee shall obtain all required permits and licenses duly necessary and comply with applicable zoning laws, building codes and other laws or regulations of any appropriate governing body, whether it be state, county, city or Authority.

B. Prior to any construction within the Premises, all contractors, and subcontractors to perform work must be approved by Authority, and such contractors and subcontractors will be required to execute an indemnification agreement in favor of Authority, and to provide evidence of insurance satisfactory to Authority (in at least the same amounts and form required for Lessee).

C. Lessee shall advance an estimate of costs necessary to complete Lessee's work and shall provide future cost estimates on any other alterations or improvements to the Premises upon written consent of Authority to authorize said alterations or improvements.

D. Lessee shall post with Authority a performance and payment bond in an amount equal to the estimated cost of alterations or improvements to be delivered to Authority under the provisions above. Said amount is established to account for potential cost overruns, contingencies and cost estimate errors.

E. Lessee covenants and agrees to accept and pay all financial obligations associated with costs necessary to complete Authority-approved alterations or improvements.

F. Lessee agrees throughout the term of this Lease to maintain at its expense the Premises and any improvements, equipment, or display within the Premises in a good state of repair and preservation. Lessee shall be responsible for the cost of repair for any damage to the Premises or the adjacent grounds or improvements, caused by Lessee, its agents or employees. Authority shall have the right to inspect the Premises at any reasonable time, provided that the exercise of such right shall not unreasonably interfere with Lessee's business. Lessee agrees to be solely responsible for any damage (other than normal wear and tear) resulting from the removal by Lessee of its personal property, trade fixtures, or signs.

G. Prior to commencement of construction Lessee shall provide reasonable documentation to Authority that there are funds available in an amount sufficient for completion of the construction and appropriately set aside for the project.

ARTICLE 11
Title to Improvements

All permanent improvements of whatever kind or nature, including but not limited to, all buildings and all equipment installed therein which, under the laws of the State of Florida, are part of the realty, heating and air conditioning equipment, interior and exterior light fixtures, fencing, landscaping, paving, tie-down facilities and all other permanent improvements which become part of the realty placed upon the Premises, with or without consent of Authority, shall become and be deemed to be a part of the Premises and shall become the property of Authority, upon termination or default of this Lease and shall remain on the Premises unless otherwise agreed to in writing. Title to all personal property, furnishings, trade fixtures, and nonattached equipment shall be and remain with Lessee and may be removed from the Premises at any time, provided Lessee is not then in default thereunder, and further provided Lessee exercises care in the removal of same and repairs any damage to the Premises caused by said removal.

ARTICLE 12
Construction Lien

Authority's interest in the Premises shall not be subjected to any construction, mechanics, materialman's, tax, laborers or any other lien, whether Authority has given its written approval for the improvements or otherwise, and Lessee shall save and hold harmless Authority and its interest in the Premises from any such lien or purported lien. Within fifteen (15) days of filing of any lien, Lessee shall cause same to be satisfied or shall post bond for the lien.

ARTICLE 13
Utilities

Lessee shall make all provisions it deems necessary for connection to necessary utilities and shall pay the full cost and expense for installation and use of all said utilities. All such utilities shall be segregated by a separately metered account in Lessee's name and Authority shall not be responsible for payment of any utility service used by Lessee.

ARTICLE 14
Ingress and Egress and Cross Easement

14.1 Use of Public Way

Lessee, its contractors, suppliers of material and furnishers of services, shall have the right of ingress and egress to the Premises via appropriate public way to be used in common with others having rites of passage within the Premises, if Authority may, at its expense, from time to time, substitute other means of ingress and egress so long as an alternate adequate means of ingress and egress is available.

14.2 Road Closures

Authority may at any time temporarily or permanently close or consent to or request the closing of any such roadway, and any other area at the Premises presently or hereafter used as such, so long as a means of ingress and egress reasonably equivalent to that provided in 13.1 above is concurrently made available to Lessee. Lessee hereby releases and discharges Authority, its successors and assigns, of and from any and all claims, demands or causes of action which Lessee may now or at any time hereafter have against any of the foregoing arising or alleged to arise out of the closing of any street, roadway, or other areas used as such, whether within or outside the Premises, provided that Authority makes available to Lessee a means of ingress and egress reasonably equivalent to that provided in 13.1 above.

14.3 Access from Fifteenth Street

Included within the improvements that the Authority constructed is a driveway ("Driveway") from Fifteenth Street that will be located partially on the Premises and partially on adjacent lands as shown

on Exhibit A. Lessee, and Lessee's employees, invitees, agents, and contractors shall have a nonexclusive right to use the Driveway and shall have the obligation to repair and maintain that portion of the Driveway that is located upon its Premises. Authority reserves for itself, as well as its employees, agents, contractors, invitees, and Lessees an easement upon all portions of the Driveway for vehicular and pedestrian ingress and egress, and for purposes of construction and/or maintenance of the Driveway. The parties shall not park in the Driveway or otherwise block usage of the Driveway for ingress and egress.

ARTICLE 15
Taxes, Permits, Licenses

In addition to those obligations set forth in Article 6, Lessee shall bear, at its own expense, all costs of operating its equipment and business including all taxes assessed against the operation of the business and any sales, use or similar taxes levied or assessed on any payments made by Lessee hereunder. Lessee shall bear all cost of obtaining any permits, licenses, or other authorizations required by authority of law in connection with the operation of its business at the Airport, and copies of all such permits, certificates and licenses shall be forwarded to Authority.

ARTICLE 16
Insurance

Lessee is self-insured and the below requirements will be provided to the extent not provided by Lessee's self-insurance program. Lessee shall furnish Authority evidence of said self-insurance in amounts equivalent to the level and type insurance coverage required herein by Authority prior to the commencement of this Lease.

Lessee shall provide, pay for, and maintain with insurance carriers rated A or better by Best's, the types of insurance described herein. All insurance shall be from responsible companies approved by Authority and authorized to do business in the State of Florida. All liability insurance policies of Lessee required herein shall provide a severability of interest provision. The insurance coverages and limits required shall be evidenced by properly executed certificates of insurance. Each certificate shall be an original, signed by the authorized representative of the insurance company shown on the certificate with proof that he/she is an authorized representative thereof attached. The required policies of insurance shall be performable in Sarasota and Manatee Counties, Florida, and shall be construed in accordance with the laws of the State of Florida.

All certificates shall provide thirty (30) days' prior written notice, by registered or certified mail, shall be given Authority of any cancellation, intent not to renew, reduction in the policies' coverages, or other material alteration. In the event of a reduction in any aggregate limit, Lessee shall take immediate steps to have it reinstated. If at any time Authority requests a written statement from the insurance company as to any impairments to the Aggregate Limit, Lessee shall promptly authorize and have delivered such statement to Authority. Lessee shall make up any impairment when known to it. Lessee authorizes Authority to confirm all information furnished Authority, as to compliance with the insurance requirements herein, with Lessee's insurance agents, brokers, and insurance carriers. All insurance coverages of Lessee shall be primary as regards any insurance or self-insurance program carried by Authority.

The acceptance of delivery by Authority of any certificate of insurance evidencing Lessee's insurance coverages and limits does not constitute approval or agreement by Authority that the insurance requirements have been met or that the insurance policies shown in the certificates of insurance follow the requirements herein.

The certificates of insurance, or other evidence, must be filed with and approved by Authority prior to any activity being performed at the Airport by Lessee.

The insurance coverages and limits required of Lessee are designed to meet the minimum requirements of Authority. They are not designed as a recommended insurance program for Lessee. Lessee alone shall be responsible for the sufficiency of its own insurance program.

Lessee and Authority understand and agree that the limits of the insurance herein required may become inadequate based on Lessee's activities and industry practices, and Lessee agrees that it will increase such limits within thirty (30) days after receipt of notice in writing from Authority.

If any liability insurance required herein is to be issued or renewed on a "claims made" form as opposed to the "occurrence" form, the retroactive date for coverage shall be no later than the commencement date of the Lease and shall provide that in the event of cancellation or non-renewal, the discovery period for insurance claims (Tail Coverage) shall be unlimited.

All of the required insurance coverages shall be issued as required by law and shall be endorsed, where necessary, to comply with the minimum requirements contained herein. Submissions required by this Article shall be given to:

Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, Florida 34243

Renewal Certificates of Insurance shall be provided to Authority a minimum of thirty (30) days prior to expiration of current coverages.

Authority may terminate or suspend this Lease should at any time Lessee fail to provide or maintain: (1) the insurance coverages required in this Lease, or (2) an acceptable self-insurance program evidenced by documentation acceptable to Authority, or a surety bond from a corporate surety authorized to do business in the State of Florida, acceptable to Authority, guaranteeing Lessee's financial responsibility in complying with the general insurance requirements of this Lease. Such bond shall be in the amount of One Million Dollars ($1,000,000) and protect Authority from any claims, debts, demands, liabilities, or causes of action as well as the cost of defense including attorneys' fees, and other fees, costs, and expenses resulting from the operations of Lessee under this Lease.

The amounts and types of insurance shall conform to the following minimum requirements with the use of Insurance Service Office (ISO) policies, forms, and endorsements or broader where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to Authority.

16.1 Workers' Compensation and Employers' Liability

Insurance in accordance with the statutes and regulations of the State of Florida including Employers Liability. Limits shall not be less than:

Workers' Compensation	Florida Statutory requirements
Employers' Liability	$500,000 limit each accident
	$500,000 limit disease aggregate
	$500,000 limit disease each employee

16.2 All Risk Property

Insurance including flood or earthquake, on all improvements now or hereafter located upon the assigned premises in an amount equal to the replacement cost (without depreciation) of such improvements. Coverage is to contain a 100% coinsurance clause or Agreed Amount Endorsement. Said insurance shall contain loss payable endorsements in favor of the parties as their respective interests may appear hereunder.

16.3 Commercial General Liability
Insurance, including Premises & Operations, Personal Injury, Contractual for this Lease, Independent Contractors, and Broad Form property Damage including Completed Operations. Limits of coverage shall not be less than the following:

$1,000,000 Combined Single Limit each occurrence Bodily Injury, Personal Injury and Property Damage Liability,

or

$1,000,000 each occurrence and aggregate for liability associated with all operations under this specific lease. The aggregate limits shall be separately applicable to this lease.

16.4 Automobile Liability
Insurance shall be maintained by Lessee as to the ownership, maintenance, and use of all owned, non-owned, leased or hired vehicles which are tagged and used commercially on Authority's premises with limits of not less than the following:

Bodily Injury Liability	$1,000,000 limit each person/$1,000,000 limit each accident
Property Damage Liability	$1,000,000 limit each accident,

or

Bodily Injury and Property Damage Liability	$1,000,000 Combined Single Limit each occurrence

16.5 Umbrella Liability or Excess Liability
Insurance, if used to reach the limits of liability required, shall not be less than $1,000,000 each occurrence and aggregate. The limits of primary liability insurance for the General Liability and Employers' Liability insurance coverages required in this section shall be not less than $500,000 Combined Single Limit each occurrence and aggregate where applicable for Bodily Injury, Personal Injury, and Property Damage liability.

The Sarasota Manatee Airport Authority shall be named as additional insured on all insurance policies as required above and the all-risk and liability policies shall contain a waiver of subrogation in favor of the Authority.

ARTICLE 17
Property Damages

17.1 Rebuilding in the event of Casualty
In the event all or any portion of the Premises and/or the improvements upon the Premises are partially or totally damaged by fire, the elements, a public enemy, Act of God, or other casualty, Lessee will give Authority immediate notice thereof. Lessee shall promptly commence repairs or reconstruction and shall act diligently and continuously to prosecute the same to full completion at Lessee's own cost and expense. Lessee shall restore the Premises and the improvements thereon to at least equal to that existing prior to their damage or destruction. The proceeds of insurance shall be held and used for the purpose of such repair, restoration, or replacement. At Authority's option, Authority may require that the proceeds of any applicable insurance policy or policies related to a casualty loss be deposited in an escrow account approved by Authority to be available to pay for the cost of such repair, replacement or rebuilding.

17.2 Lessee's Business Interruption Insurance
In the event of casualty, there shall be no abatement of rent.

17.3 Limits of Authority's Obligations Defined

Redecoration, replacement, and refurbishment of Lessee's furniture, fixtures, equipment, and supplies will be the responsibility of and paid for by Lessee. Authority will not be responsible to Lessee for any claims related to loss of use, loss of profits, or loss of business resulting from any partial, extensive, or complete destruction of the Premises and/or improvements, regardless of the cause of damage or destruction.

17.4 Waiver of Subrogation

Lessee waives any and all claims against Authority and its agents, servants and employees for loss or damage to property, and shall look to its own insurance for such claims.

ARTICLE 18
Indemnification

To the extent permitted by law, Lessee agrees to protect, defend, reimburse, indemnify and hold Authority, its agents, employees and elected officers and each of them, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages (including, without limitation, attorney fees and costs incurred prior to trial, at trial, on any appeal, and in any bankruptcy proceeding) and causes of action of every kind and character, known or unknown, against or from Authority by reason of any damage to property or the environment, including any contamination of Airport property such as the soil or storm water by fuel, gas, chemicals or other substances deemed by the EPA to be environmental contaminants at the time this Lease is executed or as may be redefined by the appropriate regulatory agencies in the future or bodily injury (including death) incurred or sustained by any party hereto, any agent or employee of any party hereto, and any third or other party whomsoever, or any governmental agency, arising out of or incident to or in connection with Lessee's performance under this Lease, Lessee's use or occupancy of the Premises, Lessee's acts, omissions or operations hereunder or the performance, nonperformance, or purported performance of Lessee, or any breach of the terms of this Lease by Lessee. Lessee recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of Ten Dollars ($10.00) and such other good and valuable consideration provided by Authority in support of this indemnification in accordance with laws of the State of Florida. This clause shall survive the termination of this Lease, subject to time limitations set forth under Florida Statute. Compliance with the insurance requirements as attached hereto shall not relieve Lessee of its liability or obligation to indemnify Authority as set forth in this Article. This indemnity section, Article 18, shall not include actions caused solely by Authority.

ARTICLE 19
Compliance with Laws, Regulations, Ordinances, Rules

Lessee shall at all times comply with applicable federal, state and local laws and regulations, Airport Rules and Regulations (available at www.srq-airport.com under About SRQ, Operations), all applicable health rules and regulations and other mandates whether existing or as promulgated from time to time by the federal, state or local government, Authority or Airport Management including but not limited to permitted and restricted activities, security matters, parking, ingress and egress, environmental and storm water regulations and any other operational matters related to the operation of the Airport. This shall include, but not be limited, to Lessee precluding its employees, agents, customers, or invitees from entering upon any restricted area of the Airport as noted in procedures, rules or regulations of Authority or Department of Homeland Security. In addition to other remedies provided hereunder, any violation of Airport or Department of Homeland Security procedures shall subject Lessee to an administrative damages payment of five hundred dollars ($500.00) (in consideration for the administrative processing required by Authority to process and to respond to a violation) and to damages equal to the greater of (1) one thousand dollars ($1,000) per occurrence (in consideration for damages which might be suffered

by Authority in the form of fines or administrative procedures resulting from such violation), or (2) the civil fine imposed by the Department of Homeland Security upon Authority as a result of the violation. This amount must be paid by Lessee within ten (10) days of written notice, or this Lease shall be terminated by Authority.

ARTICLE 20
FAA Approval

This Lease is subject to approval of the Federal Aviation Administration. If the FAA disapproves the Lease, either party may rescind the Lease by providing written notice.

ARTICLE 21
Environmental Regulation

21.1 Environmental Representations

Notwithstanding any other provisions of this Lease, and in addition to all other Lease requirements, and any other covenants and warranties of Lessee, Lessee hereby expressly warrants, guarantees, and represents to Authority, upon which Authority expressly relies that:

A. Lessee is knowledgeable of all federal, state, regional and local governmental laws, ordinances, regulations, orders, and rules, without limitation which govern or which in any way apply to the direct or indirect results and impacts to the environmental and natural resources due to, or in any way resulting from, the conduct by Lessee of its operations pursuant to or upon the Premises. Lessee agrees to keep informed of future changes in environmental laws, regulations, and ordinances.

B. Lessee agrees to comply with all applicable federal, state, regional and local laws, regulations, and ordinances protecting the environmental and natural resources and all rules and regulations promulgated or adapted as some may from time to time be amended and accepts full responsibility and liability for such compliance.

C. Lessee shall, prior to commencement of any such operations pursuant to this Lease, secure all permits, and properly make all necessary notifications as may be required by any and all governmental agencies having jurisdiction over parties or the subject matter hereof.

D. Lessee, its employees, agents, contractors, and all persons working for, or on behalf of Lessee, have been fully and properly trained in the handling and storage of all such hazardous waste materials and other pollutants and contaminants; and such training complies with all applicable federal, state and local laws, ordinances, regulations, rulings, orders and standards which are now or are hereinafter promulgated.

E. Lessee agrees that it will neither handle nor store any toxic waste materials on the Premises.

F. Lessee shall provide Authority satisfactory documentary evidence of all such requisite legal permits and notifications as hereinabove required.

G. Lessee agrees to cooperate with any investigation, audit or inquiry by Authority or any governmental agency regarding possible violation of any environmental law or regulation.

21.2 Generator of Hazardous Waste

If Lessee is deemed to be a generator of hazardous waste, as defined by state, federal, or local law, Lessee shall obtain an EPA identification number and the appropriate generator permit and shall comply with all federal, state, regional and local requirements imposed upon a generator of hazardous waste including, but not limited to, ensuring that the appropriate transportation and disposal of such materials are conducted in full compliance with the law.

21.3 Inventory List

Provisions shall be made by Lessee to have an accurate inventory list (including quantities) of all such hazardous, toxic, and other contaminated or polluted materials, whether stored, disposed of or recycled, available always for inspection at any time on the Premises by Authority officials and also by Fire Department Officials or regulatory personnel having jurisdiction over the Premises, for implementation of proper storage, handling and disposal procedures.

21.4 Notification and Copies

Notification of all hazardous waste activities by Lessee shall be provided on a timely basis to Authority or such other agencies as Authority may from time to time designate. Lessee agrees that upon requests of Authority a twenty-four (24)-hour emergency coordinator and phone number shall be furnished to Authority and to such state and county officials as are designated by Authority, in case of any spill, leak or other emergency involving hazardous, toxic, flammable or other pollutants or contaminated materials. Designation of this emergency coordination may be required by existing federal, state, regional or local regulations which require such designation regardless of such request by Authority.

Lessee agrees to provide Authority copies of all permit application materials, permits, monitoring reports, environmental response plan, and regulated materials storage and disposal plans, within ten (10) days prior to their required submittal to regulation agencies having jurisdiction over such matters.

21.5 Violation

A. If Authority receives a notice from any governmental entity asserting a violation by Lessee of Lessee's covenants and agreements contained herein, or if Authority otherwise has reasonable grounds upon which to believe that such a violation has occurred, Authority shall have the right, but not the obligation, to contract, at Lessee's sole cost and expense, for the services of persons ("Site Reviewers") to enter the Premises and perform environmental site assessments for the purpose of determining whether there exists any environmental condition that could result in any liability, cost or expense to Authority. The Site Reviewers shall perform such tests on the Premises as may be necessary, in the opinion of the Site Reviewers, to conduct a prudent environmental site assessment. Lessee shall supply such information as is requested by the Site Reviewers. In the event Authority conducts testing due to information other than a notice of violation from a governmental authority, and the testing does not reveal any contamination other than the contamination referenced in Article 19 of this Lease, Authority agrees to bear all costs associated with the testing.

B. If Lessee receives a Notice of Violation or similar enforcement action or notice of noncompliance, Lessee shall provide a copy of same to Authority within twenty-four (24) hours of receipt by Lessee or Lessee's agent. Violation of any part of the provisions of this Article or disposition by Lessee of any sanitary waste, pollutants, contaminants, hazardous waste, toxic waste, industrial cooling water, sewage or any other materials in violation of the provisions of this Article shall be deemed to be a default under this Lease if not cured within ten (10) days of receipt of notice from Authority shall be grounds for termination of this Lease, and shall also provide Authority grounds for taking whatever other action it may have in addition to termination based upon default as provided for under this Lease.

C. Lessee shall have no liability or indemnity obligations for any Hazardous waste material that exists on the Premises prior to the commencement of the Lease Term or that migrates from other property during the Lease Term without Lessee's negligence, and Authority agrees to protect, defend, reimburse, indemnify and hold Lessee, its, employees and elected officers and each of them, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages (including, without limitation, attorney fees and costs incurred prior to trial, at trial, on any appeal, and in any bankruptcy proceeding) and causes

of action of every kind and character, known or unknown, against Lessee by reason of any damage to property or the environment, including any contamination of Airport property caused by such contamination. In the event preexisting Hazardous waste materials are discovered on the Premises during the Lease Term that preexisted the Lease Term and are in amounts materially increasing Lessee's risk of using and occupying the Premises, then Lessee shall have the right to cancel the Lease.

ARTICLE 22
Federal Storm Water Regulations

Notwithstanding any other provisions or terms of the Lease, Lessee acknowledges that certain properties and uses of properties within the Airport or on Authority owned land are subject to Federal storm water regulations as set forth in 40 CFR Part 122. Lessee agrees to observe and abide by said regulations as applicable to its property and use.

Notwithstanding any other provisions or terms of the Lease, Authority acknowledges that Lessee has taken steps necessary to apply for or obtain a storm water discharge permit as required by the applicable regulations for Lessee's operations at the Airport.

Notwithstanding any other provisions or terms of this Lease, including Lessee's right to quiet enjoyment, Authority and Lessee both acknowledge that close cooperation is necessary to ensure compliance with any storm water discharge permit terms and conditions, as well as to ensure safety and to minimize costs. Lessee acknowledges that it may be necessary to undertake to minimize the exposure of storm water to "significant materials" generated, stored, handled, or otherwise used by Lessee, as defined in the federal storm water regulations, by implementing and maintaining "Best management practices."

Authority will provide Lessee with written notice of those storm water discharge permit requirements, that are in Authority's storm water permit, that Lessee will be obligated to perform from time to time, including, but not limited to: Certification of non-storm water discharges; collection of storm water samples for analysis of such samples for contamination; preparation of storm water pollution prevention or similar plans; implementation of Best management practices; and maintenance of necessary records. Such written notice shall include applicable deadlines. Lessee within seven (7) days of receipt of such written notice, shall notify Authority in writing if it disputes any of the storm water discharge permit requirements it is being directed to undertake. If Lessee does not provide such timely notice, it is deemed to assent to undertake such requirements. If Lessee provides Authority with timely written notice that it disputes such storm water discharge permit requirements, Authority and Lessee agree to negotiate a prompt resolution of their differences. Lessee warrants that it will not object to written notice from Authority for purposes of delay or avoiding compliance.

Lessee agrees to undertake those storm water discharge permit requirements for which it has received written notice from any governmental entity charged with enforcement of storm water regulations. Lessee acknowledges that time is of the essence and will make every effort to meet any and all deadlines that may be imposed on it.

Authority agrees to provide Lessee, at its request, with any nonprivileged information collected and submitted to any governmental entity pursuant to applicable storm water regulations.

Authority will give Lessee written notice of any breach by Lessee of Authority's storm water discharge permit or the provisions of this section. If such a breach is material, and, if of a continuing nature, Authority may terminate this Lease. Lessee agrees to cure promptly any breach caused by Lessee or as a direct result of Lessee's operation.

Lessee agrees to participate in any Authority-organized task force or other work group established to coordinate storm water activities at the Airport. In addition, Lessee agrees to participate in Authority's

Environmental Compliance Program and is subject to and agrees to periodic inspections conducted by Airport staff to monitor the management, handling, storage, and disposal practices associated with any petroleum substances, hazardous substances, or waste materials.

All such remedies of Authority about environmental requirements as set forth herein shall be deemed cumulative in nature and shall survive termination of this Lease.

Lessee shall be strictly liable for, and hereby expressly assumes all responsibility for all citations, fines, environmental controls and monitoring, clean-up and disposal, restoration and corrective measures resulting from or in any way connected with the improper use, handling, storage or disposal of all pollutants or contaminated materials, as same are defined by law, by Lessee or by Lessee's employees, invitees, suppliers or service or providers of materials or any other person whomsoever, regardless of whether or not a default notice has been issued and notwithstanding any other obligations imposed upon Lessee pursuant to the terms of this Lease.

ARTICLE 23
Environmental Inspection

23.1 Environmental Inspection at Commencement of Lease Term

Authority has had an environmental assessment on the Premises made and has provided a copy of such report to Lessee. This Lease is subject to Lessee obtaining at Lessee's expense a Phase II Environmental Audit, from a company acceptable by both parties, in accordance with standards established by the American Society for Testing and Materials (ASTM), that includes air, water, and soil sampling, including any other studies or tests that Lessee or its consultants may reasonably require ("Studies"), the results of which must be acceptable to Lessee. No remediation required by the Studies will be the responsibility of Lessee. The site must also meet all state environmental requirements for a school site under Florida Statutes. The Phase II Environmental Audit will establish a base line indicating the current condition of the Premises ("Base Line Environmental Report"). Lessee is not responsible for hazardous material remediation already existing on the site and/or future remediation that pre-existed the occupancy by the Lessee.

23.2 Environmental Inspection at End of Lease Term

Within the last sixty (60) days of the Lease or after Lease termination, Authority shall have the right to have an environmental inspection performed to determine the status of any hazardous substances or hazardous waste as defined by the Comprehensive and Environmental Response, Compensation and Liability Act of 1980 (CERCLA), 42 U.S.C. section 9601(14) pollutants or contaminants as defined in CERCLA, 42 U.S.C. section 9604 (A)(2) or hazardous waste as defined in the Resource Conservation and Recovery Act (RCRA) 42 U.S.C. section 6903(5) or other similar applicable federal or state laws and regulations, including, but not limited to asbestos, PCB's, urea formaldehyde, and radon gas existing on the Premises or whether any said substances have been generated, released, stored or deposited over, or presently exist beneath or on the Premises from any source.

To the extent permitted by law, Lessee hereby expressly agrees to indemnify and hold Authority harmless from and against any and all liability for fines and physical damage to property or injury or deaths to persons, including reasonable expense and attorney's fees, arising from or resulting out of, or in any way caused by, Lessee's failure to comply with any and all applicable federal, state, and local laws, ordinances, regulations, rulings, orders and standards, now or hereafter promulgated for the purpose of protecting the environment. Lessee understands that this indemnification is in addition to and is a supplement of Lessee's indemnification set forth in other provisions of this Lease and Lessee is in full understanding to the extent of this indemnification and hereby expressly acknowledges that it has received full and adequate consideration from Authority to legally support this indemnification agreement. This provision of the lease shall survive termination of the Lease; provided, however, that Lessee's obligations hereunder shall not apply to any matter not arising out of, or incident to, or in connection with Lessee's activities under this Lease.

Regarding any contamination caused by Lessee or arising by reason of Lessee's use or occupancy of the Premises, Lessee shall immediately take such action as is necessary to clean up and remediate the Premises at its own expense in accordance with applicable federal, state, and local law. The remediation must continue until the applicable governmental authorities have determined that no further action is necessary. If the Authority is unable to lease the Premises during the period of cleanup and remediation due to the environmental condition or cleanup work being performed, in addition to any other damages, Lessee shall be responsible for payment of lost rent or lost use to the Authority.

The firm(s) conducting the site inspection, or the site cleanup work must be qualified and approved by Authority, and the methodology used by such firm shall be consistent with the then current engineering practices and methods required by the State of Florida or the United States government and be acceptable to Authority.

Lessee understands and agrees that it is strictly liable for any environmental violation or harm, or any contamination to the soil or the water table under the Premises caused by Lessee or occurring by reason of Lessee's use or occupancy of the Premises. Said liability shall extend beyond the term of the Lease until the Premises are retested and determined to be free of contamination.

ARTICLE 24
Storage Tanks

Lessee agrees that it will not have any underground or above ground storage tanks on the Premises unless specifically authorized in writing by Authority. If any tank is authorized by Authority, Lessee covenants and agrees that it will comply with all regulations concerning the installation, operation, maintenance, and inspection of both above ground and underground storage tanks ("Tanks") including financial responsibility requirements.

ARTICLE 25
Americans with Disabilities Act

Lessee shall comply with the requirements of "The Americans with Disabilities Act" (ADA) as published in the Federal Register, Volume 56, No. 144, and the State of Florida Accessibility Requirements Manual (ARM).

ARTICLE 26
Affirmative Action

Lessee assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person shall on the ground of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this subpart. Lessee assures that it will require that its covered suborganizations provide assurances to Lessee that they similarly will undertake affirmative action programs and that they will require assurances from their suborganizations, as required by 14 CFR Part 152, Subpart E, to the same effect.

ARTICLE 27
Nondiscrimination

Lessee, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree, that (1) no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of Airport facilities; and (2) that Lessee shall use the Airport Premises in

compliance with all requirements imposed or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended. In the event of breach of any of the above nondiscrimination covenants, Authority shall have the right to terminate the Lease.

ARTICLE 28
Disadvantaged Business Enterprise

Lessee shall comply with Authority's approved Disadvantaged Business Enterprise (DBE) program submitted in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Office of the Secretary, Part 23, Participation by DBE programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964 and as said regulations may be amended. Further provided, that no person shall be excluded from participation in, denied the benefits of or otherwise discriminated against in connection with the award and performance of any contract, including leases, covered by 49 CFR Part 23 on the grounds of race, color, national origin or sex. Lessee will include the provisions of this Article in any authorized subleases and cause sublessees to similarly include such provisions in further subleases.

ARTICLE 29
Rights Reserved to Authority

Rights not specifically granted to Lessee by this lease are expressly and independently reserved to Authority. Authority expressly reserves the right to prevent any use of the described Premises which would interfere with or adversely affect the operation or maintenance of the Airport, or otherwise constitute an airport hazard.

ARTICLE 30
Right to Entry

Authority, through its President/CEO, shall have the right to request from Lessee and to be provided entry to the Premises assigned herein to Lessee for the purposes and to the extent necessary to protect Authority's rights and interest, to provide for periodic inspection of said Premises from the standpoint of safety and health, provided such inspection does not unreasonably interfere with Lessee's business operations, and to check Lessee's compliance with the terms of this Lease.

ARTICLE 31
Right of Flight

Subject to limitations contained in Section 1013 Florida Statutes, it shall be a condition of this Lease that Authority reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property owned by Authority, together with the right to cause in said airspace, such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from or operating on the Airport.

Lessee further expressly agrees for itself, its successors and assigns to restrict the height of structures, objects of natural growth and other obstruction on Premises to such a height to comply with Federal Aviation Regulation, Part 77.

ARTICLE 32
Property Rights Reserved

This Lease shall be subject and subordinate to all the terms and conditions of any instruments and

documents under which Authority acquired the land or improvements thereon, of which said Premises are a part, and shall be given only such effect as will not conflict with nor be inconsistent with such terms and conditions. Lessee understands and agrees that this Lease shall be subordinate to the provisions of any existing or future agreement between Authority and the United States of America, or any of its agencies, relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport, and to any terms or conditions imposed upon the Airport by any other governmental entity.

ARTICLE 33
Signage

33.1 Written Approval

Except with prior written approval of Authority, which may be withheld at Authority's sole discretion, Lessee shall not erect, maintain, or display any signs or any advertising at or on the exterior parts of the Premises or in the Premises to be visible from outside the Premises.

33.2 Removal

Upon the expiration or termination of the Lease, Lessee shall remove, obliterate, or paint out, as Authority may direct, at its sole discretion, all signs and advertising on the Premises and, in connection therewith, shall restore the portion of the Premises affected by such signs or advertising to the same conditions as existed prior to the placement of such signs or advertising. In the event of failure on the part of Lessee to remove, obliterate or paint out each sign or advertising and to so restore the Premises, Authority may perform the necessary work and Lessee shall be bound to pay these costs to Authority.

ARTICLE 34
Quiet Enjoyment

Authority covenants that Lessee shall and may peaceably and quietly have, hold and enjoy the demised Premises and all parts thereof for the term hereby granted, subject to the terms and provisions hereof.

ARTICLE 35
Mortgage Rights of Lessee

Lessee may mortgage, pledge, or hypothecate its property and leasehold interest provided Lessee as a condition precedent first provides to Authority written evidence that the priority rights of Authority under this Lease will not be adversely affected by such action.

ARTICLE 36
Rent a Separate Covenant

Lessee shall not for any reason withhold or reduce Lessee's required payments of rent and other charges provided in this Lease, it being expressly understood and agreed by the parties that the payment of rent and additional rent is a covenant by Lessee that is independent of the other covenants of the parties hereunder.

ARTICLE 37
Assignment

Lessee shall not assign this Lease, either in whole or in part, without prior written consent of Authority which consent shall not be unreasonably withheld. No request for, or consent to, such assignment shall be considered unless Lessee shall have paid all rentals, fees, and charges which have accrued in favor of Authority and Lessee shall have otherwise met all other legal obligations to be performed, kept, and observed by it under the terms and conditions of this Lease or as this Lease may be subsequently amended or modified. Authority reserves the right to investigate the financial capacity of the proposed

assignee prior to making its decision. The foregoing notwithstanding, Authority shall not be required to approve an assignment of the Lease prior

ARTICLE 38
Corporate Tenancy

If Lessee is a corporation, the undersigned officer of Lessee hereby warrants and certifies to Authority that Lessee is a corporation in good standing and is authorized to do business in the State of Florida and shall provide proof of good standing to Authority. The undersigned officer of Lessee hereby further warrants and certifies to Authority that he or she, as such officer, is authorized and empowered to bind the corporation to the terms of this Lease by his or her signature thereto. Authority, before it accepts and delivers this Lease, shall require Lessee to supply it with a Sworn Statement on Public Entity Crimes, Exhibit C attached hereto and incorporated herein, and a certified copy of the corporate resolution authorizing the execution of this Lease by Lessee. If Lessee is a corporation (other than one whose shares are regularly and publicly traded on a recognized stock exchange), Lessee represents that the ownership and power to vote its entire outstanding capital stock belongs to and is vested in the officer or officers executing this Lease or members of his, her or their immediate family. If there shall occur any change in the ownership of and/or power to vote the majority of the outstanding capital stock of Lessee, whether such change or ownership is by sale, assignment, bequest, inheritance, operation of law or otherwise, without the prior written consent of Authority, then Authority shall have the option to terminate this Lease upon thirty (30) days' written notice to Lessee, furthermore, Lessee shall have an affirmative obligation to notify immediately Authority of any such change.

ARTICLE 39
Eminent Domain

In the event that the United States of America or the State of Florida shall, by exercise of the right of eminent domain or any other power, acquire title in whole or in part of the Airport, including any portion assigned to Lessee, Lessee shall have no right of recovery whatsoever against Authority but shall make its claim for compensation solely against the United States of America or the State of Florida, as the case may be.

ARTICLE 40
Surrender of Premises

Lessee shall surrender up and deliver the leased Premises to Authority upon termination of this Lease in the same condition as existed at the commencement of the Lease, ordinary wear and tear excepted. Provided Lessee is not in violation of any of the terms and conditions herein or in default in the payment of rents, fees and any charges required under this Lease, Lessee, at the termination of this Lease, shall remove all of its personal property from the Premises forthwith. Failure on the part of Lessee to remove its personal property on the date of termination shall constitute a gratuitous transfer of title thereof to Authority for whatever disposition is deemed to be in the best interest of Authority. Any costs incurred by Authority in the disposition of such personal property shall be borne by Lessee.

ARTICLE 41
No Acceptance of Surrender

No act or thing done by Authority or Authority's agents or employees during the term of this Lease shall be deemed an acceptance of the surrender of this Lease and no acceptance of a surrender shall be valid unless in writing.

ARTICLE 42
Personal Property

Any personal property of Lessee or of others placed in the leased Premises shall be at the sole risk of Lessee or the owners thereof, and Authority shall not be liable for any loss or damage thereto, irrespective of the cause of such loss or damage, and Lessee hereby waives all rights of subrogation or recovery from Authority for such damage, destruction, or loss.

ARTICLE 43
Applicable Law and Venue

This Lease shall be construed in accordance with the laws of the State of Florida. Venue for any action brought pursuant to this Lease shall be in Sarasota or Manatee County, Florida. Any action for breach of or enforcement of any provision of this Lease shall be brought in the 12th Judicial Circuit Court in and for Sarasota or Manatee County.

ARTICLE 44
Attorney's Fees and Costs

In the event legal action is required hereunder to enforce the rights of the parties pursuant to this Lease the prevailing party in such action shall be entitled to recover costs and attorney's fees, including appellate fees.

ARTICLE 45
Invalidity of Clauses

The invalidity of any portion, article, paragraph, provision, or clause of this Lease shall have no effect upon the validity of any other part of portion thereof.

ARTICLE 46
Notices and Communications

All notices or other communications to Authority or to Lessee pursuant hereto shall be deemed validly given, served, or delivered, upon deposit in the United States mail, certified and with proper postage and certified fee prepaid, addressed as follows:

Authority:
Sarasota Manatee Airport Authority
Sarasota Bradenton International Airport
6000 Airport Circle
Sarasota, Florida 34243

Lessee:
School District of Manatee County, Florida
215 Manatee Avenue West
Bradenton, FL 34205

or to such other address as the addressee may designate in writing by notice to the other party delivered in accordance with the provisions of this paragraph. Notice may alternatively be given by overnight courier service by a national courier provider.

ARTICLE 47
Subordination of Bond Resolution

This Lease and all rights of Lessee hereunder are expressly subordinated and subject to the lien and provisions of any pledge, transfer, hypothecation, or assignment made (at any time) by Authority to secure Bond financing. This Lease is subject and subordinate to the terms, covenants, and conditions of the Bond Resolution authorizing the issuance of Bonds by Authority. Authority may amend or modify the Bond Resolution or make any change thereto that does not materially adversely affect Lessee's

rights under this . Conflicts between this Lease and the Bond Resolution shall be resolved in favor of the Bond Resolution.

ARTICLE 48
Federal Right to Reclaim

In the event a United States governmental agency shall demand and take over the entire facilities of the Airport or the portion thereof wherein the Premises are located, for public purposes, then this Lease shall hereupon terminate, and Authority shall be released and fully discharged from any and all liability hereunder. In the event of such termination, Lessee's obligation to pay rent shall cease, however, nothing herein shall be construed as relieving Lessee from any of its liabilities relating to events or claims of any kind whatsoever prior to this termination.

ARTICLE 49
Relationship of the Parties

Lessee is and shall be deemed to be an independent contractor and operator responsible to all parties for its respective acts or omissions, and Authority shall in no way be responsible therefor.

ARTICLE 50
Miscellaneous

All of the terms and provisions hereof shall be binding upon, and the benefits inure to the parties hereto and their heirs, personal representatives, successors and assigns. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders. This Lease, and instruments or documents relating to same, shall be construed under Florida law. This Lease represents the complete Lease between the parties and any prior Leases or representations, whether written or verbal, are hereby superseded. This Lease may subsequently be amended only by written instrument signed by the parties hereto.

ARTICLE 51
Force Majeure

The Authority expressly understands that Lessee relies upon outside funding for this lease and the intended programs to be operated from the Premises, and that the failure to obtain continuous funding can result in the cancellation of this agreement in its entirety upon sixty (60) days written notice from Lessee to Authority without any further financial or other obligation by the Lessee. Such cancellation is consistent and in addition to the term "FORCE MAJEURE" which means circumstances beyond the reasonable control of a party (such as acts of God, government restrictions that preclude use of the Premises for the intended purpose, wars, insurrections, labor disputes, financial insolvency, economic hardship, strife, failure of suppliers, communications or data systems) which delay or prevent the party from performing under the terms of this agreement. Affected performance obligations (other than the payment of rent or other amounts due under the lease) will be suspended during the duration of the Force Majeure. If the Force Majeure persists more than 90 days, Lessee may elect to terminate this agreement upon written notice. This will release both parties of any and all future obligations except as set forth below.

Lessee's termination rights, notwithstanding, Lessee may not leave the Premises in an unsafe condition or with partially completed construction on the Premises. If Lessee has not completed the construction of Lessee's Improvements, the Lease may not be terminated until Lessee either completed the improvements or returns the Premises to the condition that existed at the commencement of the Lease, unless Authority agrees to accept the Premises in their then existing condition. Prior to commencing construction of Lessee's Improvements, Lessee shall provide documentation reasonably acceptable to Authority reflecting that it has obtained sufficient funding to

complete the Lessee's Improvements, and which funds have been set aside for such purpose.

ARTICLE 52
Lessee's Funding for Improvements and Programming

This Lease agreement and the programing by Lessee is subject to continuous funding by outside parties including the State of Florida. Lessee has not yet received approved funding for the program or funding required to construct Lessee's Improvements and Lessee's obligations under this Lease are contingent upon Lessee obtaining said funding, both to construct the Improvements and to operate Lessee's programs.

ARTICLE 53
DOE Approval

This Lease may be subject to approval by Florida's Department of Education. Lessee agrees to promptly submit the Lease for such approval. If DOE approval is not received on or before May 31, 2023, either party may terminate the Lease by giving written notice to the other party.

(Continued on next page).

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

AUTHORITY

SARASOTA MANATEE AIRPORT AUTHORITY

By:_____

Printed Name: _____

Title: _____

Date:_____

By:_____

Printed Name: _____

Title: _____

Date:_____

LESSEE

SCHOOL DISTRICT OF MANATEE COUNTY

By:_____

Printed Name: Rev. James Golden

Title: Board Chairman

Date: 5-6-2022

By:_____

Printed Name: Cynthia Saunders

Title: Superintendent

Date: 5-6-2022

WITNESSES

AS TO AUTHORITY

By:_____

Printed Name: _____

Title: _____

Date:_____

By:_____

Printed Name: _____

Title: _____

Date:_____

AS TO LESSEE

By: Amanda Means

Printed Name: Amanda Means

Title: Agency Clerk

Date: 5-6-2022

By: Kelly Collins

Printed Name: Kelly Collins

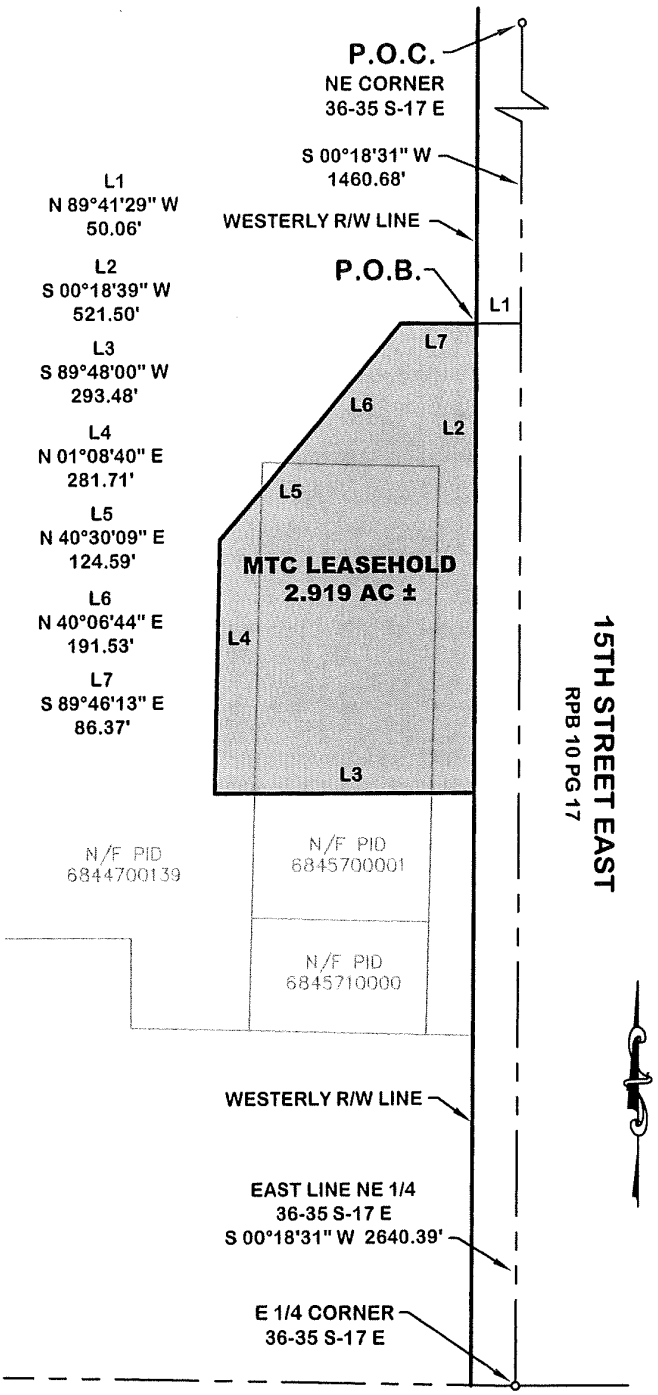
Title: Executive Assistant

Date: 5-6-2022

Approved as to Form:
MT 4/27/22
Mitchell Teitelbaum, Esq.
General Counsel

EXHIBIT A
LEASED PREMISES

EXHIBIT A



A CERTAIN PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°18'31" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1460.68 FEET; THENCE DEPARTING SAID EAST LINE, N 89°41'29" W, A DISTANCE OF 50.06 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET EAST PER ROAD PLAT BOOK 10, PAGE 17 RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°18'39" W, A DISTANCE OF 521.50 FEET; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF 15TH STREET EAST, S 89°48'00" W, A DISTANCE OF 293.48 FEET; THENCE N 01°08'40" E, A DISTANCE OF 281.71 FEET; THENCE N 40°30'09" E, A DISTANCE OF 124.59 FEET; THENCE N 40°06'44" E, A DISTANCE OF 191.53 FEET; THENCE S 89°4613" E, A DISTANCE OF 86.37 FEET TO THE POINT OF BEGINNING.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
RPB	ROAD PLAT BOOK
PG	PAGE
N/F	NOW OR FORMERLY
NE	NORTHEAST
PID	PARCEL IDENTIFICATION
AC ±	ACRES MORE OR LESS

NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. TITLE WORK WAS NOT SUPPLIED FOR THE PREPARATION OF THIS DESCRIPTION.
3. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 36 TOWNSHIP 35 S RANGE 17 E BEING S 00°18'31" W.

RUSSELL P. HYATT, PSM 5303
HYATT SURVEY SERVICES, INC.
2012 LENA ROAD BRADENTON, FL 34211

DATE

MTC LEASEHOLD			
SECTION 36 TOWNSHIP 35 S RANGE 17 E	DRAWN: JM	DATE: 11/2020	SCALE: 1" = 200'
AREA DESCRIBED = 2.919 ACRES +/-	CHECKED: RH	PROJECT NUMBER: 19-2414-1	

EXHIBIT B
PLANS AND SPECS

LOCATION MAP



N

NTS

Design Team

Architecture	SCHENKELSHULTZ ARCHITECTURE
Civil Engineering	AMEC FOSTER WHEELER INFRASTRUCTURE DEVELOPMENT, INC.
Landscape	RF	LANDSCAPE ARCHITECTS, INC.
Structural Engineering	KBBM STRUCTURAL ENGINEERS
Mechanical Engineering	TLC ENGINEERING SOLUTIONS
Electrical Engineering	TLC ENGINEERING SOLUTIONS
Plumbing	TLC ENGINEERING SOLUTIONS
Fire Protection	TLC ENGINEERING SOLUTIONS
Technology	TLC ENGINEERING SOLUTIONS

SHEET INDEX

EXHIBIT B



DRAWING LIST - CIVIL

SHEET NUMBER	SHEET TITLE
C001	SITE PLAN
C002	GENERAL AND SAFETY NOTES
C010	SAFETY PLAN
C020	CONSTRUCTION ACCESS, STAGING AND PHASING PLAN
C100	EXISTING CONDITIONS PLAN
C200	DEMOLITION AND EROSION CONTROL PLAN
C201	EROSION CONTROL DETAIL
C300	SITE AND GEOMETRY PLAN
C301	SITE DETAILS
C302	SITE DETAILS
C310	FENCE DETAILS
C400	GRADING PLAN
C401	GRADING PLAN
C500	SURFACE DRAINAGE PLAN
C501	BUILDING AND ROADWAY ROOF DRAINAGE PLAN
C700	UTILITY PLAN
C701	UTILITY DETAILS
C702	UTILITY DETAILS
C703	UTILITY DETAILS
C704	UTILITY DETAILS

DRAWING LIST - LANDSCAPE

SHEET NUMBER	SHEET TITLE
LP001	LANDSCAPE NOTES
LP002	LANDSCAPE NOTES
LP100	LANDSCAPE PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN - SECOND FLOOR TERRACE
LP201	LANDSCAPE INSTALLATION DETAILS

DRAWING LIST - IRRIGATION

SHEET NUMBER	SHEET TITLE
IR001	IRRIGATION PLAN 2ND FLOOR

DRAWING LIST - STRUCTURAL

SHEET NUMBER	SHEET TITLE
S001	STRUCTURAL GENERAL NOTES
S002	STRUCTURAL GENERAL NOTES
S003	STRUCTURAL GENERAL NOTES
S004	STRUCTURAL GENERAL NOTES
S101.1A	STRUCTURAL PLAN - BUILDING 1 - FOUNDATION (NORTH)
S101.1B	STRUCTURAL PLAN - BUILDING 1 - FOUNDATION (SOUTH)
S101.1C	STRUCTURAL PLAN - BUILDING 2 - FOUNDATION
S102.1A	STRUCTURAL PLAN - BUILDING 1 - FLOOR FRAMING (NORTH)
S102.1B	STRUCTURAL PLAN - BUILDING 1 - FLOOR FRAMING (SOUTH)
S103.1A	STRUCTURAL PLAN - BUILDING 1 - ROOF FRAMING PLAN (NORTH)
S103.1B	STRUCTURAL PLAN - BUILDING 1 - ROOF FRAMING PLAN (SOUTH)
S201	FOUNDATION SECTIONS & DETAILS
S202	FOUNDATION SECTIONS & DETAILS
S301	FLOOR FRAMING SECTIONS & DETAILS
S302	FLOOR FRAMING SECTIONS & DETAILS
S401	ROOF FRAMING SECTIONS & DETAILS
S402	ROOF FRAMING SECTIONS & DETAILS
S601	SCHEDULES

DRAWING LIST - GENERAL

SHEET NUMBER	SHEET TITLE
G001	GENERAL INFORMATION AND ABBREVIATIONS
G002	BIDDING ALTERNATES OVERALL SITE PLAN
G010.1	CODE SUMMARY & CALCULATIONS - BUILDING 1
G010.2	CODE SUMMARY & CALCULATIONS - BUILDING 2
G020	GL ASSEMBLIES
G021	GL ASSEMBLIES
G031	PARTITION TYPES & NOTES
G032	PARTITION TYPES AND DETAILS
G033	TYPICAL PARTITION DETAILS
G034	TYPICAL PARTITION DETAILS
G035	EXTERIOR WALL TYPES
G101	LIFE SAFETY PLAN - OVERALL
G101.1A	LIFE SAFETY PLAN - BUILDING 1 - 1ST FLR - (NORTH)
G101.1B	LIFE SAFETY PLAN - BUILDING 1 - 1ST FLR - (SOUTH)
G101.2	LIFE SAFETY PLAN - BUILDING 2
G102.1A	LIFE SAFETY PLAN - BUILDING 1 - 2ND FLR - (NORTH)
G102.1B	LIFE SAFETY PLAN - BUILDING 1 - 2ND FLR - (SOUTH)

DRAWING LIST - ARCHITECTURAL

SHEET NUMBER	SHEET TITLE
A001.1A	EDGE OF SLAB PLAN - BUILDING 1 - 1ST FLR (NORTH)
A001.1B	EDGE OF SLAB PLAN - BUILDING 1 - 1ST FLR (SOUTH)
A001.2	EDGE OF SLAB PLAN - BUILDING 2
A002.1A	EDGE OF SLAB PLAN - BUILDING 1 - 2ND FLR (NORTH)
A002.1B	EDGE OF SLAB PLAN - BUILDING 1 - 2ND FLR (SOUTH)
A101.1A	ARCHITECTURAL PLAN - BUILDING 1 - 1ST FLR (NORTH)
A101.1B	ARCHITECTURAL PLAN - BUILDING 1 - 1ST FLR (SOUTH)
A101.2	ARCHITECTURAL FLOOR PLAN - BUILDING 2
A102.1A	ARCHITECTURAL PLAN - BUILDING 1 - 2ND FLR (NORTH)
A102.1B	ARCHITECTURAL PLAN - BUILDING 1 - 2ND FLR (SOUTH)
A121.1A	DIMENSIONED PLAN - BUILDING 1 - 1ST FLR (NORTH)
A121.1B	DIMENSIONED PLAN - BUILDING 1 - 1ST FLR (SOUTH)
A121.2	DIMENSIONED FLOOR PLAN - BUILDING 2
A122.1A	DIMENSIONED PLAN - BUILDING 1 - 2ND FLR (NORTH)
A122.1B	DIMENSIONED PLAN - BUILDING 1 - 2ND FLR (SOUTH)
RSVD	[ASSUME LEGEND, NOTES & PLANS]
A141.1A	REFLECTED CEILING PLAN - BUILDING 1 - 1ST FLR (NORTH)
A141.1B	REFLECTED CEILING PLAN - BUILDING 1 - 1ST FLR (SOUTH)
A141.2	REFLECTED CEILING PLAN - BUILDING 2
A142.1A	REFLECTED CEILING PLAN - BUILDING 1 - 2ND FLR (NORTH)
A142.1B	REFLECTED CEILING PLAN - BUILDING 1 - 2ND FLR (SOUTH)
A151.1A	ROOF PLAN - BUILDING 1 (NORTH)
A151.1B	ROOF PLAN - BUILDING 1 (SOUTH)
A151.2	ROOF PLAN - BUILDING 2
A161.1A	FINISH LEGEND, SCHEDULES AND NOTES
A161.1A	FINISH PLAN - BUILDING 1 - 1ST FLR (NORTH)
A161.1B	FINISH PLAN - BUILDING 1 - 1ST FLR (SOUTH)
A161.2	FINISH PLAN LEGEND, SCHEDULES AND NOTES - BUILDING 2
A162.1A	FINISH PLAN - BUILDING 1 - 2ND FLR (NORTH)
A162.1B	FINISH PLAN - BUILDING 1 - 2ND FLR (SOUTH)
A170	EQUIPMENT LEGEND, SCHEDULES AND NOTES
A171.1A	EQUIPMENT PLAN - BUILDING 1 - 1ST FLR (NORTH)
A171.1B	EQUIPMENT PLAN - BUILDING 1 - 1ST FLR (SOUTH)
A171.2	EQUIPMENT PLAN - BUILDING 2
A172.1A	EQUIPMENT PLAN - BUILDING 1 - 2ND FLR (NORTH)
A172.1B	EQUIPMENT PLAN - BUILDING 1 - 2ND FLR (SOUTH)
A201.1A	EXTERIOR ELEVATIONS - BUILDING 1 - NORTH & SOUTH
A201.1B	EXTERIOR ELEVATIONS - BUILDING 1 - WEST

DRAWING LIST - ARCHITECTURAL

SHEET NUMBER	SHEET TITLE
A201.1C	EXTERIOR ELEVATIONS - BUILDING 1 - EAST
A201.2A	EXTERIOR ELEVATIONS - BUILDING 2 - NORTH & SOUTH
A201.2B	EXTERIOR ELEVATIONS - BUILDING 2 - EAST & WEST
A251	INTERIOR ELEVATIONS
A252	INTERIOR ELEVATIONS
A253	INTERIOR ELEVATIONS
A261	TOILET ROOM ELEVATIONS
A262	TOILET ROOM ELEVATIONS
A301.1A	BUILDING SECTIONS
A301.1B	BUILDING SECTIONS
A301.1C	BUILDING SECTIONS
A301.2A	BUILDING SECTIONS
A351.1A	WALL SECTIONS
A351.1B	WALL SECTIONS
A351.1C	WALL SECTIONS
A351.1D	WALL SECTIONS
A351.1E	WALL SECTIONS
A351.2A	WALL SECTIONS
A351.2B	WALL SECTIONS
A401	ENLARGED FLOOR PLANS - STAIRS
A402	ENLARGED FLOOR PLANS - STAIRS / ELEVATORS
A403	STAIR & ELEVATOR SECTIONS
A404	STAIR SECTIONS
A405	STAIR SECTIONS
A406	STAIR SECTIONS
A407	STAIR SECTIONS
A408	DETAILS - STAIRS & ELEVATORS
A451	ENLARGED TOILET ELEVATIONS AND SCHEDULE
A461	ENLARGED FLOOR PLANS - TOILET
A470	ENLARGED TERRACE PLANS
A471	ENLARGED CEILING PLANS
A501	DOOR SCHEDULE DOOR FRAME AND PANEL TYPES/ WINDOW TYPES
A502	STOREFRONT AND CURTAIN WALL ELEVATIONS/ LOUVER TYPES
A503	STOREFRONT AND CURTAIN WALL ELEVATIONS
A510	DETAILS - DOOR / WINDOW
A511	DETAILS - DOOR / WINDOW
A512	DETAILS - HANGAR DOOR & DOOR HEAD DOOR
A513	DETAILS - STOREFRONT AND CURTAIN WALL
A514	DETAILS - STOREFRONT AND CURTAIN WALL
A515	DETAILS - STOREFRONT AND CURTAIN WALL
A516	DETAILS - STOREFRONT AND CURTAIN WALL
A517	DETAILS - STOREFRONT AND CURTAIN WALL
A518	DETAILS - STOREFRONT AND CURTAIN WALL
A519	DETAILS - STOREFRONT AND CURTAIN WALL
A520	DETAILS - STOREFRONT AND CURTAIN WALL
A521	DETAILS - STOREFRONT AND CURTAIN WALL / LOUVER
A522	DETAILS - STOREFRONT AND CURTAIN WALL / LOUVER
A523	DETAILS - LOUVER / TERRACE
A524	DETAILS - EXTERIOR
A525	DETAILS - EXTERIOR
A526	EXPANSION JOINT DETAILS
A541	DETAILS - CEILING
A551	DETAILS - EXTERIOR ROOF
A552	DETAILS - ROOF
A553	DETAILS - ROOF
A561	DETAILS - INTERIOR
A562	DETAILS - INTERIOR
A563	DETAILS - INTERIOR

DRAWING LIST - FIRE PROTECTION

SHEET NUMBER	SHEET TITLE
FP001.2	FIRE PROTECTION SYMBOLS, LEGEND, NOTES AND INDEX

DRAWING LIST - PLUMBING

SHEET NUMBER	SHEET TITLE
P001	PLUMBING SYMBOLS, LEGEND, NOTES AND INDEX
P002	PLUMBING SITE PLAN
P100.1A	GRAVITY UNDERGROUND FLOOR PLAN - AMTC
P100.1B	GRAVITY UNDERGROUND FLOOR PLAN - AMTC
P101.2	GRAVITY UNDERGROUND FLOOR PLAN - MAINTENANCE
P101.1A	GRAVITY FIRST FLOOR PLAN - AMTC
P101.1B	GRAVITY FIRST FLOOR PLAN - AMTC
P101.2	GRAVITY FIRST FLOOR PLAN - MAINTENANCE
P102.1A	GRAVITY SECOND FLOOR PLAN - AMTC
P102.1B	GRAVITY SECOND FLOOR PLAN - AMTC
P103.1A	GRAVITY ROOF PLAN - AMTC
P201.1A	PRESSURE FIRST FLOOR PLAN - AMTC
P201.1B	PRESSURE FIRST FLOOR PLAN - AMTC
P201.2	PRESSURE FIRST FLOOR PLAN - MAINTENANCE
P202.1A	PRESSURE SECOND FLOOR PLAN - AMTC
P202.1B	PRESSURE SECOND FLOOR PLAN - AMTC
P301	PLUMBING ISOMETRICS
P302	PLUMBING ISOMETRICS
P303	PLUMBING ISOMETRICS
P304	PLUMBING ISOMETRICS
P305	PLUMBING ISOMETRICS
P306	PLUMBING ISOMETRICS
P307	PLUMBING ISOMETRICS
P501	PLUMBING DETAILS
P502	PLUMBING DETAILS

DRAWING LIST - MECHANICAL

SHEET NUMBER	SHEET TITLE
M001	MECHANICAL SYMBOLS, LEGEND, NOTES AND INDEX
M101.1A	LEVEL 1 - MECHANICAL FLOOR PLAN - DUCTWORK - AMTC
M101.1B	LEVEL 1 - MECHANICAL FLOOR PLAN - DUCTWORK - AMTC
M101.2	LEVEL 1 - MECHANICAL FLOOR PLAN - DUCTWORK - MAINTENANCE
M102.1A	LEVEL 2 - MECHANICAL FLOOR PLAN - DUCTWORK - AMTC
M102.1B	LEVEL 2 - MECHANICAL FLOOR PLAN - DUCTWORK - AMTC
M103.1A	ROOF LEVEL - MECHANICAL FLOOR PLAN - DUCTWORK - AMTC
M103.1B	ROOF LEVEL - MECHANICAL FLOOR PLAN - DUCTWORK - AMTC
M501	MECHANICAL SECTIONS
M601	MECHANICAL DETAILS
M602	MECHANICAL DETAILS
M603	MECHANICAL DETAILS
M604	MECHANICAL DETAILS
M605	MECHANICAL DETAILS
M901	MECHANICAL CONTROLS
M902	MECHANICAL CONTROLS
M903	MECHANICAL CONTROLS
M904	MECHANICAL CONTROLS
M905	MECHANICAL CONTROLS
M951	MECHANICAL SCHEDULES
M952	MECHANICAL SCHEDULES
M953	MECHANICAL SCHEDULES
M954	MECHANICAL SCHEDULES
M955	MECHANICAL SCHEDULES

DRAWING LIST - ELECTRICAL

SHEET NUMBER	SHEET TITLE
E001	ELECTRICAL SYMBOLS, LEGEND, NOTES AND INDEX
E002	ELECTRICAL GENERAL NOTES
E100	ELECTRICAL SITE PLAN
E101.1A	LEVEL 1 ELECTRICAL POWER & SYSTEMS FLOOR PLAN - AMTC
E101.1B	LEVEL 1 ELECTRICAL POWER & SYSTEMS FLOOR PLAN - AMTC
E101.2	LEVEL 1 ELECTRICAL POWER & SYSTEMS FLOOR PLAN - MAINTENANCE
E102.1A	LEVEL 2 ELECTRICAL POWER & SYSTEMS FLOOR PLAN - AMTC
E102.1B	LEVEL 2 ELECTRICAL POWER & SYSTEMS FLOOR PLAN - AMTC
E102.2	ROOF LEVEL - ELECTRICAL POWER & SYSTEMS FLOOR PLAN - AMTC
E201.1A	LEVEL 1 ELECTRICAL LIGHTING FLOOR PLAN - AMTC
E201.1B	LEVEL 1 ELECTRICAL LIGHTING FLOOR PLAN - AMTC
E201.2	LEVEL 1 ELECTRICAL LIGHTING FLOOR PLAN - MAINTENANCE
E202.1A	LEVEL 2 ELECTRICAL LIGHTING FLOOR PLAN - AMTC
E202.1B	LEVEL 2 ELECTRICAL LIGHTING FLOOR PLAN - AMTC
E300	ELECTRICAL POWER & SYSTEMS ENLARGED PLANS
E500	ELECTRICAL RISER DIAGRAM
E600	ELECTRICAL SCHEDULES
E601	ELECTRICAL PANEL SCHEDULES - AMTC
E602	ELECTRICAL PANEL SCHEDULES - AMTC
E603	ELECTRICAL PANEL SCHEDULES - MAINTENANCE
E700	ELECTRICAL DETAILS
E701	ELECTRICAL DETAILS
E702	ELECTRICAL DETAILS

DRAWING LIST - TECHNOLOGY

SHEET NUMBER	SHEET TITLE
T001	TECHNOLOGY - SYMBOLS, LEGEND, NOTES AND INDEX
T100	TECHNOLOGY SITE PLAN - SOUTHWEST CORNER
T100.1	TECHNOLOGY SITE PLAN - MARKERS
T101.1A	LEVEL 1 - TECHNOLOGY FLOOR PLAN - AMTC
T101.1B	LEVEL 1 - TECHNOLOGY FLOOR PLAN - AMTC
T101.2	LEVEL 1 - TECHNOLOGY FLOOR PLAN - MAINTENANCE
T102.1A	LEVEL 2 - TECHNOLOGY FLOOR PLAN - AMTC
T102.1B	LEVEL 2 - TECHNOLOGY FLOOR PLAN - AMTC
T103.1B	ROOF LEVEL - TECHNOLOGY FLOOR PLAN - AMTC
T201	TECHNOLOGY ENLARGED PLANS
T202	TECHNOLOGY RACK ELEVATIONS
T301	TECHNOLOGY RISER DIAGRAM 1
T302	TECHNOLOGY RISER DIAGRAM 2
T501	TECHNOLOGY DETAILS 1
T502	TECHNOLOGY DETAILS 2
T503	TECHNOLOGY DETAILS 3
T504	TECHNOLOGY DETAILS 4

SCHENKELSHULTZ

[redacted]

MTC Plans & Specifications

[redacted]

SARASOTA BRADENTON AIRPORT AUTHORITY
[redacted]

ISSUE DATE: 05/26/22
CLIENT NO: 152371

DRAWN BY: Author CHECKED BY: Checker

COVER

G000

BID SET

EXHIBIT C
SWORN STATEMENT PURSUANT TO FLORIDA STATUTES
SECTION 287.122(3)(A)

EXHIBIT C

ATTACHMENT TO
School District of Manatee County General Ground Lease

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a) FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

1 This sworn statement is submitted to SARASOTA MANATEE AIRPORT AUTHORITY

by Cynthia Saunders, Superintendent
(print individual's name and title)

for Manatee County School District
(print name of entity submitting sworn statement)

whose business address is 215 Manatee Avenue W
Bradenton, FL 34206-9069

and, (if applicable) its Federal Employer Identification Number (FEIN) is 59-6000728

(if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement) _____

2 I understand that a "public entity crime" as defined in Paragraph 287 133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation

3 I understand that "convicted" or "conviction" as defined in paragraph 287 133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty of nolo contendere

4 I understand that an "affiliate" as defined in Paragraph 287 133(1)(a), Florida Statutes, means

(1) A predecessor or successor of a person convicted of a public entity crime, or

(2) An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months is considered an affiliate

5 I understand that a "person" as defined in Paragraph 287 133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement (Indicate by placing a check (☐) in front of the appropriate statement **Check only one statement**)

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members or agents who are active in the management of the entity, nor any affiliate of the entity was charged with and convicted of a public entity crime subsequent to July 1, 1989

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity was charged with and convicted of a public entity crime subsequent to July 1, 1989

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity was charged with and convicted of a public entity crime subsequent to July 1, 1989 However, there was a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings, and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY, AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY, PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287 017, FLORIDA STATUTES, FOR CATEGORY TWO, OF ANY CHANGE AFFECTING THE CORRECTNESS OF THE INFORMATION CONTAINED IN THIS SWORN STATEMENT

5-6-22
(Signature) (Date)

Cynthia Saunders
(Printed Name)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 6th day of May, 2022 by Cynthia Saunders who is ☑ personally known to me or ☐ has produced _____ as identification.

Lisa A. Endriss
Signature of Notary Public

LISA A. ENDRISS
Printed Name of Notary Public

My Commission Expires July 15, 2022

LISA A. ENDRISS
Notary Public - State of Florida
Commission # GG 204842
My Comm. Expires Jul 15, 2022
Bonded through National Notary Assn.
(SEAL)

Approved as to Form:
MT 4/27/22
Mitchell Teitelbaum, Esq.
General Counsel

AGENDA ITEM NO. 8.1

SARASOTA MANATEE AIRPORT AUTHORITY
May 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL:
PURCHASE OF PARKING LOT REVENUE EQUIPMENT

EXECUTIVE SUMMARY: Staff requests authorization from the Board to purchase new Parking Lot Revenue Equipment for expanded Parking Lots and to improve customer service at existing lots for the Sarasota Manatee Airport Authority ("Authority").

NARRATIVE: The Purchasing Department is requesting Board authorization to allow Airport President/CEO Fredrick Piccolo to approve the purchase of a new Parking Access and Revenue Control System (PARCS) needed for the expansion of planned Parking Lots this fall and to modernize existing lots to improve customer service.

With the planned rapid expansion of our parking lot facilities, Purchasing is requesting the Board to allow the President/CEO to approve an amount up to $1,100,000 for new (PARCS) equipment to service these new lots and to improve customer service through faster processing of entrance and exit transactions. As with most purchases in this current market, to have the needed equipment in and installed before our busiest parking seasons (Thanksgiving and Christmas), orders need to be place in early June if we are going to meet this deadline. Purchasing will follow all normal solicitation procedures in these procurements. We have spoken to multiple Parking Management Companies to develop the needed specifications for the equipment necessary to meet our requirements.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority Board approve the purchase of new Parking Access and Revenue Control System (PARCS) in a not to exceed amount of $1,100,000 and authorize the President and Chief Executive Officer to execute these purchases, and prepare all documents necessary to implement this action.

AGENDA ITEM NO. 8.2

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL:

P-20005 PARKING LOT MANAGEMENT CONTRACT

EXECUTIVE SUMMARY: Staff requests authorization from the Board to approve a contract award for Airport Parking Lot Management to provide an experienced and qualified firm capable of providing the technical, administrative, and management skills required to meet the needs of the Authority during the rapid expansion of the Airport and its parking facilities.

NARRARATIVE: The Purchasing Department is requesting Board Authorization to allow the President and Chief Executive Officer to execute a contract for Parking Lot Management services. Staff assembled a proposal package to secure the services of an experienced and qualified firm capable of providing the technical, administrative, and management skills to oversee the Authority's Parking Lot Management.

In accordance with Authority policy, a Request for Proposal (#P-220005) was publicly noticed through the Bradenton Herald and Sarasota Herald Tribune. The Proposal was distributed on April 25, 2022, through Onvia/DemandStar to notify 91 suppliers. There were 11 firms that requested and downloaded solicitation documents for this project. A Mandatory Pre-Bid Interview period was held May 10th through May 12th, 2022 . There were four firms that attended these interviews.

Committee members Joseph Filippelli, Sr. VP of Properties; Lionel Gilbert, Sr. VP, Operations; Anita Eldridge, Sr. VP, Finance; Don Farr, Director, Records; and Ray Anderson, Director, Properties will meet on June 07, 2022, to review and rank the four proposing firms and make a recommendation to the President and Chief Executive Officer on the number one ranked company best suited to oversee the airport's Parking Lot Management . Contract is based on a monthly Management Fee with the Authority covering reimbursed expenses outlined in the contract. Contract is for five (5) years, with the Authority having the option of exercising two (2) one-year extensions.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority Board authorize the President and Chief Executive Officer to execute the contract award for Parking Lot Management to the number one ranked firm and request authorization for the President and Chief Executive Officer to execute the contract and prepare any and all documents necessary to implement this action.

AGENDA ITEM NO. 8.3

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION CONTRACT AWARD TO ARCHER WESTERN CONSTRUCTION, LLC FOR THE BAGGAGE HANDLING SYSTEM PROJECT

EXECUTIVE SUMMARY: Two (2) bids were received for the Baggage Handling System Project on May 2, 2022. The bids were evaluated by the airport's consultant (VTC), and both bids were found to have minor irregularities. The bid received from Archer Western did not have sufficient past experience on similar size projects, and the bid received from LEMA Construction, Inc. also did not provide sufficient past experience. Further discussion with Archer Western provided assurance that the limited experience on similar size projects would not affect their performance, and therefore, VTC is recommending waiving this irregularity. Staff is also recommending approval of the base bid for a total construction cost of $41,861,000.00.

NARRATIVE: The new baggage handling system (BHS) will eliminate the existing three (3) separate mini-inline bag systems, each with one EDS machine, and replace them with a single Checked Baggage Inspection System (CBIS), with one Baggage Inspection Room (BIR) and three (3) EDS machines. The CBIS will allow for the transfer of bags between EDS machines. The new system will include the latest bag screening technology, meeting Transportation Safety Administration (TSA) Planning Guidelines and Design Standards (PGDS).

The contract allows 726-calendar days duration for the project completion. An In-Line Funding Application will be submitted to the TSA's Electronic Baggage Screening Program (EBSP) for this project which is anticipated to fund approximately $23 million of the project. The remaining portion will be funded with a 50/50 grant from FDOT; the Authority's portion will eventually be repaid through a Passenger Facility Charge (PFC).

VTC and staff evaluated the two (2) bids received and recommend waiving the minor irregularities and recommend award of the project to the low responsive bidder with a price of $41,861,000.00 for the base bid.

RECOMMENDATION: It is hereby recommended that the Board authorize the Chairman to execute a construction contract with Archer Western Construction, LLC, pending receipt of OTA grant from TSA for the project in the amount up to $41,861,000.00 with a 10% contingency for a total budget of $46,047,100.00.

ATTACHMENTS:
Consultant letter of recommendation for the low, responsive bidder
Bid Tabulation
Attorney's letter of review and concurrence

5/10/2022

Mr. Kent D. Bontrager, C.M., P.E.
Senior Vice President, Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Via E-mail

Reference: Construction of the BHS/CBIS Consolidation Project at Sarasota Bradenton International Airport

Subject: Bid Evaluation, bid ID: BID-02-2022-BHS
Bid opening, Monday, May 2, 2022

Dear Mr. Bontrager:

VTC has completed the evaluation of the two bids received for bid, BID-02-2022-BHS. The low bid is from Archer Western Construction and the second bid is from LEMA Construction. A third bid from Manhattan was disqualified because it arrived after the stated bid time. Neither of the bids meet all the qualification requirements. At your request, we have had phone meetings with low bidder to clarify our understanding of their bid, and our report on that discussion is included below. The meetings were held via Microsoft Teams May 6th, at 1:30 eastern; May 9th, at 4:00 eastern, and May 10th, at 9:00 eastern.

- BHSC Qualifications both AW and LC
  - Archer Western:
    - Met the minimum requirements as a General Contractor.
    - Their subcontractor for the baggage system did not have the minimum years of experience on these types of systems or worked on a similar project of this size/cost.
    - Their subcontractor for controls, also, did not have the minimum years of experience on these types of systems, or worked on a similar project of this size/cost
    - SRQ Airport is of the opinion that the SMAA does have discretion to waive the minimum requirements as to Archer Western's subs, pending review and opinion from VTC.
  - LEMA:
    - Did not meet the minimum requirements as a General Contractor.

VTC
3751 New York Avenue, Suite 140 • Arlington, TX 76014 • T. 817-557-5600 F. 817-557-5602 • www.vtc.us.com

  - No information was provided for their subcontractor for the baggage system to support meeting the minimum requirements for BHS contractor therefore, they did not meet the minimum requirement.
  - The subcontractor listed for controls is not a BHS controls contractor. No information or qualifications were provided to identify the BHS controls contractor therefore, they did not meet the minimum requirement.

- BHSC Experience – AW – ASI's project references did not include a project with total amount in excess of their amount bid for SRQ. ASI also did not have any project references with the same or more number of networked EDS machines as SRQ. AW stated they bid with ASI's solution because some of the project references ASI provided were of similar value to SRQ once inflation is taken into account. ASI had worked on projects with more than one networked EDS machines and was comfortable scaling their solution for SRQ. AW has worked with ASI before and was comfortable with using them again. AW stated that ASI fabricates the standard belt conveyor themselves, but will use the VTC specified equipment for items such as powerturns, high speed diverters, vertical sortation units, and slope plate carousels. ASI does not have the specific experience with the Smiths Detection CTX9800, but noted the CTC9800 has a similar interface to the L3 machines that ASI has integrated.
- Controls Experience - AW – KASA does not have specific experience with the Smiths Detection CTX9800. KASA had worked on projects with more than one networked EDS machines and was comfortable scaling their solution for SRQ. ASI has worked with Kasa extensively on BHS and automotive projects in the past and was comfortable with using them again. VTC has followed KASA's success on smaller projects and is encouraged by the working relationship between ASI and KASA.
- AW accepted that there is perceived risk given the qualifications of ASI and KASA however, they are confident that both are very capable and able to successfully execute this project. AW said they provide continuous coordination and oversight of their projects to ensure their subcontractors are successful. VTC accepts the qualifications of both ASI and KASA provided AW provides such oversight and coordinates with SMAA and VTC on a monthly basis to update us on progress and any mitigation measures they are taking to ensure the success of the project.
- AW DBE/MBE/WBE - A total of three DBE/MBE/WBE firms were included on the Schedule of Committed Participation. Two of the firms are subcontractors of Ajax and one is a subcontractor of NCN. The Schedule indicates participation totaling .8% of the total bid of nearly $42 million. However, the largest identified participant is a materials supplier, and the adjusted committed participation level is .53%. All three firms are Florida UCP-certified DBEs. AW responded to all of the questions on the Demonstration of Good Faith Efforts to Obtain DBE/MBE/WBE Participation bid form in a reasonable manner, if not as thoroughly as would have been ideal. During a conversation with AW, they were informed of SMAA's analysis of their DBE/MBE/WBE participation and noted that they did commit in their bid to continuing their good faith effort to increase their DBE/MBE/WBE participation if they are awarded the project. AW acknowledged that

commitment and will look to increase their DBE/MBE/WBE participation should they be selected.

- LEMA DBE/MBE/WBE - Lema's bid neither includes committed DBE/MBE/WBE participation meeting the established goal nor documents good faith efforts undertaken by the firm to obtain participation equal or exceeding the established goal.
- LEMA did not provide evidence of a bid bond in their bid package. We do not know if they did secure a bid bond or if it was submitted separately to SMAA.
- AW stated that Sales Tax is included in their price, but they were not able to break that out on the bid form because they did not have time to get a breakdown from their subcontractors.
- Archer Western's bid form does not show costs for Div 27 – Communications or Div 28 Electronic Safety and Security. Based on conversations with AW, this cost is covered but they were not able to isolate it from Div 26 where it is included.
- Archer Western's bid form does not show cost for Div 33 however, there are utility relocation costs that are required for the placement of the CBRA that are included in Div 32.
- Archer Western's bid form does not show cost for Permit Fees. AW stated that Permit Fees are included however, they were not able to isolate those costs to show them separately prior to the bid.

Based on the evaluation and our understanding of the scope and available funds, the lowest responsive and responsible bidder is Archer Western Construction. It is our recommendation to award the project to Archer Western, provided a good faith effort towards meeting the DBE/MBE/WBE requirement is acceptable.

Our recommendation is also contingent on the Sarasota Manatee Airport Authority's legal review of the bid documents.

Attachments:

- Bid Tabulation Sheet
- Bid Review Checklist
- SMAA evaluation of BHS Bid Submittals for DBE-MBE-WBE Participation
- SMAA email regarding ability to waive minimum requirements

Sincerely,

Christine H. Norton
CEO

Bid Tabulation:

SARASOTA BRADENTON INTERNATIONAL AIRPORT
Bid Opening
Construction of the BHS/CBIS Consolidation Project
BID-02-2022-BHS
Monday, May 2, 2022 at 2:00 pm local time

BIDS RECEIVED

COMPANY NAME	BID PRICE	
1. Archer Western[3,4,5,6]	Total: $41,861,000	Low Bidder Does not meet DBE[1] Does not meet BHS subcontractor qualifications[2]
2. LEMA Construction, Inc.[4,5]	Total: $50,180,473	Does not meet DBE[1] BHS controls subcontractor is not qualified[2]

Notes:

1. Refer to SMAA evaluation of BHS Bid Submittals for DBE-MBE-WBE Participation, submitted with this Bid Analysis.
2. Refer to VTC's Bid Evaluation letter dated 5/10/2022 which includes notes on the review of Archer Western's and LEMA's subcontractor qualifications and notes on VTC's subsequent discussions with Archer Western. Also included with the letter is SMAA's email regarding ability to waive minimum requirements.
3. Archer Western's bid form does not show any costs for Div 27 – Communications or Div 28 Electronic Safety and Security. Based on conversations with AW, this cost is covered but they were not able to isolate it from Div 26 where it is included.
4. LEMA added a line item in the bid form for Building Permit. Archer Western did not identify this cost on their bid form. In subsequent conversations with AW, they indicated that Building Permit fees are included however they are not broken out separately on the bid form.
5. LEMA added a line item in the bid form for Builder's Risk insurance. Archer Western did not identify this cost. In subsequent conversations with AW, they indicated that Builders Risk was not specifically identified in the Bid Documents however, they did include Builders Risk in their bid for items that are not generally carried by the Owners

existing policy. AW will forward the amount they carried and the terms of the policy to VTC.

6. Archer Western did not carry a separate cost for Sales Tax in the Bid Form. In subsequent conversations, AW stated that Sales Tax is included in their price, but they were not able to break that out on the bid form because they did not have time to get a breakdown from their subcontractors.

Bid Tabulation - BHS / CBIS Consolidation Project			
Sarasota-Bradenton International Airport		Archer Western Construction	LEMA Construction
Div. 34 Transportation, includes items below			
Project Management		$ 1,864,000	$ 2,163,341
Equipment		$ 8,176,000	$ 6,446,265
Installation		$ 2,715,000	$ 7,011,271
Engineering		$ 2,277,000	$ 822,025
Controls		$ 3,487,000	$ 3,380,362
Testing		$ 424,000	$ 383,846
a. Subtotal BHS (Rounded)		**$ 18,943,000**	**$ 20,207,110**
OTHER CONSTRUCTION RELATED COSTS			
Div. 1 General Requirements		$ 5,839,000	$ 2,589,492
Div. 2 Existing Conditions		$ 230,000	$ 1,390,000
Div. 3 Concrete		$ 562,000	$ 1,288,631
Div. 4 Masonry		$ 20,000	$ 10,000
Div. 5 Metals		$ 1,248,000	$ 1,216,571
Div. 6 Woods and Plastics, and Composites		$ 10,000	$ 21,742
Div. 7 Thermal and Moisture Protection		$ 926,000	$ 676,162
Div. 8 Openings		$ 137,000	$ 228,880
Div. 9 Finishes		$ 484,000	$ 730,590
Div. 10 Specialties		$ 15,000	$ 18,549
Div. 11 Equipment		$ -	$ -
Div. 12 Furnishings		$ -	$ -
Div. 13 Special Construction		$ -	$ -
Div. 14 Conveying Systems		$ -	$ -
Div. 21 Fire Suppression		$ 368,000	$ 672,234
Div. 22 Plumbing		$ 434,000	$ 419,265
Div. 23 Heating Ventilation, and Air Conditioning		$ 870,000	$ 845,440
Div. 25 Integrated Automation		$ -	$ 43,479
Div. 26 Electrical		$ 3,407,000	$ 4,598,000
Div. 27 Communications		$ -	$ 188,860
Div. 28 Electronic Safety and Security		$ -	$ 188,860
Div. 31 Earthwork		$ 150,000	$ -
Div. 32 Exterior Improvements		$ 1,800,000	$ -
Div. 33 Utilities		$ -	$ -
Div. 34 Transportation w/o BHS		$ -	$ -
Div. 35 Waterway and Marine Construction		$ -	$ -
Div. 40 Process Integration		$ -	$ -
Div. 41 Material Processing and Handling Equipment		$ -	$ -
Div. 42 Process Heating, Cooling and Drying Equipment		$ -	$ -
Div. 43 Process Gas and Liquid Handling, Purification and Storage Eqp.		$ -	$ -
Div. 44 Pollution Control Equipment		$ -	$ -
Div. 45 Industry Specific Manufacturing Equipment		$ -	$ -
Div. 48 Electrical Power Generation		$ -	$ -
b. Subtotal Other Construction Related Costs (Rounded)		**$ 16,500,000**	**$ 15,126,755**
PRIME CONTRACTOR MARK-UPS			
Insurance & Bond		$ 2,018,000	$ 2,078,958
Home Office Overhead		$ 1,760,000	$ 3,580,058
Profit		$ 2,640,000	$ 7,423,874
Sales Tax (Material only) included in above		$ -	$ 1,027,442
Builder's Risk			$ 486,276
Design Contingency / Building Permit	0.00%	$ -	$ 250,000
c. Contractor Mark-ups (Rounded)		**$ 6,418,000**	**$ 14,846,608**
Hard Costs Subtotal (a + b + c)		**$ 41,861,000**	**$ 50,180,473**
TOTAL ESTIMATED COSTS (TEC) (CURRENT $'s)		**$ 41,861,000.00**	**$ 50,180,473.00**

Bidder's Checklist:

BHS/CBIS CONSOLIDATION BIDDER'S CHECKLIST		
SUBMITTALS	**Archer Western**	**LEMA**
Sealed Envelope and Firm Name	y	y
Bid Form Contractor Information Filled In - A-1	y	y
Addenda Received - A-2	y	y
Bid Price Form signed - A-3	y	y
Bid Bond - A4	y	
DBE Form signed - A22	y	y
Schedule of DBE participation signed - A-24	y	y
Subcontractor forms - A-25	y	
Good Faith Efforts form signed - A-26 - A-29	y	y
EPA Form signed - A-51	y	
Scrutinized Company Affidavit signed - A-52	y	
BHS Sub Contractor listed - A53	y	y
Prime Contractor work - A-54	y	y
CWE form - A-58	y	y

SMAA Evaluation of BHS Bid Submittals for DBE-MBE-WBE Participation

Bid-02-2022-BHS
Construction of Baggage Handling System/Checked Baggage Inspection System at SRQ
Review of Bid Submittals for Minority Business Participation Component

There are no USDOT funds involved in this project and, accordingly, it is not subject to compliance with 49 CFR Part 26. At its discretion, the Authority elected to include a goal for the participation in the project by disadvantaged, minority or women-owned businesses (DBE/MBE/WBE). Qualification of a business for participation was based solely on the inclusion of the business in either (1) the Florida Unified Certification Program DBE Directory or (2) the Certified Vendor Directory maintained by the Office of Supplier Diversity within the State of Florida Department of Management Services.

The MBE/WBE goal established for the project was 2.00%.

There were two bid submittals received for the project. The bidders were:

- Archer Western Construction, Chicago, IL
- LEMA Construction, St. Petersburg, FL

Archer Western Construction

Initially, this project was expected to include USDOT funding. The original bid release contained forms indicating a certified DBE participation goal in accordance with 49 CFR Part 26. The Authority clarified via addendum that the funding for the project had changed and that federal contract requirements, including DBE, would no longer apply. It was specified that the participation goal would remain, but that eligibility for participation would be broadened to include MBE/WBE firms in addition to certified DBE firms. Archer Western did not acknowledge this change and sought to meet the established goal using only certified DBE firms.

Archer Western (AW) was unable to meet the 2% goal. The bidder identified the specialized nature of the project, the significance of the equipment/installation component, and the experience requirements for contractors involved in installation aspect of the work as obstacles to meeting the goal. While true, the Authority attempted to acknowledge these obstacles when it established the relatively modest 2% goal.

AW did broadcast the Invitation to Bid (for subcontracts) to a very large (over 250) population of DBEs - both Florida UCP-certified firms as well as firms certified by UCPs in other states. AW appeared to have a good understanding of the DBE program and its objectives. It was represented that emails and telephone calls were made to follow up on the initial broadcast of the bid, however, it is unclear from the documentation provided exactly what additional outreach was performed by AW beyond the electronic publication of the Invitation to Bid.

Rather, AW appeared to rely more heavily on its identified subcontractors to bring participation to the project through lower-tier subcontractors and suppliers.

A total of three DBE firms were included on the Schedule of Committed DBE Participation. Two of the firms are subcontractors of Ajax and one is a subcontractor of NCN. The Schedule indicates participation totaling .8% of the total bid of nearly $42 million. However, the largest identified participant is a materials supplier, and the adjusted committed participation level is .53%. All three firms are Florida UCP-certified DBEs. AW responded to all of the questions on the Demonstration of Good Faith Efforts to Obtain DBE Participation bid form in a reasonable manner, if not as thoroughly as would have been ideal.

In my opinion, all factors considered, AW marginally demonstrated a good faith effort to obtain DBE participation of at least 2% on the project. The AW bid submittal further states "Archer Western remains committed to continuing to evaluate potential additional opportunities for DBE participation on the project". Once AW understands that participation includes MBE/WBE in addition to DBE, there is a practical possibility that participation could increase should AW be awarded the contract.

LEMA Construction

Lema indicates on its DBE Assurance bid form that it will meet the established 2% goal. LEMA appears to have relied on its identified primary subcontractor, Pteris Global (USA), Inc. to bring participation to the project at the lower-tier level. Pteris lists two firms on the Committed DBE Participation bid form. One of the firms, Construction Recruiters America Staffing , is included on both the Florida UCP and OSD Directories and specializes in temporary staffing for BHS projects. Committed participation for this firm totals .92% of the project total. The second firm, Inmaquip USA, is not listed in either the UCP or OSD directory. Committed participation for this firm is reflected at 3.6% of the total project, as the firm is indicated to be the installer of the BHS equipment itself. Inmaquip is a Panamanian firm with an office in Miami that appears to be primarily involved with the installation of boarding bridges at airports worldwide. Its website does not list any BHS projects in which it has been involved.

Lema also submitted the Demonstration of Good Faith Efforts to Obtain DBE Participation bid form. However, while this form lists six firms that were contacted, one of the listed firms could not be found on either the UCP or OSD directories and the contact information for one other firm did not agree with the OSD directory. Further, three questions on the Good Faith Efforts form were left blank and the form was not signed by an authorized Lema representative.

Based on the above, Lema's bid neither includes committed DBE/MBE/WBE participation meeting the established goal nor documents good faith efforts undertaken by the firm to obtain participation equal or exceeding the established goal.

WILLIAMS PARKER
ATTORNEYS AT LAW • ESTABLISHED 1925

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May 12, 2022

Kent Bontrager, P.E.
Sr. Vice President of Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Re: BHS/CBIS Consolidation Project: BID-02-2022
Bid Review/Contract Award Recommendation

Dear Kent:

You have solicited my review and recommendation regarding the bids received on May 6, 2022, for the above-referenced project. In that connection, I have reviewed the letter of May 10, 2022, from Christine H. Norton, CEO of Vic Thompson Company (VTC), addressed to you, which provides a bid tabulation and recommendation of award.

There were three bids, one of which was disqualified because it arrived after the stated deadline. The two remaining bids were submitted by Archer Western Construction, LLC. and LEMA Construction, Inc. Archer Western submitted the apparent low bid of $41,861,000.00. Ms. Norton observed that neither of the bids meet all of the qualification requirements. However, the deficiencies in Archer Western's bid are such that the Authority has discretion to waive them.

Accordingly, I concur with Ms. Norton's findings that Archer Western Construction, LLC is indeed the lowest and best bidder, and I recommend that it be awarded the contract based on its bid of $41,861,000.00;

Ms. Norton noted that LEMA failed to provide a bid bond, but the bid bond was, in fact, included as the final document in the company's bid submittal. This does not, however, alter my foregoing recommendation.

If I can assist in any other way, please advise.

Respectfully submitted,

Dan Bailey

Charles D. (Dan) Bailey, Jr.
For the Firm

cc: Christine H. Norton, CEO of VTC

7153861.v1

AGENDA ITEM NO. 8.4

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION CONTRACT AWARD TO QUALITY ENTERPRISES (QE) USA, INC. FOR THE COMMERCIAL APRON EXPANSION PROJECT

EXECUTIVE SUMMARY: Three (3) bids were received for the Commercial Apron Expansion Project on May 9, 2022. The bids were evaluated by the airport's consultant, and they were determined to be regular and responsive. The bid submitted by Quality Enterprises USA, Inc. with a base bid amount of $9,965,082.75 was determined to be the low responsive bid. Staff is recommending approval of the base bid for a total construction cost of $9,965,082.75.

NARRATIVE: With the significant increases in airline traffic, an expansion of the commercial concrete apron is required to accommodate additional Remain Overnight (RON) aircraft parking stands. The expansion will also accommodate the future terminal expansion project, providing five additional gates for aircraft parking. The project will include ramp lighting, ramp markings, drainage improvements, electrical infrastructure, service road realignment, and new signage.

The contract will be phased in two separate phases, the first phase will allow 122-calendar days duration for completion, and the second phase will allow 170-calendar days for project completion for a total of 292-calendar days. Staff has received an FAA supplementary discretionary grant of $2,300,000 and will be applying for additional grants from FAA and FDOT to fund the remaining portion. It is anticipated that up to 95-percent of project costs will be funded through these grants.

EG Solutions and staff evaluated the three (3) bids received and determined that they were regular and responsive. Staff recommends award of the project to the low responsive bidder with a price of $9,965,082.75 for the base bid.

RECOMMENDATION: It is hereby recommended that the Board authorize the Chairman to execute a construction contract with Quality Enterprises USA, Inc., pending receipt of grant from FAA and FDOT, for the project in the amount up to $9,965,082.75 with a 10% contingency for a total budget of $10,961,591.00.

ATTACHMENTS:
Consultant letter of recommendation for the low, responsive bidder
Bid Tabulation
Attorney's letter of review and concurrence

EG Solutions Inc.
9015 Town Center Parkway
Suite 106
Lakewood Ranch, FL 34202
Phone (941) 567-1622
Fax (941) 567-1652
www.eg-solutionsinc.com
Florida Registry No. 30206

May 13, 2022

Mr. Cameron Newhouse, Project Manager
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

RE: Sarasota Bradenton International Airport
Commercial Apron Expansion, Taxiway R5 Rehabilitation & Removal of Taxiway A8
RECOMMENDATION OF AWARD

Gentlemen:

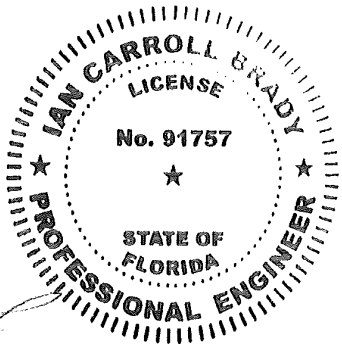
EG Solutions, Inc., has completed review of bids received May 09, 2022 for the referenced project. The Bid Tabulation and the Bidder's Checklist are attached to this letter. Briefly, the low bidder for the project is Quality Enterprises USA., Inc., with a total bid amount of $9,965,082.75. The second low bidder was IPC Paving LLC with a total bid amount of $ 12,354,161.70. Both bids were responsive and regular.

We recommend award to Quality Enterprises USA Inc., contingent on concurrence from FAA in the award and on receipt of a fully executed FAA grant or grants for the project. If FDOT funding is available, award should also be contingent on FDOT concurrence and the receipt of a fully executed Public Transportation Grant Agreement (PTGA). Notice to Proceed should not be issued until the Construction Environmental Resource Permit is received.

Per Section 30-04 of the Contract Documents and Specifications the bid bonds for both the low and the second low bidder should be held until the low bidder is awarded and executes a contract for the work with the Airport Authority and supplies all necessary bonds and insurance. The bid bond for the third bidder, Cobb Site Development, Inc. should be returned at this time. The second low bidder's bond should be returned after the low bidder executes the contract and provides construction bonds and insurance.

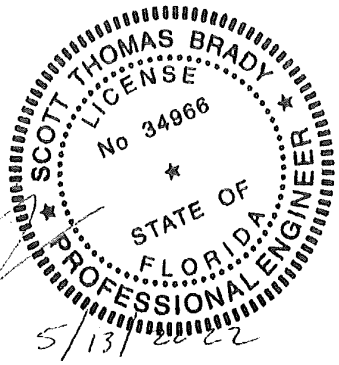
EG Solutions, Inc. is pleased to be of continuing professional service on this project. Please contact us if there are any questions.

Sincerely yours,
EG Solutions, Inc.



5/13/2022

Ian C. Brady, P.E.
Project Engineer
Florida License No. 91757



5/13/2022

Scott T. Brady, P.E.
Senior Consulting Engineer
Florida License No. 34966

Copy: Kent Bontrager, Senior Vice President
Engineering, Planning and Facilities

TABULATION OF BIDS
SARASOTA BRADENTON INTERNATIONAL AIRPORT
Commercial Apron Expansion, Taixway R5 Rehabilitation and Remove Taxiway A8

I CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF THE BIDS RECEIVED May 9, 2022

Ian C. Brady, PE — 05/12/2022 Date

Item No.	Spec Ref.	Estimated Quantity	Unit	Description	Engineer's Estimate		Quality Enterprises USA Inc.		IPC Paving LLC		COBB Site Development Inc.	
					Unit Price	Extended Total	Unit Price	Extended Total	Unit Price	Extended Total	Unit Price	Extended Total
1	C-100	1	LS	Contractor Quality Control	$88,805.57	$88,805.57	$285,651.00	$285,651.00	$1,000,000.00	$1,000,000.00	$1,047,165.45	$1,047,165.45
2	C-102-5.1a	100	LF	Temporary Slope Drains	$5.50	$550.00	$27.50	$2,750.00	$70.00	$7,000.00	$234.89	$23,489.00
3	C-102-5.1b	3,450	LF	Installation and Removal of Silt Fence	$4.25	$14,662.50	$2.00	$6,900.00	$3.00	$10,350.00	$3.28	$11,316.00
4	C-102-5.1c	11	EA	Check Dams	$250.00	$2,750.00	$2,268.00	$24,948.00	$2,100.00	$23,100.00	$504.00	$5,544.00
5	C-102-5.1d	1,681	LF	Fiber Logs/Synthetic Bales	$11.00	$18,491.00	$18.50	$31,098.50	$10.00	$16,810.00	$13.38	$22,491.78
6	C-102-5.1e	23	EA	Inlet Protection	$246.48	$5,669.04	$181.50	$4,174.50	$500.00	$11,500.00	$397.91	$9,151.93
7	C-102-5.1f	3	EA	Soil Tracking Device	$4,914.00	$14,742.00	$2,281.00	$6,843.00	$5,000.00	$15,000.00	$10,973.53	$32,920.59
8	C-105	1	LS	Mobilization	$444,027.87	$444,027.87	$767,700.00	$767,700.00	$1,220,000.00	$1,220,000.00	$624,458.31	$624,458.31
9	P-101-5.1	22,581	SY	Pavement Removal	$29.00	$654,849.00	$9.25	$208,874.25	$6.00	$135,486.00	$8.09	$182,680.29
10	P-101-5.2	200	LF	Joint and Crack Repair	$12.46	$2,492.00	$24.00	$4,800.00	$6.00	$1,200.00	$136.94	$27,388.00
11	P-101-5.3	1,500	SF	Removal of Foreigh Substances/contaminates	$4.50	$6,750.00	$2.50	$3,750.00	$10.00	$15,000.00	$3.60	$5,400.00
12	P-101-5.4	400	SF	Asphalt Pavement Repair	$23.00	$9,200.00	$24.50	$9,800.00	$58.00	$23,200.00	$80.52	$32,208.00
13	P-101-5.5	100	SF	Concrete Pavement Repair	$34.00	$3,400.00	$309.50	$30,950.00	$270.00	$27,000.00	$364.94	$36,494.00
14	P-101-5.6	150	SY	Cold Milling	$11.96	$1,794.00	$26.50	$3,975.00	$70.00	$10,500.00	$90.44	$13,566.00
15	P-101-5.7	1	LS	Removal of Pipe, Inlets, Manholes and other Buried Structures	$125,000.00	$125,000.00	$222,700.00	$222,700.00	$600,000.00	$600,000.00	$46,858.26	$46,858.26
16	P-151-4.2	6.5	ACRE	Clearing & Grubbing	$12,000.00	$78,000.00	$27,240.00	$177,060.00	$12,000.00	$78,000.00	$7,171.57	$46,615.21
17	P-152-4.1	8,880	CY	Embankment in Place	$38.26	$339,748.80	$40.75	$361,860.00	$32.50	$288,600.00	$32.87	$291,885.60
18	P-154-5.1	3,448	SY	6-inch Subbase Course	$59.00	$203,432.00	$10.50	$36,204.00	$15.00	$51,720.00	$8.68	$29,928.64
19	P-211-5.1	2,528	CY	Limerock Base Course	$72.00	$182,016.00	$0.00	$0.00	$205.00	$518,240.00	$107.13	$270,824.64
				BID ONLY P-211 or P-219, NOT BOTH								
20	P-219-5.1	2,528	CY	Recycled Concrete Aggregate Base Course	$65.52	$165,634.56	$75.00	$189,600.00	$0.00	$0.00	$0.00	$0.00
21	P-304-8.1	17,818	SY	Cement-Treated Aggregate Base Course	$68.78	$1,225,522.04	$51.00	$908,718.00	$0.00	$0.00	$0.00	$0.00
				FOR APRON BASE - BID ONLY P-304 OR P-403-8.1 NOT BOTH								
22	P-401-8.1	2,040	TON	Asphalt Surface Course	$429.00	$875,160.00	$219.50	$447,780.00	$290.00	$591,600.00	$390.26	$796,130.40
23	P-403-8.1	17,818	SY	Asphalt Mixture for Apron Base Course	$62.47	$1,113,090.46	$0.00	$0.00	$60.00	$1,069,080.00	$77.74	$1,385,171.32
24	P-403-8.2	670	TON	Asphalt Mixture for Access Road	$292.00	$195,640.00	$233.00	$156,110.00	$220.00	$147,400.00	$390.26	$261,474.20
25	P-501-8.1	17,786	SY	Concrete Pavement	$179.00	$3,183,694.00	$202.00	$3,592,772.00	$176.00	$3,130,336.00	$228.77	$4,068,903.22
26	P-602-5.1	3,122	GAL	Emulsified Asphalt Prime Coat	$11.00	$34,342.00	$13.00	$40,586.00	$4.25	$13,268.50	$4.65	$14,517.30
27	P-603-5.1	2,157	GAL	Emulsified Asphalt Tack Coat	$9.00	$19,413.00	$10.50	$22,648.50	$7.70	$16,608.90	$10.61	$22,885.77
28	P-604-6.1	4,821	LF	Compression Joint Seals for Concrete Pavements	$5.29	$25,503.09	$15.50	$74,725.50	$12.00	$57,852.00	$17.58	$84,753.18
29	P-605-5.1	12,837	LF	Joint Sealing Filler	$3.97	$50,962.89	$8.00	$102,696.00	$7.00	$89,859.00	$8.89	$114,120.93
30	P-620-5.1a	15,401	SF	Marking	$5.46	$84,089.46	$3.50	$53,903.50	$2.50	$38,502.50	$3.28	$50,515.28
31	P-620-5.1b	1,002	LB	Reflective Media	$9.25	$9,268.50	$14.50	$14,529.00	$7.40	$7,414.80	$10.33	$10,350.66
32	P-620-5.1c	9,010	SF	Temporary Runway and Taxiway Marking	$3.28	$29,552.80	$3.50	$31,535.00	$2.10	$18,921.00	$0.33	$2,973.30
33	P-620-5.1d	2,196	SF	Marking Removal	$4.75	$10,431.00	$2.50	$5,490.00	$2.00	$4,392.00	$2.76	$6,060.96
34	F-162-5.1	145	LF	Permanent Chain-Link Fence	$29.00	$4,205.00	$257.00	$37,265.00	$145.00	$21,025.00	$65.50	$9,497.50
35	F-162-5.2	2,000	LF	Temporary AOA Chain-Link Fence	$32.00	$64,000.00	$91.25	$182,500.00	$100.00	$200,000.00	$103.44	$206,880.00
36	D-701-5.1a	50	LF	12-inch Schedule 40 PVC Pipe	$84.30	$4,215.00	$168.50	$8,425.00	$200.00	$10,000.00	$418.93	$20,946.50
37	D-701-5.1b	45	LF	30-inch RCP, Class III, Complete in-place	$184.25	$8,291.25	$218.00	$9,810.00	$570.00	$25,650.00	$340.07	$15,303.15
38	D-701-5.1c	124	LF	Double 30-inch RCP, Class III, Complete in-place	$368.50	$45,694.00	$433.50	$53,754.00	$750.00	$93,000.00	$494.41	$61,306.84
39	D-701-5.1d	237	LF	48-inch RCP, Class III, Complete in-place	$359.54	$85,210.98	$397.00	$94,089.00	$850.00	$201,450.00	$499.40	$118,357.80
40	D-701-5.1e	242	LF	34" x 53" HERCP, Class IV, Complete in-place	$382.49	$92,562.58	$578.25	$139,936.50	$1,000.00	$242,000.00	$712.02	$172,308.84
41	D-701-5.1f	64	LF	18-inch RCP, Class III, Complete in-place	$168.80	$10,803.20	$141.50	$9,056.00	$500.00	$32,000.00	$197.66	$12,651.52
42	D-702A-5.1	100	LF	12-inch Trench Drain	$360.01	$36,001.00	$1,047.00	$104,700.00	$600.00	$60,000.00	$742.07	$74,207.00
43	D-705-5.1	170	LF	8-inch Perforated Prewrapped PVC Pipe	$25.00	$4,250.00	$52.00	$8,840.00	$105.00	$17,850.00	$94.72	$16,102.40
44	D-751-5.1	2	EA	FDOT Alt B J Bottom w/Type 7 Top Manhole, 6'x6'	$22,640.00	$45,280.00	$15,700.00	$31,400.00	$23,000.00	$46,000.00	$24,818.58	$49,637.16
45	D-751-5.2	1	EA	FDOT Alt B J Bottom w/Type 8 Top Manhole, 8'x8'	$24,570.00	$24,570.00	$19,260.00	$19,260.00	$25,000.00	$25,000.00	$68,752.38	$68,752.38
46	D-751-5.3	1	EA	FDOT Alt B J Bottom w/Type 5 Top Manhole, 6'x6'	$23,555.00	$23,555.00	$17,440.00	$17,440.00	$35,000.00	$35,000.00	$24,239.79	$24,239.79
47	D-751-5.4	2	EA	Inlets - Elevation Adjustment	$5,500.00	$11,000.00	$2,946.00	$5,892.00	$5,000.00	$10,000.00	$3,479.69	$6,959.38

Item No.	Spec Ref.	Estimated Quantity	Unit	Description	Engineer's Estimate		Quality Enterprises USA Inc.		IPC Paving LLC		COBB Site Development Inc.	
					Unit Price	Extended Total	Unit Price	Extended Total	Unit Price	Extended Total	Unit Price	Extended Total
48	D-751-5.5	1	EA	Inlet, Catch Basin or Manhole-Single Pipes	$25,875.00	$25,875.00	$53,630.00	$53,630.00	$120,000.00	$120,000.00	$127,858.74	$127,858.74
49	D-751-5.6	9	EA	Inlet, Catch Basin or Manhole-Double Pipes	$29,675.00	$267,075.00	$63,390.00	$570,510.00	$136,000.00	$1,224,000.00	$127,247.73	$1,145,229.57
50	D-751-5.7	1	EA	Oil-Water Separator	$45,000.00	$45,000.00	$112,300.00	$112,300.00	$155,000.00	$155,000.00	$32,243.26	$32,243.26
51	D-752-5.1	5	CY	Structural Concrete	$900.00	$4,500.00	$1,192.00	$5,960.00	$1,000.00	$5,000.00	$1,863.86	$9,319.30
52	D752-5.2	125	LB	Reinforcing Steel	$4.26	$532.50	$2.50	$312.50	$50.00	$6,250.00	$17.44	$2,180.00
53	D-752-5.4	20	SY	Riprap	$48.00	$960.00	$116.00	$2,320.00	$225.00	$4,500.00	$348.42	$6,968.40
54	T-904-5.1	26,580	SY	Sodding	$5.50	$146,190.00	$5.50	$146,190.00	$4.00	$106,320.00	$4.28	$113,762.40
55	T-905-5.1	500	CY	Topsoil (Obtained on-site or removed from stockpile)	$38.00	$19,000.00	$22.00	$11,000.00	$44.00	$22,000.00	$27.84	$13,920.00
56	T-905-5.2	2,500	CY	Topsoil (Furnished from off site)	$48.00	$120,000.00	$42.50	$106,250.00	$50.25	$125,625.00	$51.95	$129,875.00
57	L-100-5.1	1	LS	Electrical Demolition	$38,000.00	$38,000.00	$25,020.00	$25,020.00	$25,000.00	$25,000.00	$28,324.85	$28,324.85
58	L-108-5.1	4,141	LF	No. 8 AWG, 5kV, L-824, Type C Cable	$4.50	$18,634.50	$2.50	$10,352.50	$2.00	$8,282.00	$2.76	$11,429.16
59	L-108-5.2	2,718	LF	No. 6 AWG, Solid, Bare Copper Counterpoise Wire	$3.70	$10,056.60	$2.50	$6,795.00	$2.50	$6,795.00	$2.81	$7,637.58
60	L110-5.1	2,442	LF	Non-Encased 1-Way, 2-inch Conduit	$8.90	$21,733.80	$15.00	$36,630.00	$12.00	$29,304.00	$17.11	$41,782.62
61	L110-5.2	276	LF	Concrete-Encased 4-Way, 2-inch Duct Bank	$38.00	$10,488.00	$84.50	$23,322.00	$20.00	$5,520.00	$95.96	$26,484.96
62	L-115-5.1	2	EA	Electrical Manhole	$18,000.00	$36,000.00	$32,630.00	$65,260.00	$15,000.00	$30,000.00	$36,995.78	$73,991.56
63	L-115-5.2	1	EA	L-867B Junction Can with Blank Lid	$2,300.00	$2,300.00	$2,417.00	$2,417.00	$1,000.00	$1,000.00	$3,072.81	$3,072.81
64	L-125-5.1	25	EA	New L-861T(L) LED Elevated Taxiway Edge Light w/New Isolation Transformer	$1,801.00	$45,025.00	$725.00	$18,125.00	$800.00	$20,000.00	$821.66	$20,541.50
65	L-125-5.2	1	EA	New L-862 Incandescent Elevated Runway Edge Light w/New Isolation Transformer	$1,911.00	$1,911.00	$906.50	$906.50	$1,000.00	$1,000.00	$1,413.19	$1,413.19
66	L-125-5.3	1	EA	Size "B" L-867 Base Can, Installed in Turf	$1,851.00	$1,851.00	$2,417.00	$2,417.00	$1,500.00	$1,500.00	$3,072.81	$3,072.81
67	L-125-5.4	25	EA	Size "B" L-867 Base Can, Installed in Pavement	$1,951.00	$48,775.00	$3,263.00	$81,575.00	$1,750.00	$43,750.00	$3,701.67	$92,541.75
68	L-125-5.5	1	EA	New Size 3, 2-Module Guidance Sign on New Concrete Foundation	$14,150.00	$14,150.00	$12,090.00	$12,090.00	$8,500.00	$8,500.00	$13,694.41	$13,694.41
69	L-125-5.5	4	EA	New Size 3, 3-Module Guidance Sign on New Concrete Foundation	$15,975.00	$63,900.00	$14,500.00	$58,000.00	$10,500.00	$42,000.00	$16,454.16	$65,816.64
70	FDOT 520-1	978	LF	FDOT Type F Curb	$27.41	$26,806.98	$29.50	$28,851.00	$50.00	$48,900.00	$44.86	$43,873.08
71	FDOT 536-1	285	LF	W-Beam Guardrail w/End Treatments	$158.00	$45,030.00	$110.00	$31,350.00	$200.00	$57,000.00	$135.93	$38,740.05
				TOTAL BASE BID:		$9,413,390.95		$9,965,082.75		$12,354,161.70		$12,489,166.12

SUBMITTALS		QE USA inc.	IPC	COBB
Sealed Envelope and Firm Name		✓	✓	✓
ALL OF THE FOLLOWING PAGES MUST BE COMPLETED AND SUBMITTED WITH THE BID, SIGNED AND DATED:				
Bid Submittal Form	(Page A-1)	✓	✓	✓
Addenda Received	(Page A-2)	✓	✓	✓
Bid Price Form	(Page A-3)	✓	✓	✓
Bid Bond	(Page A-9)	✓	✓	✓
Access to Records and Reports	(Page A-10)	✓	✓	✓
Notice of Requirement for Affirmative Action	(Page A-11)	✓	✓	✓
Breach of Contract Terms	(Page A-12)	✓	✓	✓
Buy American Preference	(Pages A-13 & A-14)	✓	✓	✓
General Civil Rights Provisions	(Page A-15)	✓	✓	✓
Civil Rights-Title VI Assurance	(Pages A-16 & A-17)	✓	✓	✓
Clean Air and Water Pollution Control	(Page A-18)	✓	✓	✓
Contract Work Hours and Safety Standards	(Page A-19)	✓	✓	✓
Copeland "Anti-Kickback" Act	(Page A-20)	✓	✓	✓
Davis Bacon Requirements	(Page A-21 thru A-25)	✓	✓	✓
Certification of Offor/Bidder Regarding Debarment	(Page A-26)	✓	✓	✓
Disadvantaged Business Enterprise	(Page A-27)	✓	✓	✓
Disadvantaged Business Enterprise Assurance	(Page A-28)	✓	✓	✓
DBE Form 1 - Schedule of Committed DBE Participation	(Page A-29)	✓	✓	✓ (3.3%)
DBE Form 2 – Intent to Perform as Subcontractor	(Page A-30)	✓	✓	✓
DBE Form 3 - Demonstration of Good Faith Efforts	(Page A-31 thru A-34)	✓	✓	X - Insufficient documentation of Good Faith Effort
Distracted Driving	(Page A-35)	✓	✓	✓

SUBMITTALS		QE USA inc.	IPC	COBB
Energy Conservation Requirements	(Page A-36)	✓	✓	✓
Equal Opportunity Clause	(Pages A-37 thru A-41)	✓	✓	✓
Federal Fair Labor Act	(Page A-42	✓	✓	✓
Lobbying and Influencing Federal Employees	(Page A-43)	✓	✓	✓
Prohibition of Segregated Facilities	(Page A-44)	✓	✓	✓
Occupational Health and Safety Act of 1970	(Page A-45)	✓	✓	✓
Procurement of Recovered Materials	(Page A-46)	✓	✓	✓
Tax Delinquency and Felony Convictions: *Applicant must complete the two certification statements*	(Page A-47)	✓	✓	✓
Termination for Convenience	(Page A-48)	✓	✓	✓
Trade Restriction Certification	(Pages A-49 & A50)	✓	✓	✓
Veteran's Preference	(Page A-51)	✓	✓	✓
Seismic Safety Requirements	(Page A-52)	✓	✓	✓
Statement of Drug-Free Workplace (Identical Tie Bids)	(Page A-53)	✓	✓	✓
E-Verification Certification	(Page A-54)	✓	✓	✓
Safety Plan Compliance Document (SPCD) Certification	(Page A-55)	✓	✓	✓
FDEP & U.S. EPA Construction Notices of Intent (NOI)	(Page A-56)	✓	✓	✓
Scrutinized Company Affidavit and Certification, *Notarized*	(Page A-57)	✓	✓	✓
Designation of Work by Subcontractors	(Page A-58)	✓	✓	**X** -missing information
Prime Contractor Work	(Page A-59)	✓	✓	**X** -missing information
Bidder's Qualification, Evidence of Competency	(Page 20-1 ¶20-02)	✓	✓	✓
	TOTAL BASE BID:	**$9,965,082.75**	**$12,354,161.70**	**$12,489,166.12**

WILLIAMS PARKER
ATTORNEYS AT LAW • ESTABLISHED 1925

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May 16, 2022

Kent Bontrager, P.E.
Sr. Vice President of Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Re: Commercial Apron Expansion, Taxiway R5 Rehabilitation & Removal of Taxiway A8
Bid Review/Contract Award Recommendation

Dear Kent:

You have solicited my review and recommendation regarding the bids received on May 9, 2022, for the above-referenced project. In that connection, I have reviewed the letter of May 13, 2022, from Ian C. Brady, P.E. of EG Solutions, Inc., addressed to Cameron Newhouse, the Airport's Project Manager, which provides a bid tabulation and recommendation of award.

The following three companies submitted bids: (1) Quality Enterprises USA Inc.; (2) IPC Paving LLC; and (3) COBB Site Development, Inc.

Quality Enterprises was the apparent low bidder at $9,965,082.75. The next lowest bit was submitted by IPC, at $12,354,161.70. The Bidder's checklist reveals that both bids were conforming in all respects, or in Mr. Brady's words, both bids "were responsive and regular.

Accordingly, I concur with Mr. Brady's findings that Quality Enterprises USA Inc is indeed the lowest and best bidder, and I recommend that it be awarded the contract based on its bid of $9,965,082.75.

If I can assist in any other way, please advise.

Respectfully submitted,

Dan Bailey

Charles D. (Dan) Bailey, Jr.
For the Firm

cc: Ian C. Brady, P.E., EG Solutions, Inc.

7159061.v1

AGENDA ITEM NO. 8.5

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION PHASE PROFESSIONAL SERVICES CONTRACT WITH EG SOLUTIONS FOR COMMERCIAL APRON EXPANSION PROJECT

EXECUTIVE SUMMARY: With the significant increases in airline traffic, an expansion of the commercial concrete apron is required to accommodate additional Remain Overnight (RON) aircraft parking stands. EG Solutions designed the commercial apron expansion project, and it was advertised for bidding. The low responsive bidder for the project was Quality Enterprise USA, Inc, and EG Solutions will provide construction phase services to support the construction. The negotiated fee for the Construction Phase Services is $569,369.00.

NARRATIVE: With the significant increases in airline traffic, an expansion of the commercial concrete apron is required to accommodate additional Remain Overnight (RON) aircraft parking stands. The expansion will also accommodate the future terminal expansion project, providing five additional gates for aircraft parking. The project will include construction of a concrete ramp, lighting, markings, drainage improvements, electrical, service road realignment, and new signage.

EG Solutions will provide the construction phase services throughout the 292-calendar day construction duration at a cost of $569,369.00. Staff has received an FAA supplementary discretionary grant of $2,300,000 and will be applying for additional grants from FAA and FDOT to fund the remaining portion. It is anticipated that up to 95-percent of project costs will be funded through these grants.

RECOMMENDATION: It is hereby recommended that the Board authorize the Chairman to execute a construction phase services contract with EG Solutions in the amount of $569,369.00, with a 10% contingency for a total budget of $626,306.00.

ATTACHMENTS: Contract, scope & fee

FIFTH AMENDMENT
TO
CONTRACT FOR DESIGN, PERMITTING & BID PHASE SERVICES FOR
COMMERCIAL APRON EXPANSION/TWY R5 REHABILITATION AND REMOVAL OF TWY A8
BETWEEN
THE SARASOTA MANATEE AIRPORT AUTHORITY
AND
E.G. SOLUTIONS, INC.

Project Title: Construction Phase Services

This Amendment entered into this _____ day of _____, 2022 by and between the Sarasota Manatee Airport Authority, hereinafter referred to as the "AUTHORITY", and E.G. Solutions, Inc., hereinafter referred to as "CONSULTANT".

WITNESSETH

WHEREAS, the AUTHORITY has entered into an Agreement for Professional Services, dated July 1, 2021; and

WHEREAS, the AUTHORITY has entered into an Agreement for Professional Services, dated October 12, 2021; and

WHEREAS, the AUTHORITY has entered into an Agreement for Professional Services, dated January 26, 2022; and

WHEREAS, the AUTHORITY has entered into an Agreement for Professional Services, dated February 2, 2022; and

WHEREAS, the AUTHORITY has entered into an Agreement for Professional Services, dated April 29, 2022; and

WHEREAS, it is the intent of the AUTHORITY and the CONSULTANT to amend the contract to provide for additional services;

NOW, THEREFORE, in consideration of the foregoing and the covenants hereinafter contained, it is agreed as follows:

1. Incorporation of Prior Documents: The Agreement for Professional Services, dated July 1, 2021, is made a part hereof by reference and hereinafter collectively referred to as the "Agreement."

2. Incorporation of Prior Documents: The Agreement for Professional Services, dated October 12, 2021, is made a part hereof by reference and hereinafter collectively referred to as the "Agreement."

3. Incorporation of Prior Documents: The Agreement for Professional Services, dated January 26, 2022, is made a part hereof by reference and hereinafter collectively referred to as the "Agreement."

4. Incorporation of Prior Documents: The Agreement for Professional Services, dated February 2, 2022, is made a part hereof by reference and hereinafter collectively referred to as the "Agreement."

5. Incorporation of Prior Documents: The Agreement for Professional Services, dated April 29, 2022, is made a part hereof by reference and hereinafter collectively referred to as the "Agreement."

6. Scope of Services: The addition of a Topographic Survey as outlined in "Attachment A".

7. Compensation: The total amount of compensation is increased by **$569,369.00**.

8. Provision for Payment of Additional Services: Payment shall be made upon receipt of deliverables as outlined in Exhibit "B" Fee Schedule.

9. Time of Performance - Contract completion date is not changed.

10. Effect of Amendment: Except as expressly amended hereby, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Fifth Amendment to the Agreement for Professional Services has been executed in duplicate, by the respective parties hereto. A facsimile or electronic (including "pdf") copy of this Contract, and any amendments thereto, and any signatures thereon, shall be considered for all purposes as an original. Alternatively, such documents may be executed by electronic signatures, as determined by Florida's Electronic Signature Act and other applicable laws.

Warranty of Authority: Each person signing this Contract warrants that he or she is duly authorized to do so and to bind the respective party.

WITNESSED: **SARASOTA MANATEE AIRPORT AUTHORITY**

Signature:_____ Signature:_____
By: By: Carlos Beruff
As: Chairman

WITNESSED: **E.G. SOLUTIONS, INC.**

Signature: _____ Signature:_____
By: By: Gloria C. Brady, P.E.
As: President

FIFTH AMENDMENT TO THE
PROFESSIONAL SERVICES AGREEMENT FOR THE
COMMERCIAL APRON EXPANSION/TWY5 REHABILITATION AND REMOVAL OF TWY A8
BETWEEN
THE SARASOTA MANATEE AIRPORT AUTHORITY
Sarasota Bradenton International Airport
AND
E.G. SOLUTIONS, INC.

FEE SUMMARY OF CHANGES

Original Contract (dated July 1, 2021)	$	420,609.00
Amend No. 1, Add Topographic Survey	$	10,972.69
Amend No. 2, Additional Topographic Survey	$	6,039.23
Amend No. 3, Additional Topographic Survey	$	3,438.26
Amend No. 4, Additional Topographic Survey	$	2,545.34
Amend No. 5, Construction Phase Services	**$**	**569,369.00**
Contract Total:	$	1,012,973.52

EXHIBIT "A"
SCOPE OF SERVICES
SARASOTA BRADENTON INTERNATIONAL AIRPORT
COMMERCIAL APRON EXPANSION/TAXIWAY R5 REHABILITATION and REMOVAL OF TAXIWAY A8

Construction Phase Services

PROJECT DESCRIPTION

The services to be performed include: Construction Phase Services, full-time RPR, and quality assurance testing.

Task 1 – Conformed Contract Documents

1.1 Conformed Contract DocumentsLevel of Service:

The project manual, specifications and construction plans as prepared for bidding will be updated "conformed" to include the following items from the bidding phase; pre-bid meeting notes, pre-construction meeting notes, fully executed contract, bidding addendums, bidder submittal items and construction plans sheets for distribution to the Airport, FAA, FDOT, Contractor and Engineer.

Deliverables:

- Electronic PDF versions of conformed contract documents, specifications and construction plans.

Task 2 - Construction Progress Meetings / Project Engineer Site Visits

2.1 Construction Progress Meetings/ Project Engineer Site Visits

Level of Service:
EG Solutions Inc. will attend up to thirty-five (35) construction progress meetings to participate, discuss and coordinate project specifics. Meeting topics are anticipated to include but are not limited to; introduction of key project points of contact personnel, establish lines of communications, submittals, responding to contractor request for information, change orders, review administrative andreporting procedures, and establish start date for construction.

Deliverables:

- Meeting agenda, sign-in sheet and notes will be prepared and distributed in electronic PDF for each meeting attended.

2.2 Contractor Submittals

Level of Service:
Review contractor submittals for general conformance with the design concept. Each submittal will bereviewed initially. One subsequent review of a corrected or alternate submittal or required by non-conformance by the Contractor is included.

Deliverables:

- Returned submittals with action indicated stamp.

2.3 Contractor Request for Information (RFI)

Level of Service:
Review contractor requests for information and provide clarification of design intent.

Deliverables:

- Returned RFIs with response.

2.4 Evaluate Contractor Pay Requests

Level of Service:
Review Contractor pay requests based on test results and periodic on-site observation and recommend payment, including adjustments in accordance with the contract documents.

Deliverables:

- Copies of approved pay requests along with backup information, as applicable.

2.5 Change Orders

Level of Service:
Coordinate and prepare change orders as applicable to address changes in work and/or unforeseen field conditions. This task includes minor revisions to existing drawings.

Deliverables:

- Copies of proposed change orders with minor revisions to existing drawing sheets.

2.6 Coordinate, Perform and Evaluate QA Testing Program

Level of Service:
The Engineer of Record will prepare the scope of work for quality assurance testing in accordance with the project specifications and assist in coordinating the testing program with the testing firm and contractor.

Test results and field notes will be reviewed by the Engineer of Record for compliance with the project specifications. A lot of the tests and results will be maintained.

2.7 Project Closeout:

Level of Service:

Completion Site Visits

Conduct one (I) site visit for substantial completion. Prepare a punch list of items to be corrected prior to the final acceptance. Conduct one (I) site visit for final acceptance to review contractor's compliance and corrections of the substantial completion punch list items.

FDOT Certifications:

The Engineers of Record will execute the FDOT form certifying the project has been completed in accordance with FDOT standards, except approved modifications.

Record Drawings:

Record drawings will be prepared incorporating construction changes and using information provided by the contractor via marked up prints and field survey information. No field surveys are included in this task.

Deliverables:

- Electronic PDF and AutoCAD versions of the record drawings.

Task 3 - Other Services

3.1 Resident Project Representative (RPR):

Level of Service:
EGS will provide a full-time, on-site, Resident Project Representative (RPR) services for the project. The RPR shall serve as the liaison between the Engineer and the Contractor throughout the project. The foremost duty of the RPR is to observe construction for general conformance with the contract documents. The RPR will be responsible for reporting to the engineer when observing work that is unsatisfactory, faulty, defective, or does not conform to the contract documents. The RPR will be responsible for rejecting such work as agreed upon with the Engineer. The duties of the RPR will include:

- Attend the pre-construction conference
- Coordinate the Contractor's mobilization to the site
- Collect and log shop drawings, RFI's, RFC's, pay request, correspondence, etc.
- Inspect and monitor Contractor activities
- Maintain a daily construction log
- Attend weekly progress meetings
- Review and approve Contractor's pay requests
- Take project progress photographs
- Monitor Contractor's Quality Control Plan
- Administrate Change Orders as necessary
- Organize, prepare for, and lead the substantial completion and final inspections
- Create Contractor's punch list of unfinished items
- Verify the Contractor's completion of the punch list
- Collect the Contractor's as-built information
- Prepare the final closeout documentation
- Certify the completion of the project within the general conformance with the contract documents

The Resident Project Representative shall have limited authority on site as follows:

- Shall not authorize any deviation from the construction contract documents orsubstitution of materials equipment.
- Shall not exceed limitations of Owner or design professional as set forth in the construction contract documents.
    - Shall not undertake any of the responsibilities of the Contractors, subcontractors, or Contractor's superintendents.

- Shall not advise on, issue directions relative to or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction unless such advice or directions are specifically required by the construction contract documents.
- Shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the Contractor's work.
- Shall not accept shop drawings or sample submittals from anyone other than the Contractor.
- Shall not authorize the Owner to occupy the Project in whole or in part.
- Shall not participate in specialized field or laboratory tests or inspections conducted by others except as specifically authorized.

The estimated RPR schedule is based on the following:

- A construction schedule of 36 weeks.
- Two days of preparation time before construction contract day #1. Assumes start date of July 18, 2022
    - (2 x 8 = 16 hours)
- Phase 1 Mobilization - 10 Calendar Days
    - (2 weeks @ 40 hours/week = 80 hours)
- Phase 1A, 1B and 2A - Completion Date of November 14, 2022
    - 15 weeks of RPR regular time. Assume 2 RPRs
        - (15 weeks x 40 hours = 600 hours)
    - 15 weeks of RPR overtime
        - (15 weeks x 2 hours/week = 30 hours)
- Phase 2B - 90 Calendar Days
    - 13 weeks of RPR regular time
        - (13 weeks x 40 hours = 520 hours)
    - 13 weeks of RPR overtime
        - (13 weeks x 7 hours = 91 hours)
- Phase 3 - 80 Calendar Days between 9:30 p.m. and 4:30 a.m.
    - 11.5 weeks of RPR regular time
        - (11.5 weeks x 40 hours/week = 460 hours)
    - 11.5 weeks of RPR overtime
        - (11.5 weeks x 7 hours/week = 91 hours)
- Phases 4A and 4B to proceed concurrently with Phases 2B and 3. RPR hours are included in those phases
- Overtime is invoiced at 1.25 x the regular rate

Deliverables:

- The RPR will provide copies of daily reports.

Basic Assumptions

The following is a list of assumptions forming the basis of the CONSULTANT's cost proposal for providing the services detailed in the Scope of Services for this project. Any modification and/or revision to these basic assumptions will constitute a change in the project scope and may result in a revision to the CONSULTANT's cost proposal.

1. The fees for the provision of RPR services is based on the construction duration for the project specified in the contract documents and an assumed level of staff effort as described above. In the event the construction duration or level of effort required of the RPR is greater than the estimated and specified herein, EGS shall be entitled to additional compensation and the terms of this agreement shall be renegotiated and amended as needed.

2. EGS shall not be responsible for the acts or omissions of any Contractor, subcontractor, orsupplier at the site or otherwise furnishing or performing any of the Contractor's work.

3. The RPR shall have the authority to issue a stop work order to the Contractor when witnessing efforts that do not conform to the construction contract or that may in the judgement of the RPR jeopardize safety. This shall not relieve the Contractor of their responsibility to meet these requirements.

4. When recommending payment, EGS is only representing that the RPR has made visualchecks on items installed in field. The RPR will only check the quality or quantity of Contractor's work.

5. RPR's review of Contractor's work for the purposes of recommending payments shall not impose on the RPR the responsibility to supervise, direct or control such work or for the means, methods, techniques, sequences, or procedures of construction or safety precaution orprograms incident thereto or contractor(s) compliance with laws, rules, regulations, ordinances, codes or orders applicable to their furnishing and performing the work.

6. RPR's review of Contractor's work for the purposes of recommending payments shall not impose responsibility on EGS to make any examination to ascertain how or for what purpose any contractor has used the moneys paid on account of the Contract Price; or to determine that title to any of the work, materials or equipment has passed to SRQ free and clear of any lien, claims security interests or encumbrances; or that there may not be other matters at issuebetween SRQ and contractor that might affect the amount that should be paid.

7. The RPR shall have authority, as SRQ's representative, to require special inspection or testingof the work, and shall receive and review certificates of inspections, testing and approvals required by laws, rules, regulations, ordinances, codes, orders or the Contract Documents (but only to determine generally that their content complies with the requirements of, and the results certified indicate compliance with, the Contract Documents).

8. This scope of services does not include preparation for or testimony during any mediation or litigation which might arise from disputes between the Owner and Contractor. Such preparation for or testimony during litigation or mediation, should it be necessary, shall be considered outside the scope of this contract.

HOUR AND FEE SUMMARY
COMMERCIAL APRON EXPANSION - CONSTRUCTION PHASE SERVICES
TASKS 1 and 2
SARASOTA BRADENTON INTERNATIONAL AIRPORT

EG SOLUTIONS , INC.	2022 Rate	1.1 Conformed Contract Documents		2.1 Construction Progress Meetings/Project Engineer Site Visits		2.2 Contractor Submittals		2.3 Contractor Request for Information		2.4 Evaluates Contractor Pay Request		2.5 Change Orders		2.6 Coordinate, Perform, & Evaluate QA Testing Program		2.7 Project Closeout		Subtotal	
		labor hours	Fee	labor hours	Fee	labor hours	Fee	labor hours	Fee	labor hours	Fee	labor hours	Fee	labor hours	Fee	labor hours	Fee	labor hours	Fee
EG SOLUTIONS																			
Principal	$275			2	$550	2	$550	2	$550	2	$550	3	$825	4	$1,100	8	$2,200	23	$6,325
Chief Engineer	$280	12	$3,360	40	$11,200	40	$11,200	18	$5,040	2	$560	8	$2,240	12	$3,360	4	$1,120	136	$38,080
Senior Project Manager	$265	6	$1,590	224	$59,360	32	$8,480	24	$6,360	15	$3,975	20	$5,300	24	$6,360	32	$8,480	377	$99,905
Senior Engineer - Electrical (KHA)	$250	8	$2,000	32	$8,000	24	$6,000	8	$2,000			16	$4,000			7	$1,750	95	$23,750
Senior Engineer - Structural (KHA)	$250	8	$2,000	32	$8,000	24	$6,000	8	$2,000			16	$4,000			7	$1,750	95	$23,750
Engineer	$135	40	$5,400	32	$4,320	44	$5,940	60	$8,100	12	$1,620	40	$5,400	24	$3,240	37	$4,995	289	$39,015
Administrative	$105	4	$420	24	$2,520	12	$1,260	3	$315	6	$630	4	$420	4	$420	32	$3,360	89	$9,345
Subtotal EGS		*78*	*$14,770*	*386*	*$93,950*	*178*	*$39,430*	*123*	*$24,365*	*37*	*$7,335*	*107*	*$22,185*	*68*	*$14,480*	*127*	*$23,655*	*1104*	*$240,170*
Subconsultants																			
QA Testing - Cellars Allowance																			$97,000
Sub-Total Subconsultants																			*$97,000*
Total Construction Phase Services		-	$14,770	-	$93,950	-	$39,430	-	$24,365	-	$7,335	-	$22,185	-	$14,480	-	$23,655	-	$337,170

Tasks 1 and 2	$337,170
Task 3	$232,199
Total Compensation	$569,369

HOUR AND FEE SUMMARY
COMMERCIAL APRON EXPANSION - CONSTRUCTION PHASE SERVICES
TASK 3 - RESIDENT PROJECT REPRESENTATIVE
SARASOTA BRADENTON INTERNATIONAL AIRPORT

EG SOLUTIONS , INC.	2022 Rate	Preparation Time		Construction Observation		Project Closeout		Subtotal	
		labor hours	Fee	labor hours	Fee	labor hours	Fee	labor hours	Fee
EG SOLUTIONS									
Resident Project Representative	$115	16	$1,840	1,564	$179,860	80	$9,200	1,660	$190,900
Overtime-Resident Project Representative @ 1.25	$144		$0	201	$28,944		$0	201	$28,944
Subtotal RPR Hours & Fees		*16*	*$1,840*	*1,765*	*$208,804*	*80*	*$9,200*	*1,861*	*$219,844*
RPR EXPENSES									
Vehicle ($7.00/Field Hour x 1,765 Field Hours)									12,355
Subtotal RPR Expenses									*$12,355*
Total Resident Project Representative		-	$1,840	-	$208,804	-	$9,200	-	$232,199

AGENDA ITEM NO. 8.6

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION CONTRACT AWARD TO STELLAR DEVELOPMENT, INC. FOR THE QTA BP1 – CELL PHONE LOT PROJECT

EXECUTIVE SUMMARY: Five (5) bids were received for the QTA BP1 – Cell Phone Lot Project on May 2, 2022. The bids were evaluated by the airport's consultant. The bid submitted by Stellar Development, Inc. with a base bid amount of $1,803,767.00 was determined to be the low responsive bid. Staff is recommending approval of the base bid for a total construction cost of $1,803,767.00.

NARRATIVE: The existing rental car turn-around facilities are in six (6) separate locations along Rental Car Road, University Parkway, and Air Cargo Avenue. Based upon the recent Master Plan Update, the plan is to develop these six (6) existing locations into additional parking and leasable facilities. This Quick Turn-Around (QTA) Facility project will consolidate all the fueling, cleaning, and minor maintenance for all rental car companies into one consolidated rental car facility located on Rental Car Road. The QTA Facility will be constructed in three separate bid packages. This first bid package (BP1 – Cell Phone Lot) will relocate and improve the cell phone lot south of Rental Car Road allowing construction of the QTA.

The QTA Facility, including the two enabling projects, will be funded through a Customer Facility Charge (CFC) that is collected by the rental car companies serving the Airport.

PGAL and staff evaluated the five (5) bids received and determined that the low bid received from Stellar Development, Inc. was regular and responsive. Staff recommends award of the project to the low responsive bidder with a price of $1,803,767.00 for the base bid.

RECOMMENDATION: It is hereby recommended that the Board authorize the Chairman to execute a construction contract with Stellar Development, Inc., in the amount up to $1,803,767.00 with a 10% contingency for a total budget of $1,984,144.00.

ATTACHMENTS:
Consultant letter of recommendation for the low, responsive bidder
Bid Tabulation
Attorney's letter of review and concurrence

ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

PGAL

May 6, 2022

Mr. Kent D. Bontrager
Sr. Vice President, Engineer, Planning, & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, Florida 34243

RE: SRQ QTA BP-1 Cell Phone Lot Bid Evaluation, Bid ID: BID-03-2022-QTA-1

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO

Mr. Bontrager:

PGAL has completed the evaluation of the five (5) bids received for BID-03-2022-QTA-1 (Cell Phone Lot). The overall summary of the bids is attached and were all looked at in detail. The attached document (Bidder Checklist and Bid Tabulation Form) contains information for all the bids and the required forms per the contract documents. All contractors appear to meet all the minimum qualifications and have relevant experience.

Findings:

- Errors on forms not included for the North American Construction Enterprises
- All contractors appear to have the necessary relevant experience for this project scope
- Four of the bidders include DBE participation that meets the 3% goal

Based on the evaluation and our understanding of the project, its scope and the available finds, the lowest responsive and responsible bidder is Stellar Development, Inc. Therefore, it is our recommendation to award the project to Stellar Development, Inc. Our recommendation is also contingent on the Sarasota Manatee Airport Authority's legal review of the bid documents.

Attachments:

- Bid Evaluation and Checklist
- Bids Received – May 2, 2022
- Bid Submittal Form – Stellar Development, Inc. – May 2, 2022

Sincerely,

Jeffrey A. Weiner, AIA
Executive Vice President, PGAL

PGAL.COM
791 Park of Commerce Blvd., Suite 400
Boca Raton, FL 33487
t 561 988 4002
f 561 988 3002
AA 0003337 EB 00008240

Sarosata-Bradenton International Airport
Rental Car QTA Program - BP-1 Cell Phone Lot
Bid Evaluation and Checklist

Design Team Contractor Recommendation

6-May-22

Bid Detail	Stellar Development, Inc.	Magnum Builders of Sarasota, Inc.	E. O. Koch Construction	North American Construction Enterprises	Crisdell Group, Inc.
Bid Submittal Form					
Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
Addenda 1-3 Acknowledged	Yes	Yes	Yes	1 and 2, but not 3	Yes
Signed	Yes	Yes	Yes	Yes	Yes
Bid Price Form					
Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
Signed	Yes	Yes	Yes	Yes	Yes
Lump Sum - Base Bid Total	**$ 1,803,767.00**	**$ 1,946,561.00**	**$ 1,999,270.00**	**$ 2,109,029.92**	**$ 2,785,266.47**
Percentage Variation from Apparent Low Bidder	0%	8%	11%	17%	54%
Bid Bond					
Date	4/26/2022	4/26/2022	4/26/2022	Not included	4/26/2022
Signed	Yes	Yes	Yes	Not included	Yes
Amount (% of bid)	5%	5%	5%	Not included	5%
Surety	Yes	Yes	Yes	Not included	Yes
DBE Compliance					
Date	5/2/2022	5/2/2022	5/2/2022	Not included	5/2/2022
Signed	Yes	Yes	Yes	Not included	Yes
Met Requirements (3%)	Yes	Yes	Yes	Not included	Yes
Exceeded Requirements (%)	N/A	N/A	N/A	Not included	N/A
Subcontractor Name and Amount					
Hyatt Surveying	$ 22,980.00	$ 22,980.00	$ 22,980.00		$ 22,980.00
John B Webb Associates				$ 47,900.00	
Ennisymon Equities, LLC dba Florida Fence	$ 81,776.00				
Federal Electric		$ 329,441.00	$ 329,441.00		
Cherokee Trial SWPP LLC				$ 19,700.00	
Black Rock Asphalt					$ 95,076.83
Environmental, Inc., dba Florida Silt Fencing					$ 10,527.00
Demonstrated Good Faith Effort	N/A	Yes	Yes	Yes	N/A
Statement of Drug-Free Workplace					
Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
Signed	Yes	Yes	Yes	Yes	Yes
E-Verification Certification					
Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
Signed	Yes	Yes	Yes	Yes	Yes
FDEP & US EPA Construction NOI					
Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
Signed	Yes	Yes	Yes	Yes	Yes
Scrutinized Company Affidavit and Certification					
Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
Signed	Yes	Yes	Yes	Yes	Yes
Designation of Work and Subcontractors					
Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
Signed	Yes	Yes	Yes	Yes	Yes
Prime Contractor Self Performing Work (%)	5%	5%	5%	5%	5%
Subcontractor / Discipline					
Adkins - Building					$ 471,939.45
Allstate Paving - Site	$ 537,620.00	$ 567,596.00	$ 680,000.00	$ 423,437.00	
American Precast - Precast Concrete	$ 18,495.00				
Arrow Plumbing - Plumbing	$ 67,160.00		$ 67,000.00		
Blackrock Asphalt Co - Site					$ 95,076.83
Borrell Electric - Electrical					$ 332,000.00
Crowther Roofing - Roofing	$ 30,100.00	$ 32,600.00			

	Durastress - Concrete/Precast		$ 325,500.00			
	Ennistymon Equities - Fence	$ 81,776.00				
	Federal Electric - Electrical / Communications/ ACCI Fiber Optic		$ 329,441.00	$ 329,441.00		
	Fields Door - Door/ Hardware		$ 9,500.00			
	Florida Fencing - Fence		$ 86,776.00		$ 95,314.00	
	Foremost Fence - Fence			$ 82,333.00		
	GII Vera - Electrical				$ 388,000.00	
	Greenscape - Landscape/ Irrigation	$ 73,178.00				
	HBS - Finishes		$ 38,625.00			
	Henry - Plumbing/ HVAC		$ 84,956.00			
	Hyatt Surveying - Surveying	$ 22,980.00		$ 22,980.00		$ 22,980.00
	IDA - Irrigation		$ 15,725.00			
	Jem Painting - Painting				$ 30,000.00	
	Lincoln Welding - Structural				$ 12,000.00	
	Marriott Excavating - Site				$ 598,000.00	
	McShea - Striping					$ 10,648.00
	NCN Electric - Electrical	$ 355,275.00				
	Ogden Brothers - Concrete/ Masonry	$ 145,650.00				
	Other - Various	$ 155,542.56		$ 105,000.00		
	Pena Masonry - Masonry				$ 70,000.00	
	Stalk Plumbing - Plumbing				$ 48,000.00	
	Sunrise Landscape - Landscape		$ 59,152.00			
	Superior Air - HVAC	$ 6,200.00				
	Superior Heating & Cooling - HVAC			$ 6,200.00		
	TBD - Landscape & Hauling					$ 164,423.68
	WBE Environmental - Erosion Control					$ 10,527.00
	West Florida Fence - Fence					$ 166,940.00
Subcontractor Participation						
	Dollars	$ 1,493,976.56	$ 1,549,871.00	$ 1,292,954.00	$ 1,664,751.00	$ 1,274,534.96
	Percentage	82.83%	80.00%	27.00%	78.93%	46.00%
Prime Contractor Work						
	Date	5/2/2022	5/2/2022	5/2/2022	4/25/2022	5/2/2022
	Signed	Yes	Yes	Yes	Yes	Yes
	Prime Contractor Participation					
	Dollars	$ 93,627.69	$ 396,690.00	$ 100,000.00	$ 98,750.00	$ 478,730.26
	Percentage	5.19%	20.00%	5.00%	5.10%	17.00%

WILLIAMS PARKER
ATTORNEYS AT LAW • ESTABLISHED 1925

Charles D. (Dan) Bailey, Jr.
Attorney at Law
dbailey@williamsparker.com
T: (941) 329-6609
F: (941) 954-3172

May 11, 2022

Kent Bontrager, P.E.
Sr. Vice President of Engineering, Planning & Facilities
6000 Airport Circle
Sarasota, FL 34243

Re: QTA-BP 1 (Cell Phone Lot)
Bid Review/Contract Award Recommendation

Dear Kent:

You have solicited my review and recommendation regarding the bids received on May 2, 2022, for the above-referenced project. In that connection, I have reviewed the letter of May 6, 2022, from Jeffrey A. Weiner, AIA, Executive Vice President, PGAL, addressed to you, which provides a bid tabulation and recommendation of award.

There were five bidders and Stellar Development, Inc. submitted the apparent low Bid of $1,803,767.00. Mr. Weiner's letter indicates that all contractors appear to meet all the minimum qualifications and have relevant experience.

Accordingly, I concur with Mr. Weiner's findings that Stellar Development, Inc. is indeed the lowest and best bidder, and I recommend that it be awarded the contract based on its Bid of $1,803,767.00.

If I can assist in any other way, please advise.

Sincerely,

Dan Bailey

Charles D. (Dan) Bailey, Jr.
For the Firm

cc: Jeffrey A. Weiner, AIA
7152104.v1

AGENDA ITEM NO. 8.7

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

RE APPROVAL: INCREASE CONTRACT SCOPE FOR CONSTRUCTION OF BP1 – QTA CELL LOT PROJECT WITH STELLAR DEVELOPMENT, INC.

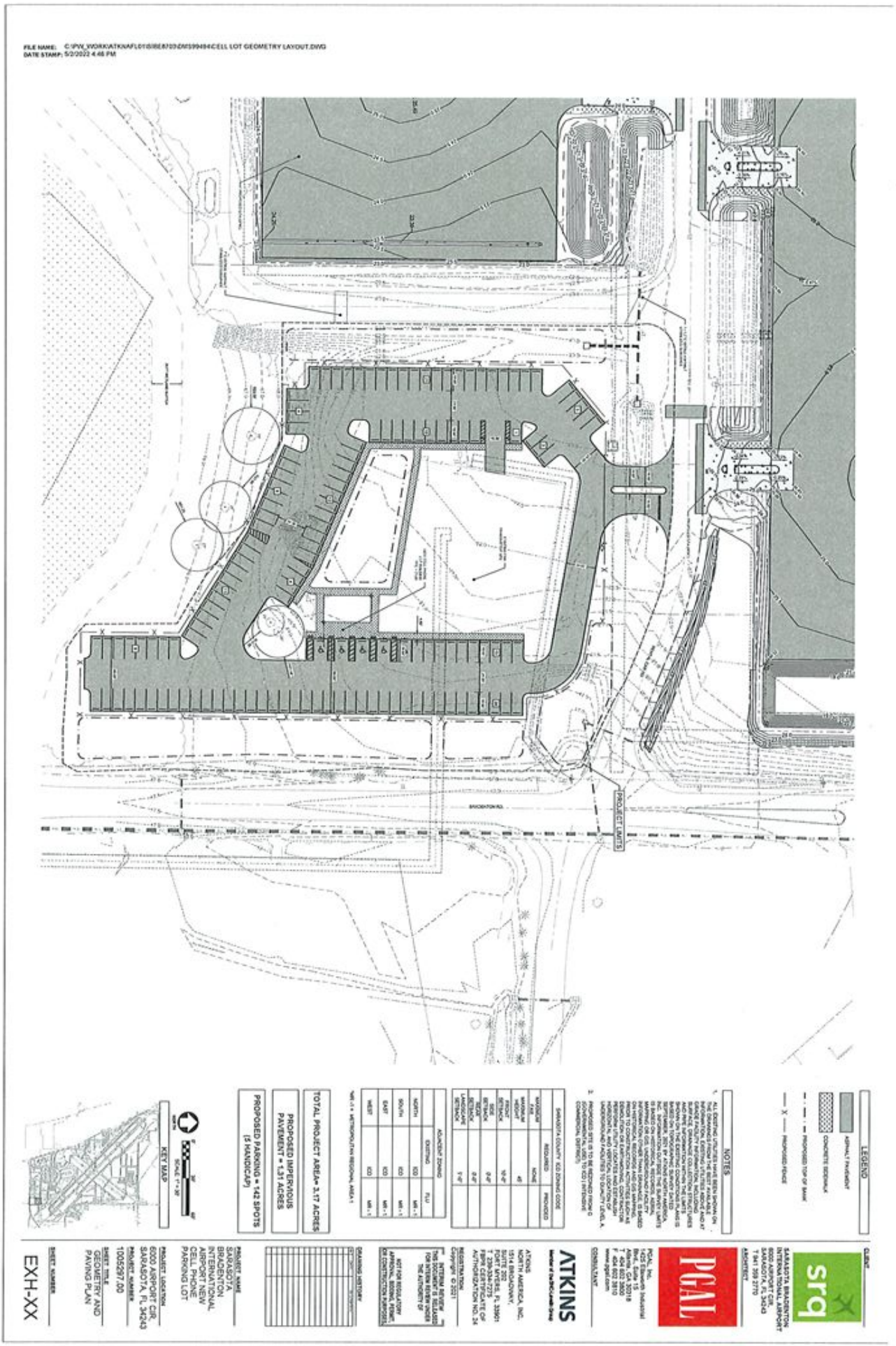
EXECUTIVE SUMMARY: Staff requests authorization from the Board to approve an increase in contract scope for the BP1 – QTA Cell Lot Project with Stellar Development, Inc. The additional scope will expand the cell lot from 94 parking spaces to 143 parking spaces to accommodate additional demand that is projected.

NARRATIVE: At the May 2022 Board meeting, staff requested award to the low responsive bidder, Stellar Development, Inc. a contract to relocate the Cell Phone Parking Lot. This relocation project is an enabling project for the Quick-Turn Around (QTA) Facility. The relocated cell lot is located just south of the existing lot, and will include 94-paved parking spaces, fencing, security, lighting, and restroom/vending facility.

In this change order request, Staff is requesting the Board provide authority to the President/CEO to approve a change order scope and negotiated costs, along with the authority to execute the necessary contract changes with Stellar Development, Inc. The Change Order will expand the proposed cell lot adding approximately 50-additional spaces for a total of 143, and also add security fencing, cameras, utilities, and lighting. The contract changes will be ratified at the August Board meeting.

RECOMMENDATION: It is hereby recommended that the Board authorize the President/CEO to execute a contract change with Stellar Development, Inc. for the BP1 – QTA Cell Lot Project with a 10% contingency

ATTACHMENTS: Revised Cell Lot Concept


FILE NAME: C:\PW_WORK\ATKINS\AFL010\BE8703\DWS\99494\CELL LOT GEOMETRY LAYOUT.DWG
DATE STAMP: 5/2/2022 4:46 PM
PROJECT LIMITS
BRADENTON RD.
LEGEND
ASPHALT PAVEMENT
CONCRETE SIDEWALK
PROPOSED TOP OF BANK
PROPOSED FENCE
NOTES
1. ALL EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. EXISTING UTILITIES ABOVE AND AT GRADE FACILITY INFORMATION, INCLUDING APPURTENANCES AND SURFACE FEATURES, WAS OBTAINED BY FIELD SURVEY. SUBSURFACE UTILITY AND PIPE INFORMATION WITHIN THE LIMITS SHOWN ON THE EXISTING CONDITIONS PLANS IS BASED ON HISTORICAL RECORDS AND GIS MAPPING OR GIS UNDERGROUND FACILITY MAPPING OR GIS UNDERGROUND FACILITY ON HISTORICAL RECORDS AND GIS MAPPING PRIOR TO CONSTRUCTION ACTIVITIES SUCH AS PERFORM UTILITY LOCATES AND ESTABLISH HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND FACILITIES TO SURVEY LEVEL A.
2. PROPOSED SITE IS TO BE RECEIVED FROM C (COMMERCIAL) TO C(2) (INTENSIVE COMMERCIAL DISTRICT).
SARASOTA COUNTY GO ZONING CODE
MAXIMUM FAR
MAXIMUM HEIGHT
FRONT SETBACK
SIDE SETBACK
REAR SETBACK
LANDSCAPE SETBACK
REQUIRED
PROVIDED
ADJACENT ZONING
EXISTING
FLU
NORTH
SOUTH
EAST
WEST
MR-1 = METROPOLITAN REGIONAL AREA 1
TOTAL PROJECT AREA= 3.17 ACRES
PROPOSED IMPERVIOUS PAVEMENT = 1.31 ACRES
PROPOSED PARKING = 142 SPOTS (5 HANDICAP)
KEY MAP
SCALE: 1" = 30'
srq
SARASOTA BRADENTON INTERNATIONAL AIRPORT
6000 AIRPORT CIR.
SARASOTA, FL 34243
T (941) 359 2770
CLIENT
PGAL
PGAL, Inc.
1425 Corporate Center Industrial Blvd., Suite 15
Atlanta, GA 30319
T 404 602 3800
F 404 602 3810
www.pgal.com
CONSULTANT
ATKINS
ATKINS NORTH AMERICA, INC.
1514 BROADWAY, SUITE 205
FORT MYERS, FL 33901
T 239-334-7275
FBPE CERTIFICATE OF AUTHORIZATION NO. 24
REGISTRATION
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INTERIM REVIEW
THE ENGINEER OF RECORD FOR INTERIM REVIEW IS THE AUTHORITY OF
NOT FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES
DRAWING HISTORY
PROJECT NAME
SARASOTA BRADENTON INTERNATIONAL AIRPORT NEW CELL PHONE PARKING LOT
PROJECT LOCATION
6000 AIRPORT CIR.
SARASOTA, FL 34243
PROJECT NUMBER
100529700
SHEET TITLE
GEOMETRY AND PAVING PLAN
SHEET NUMBER
EXH-XX

AGENDA ITEM NO. 8.8

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: PROFESSIONAL ENGINEERING SERVICES CONTRACT WITH KIMLEY-HORN AND ASSOCIATES FOR THE WEST APRON EXPANSION PROJECT

EXECUTIVE SUMMARY: The Board selected Kimley-Horn and Associates as the number one ranked firm at the March 2021 Board meeting to provide professional engineering services to design, permit, bid, and provide construction phase services for Phase 1 Apron Project. Due to the growth occurring it was determined to re-scope this project to design, permit, and bid an expansion to the west commercial apron. The design, permitting and bidding service fees were negotiated in the amount of $630,151.15.

NARRATIVE: The project will expand the concrete apron on the west side of Concourse B, allowing three additional hardstands for remain overnight (RON) parking of aircraft. The project will include siting and geometric layout of a new concrete apron, utility relocation and protection, edge lights as needed, taxiway/apron signage, markings, and other ancillary items. The design will also relocate a portion of the employee parking lot that will be impacted by the expanded apron. The relocation of the employee parking lot will include improvements such as additional parking stalls, lighting, emergency call stations, fencing, cameras, and other safety features.

A detailed scope was prepared by Kimley-Horn and Associates and was submitted to staff for review. An independent fee analysis was prepared, and the fee was negotiated in the amount of $630,151.15. This project has received a grant from FDOT and is eligible for up to 50% funding.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport authorize the Chairman to execute a design contract with Kimley-Horn and Associates in the amount of $630,151.15 with a 10% contingency providing an authorized level of $693,166.00. Staff also requests authorization to prepare all documents necessary to implement this action.

ATTACHMENTS: Contract, scope & fee

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
FOR THE
WEST APRON EXPANSION PROJECT
BETWEEN
THE SARASOTA MANATEE AIRPORT AUTHORITY
AND
KIMLEY-HORN AND ASSOCIATES, INC.

This Contract is made and entered into this ____ day of _____, 2022 by and between the Sarasota Manatee Airport Authority, a political subdivision of the State of Florida, (hereinafter referred to as the "Authority"), and Kimley-Horn and Associates, Inc. (hereinafter, referred to as "the Consultant", 655 North Franklin St., Tampa, FL 33602). The Contract is effective on the date of execution by the Authority.

WITNESSETH:
The parties hereto agree that the services to be performed by the Consultant under this Contract, the objectives and conditions of the Contract, the fees to be paid for such services, and the time of performance of this Contract shall be as described below:

Item 1 - Scope of Services

Except as modified by this Contract, the Consultant shall perform the services identified within the scope of services received on May 4, 2022 attached hereto (Exhibit "A"), and incorporated by reference into this Contract.

Item 2 - General Conditions

A. Basic Data Provided by Authority - The Authority shall make available to the Consultant such appropriate data and information as are available to the Authority and under its control.

B. Coordination - Continuing coordination shall be maintained with the Authority to assure applicability of the findings with respect to specific local conditions and compatibility with the Authority's general policies and goals.

C. Representatives - To expedite the undertaking of services performed under this Contract and to permit the coordination of materials, commitments and correspondence, the Authority hereby designates the President, CEO, or designee as its representative, and the Consultant hereby designates Jared Moreng, P.E. as its representative to whom all correspondence, materials, requests for conferences and other similar data shall be directed. Any and all changes that will affect this Contract shall be approved in writing by the Authority prior to proceeding.

D. Time of Performance - The Consultant shall commence as soon as practicable, but not before the execution of this Contract. Work is anticipated to begin in May 24, 2022 and projected to end January 25, 2023 unless extended. Any extension of the Contract term shall be in the sole discretion of the Authority.

E. Compensation - The Authority agrees to pay the Consultant a total price of $630,151.15 according to the attached fee schedule (Exhibit A).

F. Method of Payment - The Authority shall pay the Consultant for services detailed in Scope of Services, in accordance with statements to be submitted by the Consultant to the Authority. Such statements shall be submitted monthly and shall cover services performed during the preceding month.

G. Availability of Records -

1) Books and Records:
During the period of this Contract and for three years thereafter, the Consultant shall keep any and all information, materials, and data of every kind and character including without limitation records, books, papers, and documents in accordance with generally accepted accounting principles that may in the Authority's judgment pertain to any matters or obligations covered by the Contract. Such records shall also include, but not be limited to those records necessary to evaluate and verify direct and indirect costs (including overhead allocations). Such records shall include (hard copy, as well as computer readable data if it can be made available), written policies and procedures, time sheets, payroll registers, cancelled checks, original estimates, estimating work sheets, correspondence, change order file, back charge logs and supporting documentation, general ledger entries detailing cash and trade discounts earned, insurance rebates and dividends to the extent necessary to adequately permit evaluation and verification of:

a) Consultant's compliance with Contract Requirements, and
b) Compliance with provisions for pricing change orders, invoices or claims submitted by the Consultant or any of its payees.

The Consultant shall require all payees (i.e. subconsultants/suppliers) to comply with the provisions of this article by insertion of the requirements in any Contract between the Consultant and the payee; such requirements to include flow-down right of the audit provision to all payees.

2) Access to Records and Reports:

The Consultant shall provide, at its sole cost and expense the books of account and records requested by the Authority for audit within sixty (60) calendar days of receiving a written request. If the books of account and records are kept at locations other than the Airport, the Consultant shall arrange for them to be brought to a location convenient to the auditors for the Authority, or the Consultant may at its option transport the Authority audit team to the Consultant's headquarters for purposes of undertaking said audit. In such event, the Consultant shall pay reasonable costs of transportation, food and lodging for the Authority's audit team. There may be no limitation in the scope of the examination that would hinder the Authority or its authorized representative in testing the accuracy of the claims submitted.

An audit report will be issued by the Authority or its representative and made available to the Consultant. Consultant shall have thirty (30) calendar days to comment in writing on the audit report. Failure of Consultant to submit written comments shall constitute acceptance of the audit report as issued.

Any adjustments and/or payment which must be made as a result of any such audit or inspections of the Consultant's invoices and/or records shall be made within a reasonable amount of time (not to exceed 90 days) from presentation of the Authority's findings to the Consultant.

If an audit inspection or examination in accordance with this article, discloses overpricing or overcharges (of any nature) by the Consultant to the Authority in excess of one-half of one percent (.5%) of the total Contract billings, the reasonable actual cost of the Authority's audit shall be reimbursed to the Authority by the Consultant.

H. Public Records Law, Confidentiality - Consultant should be aware that all submittals provided are subject to public disclosure and will not be afforded confidentiality. All proposal documents or other materials submitted will be open for inspection by any person and in accordance with Chapter 119, Public Records Law, and as amended, Florida Statutes. The Consultant shall agree to comply with public records laws, and shall, specifically:

1) Keep and maintain public records that ordinarily and necessarily would be required by the Authority in order to perform the services;
2) Provide the public with access to public records on the same term as and conditions as the Authority would provide the records and at a cost that does not exceed the cost provided in Ch. 119 or as otherwise provided by law;
3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law;
4) Meet all requirements for retaining public records and transfer, at no cost, to the Authority all public records in possession of the Vendor upon termination of the Contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically shall be provided to the Authority in a format that is compatible with the information technology systems of the Authority.

I. Termination for Convenience - The Authority may, by written notice to the Consultant, terminate this Agreement for its convenience and without cause or default on the part of Consultant. Upon receipt of the notice of termination, except as explicitly directed by the Authority, the Consultant must immediately discontinue all services affected.

Upon termination of the Agreement, the Consultant must deliver to the Authority all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Authority agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice, costs incurred by the Consultant in connection with the services to the date of termination, costs necessary to terminate commitments for the services made by the consultant prior to the date of termination, and costs and expenses of the Consultant's demobilization. Compensation will not include anticipated profit on non-performed services.

Authority further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

J. Termination for Default – Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach. The terminating party must provide the breaching party [7] days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

1) Termination by Owner: The Owner may terminate this Agreement in whole or in part, for the failure of the Consultant to:

a) Perform the services within the time specified in this contract or by Owner approved extension;
b) Make adequate progress so as to endanger satisfactory performance of the Project;
c) Fulfill the obligations of the Agreement that are essential to the completion of the Project.

Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete. Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services. Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause. If, after finalization of the termination action, the Owner determines the Consultant was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

2) Termination by Consultant: The Consultant may terminate this Agreement in whole or in part if the Owner:

a) Defaults on its obligations under this Agreement;
b) Fails to make payment to the Consultant in accordance with the terms of this Agreement;
c) Suspends the Project for more than [180] days due to reasons beyond the control of the Consultant.

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract. In the event of termination due to Owner breach, the Engineer is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

K. Insurance – The Consultant shall obtain and maintain throughout the term of this Contract, comprehensive public liability and property damage insurance in limits of not less than $1,000,000. The Consultant shall furnish automobile liability insurance, and proof of Workers Compensation or Employers' Liability Insurance as required by the Laws of the State of Florida, covering all persons employed by the Consultant in the performance of the duties described herein. Prior to proceeding with the services hereunder, the Consultant shall furnish an original Certificate of Insurance to the Purchasing Department evidencing the existence of such insurance coverage. The Authority shall be named as an additional insured on the liability policies.

PROFESSIONAL LIABILITY: The awarded firm(s) shall procure and maintain Professional Liability Insurance for the life of this contract/agreement, plus two years after completion. This insurance shall provide coverage against such liability resulting from this contract. The minimum limits of coverage shall be $5,000,000 with a deductible not to exceed $100,000. The deductible shall be the responsibility of the Consultant.

This policy must be continued or tail coverage provided for two years after completion of the project.

L. Assignability – The Consultant shall not assign any interest in this Contract and shall not transfer any interest in this Contract without the prior written consent of the Authority.

M. Interest of the Consultant – The Consultant covenants that he/she presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the services under this Contract. No person having such interest shall be employed by the Consultant.

N. Title VI Assurance – The Consultant agrees to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision binds the Consultant and sub tier Consultants from the bid solicitation period through the completion of the contract. This provision is in addition to that required of Title VI of the Civil Rights Act of 1964

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "Consultant") agrees as follows:

1) Compliance with Regulations: The Consultant (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts And Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2) Non-discrimination: The Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subconsultants, including procurements of materials and leases of equipment. The Consultant will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.

3) Solicitations for Subcontracts, Including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding, or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subconsultants or supplier will be notified by the Consultant of the Consultant's obligations under this contract and the Nondiscrimination Acts And Authorities on the grounds of race, color, or national origin.

4) Information and Reports: The Consultant will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts And Authorities and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.

5) Sanctions for Noncompliance: In the event of a Consultant's noncompliance with the Non-discrimination provisions of this contract, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:

a) Withholding payments to the Consultant under the contract until the Consultant complies; and/or
b) Cancelling, terminating, or suspending a contract, in whole or in part.

6) Incorporation of Provisions: The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a subconsultants, or supplier because of such direction, the Consultant may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "Consultant") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
b) 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
c) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
d) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
e) The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
f) Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
g) The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Consultants, whether such programs or activities are Federally funded or not);
h) Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;

i) The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
j) Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
k) Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
l) Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

7.) To include the provisions of paragraph N.1 through N.6 above in every subcontract, including Contracts for the procurement of materials and leases of equipment.

O. Disadvantaged Business Enterprises – Contract Assurance (26.13); The Consultant or subconsultants shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Consultant shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT assisted contracts. Failure by the Consultant to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as the recipient deems appropriate.

Prompt Payment (26.29); The prime Consultant agrees to pay each sub consultant under this prime contract for satisfactory performance of its contract no later than 10 days from the receipt of each payment the prime Consultant receives from Sarasota Manatee Airport Authority. The prime Consultant agrees further to return retainage payments to each sub consultant within 10 days after the sub consultant's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the {Name of Recipient}. This clause applies to both DBE and non-DBE subconsultants.

The requirements of 49 CFR part 26 apply to this contract. It is the policy of the Sarasota Manatee Airport Authority to practice nondiscrimination based on race, color, sex or national origin in the award or performance of this contract. The Authority encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.

The DBE goal for this Project is 5.0%. If changes in the scope of the project or the Consultant's services as directed by Authority affect the DBE percentages, Consultant will make a good faith effort to achieve the DBE Goal.

P. Federal Fair Labor Standards Act - All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers. The *consultant* has full responsibility to monitor compliance to the referenced statute or regulation. The Consultant must address any claims or

disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

Q. Occupational Safety and Health Act of 1970 - All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. Consultant must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Consultant retains full responsibility to monitor its compliance and their subconsultants' compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Consultant must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

R. Licenses and Permits – The Consultant shall at all times maintain and comply with all licensing and permitting requirements of state and local authorities. Prior to proceeding with the services hereunder, the Consultant shall furnish a copy of its licensure and the permit to the Authority evidencing the existence of such permit.

S. Badging Safety and Security (as applicable) - Consultant, invitees, employees, suppliers, and agents must abide by all applicable security regulations of the Authority and the Transportation Security Administration (TSA).

Any of persons who require unescorted access to any areas of the Airport where access is controlled for security reasons must make application for, and wear, Airport security badges. Those individuals must submit personal data for a Security Threat Assessment conducted by the FBI as required by Part 1542 of Federal Transportation Regulations and attend a security training session conducted by the Authority's Operations Department.

At the time the application is made, the Consultant is responsible for payment of the then current fee for fingerprinting and the fee for issuance of an initial security badge for any persons to whom this provision applies. The current fees are $10 per badge and $29 per threat assessment. Any badge not returned upon completion of the work contemplated by this solicitation is subject to a $50 fee.

Any persons who will be required to drive inside secured Airport areas must attend and successfully pass an Airport approved driver training program. No vehicle shall be driven on the Airport without the driver possessing a valid State issued operator's license. No vehicle shall be driven on the Airport without proper identification (company logo or airport decal), proper safety marking (amber beacon or orange checkered flag) and proper insurance coverage. All drivers must comply with Section 3 of the Sarasota Bradenton International Airport Operating Rules & Regulations handbook.

No person who is authorized to drive inside secured Airport areas shall enter, cross or be present on any runway or taxiway pavement or safety areas without an approved airport escort. Any violation of this clause is subject to immediate suspension of the offender's airport access and a fine of up to $10,000.

Details and form are available on the airport's website at www.srq-airport.com, then "Airport Business", then "Badging".

T. Equal Opportunity Clause - During the performance of this contract, the Consultant agrees as follows:

1) The Consultant will not discriminate against any employee or applicant for

employment because of race, color, religion, sex, or national origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identify or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

2) The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

3) The Consultant will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Consultant's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4) The Consultant will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

5) The Consultant will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

6) In the event of the Consultant's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

7) The Consultant will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each sub consultant or vendor. The Consultant will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, That in the event a Consultant becomes involved in, or is threatened with, litigation with a sub consultant or vendor as a result of such direction by the administering agency the Consultant may request the United States to enter into such litigation to protect the interests of the United States.

Item 3 – Miscellaneous

A. Notices - Any notice hereunder shall be deemed sufficiently given by one party to the other if in writing and if and when delivered or tendered either in person, or by telegram or telex, or by the deposit of it in the United States mail, registered or certified, postage prepaid, addressed to the party to whom such notice is being given at such party's address provided below:

To the Authority:
Sarasota Manatee Airport Authority
Attn: Kent D. Bontrager, CM, PE
6000 Airport Circle
Sarasota, FL 34243

To the Consultant:
Kimley-Horn and Associates, Inc.
Attn: Jared Moreng, PE, Project Manager
655 North Franklin Street
Tampa, FL 33602

Any notice not given as above shall, if it is in writing, be deemed given if and when actually received by the party to whom it is required or permitted to be given.

B. Governing Law - This Contract shall be governed by and construed in accordance with Florida law. Venue for any action brought pursuant to this Contract shall be in the Twelfth Judicial Circuit Court, Sarasota County, Florida.

C. Captions - The captions to the sections, subsections, and paragraphs in this Contract are inserted for convenience only and shall not affect the construction or interpretation of this Contract.

D. Counterparts and Duplicate Originals - This Contract and all amendments hereto may be executed in several counterparts and each counterpart shall constitute a duplicate original of the same instrument.

E. Entire Contract - This Contract, together with the attachments hereto, constitutes the entire Contract between the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous Contracts and understandings of the parties in connection herewith. No supplement, modification, or amendment of this Contract or discharge of any of the obligations hereunder, shall be binding unless executed in writing by the parties hereto.

F. Severability - Any provision hereof prohibited by or unlawful or unenforceable under any applicable law shall be ineffective without affecting any other provision of this Contract. To the full extent, however, that the provisions of such applicable law may be waived, they are hereby waived to the end that this Contract shall be deemed to be a valid and binding agreement in accordance with its terms.

G. Attorney's Fees - In the event of any action to enforce or construe the provisions of this Contract, the prevailing party in such action (including in any bankruptcy proceeding) shall be awarded costs and reasonable attorney's fees in the defense or prosecution thereof as part of the judgment eventuating in such action.

H. Immigration Reform and Control Act – Consultant acknowledges, and without exception or stipulation, Consultant shall be fully responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 as located at 8 U.S.C. 1324, et seq. and regulations relating thereto, as either may be amended. Failure by the Consultant to comply with the laws referenced herein shall constitute a breach of the Contract and the Authority shall have the discretion to unilaterally terminate said Contract immediately.

I. Third Parties - Nothing in this Contract, whether express or implied, is intended to confer any rights or remedies under or by reason of this Contract on any persons other than the parties to it and their respective successors and permitted assigns, nor is anything in this Contract intended to relieve or discharge the obligation or liability of any third persons to any party to this Contract, nor shall any provision give any third person any right of subrogation or action over or against any party to this Contract.

J. Remedies; Waiver - The rights and remedies set forth herein shall be cumulative and in addition to any other remedies which may be available at law or in equity. The exercise of any remedy by either party shall not be deemed an election of remedies. No waiver of any of the provisions of this Contract shall be deemed, or shall constitute, a waiver of any other provision hereof or right hereunder (whether or not similar), nor shall such waiver constitute a continuing waiver, and no waiver shall be binding unless executed in writing by the party making the waiver.

K. Indemnity and Hold Harmless Requirements - Consultant shall indemnify and hold harmless the Authority, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant and other persons employed or utilized by the Consultant in the performance of this Contract.

L. Ownership of Work – At the time of the completion of the work, the Consultant shall deliver to the Authority all results and proceeds of the services performed under this agreement of any nature whatsoever and in whatever form (paper documents, electronic files, or otherwise) that are created, prepared, produced, authored, edited, or modified in the course of performing the Consultant's services under this agreement, including, without limitation, all tracings, plans, specifications, maps, reports, schematics, renderings, drawings, elevations, sections, and designs (collectively, the "Works"). To the fullest extent under the law, the Consultant acknowledges and agrees that the Authority is and shall be the sole and exclusive owner of all right, title, and interest throughout the world in and to all Works, including all confidential, proprietary, intellectual property, and other rights therein. The Authority shall have the unrestricted right (but not any obligation), in its sole and absolute discretion, to use any Work, and no royalty or other consideration shall be due or owing to the Consultant or any individual or entity as a result of such activities; provided that any reuse of a Work other than for the specific purpose intended hereunder will be at Client's sole risk and without liability or legal exposure to the Consultant or its subcontractors. Without limiting the generality of the foregoing, the Consultant specifically agrees that, to the extent permitted by law, each Work consisting of copyrightable subject matter is "work made for hire" as defined in the Copyright Act of 1976 (17 U.S.C. § 101), and such copyrights are therefore owned by the Authority. In the event that, for any reason, all or any portion of any of the Works is not found to be owned by the Authority or otherwise does not constitute, or fails to be, a "work made for hire," the Consultant hereby irrevocably assigns to the Authority, without additional consideration, all right, title, and interest the Consultant may have or acquire in and to such Works throughout the world, including all intellectual property rights therein (including, for the avoidance of doubt, the right to sue, counterclaim, and recover for all past, present, and future infringement, misappropriation, or dilution thereof, and all rights corresponding to the foregoing throughout the world). To the extent any copyrights are assigned under this Section, the Consultant hereby irrevocably waives, to the extent permitted by applicable law, any and all claims it may now or hereafter have in any jurisdiction to all rights of paternity or attribution, integrity, disclosure, and withdrawal and any other rights that may be known as "moral rights" or *droit moral* in relation to all works of authorship to which the assigned copyrights apply. The Consultant will require each of its employees and contractors to

execute written agreements containing obligations consistent with the provisions of this Section prior to such employee or contractor providing any services under this agreement. Nothing contained in this Agreement shall be construed to reduce or limit the Authority's right, title, or interest in any Work or any rights therein so as to be less in any respect than the Authority would have had in the absence of this Agreement.

M. Further Assurances – Each of the parties hereto shall, from time to time at the request of the other party, furnish to the other party such further information or assurances; execute and deliver such additional documents, instruments, and conveyances; and take such other actions and do such other things, in each case as may be reasonably necessary or desirable to carry out the provisions of this agreement and give effect to the transactions contemplated hereby. This provision will survive termination of this agreement.

N. Disposition of Project Documents – At the time of the completion of the work, the Consultant shall deliver all original tracings, plans, specifications, maps, and reports to the Authority which have been prepared as a result of this Agreement. This material shall become the property of the Authority and the maintenance of the data shall be the responsibility of the Authority. Any reuse of Consultant prepared documents, except for the specific purpose intended hereunder, will be at Client's sole risk and without liability or legal exposure to Consultant or its subconsultant.

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IN WITNESS WHEREOF, this Agreement for Professional Engineering Services has been executed in duplicate, by the respective parties hereto. A facsimile or electronic (including "pdf") copy of this Contract, and any amendments thereto, and any signatures thereon, shall be considered for all purposes as an original. Alternatively, such documents may be executed by electronic signatures, as determined by Florida's Electronic Signature Act and other applicable laws.

Warranty of Authority: Each person signing this Contract warrants that he or she is duly authorized to do so and to bind the respective party.

AUTHORITY:

SARASOTA MANATEE AIRPORT AUTHORITY

BY:_____
Printed Name: Carlos Beruff
Title: Chairman
OR
Title: President, CEO Fredrick J. Piccolo, A.A.E.

WITNESSES as to Authority:

1._____

2._____

CONSULTANT:

KIMLEY-HORN & ASSOCIATES, INC.

BY:_____
Printed Name:
Title:

WITNESSES as to Consultant:

1._____

2._____

Kimley»Horn

PROFESSIONAL SERVICES FOR

WEST COMMERCIAL APRON HARDSTAND EXPANSION AND SMAA EMPLOYEE PARKING LOT RELOCATION (DESIGN AND BIDDING PHASE)

AT

SARASOTA BRADENTON INTERNATIONAL AIRPORT (SRQ)

5-4-2022

Design, Permitting, and Bidding Services

Project Description and Understanding

The Sarasota Manatee Airport Authority ("SMAA" or "Client") has requested Kimley-Horn ("KH" or "Consultant") to prepare this scope of services to provide design, permitting, and bidding services related to the project entitled "West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation", hereafter referred to as the "Project", at Sarasota Bradenton International Airport (SRQ).

Professional services provided by the Kimley-Horn team generally are generally described as follows: civil engineering design, electrical and telecommunications engineering design, drainage engineering design; topographic surveys; subsurface geotechnical investigations; subsurface utilities investigations; stormwater and local jurisdictional permitting; development of construction contract documents; and bidding phase services.

A scoping meeting was held with Kimley-Horn staff and SMAA staff on February 16, 2022. Following the meeting, SMAA facilitated a site visit to the project area, during which Kimley-Horn walked the site, took photos, and made observations relevant to developing this scope of services.

The following observations were noted by Kimley-Horn as relevant to developing this scope of services:

Project Location, Applicable Standards, and Assumed Permitting Authorities:

- The Project shall be located within the general vicinity depicted in Figure 1, which is located within SMAA property
- FAA Standard Specifications - Airside Civil Design/Construction Specifications, Airside Electrical Design/Construction Specifications, FAA Standard Contract Provisions. Consideration will be given to using FDOT standard materials where applicable, such as on vehicle service roads and parking lots.
- Sarasota County - Landscaping, Parking Lot Layout requirements, and Site Permit
- Southwest Florida Water Management District (SWFWMD) – Stormwater Permitting
- Manatee County – Utilities Requirements
- FPL - Utilities Requirements
- NFPA – Fire Protection requirements, Requirements for Aircraft Fueling Aprons
- SMAA Security and IT Standards as Applicable



Figure 1 – SRQ West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Expansion – Concept Schematic from SMAA

Funding and Stakeholders:

- Funding for design and construction of the Project is anticipated by SMAA to be from a Florida Department of Transportation (FDOT) grant with additional funds provided by SMAA.
- No FAA funding is anticipated by SMAA for the Project; no FAA coordination is required apart from the submission of the Construction Safety and Phasing Plan (CSPP) and Airspace Evaluation, 7460-1.
- SMAA is the primary stakeholder of the Project; no coordination with Air Traffic Control (ATC) or airlines is required.

Schedule:

- SMAA desires to issue Kimley-Horn Notice to Proceed for the services described herein approximately in late March 2022 or early April 2022.
- SMAA desires to advertise the project for construction bids in October of 2022.
- SMAA desires KH deliverables to be submitted at 30%, 60%, 90%, and Final milestones.
- SMAA desires that Kimley-Horn conduct a design verification phase to develop the preferred site concept prior to the 30% design phase. Design phases following the completion of the design verification phase will be developed from SMAA's preferred site concept as determined during the design verification phase.

West Commercial Apron Expansion:

- SMAA desires the west commercial apron be expanded to accommodate up to three (3) Airplane Design Group (ADG) III parking positions. The purpose of the parking positions will be to provide Remain Overnight (RON) aircraft parking. Aircraft-rated RON pavements will be designed as concrete pavement sections per applicable FAA standards.
- Aircraft fueling will be performed on the RON parking positions. National Fire Protection Association (NFPA) 415 requirements for grading and stormwater runoff collection are anticipated to be incorporated into design of the apron pavements.
- SMAA noted that high mast area lighting is not required to illuminate the RON parking positions.
- Dedicated Ground Service Equipment (GSE) storage areas are not required on the RON parking positions; however, consideration in design will be given to storage of portable aircraft stairs on the RON apron pavements.
- Aircraft utilizing the RON positions on the expanded west apron will be pushed into position tail-first. Aircraft departing these positions will do so under their own power.

- The RON aircraft parking positions will, based on Figure 1 provided by SMAA, require that the existing jet-blast deflectors be relocated to enable aircraft to taxi out of their parking positions.

- SMAA desires that the existing jet-blast deflector materials be re-used in the relocated positions to the extent feasible. New jet blast deflector may be installed if relocation of existing jet blast deflectors does not provide a level of constructability, durability, or economy desired by SMAA or covered under applicable manufacturer's warranty.

- SMAA desires the expanded apron pavements for RON parking be bordered with apron edge lighting.

- The RON aircraft parking positions will, based on Figure 1 provided by SMAA, require that the existing Vehicle Service Road (VSR) be re-routed. SMAA desires the VSR be routed north of the RON positions to utilize existing apron pavements to the extent feasible.

- Based on Record Drawings provided by SMAA, active telecommunications duct bank and fiber optic cables are present in the footprint of the apron expansion. SMAA desires that this infrastructure be preserved and protected in-place to the extent feasible.

SMAA Employee Parking Lot Expansion:

- SMAA desires the existing employee parking lot be expanded within the blue hatched area depicted in Figure 1. No specific number of additional vehicle parking stalls were noted as required by SMAA during the scoping meeting.

- During the Design Verification Phase, SMAA desires KH to develop two concepts for the expansion of the employee parking lot. One concept will indicate additional parking stalls and drive isles within the blue hatch area depicted in Figure 1. The second concept will indicate additional parking stalls and drive isles within the footprint of both the blue-hatch area and the limits of the existing employee lot as depicted in Figure 2. SMAA noted that the existing Aircraft Operations Area access gate and Airport Auditorium lane are to remain in place.

- SMAA noted that the existing employee parking lots consist of asphalt-surfaced pavements constructed over abandoned hangar floor slabs. KH observed the existing employee parking lots to contain various distresses, including reflective cracking presumably due to underlying concrete pavement joint locations.

- SMAA noted that the expanded employee parking lot will be required to incorporate area lighting, emergency call boxes, CCTV. SMAA desires KH to utilize materials and devices the same or similar in nature to those currently present on the existing employee parking lot.

- KH visually observed the following utilities present within the existing employee lot and the proposed expansion area: water, fire hydrants, sanitary sewer, electrical, communications/CCTV, and various drainage infrastructure.

- SMAA noted that fire hydrants will be required to be incorporated on the relocated or expanded employee parking lot.

- SMAA noted that the Ground Transportation Center (GTC) project adjacent to the Project site may run concurrently with the Project in construction. Consideration in design will be given to coordinating the Project design features with the design of the GTC and coordinating with the GTC prime consultant as directed by SMAA.



Figure 2 – SMAA Employee Parking Lot Expansion – Potential Second Concept (Red Crosshatch)

Additional Services Presently Excluded and Assumptions

The following services are presently excluded from this scope of services; however, they can be added at the discretion of SMAA for an additional fee:

- Survey, Relocation, or Mitigation of threatened, protected, or endangered species
- Environmental Contamination Assessments
- Modifications to FAA Standards
- Permitting through the City of Sarasota
- Post-Design Services During Construction, Construction Observation, Project Closeout Services, and Owner's Quality Assurance (QA) Testing
- Categorical Exclusions, Finding of No Significant Impact or Environmental Assessments
- Payment of permit application fees or mitigation fees
- Hardy copy reproduction of documents except where specifically noted in this scope of services.
- This Scope of Services has been developed assuming the construction of the Project will be awarded as a single construction contract. Subdividing the program into multiple bid packages will be considered additional services and a scope and fee negotiated at the appropriate time
- KH assumes that any as-built data or record drawings of the area will require verification through subsurface utility investigations and topographic survey.
- KH assumes that existing electrical infrastructure and circuits are in a condition that will permit the installation of electrical infrastructure required by the Project. It is assumed that no modifications to or work within the Airfield Electrical Vault will be required.
- Design changes to the SMAA employee parking lot expansion as a result of design changes to the GTC following the completion of the Design Verification Phase shall be considered additional services.

Team

The professional services will include general items of work with the following breakdown of services between design team members.

Kimley-Horn and Associates:

- Lead design consultant and coordinating all efforts of the team
- Airfield civil engineering
- Landside civil engineering
- Pavement designs
- Structural engineering for blast fence foundations and drainage structures, if required
- Project phasing and sequencing
- Preparation of plans, technical specifications, front-end bidding and contract documents, construction safety and phasing plan, and engineer's report
- Airfield signage and lighting electrical engineering
- Landside electrical engineering
- Landside telecommunications engineering
- Landside CCTV engineering
- Security Fencing and Jet Blast Deflector engineering

Hyatt Survey

- Topographic field survey in design

Tierra, Inc.:

- Geotechnical Investigations for design

ECHO UES:

- Subsurface Utilities Engineering (SUE) and Investigations in design

EG Solutions, Inc.:

- Environmental Resource Permitting (ERP) through Southwest Florida Water Management District (SWFWMD)
- Local Jurisdictional Permitting (Sarasota County, Manatee County)
- Stormwater Design

Proposed Project Schedule

Anticipated Notice to Proceed	Approx. May 2022
Task 1 Completion	Approx. 30 Days from NTP
Task 2 Completion	Approx. 60 Days from Task 1 Completion
Task 3 Completion	Approx. 60 Days from Task 2 Completion
Task 4 Completion	Approx. 45 Days from Task 3 Completion
Task 5 Completion	Approx. 21 Days from Task 4 Completion
Task 6	Approx. 30 Days Following Advertisement for Bids

The professional services described herein will be provided as expeditiously as possible to meet a mutually agreed upon schedule.

Scope of Services

Task 1 – Design Verification Phase

1.1 Design Kick-Off Meeting

KH will attend one (1) kickoff meeting with SMAA Staff and design team. The purpose of this meeting is to introduce the participants of the project, to confirm and clarify project and design requirements, administrative procedures, restrictions and limitations, invoicing/pay procedures, security procedures, safety requirements, and to address the concerns of affected parties. KH will prepare a written summary of the meeting.

DELIVERABLES:

- Kick off meeting agenda, kick off meeting summary with action items

1.2 Data Collection and Review

KH will collect, review, compile, and summarize available data provided by SMAA. SMAA is to provide relevant information such as as-builts, aerial photogrammetry, survey data, previous design plan record drawings, specifications, and geotechnical investigation reports. Specifically, record documents on file with the Airport are to provide data regarding stormwater, underground utilities, pavements, electrical and communications infrastructure. This information will be compiled and visually verified in the field for the preparation of a base plan for preliminary design.

KH will conduct two (2) visits to the site to visually examine the project area to inform the design requirements. Information gathered will be used to direct the geotechnical investigation, topographic surveying, and subsurface utilities investigations to specific areas to be conducted in Task 2 – 30% Design.

DELIVERABLES:

- Electronic PDF of field notes and photographs.

1.3 Verification of Preferred Concept

KH will develop schematic concept site exhibits, Rough Order of Magnitude (ROM) Estimated Construction Costs, and anticipated net increase of available standard vehicle parking stalls depicting the following alternatives:

- Alternative 1 will depict a schematic concept layout for three (3) ADG III RON parking positions and associated infrastructure including the relocated jet blast deflectors, AOA security fence, relocated Vehicle Service Road and other relevant site features.

  Alternative 1 will also depict a schematic concept layout for expansion of the existing SMAA employee parking lot as depicted in Figure 1 and will denote anticipated parking stalls and drive isles, anticipated curbing and landscape islands, anticipated AOA fencing, and other relevant site features. Alternative 1 will assume the existing employee parking lot infrastructure will remain in place to the extent permitted by the Project.

- Alternative 2 will depict a schematic concept layout for three (3) ADG III RON parking positions and associated infrastructure including the relocated jet blast deflectors, AOA security fence, relocated Vehicle Service Road and other relevant site features.

  Alternative 2 will also depict a schematic concept layout for removal of the existing SMAA employee parking lots and construction of a new employee parking lot in the area generally depicted in Figure 2. Alternative 2 will denote anticipated parking stalls and drive isles, anticipated curbing and landscape islands, anticipated AOA fencing, and other relevant site features.

Design efforts shall not proceed into the 30% Design Phase until the preferred geometric alternative has been approved and accepted by SMAA.

DELIVERABLES:

- Electronic PDFs of schematic concept site exhibits for Alternatives 1 and 2
- Electronic PDF of Engineer's Opinion of Probable Construction Costs – Rough Order of Magnitude (ROM) for Alternatives 1 and 2
- Electronic PDF of memorandum comparing, in general terms, Alternatives 1 and 2, including anticipated net increase of available standard vehicle parking stalls for each alternative

Task 2– 30% Preliminary Design Phase

Task 2 will encompass the various tasks to initiate and complete preliminary design of SMAA's preferred Alternative as determined in Task 1.

2.1 Field Activity Coordination

KH will coordinate with their subconsultants for the geotechnical investigations, survey, and subsurface utilities exploration (SUE) investigations. KH will make one (1) field visit during the beginning stages of the field work to observe the progression and execution of the field activities. KH personnel and subconsultants/field crews will be properly badged to work and drive within the AOA and will not require escort from SMAA unless work within active Object Free Areas (OFAs) is required. Field activities will be coordinated with and approved by SMAA prior to and during progression of work.

DELIVERABLES:

- Electronic PDF of field notes, survey and SUE data, and geotechnical report

2.2 Drawing Preparation - Preliminary Plans

Preliminary Plans will be prepared in accordance with specific format requirements provided by SMAA. Preliminary Plans prepared within this task may include:

Cover
Project Drawing List
Summary of Quantities
General Notes
Abbreviations/Legend
Contract Layout and Haul Route Plan
Project Safety Notes
Project Security Notes
Airspace Surface Protection Plan
Preliminary Phasing Plans
Preliminary Maintenance of Traffic Plans
Boring Log and Pvmt. Cores
Subsurface Utility Data
Existing Conditions/Survey
Horizontal and Vertical Control Plans
Erosion & Sed. Control Plans
Erosion & Sed. Control Details
Preliminary Site Demolition Plans
Preliminary Geometry and Paving Plans
Preliminary Paving Details and Typical Pavement Sections
Preliminary PCC Pavement Jointing Plans
Preliminary Pavement Marking Plans
Preliminary Drainage Plans
Preliminary Civil Utility Plans
General Notes - Electrical
Electrical Abbrev/Legend
Preliminary Electrical Demolition Plans
Preliminary Electrical Lighting Site Plans
Preliminary Telecom/CCTV Site Plans

DELIVERABLES:

- Electronic PDF of Preliminary Plans

2.3 Preliminary Pavement Design

Using the data obtained from the geotechnical investigation and aircraft fleet mix data provided by SMAA, KH will develop the preliminary pavement designs for the apron pavements. The design for the new pavement sections will be developed and conducted in accordance with current FAA standards. Pavement designs developed for the parking lot pavements will follow the requirements of Sarasota County.

DELIVERABLES:

- See Drawing Preparation Deliverables

2.4 Preliminary Drainage Design Coordination

KH will coordinate with their subconsultant, EG Solutions, Inc., who will be responsible for developing the preliminary stormwater design. KH will incorporate the preliminary stormwater design requirements into the preliminary plans and rough order of magnitude (ROM) engineer's opinion of probable construction costs.

DELIVERABLES:

- See Drawing Preparation Deliverables

2.5 Preliminary Utilities Design

KH will evaluate utility modifications or relocations required of existing utilities discovered as a result of the due-diligence and SUE investigation within the project site. This may include water mains, fire water and hydrants, sanitary sewer, and reclaimed water. This information will be represented in the Preliminary Plans and reflected within rough order of magnitude (ROM) engineer's opinion of probable construction costs.

DELIVERABLES:

- See Drawing Preparation Deliverables

2.6 Preliminary Electrical and Lighting Design

KH will prepare a schematic layout and associated details of apron and airfield edge lighting and signage systems as required to meet FAA standards and SMAA's requirements.

KH will prepare a schematic layout and associated details of parking lot area lighting as required to meet Sarasota County standards, airspace surface limitations, and SMAA's requirements.

DELIVERABLES:

- See Drawing Preparation Deliverables

2.7 Preliminary Telecommunications and CCTV Design

KH will prepare a schematic layout and associated details of telecommunications and CCTV required for the Project. Telecommunications and CCTV will be designed to meet SMAA's requirements for integration into SRQ's existing telecommunications and CCTV systems.

DELIVERABLES:

- See Drawing Preparation Deliverables

2.8 Preliminary Construction Safety and Phasing Plan (CSPP)

KH will prepare the preliminary CSPP. This document will be submitted to SMAA Staff for review and comment. Comments received from SMAA will be incorporated into future milestone submissions of the CSPP.

DELIVERABLES:

- Electronic PDF of the preliminary CSPP

2.9 Outline of Anticipated Technical Specifications

KH will prepare an outline of anticipated technical specifications required. Specifications will follow FAA format using unit costs where applicable. All technical specifications shall conform to the latest FAA Advisory Circulars.

DELIVERABLES:

- Electronic PDF of outline of anticipated technical specifications.

2.10 Engineer's Opinion of Probable Construction Costs - Rough Order of Magnitude (ROM)

For development of the Rough Order of Magnitude (ROM) cost estimate, project quantities will be assumed for known items of work. In turn, these quantities shall be used by Kimley-Horn to prepare the ROM Engineer's Opinion of Probable Construction Costs.

DELIVERABLES:

- Electronic PDF of Engineer's Opinion of Probable Construction Costs – Rough Order of Magnitude (ROM)

2.11 Project Management

Throughout this Phase, KH shall manage the project design in accordance with customary practices for design projects. KH's internal administration for staffing, coordination, production coordination, schedule, scope and budget adherence are part of this task.

DELIVERABLES:

- Submission of Design Team's invoicing.

2.12 Quality Control

Prior to each submission, KH will perform an internal technical review of deliverables. This review will include appropriate checklists and written comments with responses for each.

DELIVERABLES:

- Electronic PDF of Design Team's quality control documentation as requested by SMAA.

2.13 Meetings with SMAA

KH will conduct up to two (2) meetings with SMAA in a virtual teleconferencing platform of SMAA's choosing to review the progress of the design and gain input from SMAA Staff. KH anticipates that one meeting will be held during the 30% Design Phase development, and one meeting will be held shortly after the submission of the 30% Design Phase milestone deliverables. KH will prepare meeting agendas, sign in sheets, and meeting summary with action items.

DELIVERABLES:

- Electronic PDF of meeting agenda, sign in sheet, and meeting summary.

2.14 Preliminary Permitting Coordination

The regulatory agency potentially requiring a stormwater permit is anticipated to be the Southwest Florida Water Management District (SWFWMD). It is anticipated that permitting through Sarasota County will be required. KH will coordinate with their subconsultant, EG Solutions, Inc., for the permitting effort.

DELIVERABLES:

- Electronic PDF of Pre-Application Meeting Materials/Meeting Summary

- Electronic PDF of Permit Application Forms
- Electronic PDF of Permitting Exhibits
- Electronic PDF of Permit Review Comments with KH Responses from Permitting Authorities

Other Services

Topographic Survey
Refer to scope of services prepared by Hyatt Survey

Geotechnical Investigations
Refer to scope of services prepared by Tierra, Inc.

Subsurface Utilities Investigations
Refer to scope of services prepared by ECHO UES

Preliminary Drainage Design
Refer to scope of services prepared by EG Solutions, Inc.

Stormwater Permitting/Local Jurisdictional Permitting
Refer to scope of services prepared by EG Solutions, Inc.

Task 3 – 60% Design Phase

The information obtained during the 30% Preliminary Design Phase will be reviewed and refined during the 60% Design Phase. This Phase will encompass the professional services required to progress the bid documents, including technical specifications, drawings, construction phasing and safety plan, and cost estimates to reflect any adjustments to the project since the previous Phase.

3.1 Field Activity Coordination

KH will coordinate with their subconsultants for any additional geotechnical investigations, survey, and subsurface utilities exploration (SUE) investigations required to further refine the Project base map. It is anticipated that potholing/soft-dig excavation of select utilities will be required during this phase. Refer to scope of services prepared by ECHO UES.

KH will make one (1) field visit during the beginning stages of the field work to observe the progression and execution of the field activities. KH personnel and subconsultants/field crews will be properly badged to work and drive within the AOA and will not require escort from SMAA unless work within active Object Free Areas (OFAs) is required. Field activities will be coordinated with and approved by SMAA prior to and during progression of work.

DELIVERABLES:

- Electronic PDF of field notes, updated survey and SUE data, and updated geotechnical report (if applicable)

3.2 Drawing Preparation - 60% Plans

60% Plans prepared within this task may include:

Cover
Project Drawing List
Summary of Quantities
General Notes
Abbreviations/Legend
Contract Layout and Haul Route Plan
Project Safety Notes
Project Security Notes
Airspace Surface Protection Plan
Construction Phasing Plans
Maintenance of Traffic Plans
Boring Log and Pvmt. Cores
Subsurface Utility Data (Updated)
Existing Conditions/Survey (Updated)
Horizontal and Vertical Control Plans
Erosion & Sed. Control Plans
Erosion & Sed. Control Details
Site Demolition Plans
Site Demolition Details
Geometry and Paving Plans
Paving Details and Typical Pavement Sections

PCC Pavement Jointing Plans
PCC Pavement Jointing Details
Pavement Marking Plans
Pavement Marking Details
Grading and Drainage Plans
Grading and Drainage Details
Civil Utility Plans
Civil Utility Details
Fencing Plans
Fencing Details
Jet Blast Deflector Details
Structural Details

General Notes - Electrical
Electrical Abbrev/Legend
Electrical Demolition Plans
Electrical Demolition Details
Electrical Lighting Site Plans
Electrical Lighting Details
One Line Diagrams - Electrical
Telecom/CCTV Site Plans and Details
One Line Diagrams – Telecom/CCTV

DELIVERABLES:

- Electronic PDF of 60% Plans

3.3 Final Pavement Design

Using the data obtained from the geotechnical investigation and aircraft fleet mix data provided by SMAA, KH will finalize pavement designs for the apron pavements. The design for the new pavement sections will be developed and conducted in accordance with current FAA standards. Pavement designs developed for the parking lot pavements will follow the requirements of Sarasota County.

DELIVERABLES:

- Electronic PDF of the updated pavement design memorandum to be referenced in the Engineer's Report

3.4 60% Drainage Design Coordination

KH will coordinate with their subconsultant, EG Solutions, Inc., who will be responsible for developing the stormwater design. KH will incorporate the stormwater design requirements into the Plans.

DELIVERABLES:

- See Drawing Preparation Deliverables

3.5 60% Utilities Design

KH will prepare designs for recommended utility modifications or relocations required of existing utilities discovered as a result of the due-diligence and SUE investigation within the Project site. This may include water mains, fire water

and hydrants, sanitary sewer, and reclaimed water. This information will be represented in the Plans.

DELIVERABLES:

- See Drawing Preparation Deliverables

3.6 60% Electrical and Lighting Design

KH will progress layouts and associated details of apron and airfield edge lighting and signage systems as required to meet FAA standards and SMAA's requirements.

KH will progress layouts and associated details of parking lot area lighting as required to meet Sarasota County standards, airspace surface limitations, and SMAA's requirements.

DELIVERABLES:

- See Drawing Preparation Deliverables

3.7 60% Telecommunications and CCTV Design

KH will progress layouts and associated details of telecommunications and CCTV required for the Project. Telecommunications and CCTV will be designed to meet SMAA's requirements for integration into SRQ's existing telecommunications and CCTV systems.

DELIVERABLES:

- See Drawing Preparation Deliverables

3.8 Airspace Obstruction Evaluation, 7460-1

In accordance with Title 14 of the Code of Federal Regulations (CFR 14), Part 77, KH will compile the necessary data to prepare and submit 7460-1's to the FAA for the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA). Any comments from FAA regarding the obstruction marking and lighting for the high mast poles will be incorporated into the design and will comply with Advisory Circular 70/7460-1L (or latest). KH will coordinate with SMAA Staff for filing of the 7460-1(s) by SMAA through OE/AAA.

DELIVERABLES:

- Electronic PDF copies of all information to be submitted by SMAA through OE/AAA.

3.9 Construction Safety and Phasing Plan (CSPP)

KH will progress the CSPP. This document will be submitted to SMAA Staff for review and comment. Comments received from SMAA will be incorporated into the CSPP, which will be submitted to FAA with the 7460-1 during this Phase.

DELIVERABLES:

- Electronic PDF of the CSPP

3.10 60% Technical Specifications

KH will prepare 60%-level technical specifications required. Specifications will follow FAA format using unit costs where applicable. All technical specifications shall conform to the latest FAA Advisory Circulars.

DELIVERABLES:

- Electronic PDF of outline of anticipated technical specifications.

3.11 60% Engineer's Opinion of Probable Construction Costs

The previous ROM engineer's opinion of probable construction costs will be refined under this task to include project quantities derived from both Plan takeoffs and assumed quantities for known items of work. In turn, these quantities shall be used by Kimley-Horn to refine the Engineer's Opinion of Probable Construction Costs.

DELIVERABLES:

- Electronic PDF of 60% Engineer's Opinion of Probable Construction Costs

3.12 Project Management

Throughout this Phase, KH shall manage the project design in accordance with customary practices for design projects. KH's internal administration for staffing, coordination, production coordination, schedule, scope and budget adherence are part of this task.

DELIVERABLES:

- Submission of Design Team's invoicing.

3.13 Quality Control

Prior to each submission, KH will perform an internal technical review of deliverables. This review will include appropriate checklists and written comments with responses for each.

DELIVERABLES:

- Electronic PDF of Design Team's quality control documentation as requested by SMAA.

3.14 Meetings with SMAA

KH will conduct up to two (2) meetings with SMAA in a virtual teleconferencing platform of SMAA's choosing to review the progress of the design and gain input from SMAA Staff. KH anticipates that one meeting will be held during the 60% Design Phase development, and one meeting will be held shortly after the submission of the 60% Design Phase milestone deliverables. KH will prepare meeting agendas, sign in sheets, and meeting summary with action items.

DELIVERABLES:

- Electronic PDF of meeting agenda, sign in sheet, and meeting summary.

3.15 Permitting Coordination

KH will coordinate with their subconsultant, EG Solutions, Inc., for the permitting effort and provide documentation requested by permitting authorities.

DELIVERABLES:

- Electronic PDF of permitting documentation

Other Services

Subsurface Utilities Investigations

Refer to scope of services prepared by ECHO UES

60% Drainage Design

Refer to scope of services prepared by EG Solutions, Inc.

Stormwater Permitting/Local Jurisdictional Permitting

Refer to scope of services prepared by EG Solutions, Inc.

Task 4 – 90% Design Phase

This Phase will encompass the professional services required to progress the 60% bid documents, including technical specifications, drawings, construction phasing and safety plan, and cost estimates to reflect any adjustments to the project since the previous Phase.

4.1 Drawing Preparation - 90% Plans

90%-Plans prepared within this task may include:

Cover
Project Drawing List
Summary of Quantities
General Notes
Abbreviations/Legend
Contract Layout and Haul Route Plan
Project Safety Notes
Project Security Notes
Airspace Surface Protection Plan
Phasing Plans
Maintenance of Traffic Plans
Boring Log and Pvmt. Cores
Subsurface Utility Data (Updated)
Existing Conditions/Survey (Updated)
Horizontal and Vertical Control Plans
Erosion & Sed. Control Plans
Erosion & Sed. Control Details
Site Demolition Plans
Site Demolition Details
Geometry and Paving Plans
Paving Details and Typical Pavement Sections
PCC Pavement Jointing Plans
PCC Pavement Jointing Details
Finish Grade Elevation Plans
Pavement Marking Plans
Pavement Marking Details
Grading and Drainage Plans
Drainage Profiles
Grading and Drainage Details
Civil Utility Plans
Civil Utility Profiles
Civil Utility Details
Fencing Plans
Fencing Details
Jet Blast Deflector Details
Structural Details
Cross Sections
General Notes - Electrical
Electrical Abbrev/Legend
Electrical Demolition Plans
Electrical Demolition Details
Electrical Lighting Site Plans
Electrical Lighting Details
Area Lighting Photometry Plans
Panel Schedule Details - Electrical
One Line Diagrams - Electrical
Telecom/CCTV Site Plans and Details
Panel Schedule Details – Telecom/CCTV
One Line Diagrams – Telecom/CCTV

DELIVERABLES:

- Electronic PDF of 90% Plans

4.2 90% Drainage Design Coordination and Design

KH will coordinate with their subconsultant, EG Solutions, Inc., who will be responsible for progressing the stormwater design. KH will incorporate updated stormwater design requirements into the Plans.

DELIVERABLES:

- See Drawing Preparation Deliverables

4.3 90% Utilities Design

KH will progress designs for recommended utility modifications or relocations required for the Project. This information will be represented in the Plans.

DELIVERABLES:

- See Drawing Preparation Deliverables

4.4 90% Electrical and Lighting Design

KH will progress layouts and associated details of apron and airfield edge lighting and signage systems as required to meet FAA standards and SMAA's requirements.

KH will progress layouts and associated details of parking lot area lighting as required to meet Sarasota County standards, airspace surface limitations, and SMAA's requirements.

DELIVERABLES:

- See Drawing Preparation Deliverables

4.5 90% Telecommunications and CCTV Design

KH will progress layouts and associated details of telecommunications and CCTV required for the Project. Telecommunications and CCTV will be designed to meet SMAA's requirements for integration into SRQ's existing telecommunications and CCTV systems.

DELIVERABLES:

- See Drawing Preparation Deliverables

4.6 Update and Finalize Construction Safety and Phasing Plan (CSPP)

Any comments received from FAA on the CSPP will be incorporated into the final CSPP during this Phase. The Final CSPP will be incorporated into the Contract Documents for bid.

DELIVERABLES:

- Electronic PDF of the updated CSPP

4.7 90% Technical Specifications

KH will prepare 90%-level technical specifications required. Specifications will follow FAA format using unit costs where applicable. All technical specifications shall conform to the latest FAA Advisory Circulars.

DELIVERABLES:

- Electronic PDF of 90%-level technical specifications.

4.8 Final Engineer's Report

KH prepare a final engineer's report to be submitted to SMAA during this phase. The document will include narrative reflecting the design assumptions, processes, calculations, and rationale for selection of various design elements. This report will include pertinent documents in support of direction already provided and decisions already made by SMAA, our Team, and/or pertinent authorities.

DELIVERABLES:

- Electronic PDF of Final Engineer's Report.

4.9 90% Front-End Documents/Project Manual

KH will prepare the Final Front-End Documents utilizing SMAA's preferred format and standard forms. This includes preparing bid documents/bid forms, general provisions, and special provisions (if required).

SMAA will supply the standard procurement documents and special conditions required for perform of projects at SMAA. SMAA will obtain and provide a current Prevailing Wage determination for the project and issue it to KH.

KH will compile the front-end documents and combine them with the Specification and Construction Plan set for preparation of the Bid Document Package.

DELIVERABLES:

- Electronic PDF of the 90% Front-End Documents/Project Manual

4.10 90% Engineer's Opinion of Probable Construction Costs

The previous 60% engineer's opinion of probable construction costs will be refined under this task to include updated project quantities derived from both Plan takeoffs and assumed quantities for known items of work. In turn, these quantities shall be used by Kimley-Horn to refine the 60% Engineer's Opinion of Probable Construction Costs to reflect the 90%-level design.

DELIVERABLES:

- Electronic PDF of 90% Engineer's Opinion of Probable Construction Costs

4.11 Project Management

Throughout this Phase, KH shall manage the project design in accordance with customary practices for design projects. KH's internal administration for staffing, coordination, production coordination, schedule, scope and budget adherence are part of this task.

DELIVERABLES:

- Submission of Design Team's invoicing.

4.12 Quality Control

Prior to each submission, KH will perform an internal technical review of deliverables. This review will include appropriate checklists and written comments with responses for each.

DELIVERABLES:

- Electronic PDF of Design Team's quality control documentation as requested by SMAA.

4.13 Meetings with SMAA

KH will conduct up to two (2) meetings with SMAA in a virtual teleconferencing platform of SMAA's choosing to review the progress of the design and gain input from SMAA Staff. KH anticipates that one meeting will be held during the 90% Design Phase development, and one meeting will be held shortly after the submission of the 90% Design Phase milestone deliverables. KH will prepare meeting agendas, sign in sheets, and meeting summary with action items.

DELIVERABLES:

- Electronic PDF of meeting agenda, sign in sheet, and meeting summary.

4.14 Permitting Coordination

KH will coordinate with their subconsultant, EG Solutions, Inc., for the permitting effort and provide documentation requested by permitting authorities.

DELIVERABLES:

- Electronic PDF of permitting documentation

Other Services

90% Drainage Design

Refer to scope of services prepared by EG Solutions, Inc.

Stormwater Permitting/Local Jurisdictional Permitting

Refer to scope of services prepared by EG Solutions, Inc.

Task 5 – Final Design Phase

This Phase will encompass the professional services required to progress and finalize the bid documents, including front-end and technical specifications, drawings, construction phasing and safety plan, and cost estimates to reflect any adjustments to the project since the previous Phase.

5.1 Drawing Preparation - Final Plans

It is anticipated that the drawings prepared during the 90% Design Phase will constitute the Final Plans drawing list. The 90% Plans will be progressed and finalized during this Phase.

DELIVERABLES:

- Electronic PDF of Final Plans, AutoCAD 2021 files of all drawings including reference files, 3 Hard Copies (Full Size) of Final Plans

5.2 Final Drainage Design Coordination

KH will coordinate with their subconsultant, EG Solutions, Inc., who will be responsible for finalizing the stormwater design. KH will incorporate updated stormwater design requirements into the Final Plans.

DELIVERABLES:

- See Drawing Preparation Deliverables

5.3 Final Utilities Design

KH will finalize designs for recommended utility modifications or relocations required for the Project. This information will be represented in the Final Plans.

DELIVERABLES:

- See Drawing Preparation Deliverables

5.4 Final Electrical and Lighting Design

KH will finalize layouts and associated details of apron and airfield edge lighting and signage systems as required to meet FAA standards and SMAA's requirements.

KH will finalize layouts and associated details of parking lot area lighting as required to meet Sarasota County standards, airspace surface limitations, and SMAA's requirements.

DELIVERABLES:

- See Drawing Preparation Deliverables

5.5 Final Telecommunications and CCTV Design

KH will finalize layouts and associated details of telecommunications and CCTV required for the Project. Telecommunications and CCTV will be designed to meet SMAA's requirements for integration into SRQ's existing telecommunications and CCTV systems.

DELIVERABLES:

- See Drawing Preparation Deliverables

5.6 Final Technical Specifications

KH will prepare final technical specifications required. Specifications will follow FAA format using unit costs where applicable. All technical specifications shall conform to the latest FAA Advisory Circulars.

DELIVERABLES:

- Electronic PDF of outline of anticipated technical specifications.

5.7 Final Front-End Documents/Project Manual

KH will prepare the Final Front-End Documents utilizing SMAA's preferred format and standard forms. This includes preparing bid documents/bid forms, general provisions, and special provisions (if required).

SMAA will supply the standard procurement documents and special conditions required for perform of projects at SMAA. SMAA will obtain and provide a current Prevailing Wage determination for the project and issue it to KH.

KH will compile the front-end documents and combine them with the Specification and Construction Plan set for preparation of the Bid Document Package.

DELIVERABLES:

- Electronic PDF of the Final Front-End Documents/Project Manual

5.8 Final Engineer's Opinion of Probable Construction Costs

The engineer's opinion of probable construction costs will be refined and finalized under this task to include updated project quantities derived from both Plan takeoffs for known items of work. In turn, these quantities shall be used by Kimley-Horn to refine the 90% Engineer's Opinion of Probable Construction Costs to reflect the final design.

DELIVERABLES:

- Electronic PDF of Final Engineer's Opinion of Probable Construction Costs
-

5.9 Project Management

Throughout this Phase, KH shall manage the project design in accordance with customary practices for design projects. KH's internal administration for staffing, coordination, production coordination, schedule, scope and budget adherence are part of this task.

DELIVERABLES:

- Submission of Design Team's invoicing.

5.10 Quality Control

Prior to each submission, KH will perform an internal technical review of deliverables. This review will include appropriate checklists and written comments with responses for each.

DELIVERABLES:

- Electronic PDF of Design Team's quality control documentation as requested by SMAA.

5.11 Meeting with SMAA

KH anticipates that one (1) meeting will be held shortly after the submission of the Final Design milestone deliverables and prior to the Project being advertised for bids. KH will conduct up the meeting with SMAA in a virtual teleconferencing platform of SMAA's choosing to review the progress of the design and gain input from SMAA Staff. KH will prepare meeting agendas, sign in sheets, and meeting summary with action items.

DELIVERABLES:

- Electronic PDF of meeting agenda, sign in sheet, and meeting summary.

5.12 Final Permitting Coordination

KH will coordinate with their subconsultant, EG Solutions, Inc., to finalize permitting efforts and provide any additional documentation requested by permitting authorities.

DELIVERABLES:

- Electronic PDF of permitting documentation

Other Services

Final Drainage Design

Refer to scope of services prepared by EG Solutions, Inc.

Stormwater Permitting/Local Jurisdictional Permitting

Refer to scope of services prepared by EG Solutions, Inc.

Task 6 – Bidding Phase

6.1 Pre-Bid Meeting

KH will prepare exhibits relative to the project, attend and present at the pre bid meeting. KH will participate in a site walk with prospective bidders. This meeting will be facilitated by SMAA Staff with support from KH.

DELIVERABLES:

- Meeting agenda, sign-in sheet and notes distributed to SMAA.

6.2 Preparation of Addenda

KH will coordinate with the team and prepare addenda material including any change to the final Engineer's Estimate of Probable Construction Costs, if required. Up to four addenda (4) packages are estimated. KH will provide SMAA addenda in electronic format. SMAA will make available these documents to potential bidders and plan rooms. At the conclusion of the bidding services and prior to construction, KH will prepare a complete set of conformed contract documents for distribution. These documents will reflect all modifications to the plans and specifications identified in the bid addenda.

DELIVERABLES:

- Response to bidder questions and revision to applicable construction plans and specifications.

6.3 Recommendation of Contract Award

KH will attend the bid opening, prepare the bid tabulation and provide the recommendation of award. Documentation provided by each bidder will be examined for completeness and compliance with bidding instructions.

DELIVERABLES:

- Certified Bid Tabulation
- Evaluation of responsiveness
- Recommendation letter for award or if no bids are acceptable, for rejection

SUBCONSULTANT SCOPES OF WORK

Hyatt SURVEY

April 14, 2022

Mr. Jared C. Moreng, P.E.
Kimley-Horn
655 North Franklin Street, Suite 150
Tampa FL 33602

Re: Revised Proposal for Professional Surveying Services
West Apron Expansion / Employee Parking Lot Expansion: Topographic Survey
Manatee County, Florida

Dear Mr. Moreng:

Pursuant to the information you have provided, Hyatt Survey Services, Inc. is pleased to submit this proposal for the following professional surveying services required on the above-referenced project:

Task 2.1 Topographic Survey:

a. Hyatt Survey will perform a Topographic Survey of the West Apron Expansion/Employee Parking Lot Expansion Site as located at the Sarasota Bradenton International Airport (SRQ) in Manatee County, Florida, and depicted in the attached exhibit.

b. The survey limits for this project will extend to the limits as depicted in the attached exhibit.

c. The survey shall include the location and identification of all above ground, visible structures (including overhead wires) and features along with any accessible subterranean features including pipe inverts with size and material.

d. The client will order a design ticket and Hyatt Survey will locate all mark or flagged utilities.

e. Hyatt Survey will determine site elevations on full cross sections within the survey limits and collected at joint patterns on aircraft pavement and 50-foot stations on other non-improved surfaces. Elevations will be collected at grade breaks, distinct changes in elevations, at changes in direction on curbing/paving, and any prominent feature of the site to the limits as shown on the attached exhibit.

f. This survey will be referenced to NAD83/11 Florida State Plane Coordinates.

g. All elevations will be referenced to published NGS benchmarks relative to the NAVD 88 vertical datum.

2012 Lena Road, Bradenton, Florida 34211 Phone: 941-748-4693 Fax: 941-744-1643

Mr. Jared C. Moreng, P.E.
Kimley-Horn
April 14, 2022
Page 2

Deliverables:

- One (1) electronic file in AutoCAD/Civil 3D dwg format of topographic survey. Include ground surface contours/TIN in Civil3D format or LandXML format.
- Two (2) signed and sealed topographic survey drawing sheets. Prepared on 22" x 34" sheets. Horizontal scale as necessary for required detail. Drawing to show all line work for collected features.
- Text file of all data collected showing, Point Number, Northing, Easting, Description, and Elevation.

Hyatt Survey proposes to provide these services for the "Not to Exceed" fees of **$ 19,968.39** as detailed in the attached fee exhibit.

All work will be performed in accordance with the standards of practice outlined in Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

If you have any questions or comments, please do not hesitate to contact me at 941-748-4693. I look forward to working with you on this project.

Sincerely,
HYATT SURVEY SERVICES, INC.
Pamela A. Hyatt
Pamela A. Hyatt, P.S.M.
President

2012 Lena Road, Bradenton, Florida 34211 **Phone: 941-748-4693 Fax: 941-744-1643**

Hyatt SURVEY

EXHIBIT:



FEE SCHEDULE:

Project Fee Proposal - Hyatt Survey - Fee Detail Sheet									
West Apron Expansion / Employee Parking Lot Expansion Survey									
Sarasota Bradenton International Airport									
4/14/2022									
Scope/Task		Principle / PSM	Sr. Project Manager / PSM	PSM / Project Manager	Survey Technician / CADD	Admin	2 Man Survey Crew	3 Man Survey Crew	Total
Surveying & Mapping: **HYATT SURVEY SERVICES**		Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Topographic Survey									
1.1 Topographic Survey within survey limits:		0	1	7	60	0	80	0	148
									0
Subtotal Hours		-	1.00	7.00	60.00	-	80.00	-	148
Rate		$ 256.70	$ 207.25	$ 146.02	$ 113.89	$ 45.56	$ 148.82	$ 184.76	
Subtotal Direct Labor		$ -	$ 207.25	$ 1,022.14	$ 6,833.40	$ -	$ 11,905.60	$ -	$ 19,968.39
Subtotal Burdened Labor @			0.00						$ -

2012 Lena Road, Bradenton, Florida 34211 Phone: 941-748-4693 Fax: 941-744-1643

TIERRA

April 14, 2022

Kimley-Horn
655 North Franklin Street, Suite 150
Tampa, Florida 33602

Attn: Mr. Jared C. Moreng, PE

RE: Proposal for Geotechnical Engineering – Audit Package
SRQ West Apron Expansion
Task 2 Preliminary Engineering Services
Sarasota County, Florida
Tierra Project No. 6511-21-132

Mr. Moreng:

Thank you again for allowing Tierra to support you and KHA on the SRQ West Apron Expansion Project. Please find attached the requested audit package information and fee schedule estimates for the requested services.

Per the requested scope of services Tierra will perform the following activities:

1. Task 2.1 - Perform twenty-three (23) pavement cores at the requested locations. Eighteen (18) will be performed to the subgrade and five (5) will be performed at Standard Penetration Tests (SPT) boring locations.

2. Task 2.2 - Perform thirteen (13) SPT borings to a depth of 15 feet with soil classification including as needed laboratory classification verification testing.

3. Task 2.3 - Perform soil classifications using the Unified Soil Classification System (USCS).

4. Task 2.4 - Collect bulk samples at three requested locations for California Bearing Ratio (CBR) testing.

5. Task 2.5 – Draft results of the field explorations In AutoCAD.

6. Task 2.6 - Summarize all testing and provide geotechnical soil parameters for deflector fence design in a signed and sealed report by a licensed Florida Professional Engineer.

Tierra, Inc. appreciates the opportunity to submit these personnel for service. Please contact our office should any additional information be required.

Respectfully Submitted,
TIERRA, INC.



Daniel R. Ruel, P.E.
Geotechnical Engineer

7351 Temple Terrace Highway • Tampa, Florida 33637
Phone (813)989-1354 • Fax (813)989-1355

EG Solutions, Inc.
9015 Town Center Pkwy, Suite 106
Lakewood Ranch, FL 34202
941-567-1622

SARASOTA BRADENTON INTERNATIONAL AIRPORT
WEST APRON WATER MANAGEMENT AND PERMITTING
SCOPE OF SERVICES

I. Data Collection Review and Comment
Review and comment on the geotechnical and survey scopes for the West Apron at SRQ with respect to water management design and permitting data requirements.

II. Site Plans Review and Comment
Review and comment on site plans including alternative layouts for the West Apron Project at SRQ for compatibility with the Master Drainage Plan and the master Environmental Resources Permit (ERP) for the airport. Interface site drainage with the Master Drainage System. Site drainage design (inlet and pipe sizing) will be recommended by EG Solutions based on Task III results, with plan production by Kimley-Horn.

III. Stormwater Modeling and Analysis
Evaluate the 5-Year Storm event using the Rational Method and the 25- and 100-Year Storms using EPA SWMM Dynamic Wave to establish the hydraulic grade lines for the project-involved drainage system.

IV. Construction Stormwater Pollution Prevention Plan
Assist Kimley-Horn with the erosion and sedimentation control plans and specifications. These documents will be included with permit applications. Kimley-Horn will produce the drawing sheets and specifications.

V. Narrative and Ledger Adjustments
Prepare a short water management narrative and adjustments to the ledger in the airport's ERP to support the minor modification of the ERP for the West Apron Project construction.

VI. Minor Modification Construction ERP Application
Prepare and submit the request for a minor modification of the airport's ERP for construction of the West Apron Project.

VII. Sarasota County Permit Assistance
Provide water management information for Sarasota County site permits.

VIII. Meetings
Attend the pre-application meetings with the Southwest Florida Water Management District (SWFWMD) and Sarasota County to discuss stormwater permitting for this project. Attend up to two meetings, one each with SWFWMD and Sarasota County, to provide supporting information for permitting. Attend one meeting with Manatee County for informational purposes. Attend one site reconnaissance meeting with Kimley-Horn to review site conditions with respect to water management coordination and permitting.

IX. RAIs

Provide water management responses to for up to two sets each of Request for Additional Information (RAI) from SWFWMD and Sarasota County.

X. Bidding

Assist Kimley-Horn with the Pre-Bid Conference and issuing of any addenda, as requested.

Exclusions

- Manatee County and City of Sarasota meetings or permitting
- Permitting fees
- Quality models
- CATEX
- Construction Phase Services and Observation
- Construction Resident Observation Services to be negotiated separately once the project is bid.
- Wetland or environmental studies

ECHO
UTILITY ENGINEERING & SURVEY
ECHO UES, Inc.
4803 George Road, Suite 350
Tamp, FL 32708
888.778.ECHO
Grow, Inspire, Make a Difference

March 7, 2022

Jared C. Moreng, PE
Aviation Project Manager
Kimley-Horn
655 North Franklin Street, Suite 150
Tampa, FL 33602

PROPOSAL FOR SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES

Project: West Apron Expansion and Employee Parking Lot Expansion at Sarasota Manatee Airport, Sarasota County, FL

Dear Mr. Moreng:

At ECHO UES, Inc. (ECHO) we value your consideration and appreciate the opportunity to provide a technical proposal for the provision of professional services. This technical proposal, inclusive of economical offer and schedule, details the approach we consider as the most suitable for this project.

Project Synopsis: Based on the information made available to ECHO, we understand the project to consist of design and bidding services to construct an expansion of the West Apron and Employee Parking Lot area of SRQ's airfield, in Sarasota County. The location of this area is depicted in EXHIBIT A, attached hereto, and incorporated herein by reference.

For the initial Phase 1 of the contract, which will encompass data collection and design services, ECHO will be providing Subsurface Utility Engineering (SUE) services under **PRELIMINARY DESIGN** within the scope of services.

Project Limits: ECHO's proposed services will be performed within well-defined limits (i.e., Project Limits) as shown on the attached graphic representations.

PRELIMINARY DESIGN (Subsurface Utility Engineering (SUE) Services)

2.1 Contract Management

- QA/QC, Kimley-Horn Coordination, Coordinate with Survey Subconsultant, Project Meetings

2.2 Project Management

- Scheduling of field crews

- Obtain permits and/or MCN's necessary to access project site
- Badging application preparation
- The day-to-day management of the project schedule, scope, and budget
- Enforce safety protocols

2.3 SUE Field Data Processing

- Oversee and process all SUE /Survey data collected in the field

2.4 SUE and Survey Deliverables

- Field deliverables will consist of field marks (e.g., pin flags, paint marks, wooden lathes, nails/discs etc.) showing the position of the designated and located utilities.
- Test Hole Data Report (THDR)
- Office deliverables will consist of:
    - One (1) electronic file in AutoCAD/Civil 3D version 2018 or newer .dwg format of located utilities following initial SUE locates within 14 days of field activity completion.
    - One (1) electronic file in AutoCAD with updated survey following soft digs/potholing within 7 days of field activity completion.

2.5 Project Invoicing and Support

- Financial set-up of project budget
- Prepare and submit invoices
- Manage and track Accounts/Receivables

2.6 Designate Utilities

- **Identification and marking of existing utilities:** Utilities potentially in conflict with the project and located within the project limits will be investigated in the attempt to identify their horizontal position. The results will be marked on the ground surface using the most appropriate method (i.e., pin flags, paint etc.) and showing the approximate position of the identified utilities.

  Utilities that ECHO will attempt to identify, and mark utilities located within the project limits, with the exclusion of services lines and sewer laterals. Gravity sewer and storm water systems will be collected during the topographic survey efforts by the surveyor of record (by others).

2.7 Locate Utilities (Test Holes)

- **Verification of utility location and characteristics:** At specific locations (specified by Kimley-Horn) ECHO will attempt to expose utilities via minimally intrusive methods (e.g., use of vacuum excavation) to address potential utility conflicts with the proposed design and confirm the utilities' characteristics (e.g., type, size, material,

direction, configuration) and provide an accurate vertical location. At completion of each excavation (test hole) ECHO will record all verifiable utility information, mark the utility location with the most appropriate method (e.g., wooden lathes, "X" mark on concrete, disc, and nail on asphalt) and restore the field to as close as possible to its original conditions. **The services include up to fifteen (15) test holes to be performed at locations determined by the design team.**

2.8 Survey of Utility Information

- ECHO will perform a survey of the utility information obtained as per steps above. The survey will be based on the North American Datum of 1983 (NAD83), West Zone and elevations will be referenced to the North American Vertical Datum 1988 (NAVD 88).
- ECHO will utilize existing control information used for this project provided by Kimley-Horn (or the surveyor of record). All survey efforts will be conducted in accordance with the Standards of Practice set forth in Rule Chapter 5J-17, F.A.C., pursuant to Section 472.027, F.S.

2.9 Overtime Field Crew

- Night work, inclement weather, unforeseens, etc. as needed.

Proposed Schedule: To be discussed and agreed upon following acceptance of this proposal.

Notes and Limitations:

1. Client shall facilitate access to the site and provide any relevant project information.
2. Site must be clear from obstacles impeding access to any portion of the project limits.
3. Standard work hours are from 7:00am to 4:00pm, Monday through Friday; additional charges may occur (following discussion with the Client) in case of weekend or nighttime work.
4. ECHO will not work on any site that is known to be contaminated with any hazardous or harmful substance.
5. Any permit or fee requested to perform the work complying with any stakeholder's requirement will be submitted to the Client with a 5% administrative markup.
6. FDOT Design Standards (Index 600 Series) will be utilized for the Maintenance of Traffic (MOT). Should the site require modification to the Index 600 for non-standard MOT arrangements, ECHO will seek the Client's concurrence to obtain signed and sealed project's specific MOT plans (to be provided by others).
7. Any cost associated with signed and sealed MOT plans will be submitted to the Client with a 5% administrative markup.
8. Unless otherwise stated within this proposal, test holes have usual depth of up to eight (8) ft. from the ground surface, and diameter of up to 1 ft. Should there be a need for deeper or wider excavations, additional charges may apply.
9. The original ground surface at each test hole location will be restored to as close as possible to its original conditions, using concrete mix or asphalt cold patch as applicable. Any deviation from this standard (e.g. use of hot asphalt, flowable fill etc.) may require additional charges and the use of specialty subcontractors.
10. Regardless of the type of estimate proposed (e.g. lump sum, time and materials, etc.) such estimate should be considered indicative and based on preliminary information. Should any situation out of ECHO's control heavily impact ECHO's field work performance (e.g. adverse site conditions), ECHO reserves the right to seek additional funds to complete the work.
11. The exact location of any underground utility is not guaranteed unless clearly exposed and visually verified at a specific location. Utility characteristics, methods of installation, soil conditions and the surrounding

environment all may impact adversely the results of any utility investigation with surface geophysical instruments and technology. No guarantee is made that all utilities will be found and identified.

12. Independently from ECHO's scope of work and performance, the Client shall comply with the relative chapter from the Florida (or any other applicable) Statutes: "Underground Facility Damage Prevention and Safety Act" and call 811 prior to any excavation taking place.
13. Subsurface Utility Engineering, Designating and Locating terms all refer to the American Society of Civil Engineers / Construction Institute Standard for the Collection and Depiction of Subsurface Utility Data (ASCE/CI 38-02). Should ECHO adopt this standard for the performance of the scope of work and preparation of deliverables, clear mention to the Standard shall be made throughout the deliverable.

Fee: ECHO's competitive offer, which is inclusive of all field, office, materials, supplies, and equipment costs is **(Not to Exceed).**

The fee above is inclusive of up to 15 utility verification test holes (THs). Additional test holes as requested by the EOR can be performed at a unit rate of . inclusive of restoration, survey and CADD survey file update

Acceptance: We will honor this proposal for 90 days. If accepted, please return to our attention together with a professional services agreement / task work order authorization and official Notice to Proceed.

At ECHO UES, Inc. we believe in collaboration and communication with our clients and are driven to understand their needs and provide time efficient and cost-effective solutions. ECHO strives to provide quality utility and survey reliable data to design better, build faster, and safely enhance Engineering, Design, Construction and Maintenance of infrastructure.

Thank you for considering ECHO for this important project and please do not hesitate to contact me directly should you have any questions or concern.

Sincerely,

ECHO UES, Inc.

Jerry Comellas, Jr., PE
President

(See EXHIBIT A below)

EXHIBIT A: Project Limits



5



N

200 0 200

GRAPHIC SCALE IN FEET

SOURCE: AECOM, 2021

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SARASOTA BRADENTON INTERNATIONAL AIRPORT
MASTER PLAN UPDATE

PROPOSED NEW RON AIRCRAFT PARKING

FIGURE 6

FEES

FEE SUMMARY - WEST COMMERCIAL APRON HARDSTAND EXPANSION AND SMAA EMPLOYEE PARKING LOT RELOCATION (DESIGN AND BIDDING PHASE)

Project Fee Proposal - Kimley-Horn Team- Summary Sheet									
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)									
Sarasota Bradenton International Airport (SRQ)									
5/4/2022									
Basic Design Services - Lump Sum			TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	TOTAL
	Kimley-Horn and Associates		$ 34,013.36	$ 148,104.59	$ 145,867.29	$ 130,143.36	$ 49,893.66	$ 13,087.10	*$ 521,109.36*
		Sub Total	**$ 34,013.36**	**$ 148,104.59**	**$ 145,867.29**	**$ 130,143.36**	**$ 49,893.66**	**$ 13,087.10**	**$ 521,109.36**
Reimbersible Expenses - Not To Exceed									
	Kimley-Horn and Associates		$ 203.58	$ 667.86	$ 67.86	$ 667.86	$ 67.86	$ 2,992.86	*$ 4,667.88*
		Sub Total	**$ 203.58**	**$ 667.86**	**$ 67.86**	**$ 667.86**	**$ 67.86**	**$ 2,992.86**	**$ 4,667.88**
Other Services - Lump Sum									
	Hyatt Surveying Services (DBE)			$ 19,968.39					*$ 19,968.39*
	Tierra, Inc.			$ 15,922.68					*$ 15,922.68*
	EG Solutions, Inc. (DBE)				$ 46,145.00				*$ 46,145.00*
	ECHO UES (DBE)			$ 22,337.84					*$ 22,337.84*
		Subtotal	**$ -**	**$ 58,228.91**	**$ 46,145.00**	**$ -**	**$ -**	**$ -**	**$ 104,373.91**
		TOTAL	**$ 34,216.94**	**$ 207,001.36**	**$ 192,080.15**	**$ 130,811.22**	**$ 49,961.52**	**$ 16,079.96**	**$ 630,151.15**

Projected DBE Utilization: 14.04%

TASK 1 - DESIGN VERIFICATION PHASE

Project Fee Proposal - **Kimley-Horn Team**
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)
Sarasota Bradenton International Airport (SRQ)
5/4/2022

Scope/Task	Chief Engineer	Project Manager	Senior Engineer	Professional Engineer	Engineer	Designer	Secretary /Clerical	Total
Basic Design Services: **Kimley-Horn and Associates**	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Design Verification Phase								
1.1 Design Kick-Off Meeting		4		4			4	12
1.2 Data Collection and Review		8	24	32	40			104
1.3 Verification of Preferred Concept		16	4	24	40			84
Subtotal Hours	-	28.00	28.00	60.00	80.00	-	4.00	200
Rate	$ 250.00	$ 242.02	$ 201.87	$ 174.90	$ 134.93	$ 104.16	$ 74.01	
Total Burdened Labor	$ -	$ 6,776.56	$ 5,652.36	$ 10,494.00	$ 10,794.40	$ -	$ 296.04	$ 34,013.36

TASK 2 - 30% PRELIMINARY DESIGN PHASE

Project Fee Proposal - **Kimley-Horn Team**
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)
Sarasota Bradenton International Airport (SRQ)
5/4/2022

Scope/Task	Chief Engineer	Project Manager	Senior Engineer	Professional Engineer	Engineer	Designer	Secretary /Clerical	Total
Basic Design Services: **Kimley-Horn and Associates**	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - 30% Preliminary Design Phase								
2.1 Field Activity Coordination		8	8	16	24			56
2.2 Drawing Preparation - Preliminary Plans	0	37	80	196	349	0	0	662
Cover					1			
Project Drawing List	1				4			
Summary of Quantities		1		1	2			
General Notes				2	4			
Abbreviations/Legend					2			
Contract Layout and Haul Route Plan					4			
Project Safety Notes					2			
Project Security Notes					2			
Airspace Surface Protection Plan				1	2			
Preliminary Phasing Plans		4	4	8	16			
Preliminary Maintenance of Traffic Plans		4	4	8	16			
Boring Log and Pavement Cores					4			
Subsurface Utility Data				4	8			
Existing Conditions/Survey		4	8	8	24			
Horizontal and Vertical Control Plans				8	16			
Erosion & Sedimentation Control Plans				4	8			
Erosion & Sedimentation Control Details					2			
Preliminary Site Demolition Plans		4	8	24	32			
Preliminary Geometry and Paving Plans		4	8	16	24			
Preliminary Paving Details and Typical Pavement Sections		2	4	4	8			
Preliminary PCC Pavement Jointing Plans		2	4	8	16			
Preliminary Pavement Marking Plans		2	4	8	16			
Preliminary Drainage Plans		2	4	16	24			
Preliminary Civil Utility Plans		2	4	16	24			
General Notes - Electrical			2	2	4			
Electrical Abbreviation/Legend			2	2	4			
Preliminary Electrical Demolition Plans		2	8	24	32			
Preliminary Electrical Lighting Site Plans		2	8	16	24			
Preliminary Telecommunications/CCTV Site Plans		2	8	16	24			
2.3 Preliminary Pavement Design			2	4	4			10
2.4 Preliminary Drainage Design Coordination		2	4	4	4			14
2.5 Preliminary Utilities Design		2	4	4	4			14
2.6 Preliminary Electrical and Lighting Design		2	4	4	4			14
2.7 Preliminary Telecommunications and CCTV Design		2	4	4	4			14
2.8 Preliminary Construction Safety and Phasing Plan (CSPP)			2	2	4		8	16
2.9 Outline of Anticipated Technical Specifications		2	4	4	4		8	22
2.10 Engineer's Opinion of Probable Construction Costs - Rough Order of Magnitude (ROM)		4	8	8	8			28
2.11 Project Management		16						16
2.12 Quality Control	8	4						12
2.13 Meetings with SMAA		2		2				4
2.14 Preliminary Permitting Coordination		2	4	4	4			14
Subtotal Hours	8.00	83.00	124.00	252.00	413.00	-	16.00	896
Rate	$ 250.00	$ 242.02	$ 201.87	$ 174.90	$ 134.93	$ 104.16	$ 74.01	
Total Burdened Labor	$ 2,000.00	$ 20,087.66	$ 25,031.88	$ 44,074.80	$ 55,726.09	$ -	$ 1,184.16	$ **148,104.59**

TASK 2 - 30% PRELIMINARY DESIGN PHASE

Project Fee Proposal - Hyatt Survey Services West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services) Sarasota Bradenton International Airport (SRQ) 5/4/2022									
Scope/Task	Principle / PSM	Sr. Project Manager / PSM	PSM / Project Manager	Survey Technician / CADD	Admin	2 Man Survey Crew	3 Man Survey Crew	Total
Basic Design Services: **Hyatt Survey Services**	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - 30% Preliminary Design Phase								
2.1 Topographic Survey Within Survey Limits	0	1	7	60	0	80	0	77
Subtotal Hours	-	1.00	7.00	60.00	-	80.00	-	120
Rate	$ 256.70	$ 207.25	$ 146.02	$ 113.89	$ 45.56	$ 148.82	$ 184.76	
Subtotal Direct Labor	$ -	$ 207.25	$ 1,022.14	$ 6,833.40	$ -	$ 11,905.60	$ -	$ 19,968.39

TASK 2 - 30% PRELIMINARY DESIGN PHASE

Project Fee Proposal - Tierra Inc.										
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)										
Sarasota Bradenton International Airport (SRQ)										
5/4/2022										
Scope/Task	Project Manager	Senior Engineer	Sr Project Engineer	Geotech Engineer	Engineer Intern	Designer	Sr Eng Technician	Geotech Technician	Clerical	Total
Basic Design Services: Tierra, Inc.	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - 30% Preliminary Design Phase										
2.1 Perform up to 23 pavement cores					2		2	16		20
2.2 Perform 13 - SPTs to a depth of 15 feet					1		1	1		3
2.3 Classify pavement cores and SPT borings				2	8					10
2.4 Collect Bulk CBR Samples								3		
2.4 CADD All Borings/Field Work						8				8
2.5 Prepare Engineering Report	1		1	2	8					12
Subtotal Hours	1.00	-	1.00	4.00	19.00	8.00	3.00	20.00	-	53
Rate	$ 216.73	$ 226.08	$ 196.12	$ 157.48	$ 103.73	$ 125.24	$ 101.99	$ 81.62	$ 84.05	
Subtotal Direct Labor	$ 216.73	$ -	$ 196.12	$ 629.92	$ 1,970.87	$ 1,001.92	$ 305.97	$ 1,632.40	$ -	$ 5,953.93

Geotechnical Field Investigation

Work Elements
Perform 33 land Based SPT borings to a depth of 30 feet = 990 LF
Perform 6 pavement cores with patching with base type and thickness and subgrade type
Perform 4 CBRs

Item Description	Unit	Unit Price	Qty	Total
418-Geo Drill Crew Support Vehicle	Day	$ 160.00	1	$ 160.00
420-Geo Drilling Crew 2-Person Drill base and Subgrade	Hour	$ 155.00		$ -
440-Geo Grout Boreholes- Truck/Mud Bug 000-050 Ft	LF	$ 6.25	195	$ 1,218.75
478-Geo SPT Truck-Mud Bug 0-50 Ft	LF	$ 15.20	195	$ 2,964.00
612-Geo Mobilization Drill Rig Truck Mount	Each	$ 350.00	1	$ 350.00
Geotechnical Soil Laboratory Testing				
805-Soils Corrosion Series (FM 5-550 through 5-553)	Test	$ 175.00		$ -
810-Soils California Bearing Ratio (CBR)(FM 5-515)	Test	$ 340.00	3	$ 1,020.00
812-Soils Materials Finer than 200 Sieve (FM 1-T011)	Test	$ 42.00	12	$ 504.00
817-Soils Moisture Content Laboratory (AASHTO T 265)	Test	$ 10.00	10	$ 100.00
819-Soils Organic Content Ignition (FM 1 T-267)	Test	$ 42.00	2	$ 84.00
822-Soils Particle Size Analysis (AASHTO T 88) (No Hydrometer)	Test	$ 67.00	4	$ 268.00
Atterberg Limit Tests (AASHTO T-89 and T-90) Combined	Test	$ 130.00	4	$ 520.00
854-Handheld GPS	Per Day	$ 80.34	0	$ -
Asphalt and Concrete Pavement Coring				
305-Concrete Pavement Coring - 4" Dia	Each	$ 110.00	23	$ 2,530.00
306-Concrete Pavement Coring - 6" Dia	Each	$ 110.00		$ -
606-Mobilization Concrete Coring	Each	$ 250.00	1	$ 250.00
	Total Estimated Fee			**$ 9,968.75**

TASK 2 - 30% PRELIMINARY DESIGN PHASE

Project Fee Proposal - **ECHO UES**											
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)											
Sarasota Bradenton International Airport (SRQ)											
5/4/2022											
Scope/Task	Project Manager	Senior Surveyor	Project Surveyor	SUE/CADD/Survey Technician	Administrative Assistant	SUE (Designating) Crew	SUE (Locating) Crew	SUE (Survey) Crew	SUE (Nightwork) Crew	Total
Basic Design Services: **ECHO UES**	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - 30% Preliminary Design Phase										
2.1 Contract Management, QA/QC, Kimley-Horn Coordination, Project Meetings	2									2
2.2 PM project, permits, schedule, invoicing and communications. Also include any site specific MCN's, safety permits and plan.		4								4
2.3 Oversee and process all SUE survey data.			6							6
2.4 Prepare SUE and Survey deliverable				25						25
2.5 Project Invoicing and Support					1					1
2.6 Designate Utilities within the attached exhibit						60				60
2.7 Locate Utilities by performing test holes to support designating efforts							20			20
2.8 Survey all discovered utility information								20		20
2.9 Overtime Field Crew activities for night work, inclement weather, unforeseens, etc.									0	0
Subtotal Hours	2.00	4.00	6.00	25.00	1.00	60.00	20.00	20.00	-	138
Rate	$ 175.90	$ 175.90	$ 142.75	$ 92.24	$ 91.94	$ 173.45	$ 200.04	$ 181.01	$ 300.06	
Subtotal Direct Labor	$ 351.80	$ 703.60	$ 856.50	$ 2,306.00	$ 91.94	$ 10,407.00	$ 4,000.80	$ 3,620.20	$ -	**$ 22,337.84**

TASK 3 - 60% DESIGN PHASE

Project Fee Proposal - Kimley-Horn Team
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)
Sarasota Bradenton International Airport (SRQ)
5/4/2022

Scope/Task	Chief Engineer	Project Manager	Senior Engineer	Professional Engineer	Engineer	Designer	Secretary /Clerical	Total
Basic Design Services: Kimley-Horn and Associates	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3 - 60% Design Phase								
3.1 Field Activity Coordination		2	2	8	8			20
3.2 Drawing Preparation - 60% Plans	0	25	100	192	353	0	0	670
Cover					1			
Project Drawing List					1			
Summary of Quantities		1		1	2			
General Notes				1	1			
Abbreviations/Legend					1			
Contract Layout and Haul Route Plan					2			
Project Safety Notes					1			
Project Security Notes					1			
Airspace Surface Protection Plan					1			
Phasing Plans		2	4	8	16			
Maintenance of Traffic Plans		2	4	8	16			
Boring Log and Pavement Cores					2			
Subsurface Utility Data				4	8			
Existing Conditions/Survey			4	4	4			
Horizontal and Vertical Control Plans					2			
Erosion & Sedimentation Control Plans				2	4			
Erosion & Sedimentation Control Details					1			
Site Demolition Plans		2	4	12	21			
Site Demolition Details		2	4	8	16			
Geometry and Paving Plans		2	4	12	24			
Paving Details and Typical Pavement Sections		2	4	4	8			
PCC Pavement Jointing Plans			2	4	8			
PCC Pavement Jointing Details			2	2	2			
Pavement Marking Plans			2	8	16			
Pavement Marking Details				2	4			
Grading and Drainage Plans		2	4	16	24			
Grading and Drainage Details			8	16	24			
Civil Utility Plans		2	8	16	24			
Civil Utility Details		2	4	8	8			
Fencing Plans		2	2	4	8			
Fencing Details				2	2			
Jet Blast Deflector Details		1	2	4	8			
Structural Details			8	16	24			
General Notes - Electrical					2			
Electrical Abbreviations/Legend					2			
Electrical Demolition Plans		1	8	8	16			
Electrical Demolition Details			4	4	8			
Electrical Lighting Site Plans		1	4	8	16			
Electrical Lighting Details			2	2	4			
One-Line Diagrams - Electrical			2		2			
Telecom/CCTV Plans and Details		1	8	8	16			
One-Line Diagrams - Telecom/CCTV			2		2			
3.3 Final Pavement Design				2				2
3.4 60% Drainage Design Coordination		1	2	4	4			11
3.5 60% Utilities Design		1	2	4	4			11
3.6 60% Electrical and Lighting Design		1	4	4	4			13
3.7 60% Telecommunications and CCTV Design		1	4	4	4			13
3.8 Airspace Obstruction Evaluation, 7460-1				4	4			8
3.9 Construction Safety and Phasing Plan (CSPP)				4	4			8
3.10 60% Technical Specifications		8	16	24			8	56
3.11 60% Engineer's Opinion of Probable Construction Costs		8	4	4	8			24
3.12 Project Management		16						16
3.13 Quality Control	8	4						12
3.14 Meetings with SMAA		2		2				4
3.15 Permitting Coordination		2		4	4			10
Subtotal Hours	8.00	71.00	131.00	260.00	397.00	-	8.00	878
Rate	$ 250.00	$ 242.02	$ 201.87	$ 174.90	$ 134.93	$ 104.16	$ 74.01	
Total Burdened Labor	$ 2,000.00	$ 17,183.42	$ 27,050.58	$ 45,474.00	$ 53,567.21	$ -	$ 592.08	$ 145,867.29

TASK 3 - 60% DESIGN PHASE

Project Fee Proposal - EG Solutions, Inc.									
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)									
Sarasota Bradenton International Airport (SRQ)									
5/4/2022									
Scope/Task	Project Manager	Senior Consultant	Senior Engineer	Admin/Project Coordinator				Total	
Basic Design Services: EG Solutions, Inc.	Hours	Hours	Hours	Hours					
Task 3 - 60% Design Phase									
I. Data Collection Review and Comment	1	1	1					3	
II. Site Plans Review and Comment	2	2	2					6	
III. Stormwater Modelling and Analysis	2	2	45					49	
IV. Construction Stormwater Pollution Prevention Plan	8	1	1					10	
V. Narrative and Ledger Adjustments	2	4	1	2				9	
VI. Minor Modification Construction ERP Application	4	2	4	2				12	
VII. Sarasota County Permit Assistance	8	4	8	8				28	
VIII. Meetings (2)	16	16	16	16				64	
IX. RAIs	8	10	8	2				28	
X. Bidding	2	6	1	2				11	
Subtotal Hours	53.00	48.00	87.00	32.00				220	
Rate	$ 280.00	$ 265.00	$ 175.00	$ 105.00					
Subtotal Direct Labor	$ 14,840.00	$ 12,720.00	$ 15,225.00	$ 3,360.00				$ 46,145.00	

TASK 4 - 90% DESIGN PHASE

Project Fee Proposal - Kimley-Horn Team
West Commercial Apron Handstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)
Sarasota Bradenton International Airport (SRQ)
5/4/2022

Scope/Task	Chief Engineer	Project Manager	Senior Engineer	Professional Engineer	Engineer	Designer	Secretary /Clerical	Total
Basic Design Services: Kimley-Horn and Associates	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4 - 90% Design Phase								
4.1 Drawing Preparation - 90% Plans	0	24	68	154	300	0	0	546
Cover					1			
Project Drawing List					1			
Summary of Quantities					2			
General Notes					1			
Abbreviations/Legend					1			
Contract Layout and Haul Route Plan					2			
Project Safety Notes					1			
Project Security Notes					1			
Airspace Surface Protection Plan								
Phasing Plans		2	2	8	16			
Maintenance of Traffic Plans		2	2	8	16			
Boring Log and Pavement Cores								
Subsurface Utility Data				2	2			
Existing Conditions Survey				2	2			
Horizontal and Vertical Control Plans				1	1			
Erosion & Sedimentation Control Plans				2	2			
Erosion & Sedimentation Control Details					1			
Site Demolition Plans		2	4	8	16			
Site Demolition Details			2	4	8			
Geometry and Paving Plans		2	4	8	16			
Paving Details and Typical Pavement Sections				2	2			
PCC Pavement Jointing Plans		2	2	4	8			
PCC Pavement Jointing Details				1	1			
Finish Grade Elevation Plans		2	2	16	16			
Pavement Marking Plans				2	4			
Pavement Marking Details				2	4			
Grading and Drainage Plans		2	4	8	16			
Drainage Profiles			2	8	16			
Grading and Drainage Details			2	4	4			
Civil Utility Plans		2	4	8	16			
Civil Utility Profiles		2	2	8	16			
Civil Utility Details			2	4	4			
Fencing Plans				2	4			
Fencing Details					1			
Jet Blast Deflector Details				4	8			
Structural Details			2	4	8			
General Notes - Electrical					1			
Electrical Abbreviations/Legend					1			
Electrical Demolition Plans		2	4	8	16			
Electrical Demolition Details			4	4	8			
Electrical Lighting Site Plans		2	4	8	16			
Electrical Lighting Details			2	2	4			
Area Lighting Photometry Plans			2	4	8			
Panel Schedule Details - Electrical			2		4			
One-Line Diagrams - Electrical			2		2			
Telecom CCTV Site Plans and Details		2	8	8	16			
Panel Schedule Details - Telecom/CCTV			2		4			
One-Line Diagrams - Telecom CCTV			2		2			
4.2 90% Drainage Design Coordination		2		2	2			6
4.3 90% Utilities Design		2		2	4			8
4.4 90% Electrical and Lighting Design		1	2	2	4			9
4.5 90% Telecommunications and CCTV Design		1	2	2	4			9
4.6 Update and Finalize Construction Safety and Phasing Plan (CSPP)				2	4			6
4.7 90% Technical Specifications		8	24	16			4	52
4.8 Final Engineer's Report		4	8	16	8		2	38
4.9 90% Front-End Documents/Project Manual		8	24	8			8	48
4.10 90% Engineer's Opinion of Probable Construction Costs		4	2	4	8			18
4.11 Project Management		10						10
4.12 Quality Control	8	4						12
4.13 Meetings with SMAA		2		2				4
4.14 Permitting Coordination		2	2	4	4			12
Subtotal Hours	8.00	72.00	132.00	214.00	338.00	-	14.00	778
Rate	$ 230.00	$ 242.92	$ 201.87	$ 174.90	$ 134.93	$ 104.16	$ 74.01	
Total Burdened Labor	$ 2,000.00	$ 17,423.44	$ 26,646.84	$ 37,428.60	$ 45,606.34	$ -	$ 1,036.14	$ 130,143.36

TASK 5 - FINAL DESIGN PHASE

Project Fee Proposal - Kimley-Horn Team
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)
Sarasota Bradenton International Airport (SRQ)
5/4/2022

Scope/Task	Chief Engineer	Project Manager	Senior Engineer	Professional Engineer	Engineer	Designer	Secretary /Clerical	Total
Basic Design Services: Kimley-Horn and Associates	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5 - Final Design Phase								
5.1 Drawing Preparation - Final Plans	0	13	23	49	99	0	0	184
Cover								
Project Drawing List								
Summary of Quantities					2			
General Notes								
Abbreviations/Legend								
Contract Layout and Haul Route Plan					1			
Project Safety Notes								
Project Security Notes								
Airspace Surface Protection Plan								
Phasing Plans		2		2	4			
Maintenance of Traffic Plans		2		2	4			
Boring Log and Pavement Cores								
Subsurface Utility Data								
Existing Conditions/Survey								
Horizontal and Vertical Control Plans								
Erosion & Sedimentation Control Plans					1			
Erosion & Sedimentation Control Details					1			
Site Demolition Plans		1		2	4			
Site Demolition Details				1	2			
Geometry and Paving Plans		1		2	4			
Paving Details and Typical Pavement Sections			1	1	2			
PCC Pavement Jointing Plans		1			2			
PCC Pavement Jointing Details				1	1			
Finish Grade Elevation Plans		1		2	4			
Pavement Marking Plans				2	4			
Pavement Marking Details				2	4			
Grading and Drainage Plan		1	2	2	4			
Drainage Profiles			2	2	4			
Grading and Drainage Details				2	2			
Civil Utility Plans		1		2	4			
Civil Utility Profiles			2	2	4			
Civil Utility Details			2	2	2			
Fencing Plans				2	2			
Fencing Details					1			
Jet Blast Deflector Details				2	2			
Structural Details			2	2	2			
General Notes - Electrical					1			
Electrical Abbreviations/Legend					1			
Electrical Demolition Plans		1	1	2	4			
Electrical Demolition Details			1	2	2			
Electrical Lighting Site Plans		1	1	2	4			
Electrical Lighting Details			1	2	4			
Area Lighting Photometry Plans			1	2	4			
Panel Schedule Details - Electrical			1		2			
One-Line Diagrams - Electrical			1		2			
Telecom/CCTV Site Plans and Details		1	1	4	4			
Panel Schedule Details - Telecom/CCTV			2		2			
One-Line Diagrams - Telecom/CCTV			2		2			
5.2 Final Drainage Design Coordination		1		2	2			5
5.3 Final Utilities Design		1		2	4			7
5.4 Final Electrical and Lighting Design		1	2	2	4			9
5.5 Final Telecommunications and CCTV Design		1	2	2	4			9
5.6 Final Technical Specifications		8	8	16			8	40
5.7 Final Front-End Documents/Project Manual		4					2	6
5.8 Final Engineer's Opinion of Probable Construction Costs		2	2	2	4			10
5.9 Project Management		6						6
5.10 Quality Control	4	2						6
5.11 Meeting with SMAA		2		2				4
5.12 Final Permitting Coordination		2	2	2	2			8
Subtotal Hours	4.00	43.00	39.00	79.00	119.00	-	10.00	294
Rate	$ 230.00	$ 242.02	$ 201.87	$ 174.90	$ 134.93	$ 104.16	$ 74.01	
Total Burdened Labor	$ 1,000.00	$ 10,406.86	$ 7,872.93	$ 13,817.10	$ 16,056.67	$ -	$ 740.10	$ 49,893.66

TASK 6 - BIDDING PHASE

Project Fee Proposal - Kimley-Horn Team									
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation (Design, Permitting, and Bidding Services)									
Sarasota Bradenton International Airport (SRQ)									
3/4/2022									
Scope/Task	Chief Engineer	Project Manager	Senior Engineer	Professional Engineer	Engineer	Designer	Secretary /Clerical	Total	
Basic Design Services: Kimley-Horn and Associates	Hours	Hours	Hours	Hours	Hours	Hours	Hours		
Task 6 - Bidding Phase									
6.1 Pre-Bid Meeting		4	4				2	10	
6.2 Preparation of Addenda		4	4	16	24		8	56	
6.3 Recommendation of Contract Award		4	2	4	4		2	16	
Subtotal Hours	-	12.00	10.00	20.00	28.00	-	12.00	82	
Rate	$ 250.00	$ 242.02	$ 201.87	$ 174.90	$ 134.93	$ 104.16	$ 74.01		
Total Burdened Labor	$ -	$ 2,904.24	$ 2,018.70	$ 3,498.00	$ 3,778.04	$ -	$ 888.12	$	**13,087.10**

EXPENSES

DESIGN EXPENSES - Kimley-Horn						
	Mileage @ $0.585 per Mile (116 miles/round trip)	Hard Copy Prints (8.5x11) ($0.12 per copy)	Hard Copy Plots (22x34) ($6.50 per sheet)	Airfare (Round Trip Assumed at $400/Trip)	Hotel (Assumed at $200/Night)	Expenses Subtotal
Task 1 - Design Verification Phase	$ 203.58					$ 203.58
Task 2 - 30% Preliminary Design Phase	$ 67.86			$ 400.00	$ 200.00	$ 667.86
Task 3 - 60% Design Phase	$ 67.86					$ 67.86
Task 4 - 90% Design Phase	$ 67.86			$ 400.00	$ 200.00	$ 667.86
Task 5 - Final Design Phase	$ 67.86					$ 67.86
Task 6 - Bidding Phase	$ 67.86		$ 2,925.00			$ 2,992.86
TOTAL KIMLEY-HORN EXPENSES						$ 4,667.88

AGENDA ITEM NO. 8.9

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION PHASE PROFESSIONAL SERVICES CONTRACT WITH PGAL FOR QUICK TURN-AROUND FACILITY PROJECTS (BP1, BP2, AND BP3)

EXECUTIVE SUMMARY: The Consolidated Quick Turn-Around (QTA) Facility will combine the six existing rental car facilities into one consolidated facility on the Old Avis Lot. The QTA project has been bid in three separate bid packages. PGAL will provide construction phase services for all three bid packages to support the construction. The fee for the Construction Phase Services associated with these packages will be negotiated by staff. Staff is requesting the Board provide authority to the President/CEO to approve the negotiated scope and fee and execute necessary contracts with AID. The amendment will be ratified at the August Board meeting.

NARRATIVE: The existing rental car turn-around facilities are located in six (6) separate locations along Rental Car Road, University Parkway, and Air Cargo Avenue. Based upon the recent Master Plan Update, the plan is to develop these six (6) existing locations into additional parking and leasable facilities. This Quick Turn-Around (QTA) Facility project will consolidate all the fueling, cleaning, and minor maintenance for all rental car companies to one consolidated rental car facility located on Rental Car Road. The QTA Facility will be constructed in three separate bid packages. This first bid package (BP1 – Cell Phone Lot) will relocate and improve the cell phone lot south of Rental Car Road allowing construction of the QTA, the second (BP2 – Quick-turn Around Facility) will construct the QTA facility, and the third (BP3 – RV/Boat Storage) will relocate the RV/Boat storage operation from the future site of the QTA.

PGAL will provide the construction phase services for all three bid packages at an estimated 600-calendar day construction duration, and an estimated construction cost for all three bid packages of $39,500,000. The three bid packages will be funded 100% through Customer Facility Charges collected by the three rental car companies.

RECOMMENDATION: It is hereby recommended that the Board authorize the President/CEO to execute a construction phase services contract with PGAL for a negotiated amount that is based upon an independent fee estimate performed by an independent consultant with a 10% contingency.

AGENDA ITEM NO. 8.10

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION CONTRACT AWARD TO LOW RESPONSIVE BIDDER [TBD] FOR THE QTA BP3 – RV/BOAT STORAGE LOT PROJECT

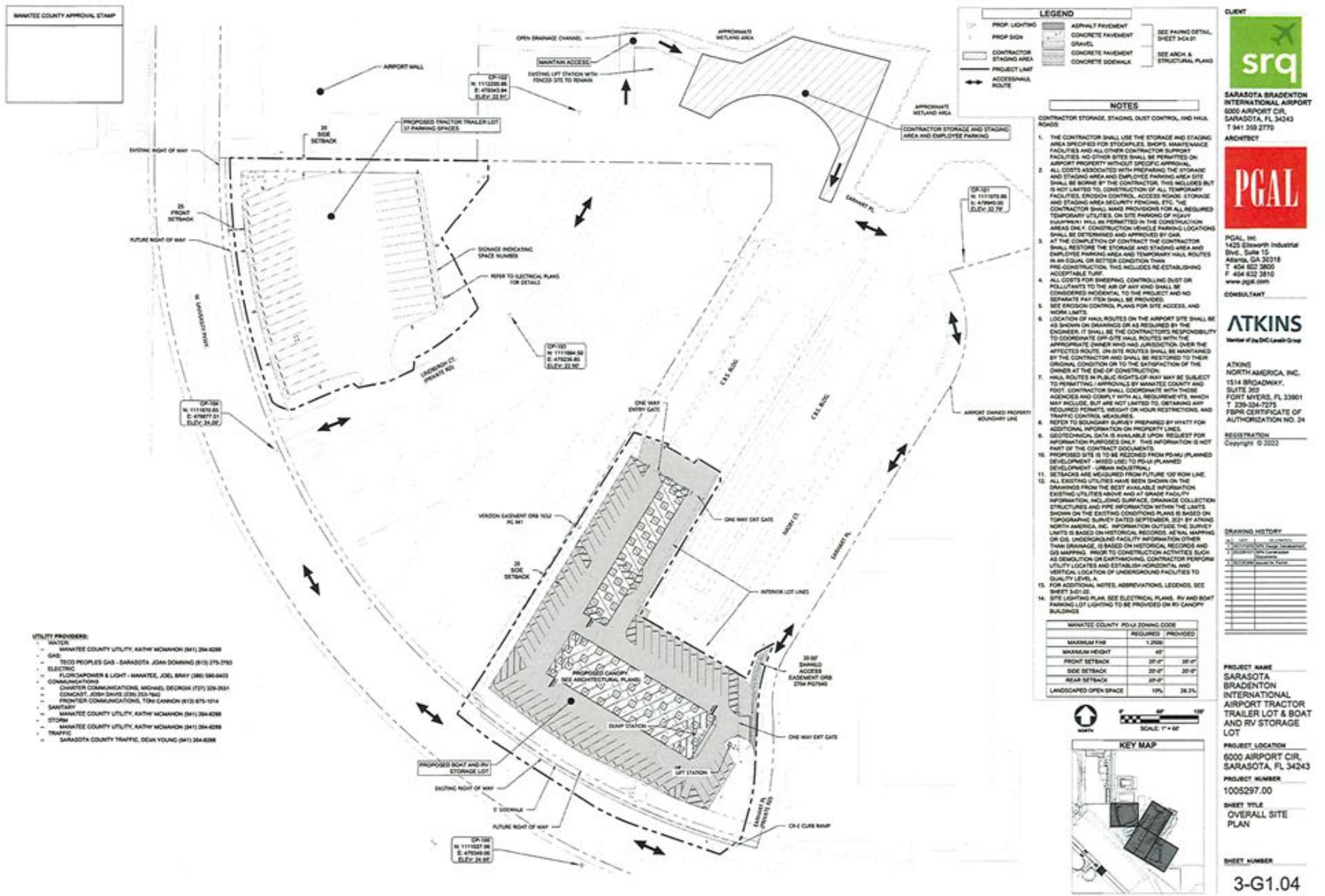
EXECUTIVE SUMMARY: The Consolidated Quick Turn-Around (QTA) Facility will combine the six existing rental car facilities into one consolidated facility on the Old Avis Lot. To accommodate the new QTA facility the existing RV/Boat storage Lot will need to be relocated. The QTA project has been bid in three separate bid packages and Bid Package 3 – RV/Boat Storage Facility project has been advertised for bids. Bids are expected in June and a notice to proceed is needed prior to the August Board meeting. Staff is requesting the Board provide authority to the President/CEO to approve the low responsive bidder and execute necessary contracts with the low responsive bidder. Contracts will be ratified at the August Board meeting.

NARRATIVE: The existing rental car turn-around facilities are located in six (6) separate locations along Rental Car Road, University Parkway, and Air Cargo Avenue. Based upon the recent Master Plan Update, the plan is to develop these six (6) existing locations into additional parking and leasable facilities. This Quick Turn-Around (QTA) Facility project will consolidate all the fueling, cleaning, and minor maintenance for all rental car companies to one consolidated rental car facility located on Rental Car Road. The QTA Facility will be constructed in three separate bid packages. This third bid package (BP3 – RV/Boat Storage Lot) will relocate and improve the RV/Boat Storage lot to location off 15th Street East enabling construction of the QTA.

The QTA Facility, including the two enabling projects, will be funded through a Customer Facility Charge (CFC) that is collected by the rental car companies serving the Airport. PGAL and staff will evaluate the bids that are received and will determine the low responsive bid.

RECOMMENDATION: It is hereby recommended that the Board authorize the President/CEO to execute a construction contract with the low responsive bidder for the BP-3 – RV/Boat Storage Lots with a 10% contingency.

ATTACHMENTS: RV/Boat Storage Facility Layout


MANATEE COUNTY APPROVAL STAMP
LEGEND
NOTES
KEY MAP
SARASOTA BRADENTON INTERNATIONAL AIRPORT
6000 AIRPORT CIR, SARASOTA, FL 34243
T 941 359 2770
PGAL
ATKINS
NORTH AMERICA, INC.
1514 BROADWAY, SUITE 309
FORT MYERS, FL 33901
T 239-334-7275
FBPR CERTIFICATE OF AUTHORIZATION NO. 24
Copyright © 2022
PROJECT NAME
SARASOTA BRADENTON INTERNATIONAL AIRPORT TRACTOR TRAILER LOT & BOAT AND RV STORAGE LOT
PROJECT LOCATION
6000 AIRPORT CIR, SARASOTA, FL 34243
PROJECT NUMBER
1005297.00
SHEET TITLE
OVERALL SITE PLAN
SHEET NUMBER
3-G1.04

AGENDA ITEM NO. 8.11

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: INCREASE CONTRACT SCOPE FOR THE AIRPORT PARKING LOT EXPANSION PROJECT WITH AMERICAN INFRASTRUCTURE DEVELOPMENT (AID), INC.

EXECUTIVE SUMMARY: The Board approved a contract for professional engineering services with AID at the May 2019 Board meeting. These services included the design, permitting, bidding, and construction phase services for Long Term, Shade Lot, and Valet drop off area. Due to the significant increase in airline traffic, it is necessary to amend these services to include construction phase services for the construction of the Remote Economy Lot and Park and Ride Lots. The additional construction phase services fee associated with these lots will be negotiated by staff. Staff is requesting the Board provide authority to the President/CEO to approve the negotiated scope and fee and execute necessary contracts with AID. The amendment will be ratified at the August Board meeting.

NARRATIVE: The significant growth in passenger traffic has created high demand for vehicle parking. Currently the Airport has approximately 2,000 paved parking spaces, Thanksgiving 2021 created a peak demand of approximately 3,500 spaces. To help accommodate this demand a Remote Economy Lot will be constructed that will be located at the corner of University Parkway and Old Bradenton Road. The construction will include paving the lot, adding shuttle shelters, revenue control, security cameras, lighting, fencing and other improvements. With the potential loss of other overflow lots due to various construction projects, the Remote Economy and Park and Ride lots are critical for holiday overflow parking.

A detailed scope and fee will be prepared by AID and negotiated with staff. A fee will be reviewed with the President/CEO for approval.

RECOMMENDATION: It is hereby recommended that the Board authorize the President/CEO to amend the AID contract to include construction phase services for the Remote Economy and Park and Ride Lots for a negotiated amount that is based upon an independent fee estimate with a 10% contingency.

AGENDA ITEM NO. 8.12

SARASOTA MANATEE AIRPORT AUTHORITY
MAY 23, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION CONTRACT AWARD TO LOW RESPONSIVE BIDDER [TBD] FOR THE PARK AND RIDE LOT PROJECT

EXECUTIVE SUMMARY: The growth in originating passenger traffic has caused a significant increase in parking demand. Staff estimates an additional 1,500 spaces are needed to accommodate the 2022 holiday parking. Staff amended American Infrastructure Development's contract to design and bid two Park and Ride Lots located off US 41. The Park and Ride project was advertised for bids. Bids are expected in June and a notice to proceed is needed prior to the August Board meeting. Staff is requesting the Board provide authority to the President/CEO to approve the low responsive bidder and execute necessary contracts with the low responsive bidder. Contracts will be ratified at the August Board meeting.

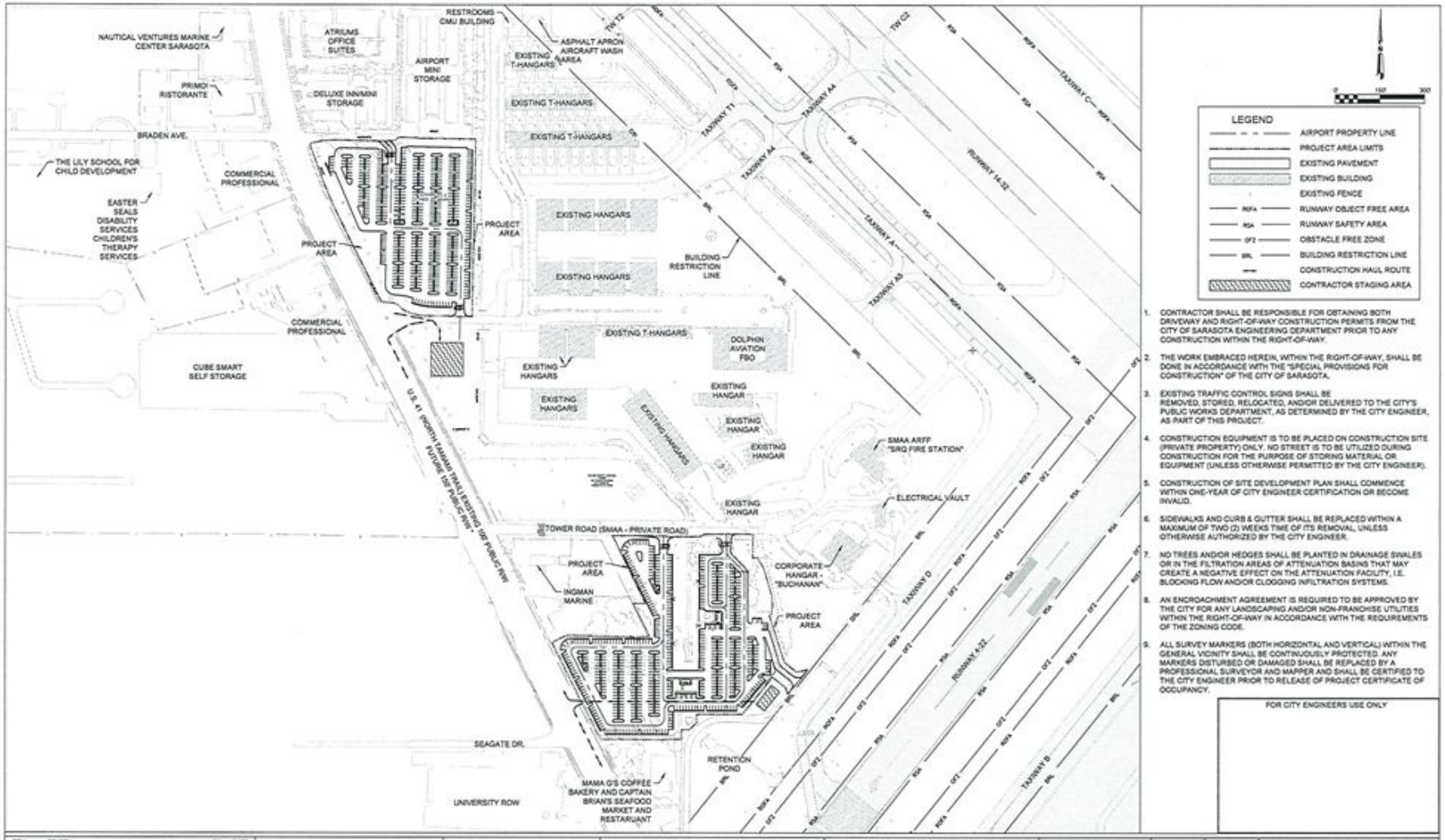
NARRATIVE: The significant growth in passenger traffic has created high demand for vehicle parking. Currently the Airport has approximately 2,000 paved parking spaces, Thanksgiving 2021 created a peak demand of approximately 3,500 spaces. To accommodate this demand Airport staff have identified two locations to construct additional parking to accommodate approximately 1,000 new spaces of the anticipated 1,500 needed. These two locations are located off US 41, one south of the Air Traffic Control Tower and one north of Dolphin Aviation. Both lots will be designed to be revenue controlled, secure, with discounted rates. Airport shuttles will pick up and drop off customers. These new lots will be designed, constructed, and operational prior to Thanksgiving week.

The construction will include paving approximately 1,000 spaces, along with drainage improvements, striping, landscape, security fencing, lighting, revenue control, and emergency call boxes. The contract allows 150-calendar day duration for the project completion. The project will be funded with cash reserves.

AID and staff will evaluate the bids that are received and will determine the low responsive bid.

RECOMMENDATION: It is hereby recommended that the Board authorize the President/CEO to execute a construction contract with the low responsive bidder for the Park and Ride Lots with a 10% contingency.

ATTACHMENTS: Park and Ride Layout


NAUTICAL VENTURES MARINE CENTER SARASOTA
ATRIUMS OFFICE SUITES
RESTROOMS CMU BUILDING
ASPHALT APRON AIRCRAFT WASH AREA
EXISTING T-HANGARS
AIRPORT MINI STORAGE
PRIMO RISTORANTE
DELUXE INNIMINI STORAGE
BRADEN AVE.
THE LILY SCHOOL FOR CHILD DEVELOPMENT
COMMERCIAL PROFESSIONAL
EASTER SEALS DISABILITY SERVICES CHILDREN'S THERAPY SERVICES
PROJECT AREA
EXISTING HANGARS
BUILDING RESTRICTION LINE
CUBE SMART SELF STORAGE
DOLPHIN AVIATION FBO
EXISTING HANGAR
SMAA ARFF "SRQ FIRE STATION"
ELECTRICAL VAULT
TOWER ROAD (SMAA - PRIVATE ROAD)
CORPORATE HANGAR - "BUCHANAN"
INGMAN MARINE
U.S. 41 (NORTH TAMIAMI TRAIL) EXISTING 120' PUBLIC R/W, FUTURE 130' PUBLIC R/W
SEAGATE DR.
UNIVERSITY ROW
RETENTION POND
MAMA G'S COFFEE BAKERY AND CAPTAIN BRIAN'S SEAFOOD MARKET AND RESTAURANT
TAXIWAY T1
TAXIWAY T2
TAXIWAY C2
TAXIWAY C
TAXIWAY A4
TAXIWAY A
TAXIWAY A3
TAXIWAY D
TAXIWAY B
RUNWAY 14-32
RUNWAY 4-22
LEGEND
AIRPORT PROPERTY LINE
PROJECT AREA LIMITS
EXISTING PAVEMENT
EXISTING BUILDING
EXISTING FENCE
RUNWAY OBJECT FREE AREA
RUNWAY SAFETY AREA
OBSTACLE FREE ZONE
BUILDING RESTRICTION LINE
CONSTRUCTION HAUL ROUTE
CONTRACTOR STAGING AREA
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BOTH DRIVEWAY AND RIGHT-OF-WAY CONSTRUCTION PERMITS FROM THE CITY OF SARASOTA ENGINEERING DEPARTMENT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
2. THE WORK EMBRACED HEREIN, WITHIN THE RIGHT-OF-WAY, SHALL BE DONE IN ACCORDANCE WITH THE "SPECIAL PROVISIONS FOR CONSTRUCTION" OF THE CITY OF SARASOTA.
3. EXISTING TRAFFIC CONTROL SIGNS SHALL BE REMOVED, STORED, RELOCATED, AND/OR DELIVERED TO THE CITY'S PUBLIC WORKS DEPARTMENT, AS DETERMINED BY THE CITY ENGINEER, AS PART OF THIS PROJECT.
4. CONSTRUCTION EQUIPMENT IS TO BE PLACED ON CONSTRUCTION SITE (PRIVATE PROPERTY) ONLY. NO STREET IS TO BE UTILIZED DURING CONSTRUCTION FOR THE PURPOSE OF STORING MATERIAL OR EQUIPMENT (UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER).
5. CONSTRUCTION OF SITE DEVELOPMENT PLAN SHALL COMMENCE WITHIN ONE-YEAR OF CITY ENGINEER CERTIFICATION OR BECOME INVALID.
6. SIDEWALKS AND CURB & GUTTER SHALL BE REPLACED WITHIN A MAXIMUM OF TWO (2) WEEKS TIME OF ITS REMOVAL, UNLESS OTHERWISE AUTHORIZED BY THE CITY ENGINEER.
7. NO TREES AND/OR HEDGES SHALL BE PLANTED IN DRAINAGE SWALES OR IN THE FILTRATION AREAS OF ATTENUATION BASINS THAT MAY CREATE A NEGATIVE EFFECT ON THE ATTENUATION FACILITY, I.E. BLOCKING FLOW AND/OR CLOGGING INFILTRATION SYSTEMS.
8. AN ENCROACHMENT AGREEMENT IS REQUIRED TO BE APPROVED BY THE CITY FOR ANY LANDSCAPING AND/OR NON-FRANCHISE UTILITIES WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING CODE.
9. ALL SURVEY MARKERS (BOTH HORIZONTAL AND VERTICAL) WITHIN THE GENERAL VICINITY SHALL BE CONTINUOUSLY PROTECTED. ANY MARKERS DISTURBED OR DAMAGED SHALL BE REPLACED BY A PROFESSIONAL SURVEYOR AND MAPPER AND SHALL BE CERTIFIED TO THE CITY ENGINEER PRIOR TO RELEASE OF PROJECT CERTIFICATE OF OCCUPANCY.
FOR CITY ENGINEERS USE ONLY
REV. REASON BY DATE
srq SARASOTA BRADENTON INTERNATIONAL
SARASOTA BRADENTON INTERNATIONAL AIRPORT
6000 Airport Circle
Sarasota, Florida 34243
PARK N RIDE
BID DOCUMENTS
AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.
3810 NORTHDALE BLVD. SUITE 170
TAMPA, FL 33624
OFFICE: 813-374-2200
FLORIDA CERT. OF AUTHORIZATION 28731
ENGINEER OF RECORD
KYLE HOLLEY, P.E.
FL P.E. # 72953
JOB NO: SRQ21011
DRAWN: JC
DESIGN: AF
CHECKED: KH
DATE: MAY 9, 2022
CONTRACT LAYOUT PLAN
C004

AGENDA ITEM NO. 9.1

Sarasota Manatee Airport Authority
Balance Sheet
April 30, 2022

Assets	
Current Assets	
Cash & Investments	$50,685,673
Accounts Receivable	2,731,975
Grants Receivable	216,236
Accrued Interest Receivable	32,598
Inventory	299,334
Prepaid Insurance	58,324
Prepaid Expense & Other Assets	725,337
Total Current Assets	*54,749,477*
Non-Current Assets	
Customer Facility Funds	*11,119,334*
Passenger Facility Funds	*261,151*
Airport Facilities & Equipment	333,109,764
Accumulated Depreciation	(201,010,485)
Intangible Assets, net	111,192
Construction in Progress	43,623,555
Total Non-Current Assets	*187,214,513*
Total Assets	***$241,963,990***
Deferred Outflow of Resources - Pension	***1,058,636***
Liabilities and Net Position	
Current Unrestricted Liabilities	
Accounts Payable	525,570
Unearned Income	39,758
Accrued Expenses & Other Liabilities	1,076,971
Total Unrestricted Liabilities	*1,642,298*
Non-Current Liabilities	
Net Pension Liabilities	3,723,725
Total Non-Current Liabilities	3,723,725
Total Liabilities	***5,366,023***
Deferred Inflow of Resources - Pension	***1,277,223***
Net Position	
Net Assets	218,674,740
Current Profit Account	17,704,639
Total Net Position	***236,379,379***

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending April 30, 2022

	This Month This Year	Total Budget	Year to Date This Year	Budget Less Actual YTD	Actual YTD %
Airline Rentals, Fees and Charges					
Landing Fees - Signatory	$58,761	$759,862	$426,972	$332,890	56.2%
Landing Fees - Nonsignatory	2,614	59,612	14,624	44,988	24.5%
Landing Fees - Nonscheduled	671	0	2,563	(2,563)	0.0%
Preferential Apron Fees	22,880	274,106	160,157	113,949	58.4%
Concourse Circulation	305,293	3,510,739	1,975,245	1,535,494	56.3%
Baggage Claim Area	79,887	843,486	482,426	361,060	57.2%
Gate Use Fees - Signatory	34,661	197,530	146,487	51,043	74.2%
Terminal and Gate Fees - Nonsignatory	50,716	696,776	228,980	467,796	32.9%
Airline Terminal Rent - Signatory	127,553	1,442,509	831,637	610,872	57.7%
Airline Terminal Rent - Nonsignatory	3,924	46,292	25,372	20,920	54.8%
Total Airline Revenues	***686,960***	***7,830,912***	***4,294,465***	***3,536,447***	***54.8%***
Non-Airline Revenue					
Air Cargo Facility	14,088	100,000	98,613	1,388	98.6%
Subtotal	***14,088***	***100,000***	***98,613***	***1,388***	***98.6%***
Airfield					
Fuel Flowage Fees	59,456	321,000	359,511	(38,511)	112.0%
Ground Lease Airfield	14,974	180,000	105,055	74,945	58.4%
T-Hangar Facilities	79,717	951,500	556,062	395,438	58.4%
Fixed Base Operators - Rent	59,222	724,500	414,554	309,946	57.2%
Fuel Service - ASIG	6,307	83,000	44,757	38,243	53.9%
Subtotal	***219,676***	***2,260,000***	***1,479,939***	***780,061***	***65.5%***
Terminal Building					
RAC Counter Space	14,500	174,000	101,498	72,502	58.3%
Other Terminal Rents	22,971	252,000	163,221	88,779	64.8%
Advertising	36,855	300,000	265,876	34,124	88.6%
Restaurant Services	156,092	1,003,000	749,297	253,703	74.7%
Gift Shop	123,542	911,000	601,489	309,511	66.0%
Miscellaneous	141	900	889	11	98.8%
Vending	1,808	12,000	9,669	2,331	80.6%
Subtotal	***355,908***	***2,652,900***	***1,891,939***	***760,961***	***71.3%***
Terminal Area					
Car Rental %	1,547,763	8,995,000	6,832,927	2,162,073	76.0%
Auto Parking	647,941	5,220,000	4,653,283	566,717	89.1%
Ground Transportation	57,134	360,000	306,882	53,119	85.2%
Fuel Flowage Fees - Menzies	77,000	425,000	524,059	(99,059)	123.3%
RAC Ready Car Spaces	4,620	58,000	32,340	25,660	55.8%
Parking Stickers/Hang Tags	2,897	80,000	67,636	12,364	84.5%
Taxi Cab Service	13,216	105,000	68,222	36,778	65.0%
RAC Buildings Land Rent	45,945	550,000	317,673	232,327	57.8%
Subtotal	***2,396,514***	***15,793,000***	***12,803,023***	***2,989,977***	***81.1%***
Non-Aviation Area					
University Self Storage Income	46,036	550,000	396,053	153,947	72.0%
Buildings - Non-Aviation	33,056	315,000	168,893	146,107	53.6%
Common Area Maint - Comm Parke	500	4,500	2,000	2,500	44.4%
Land - Non-Aviation	40,605	535,000	287,728	247,272	53.8%
Subtotal	***120,197***	***1,404,500***	***854,674***	***549,826***	***60.9%***
Total Operating Revenue	***3,793,344***	***30,041,312***	***21,422,652***	***8,618,660***	***71.3%***
Investment Income + Other Income					
Investment Income					
Interest Earned - Operating	9,178	80,000	49,582	30,418	62.0%
Interest Earned - Other	0	0	0	0	0.0%
Subtotal	***9,178***	***80,000***	***49,582***	***30,418***	***62.0%***
Other Income					
Passenger Facilty Charges	186,472	8,002,229	3,679,708	4,322,521	46.0%
Customer Facility Charges	1,034,252	7,000,000	5,012,769	1,987,232	71.6%
Grant Revenue - Other	55,757	0	117,885	(117,885)	0.0%
Grant Revenue - FAA	0	0	8,879,784	(8,879,784)	0.0%
Grant Revenue - FDOT	112,597	0	334,145	(334,145)	0.0%
Miscellaneous Income	559	10,000	10,682	(682)	106.8%
Miscellaneous Income - LEO	7,080	0	14,400	(14,400)	0.0%
I.D. Badges	13,611	30,000	30,651	(651)	102.2%
Profit/Loss on Disposal	9,455	15,000	45,104	(30,104)	300.7%
Extraordinary Items	0	0	0	0	0.0%
Asset Writedown/Up on Investments	(96,820)	0	(732,655)	732,655	0.0%
Subtotal	***1,322,963***	***15,057,229***	***17,392,472***	***(2,335,243)***	***115.5%***
Subtotal Investment Income & Other	**1,332,141**	**15,137,229**	**17,442,054**	**(2,304,825)**	**115.2%**
Total Revenues	***5,125,485***	***45,178,541***	***38,864,705***	***6,313,836***	***86.0%***

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending April 30, 2022

	This Month This Year	Total Budget	Year to Date This Year	Budget Less Actual YTD	Actual YTD %
Utilities					
Electric-Utility	68,091	699,000	367,997	331,003	52.6%
Refuse Collection	(551)	103,500	10,858	92,642	10.5%
Water and Sewer	21,622	129,800	111,345	18,455	85.8%
Subtotal	***89,161***	***932,300***	***490,200***	***442,100***	***52.6%***
Personnel					
Salary/Wages	647,235	10,159,801	6,053,784	4,106,017	59.6%
Health Insurance	178,465	2,575,830	1,289,037	1,286,794	50.0%
Retirement	134,141	1,884,999	1,178,719	706,280	62.5%
Social Security	76,182	609,682	379,911	229,771	62.3%
Medicare	18,978	147,317	95,321	51,996	64.7%
Disability	119	6,200	836	5,364	13.5%
Unemployment	0	40,199	0	40,199	0.0%
Worker's Compensation	27,530	302,679	192,711	109,968	63.7%
Employment Expenses	220	10,000	3,539	6,461	35.4%
Subtotal	***1,082,870***	***15,736,707***	***9,193,858***	***6,542,849***	***58.4%***
Administration					
Advertising	3,592	152,420	74,854	77,566	49.1%
Bad Debts Expense	0	5,000	1,260	3,740	25.2%
CEO Auto Expenses	1,973	20,000	10,627	9,373	53.1%
Public Relations	9,150	45,000	25,051	19,949	55.7%
Customs	(3,951)	200,000	107,870	92,130	53.9%
Data Processing	14,050	135,000	159,377	(24,377)	118.1%
Software Licenses/Annual Support	51,752	187,450	137,097	50,353	73.1%
Dues and Subscriptions	3,157	119,971	87,459	32,512	72.9%
Employee Service Awards	50	6,200	985	5,215	15.9%
Entertainment	729	10,000	11,940	(1,940)	119.4%
Insurance - Property	63,224	666,962	395,669	271,293	59.3%
Insurance - General Liability	6,354	80,413	44,476	35,937	55.3%
Insurance - Surety Bonds	4,024	44,312	28,840	15,472	65.1%
Insurance - Vehicles	6,627	73,371	46,391	26,980	63.2%
Legal Expense	102,287	400,000	308,151	91,849	77.0%
Loss & Safety Program	0	200	0	200	0.0%
Marketing Trade Show Registration	0	30,200	9,159	21,042	30.3%
Miscellaneous	15,013	77,700	67,721	9,979	87.2%
Office Supplies and Equipment	3,899	99,125	62,399	36,726	62.9%
Postage	382	5,200	2,417	2,783	46.5%
Professional Services	17,481	581,825	204,004	377,821	35.1%
Records Retention	0	1,500	791	709	52.7%
Sponsored Events	934	5,400	2,672	2,728	49.5%
Taxes	0	35,200	28,389	6,811	80.6%
Telephone Service	16,445	291,720	163,196	128,524	55.9%
Training	9,250	107,860	37,205	70,655	34.5%
Travel	4,632	211,200	23,303	187,897	11.0%
Uniforms	10,166	85,600	60,448	25,152	70.6%
Subtotal	***341,219***	***3,678,829***	***2,101,750***	***1,577,079***	***57.1%***
Operations					
Air Conditioning	7,090	47,000	38,642	8,358	82.2%
Carpentry	3,241	35,000	19,085	15,915	54.5%
Common Area Maint - Comm Parke	762	10,000	4,037	5,963	40.4%
Electrical	2,445	61,000	19,184	41,816	31.4%
Equipment Rental	2,701	23,000	9,425	13,575	41.0%
Equipment Repair	7,246	109,200	85,374	23,826	78.2%
Loading Bridge Repair	11,492	48,000	71,697	(23,697)	149.4%
Conveyor & Belts	11,116	24,000	44,246	(20,246)	184.4%
Terminal Audio & Paging Repairs	0	19,000	0	19,000	0.0%
Repairs Generator	33,392	14,000	36,708	(22,708)	262.2%
FAA Mandated Security Measures	0	500	0	500	0.0%
Fence and Gate Repair	3,812	18,000	11,849	6,151	65.8%
Interior Planting	0	1,200	32	1,168	2.7%
Irrigation System	283	11,000	3,363	7,637	30.6%
Janitorial Service	136,894	1,228,677	946,600	282,077	77.0%
Landscape Maintenance	1,840	54,700	12,587	42,113	23.0%
Miscellaneous Construction	4,265	79,400	65,514	13,886	82.5%
Paint and Markings	2,228	69,000	78,559	(9,559)	113.9%
Permits & Licenses	0	3,800	247	3,553	6.5%
Paving and Pavement Repairs	71	69,500	222	69,278	0.3%
Plumbing	5,104	41,300	28,938	12,362	70.1%
Radio Equipment Repairs	0	3,500	1,088	2,412	31.1%
Service Contracts	16,439	960,264	586,291	373,973	61.1%
Shuttle Service	986	11,000	11,718	(718)	106.5%
Vehicle Repairs	4,090	73,200	38,925	34,275	53.2%
Subtotal	***255,498***	***3,015,241***	***2,114,332***	***900,909***	***70.1%***

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending April 30, 2022

	This Month This Year	Total Budget	Year to Date This Year	Budget Less Actual YTD	Actual YTD %
Supplies					
Fabrication Supplies	200	18,500	2,842	15,658	15.4%
Extinguishing Agent	0	15,000	0	15,000	0.0%
First Aid Supplies	202	4,000	5,281	(1,281)	132.0%
Gas & Fuel	10,084	90,000	64,261	25,739	71.4%
Identification	0	14,500	9,782	4,718	67.5%
Janitorial Supplies	22,977	183,800	152,432	31,368	82.9%
Lighting	1,218	24,800	10,589	14,211	42.7%
Lighting - Airfield	356	50,800	35,046	15,754	69.0%
Miscellaneous Supplies	1,561	10,000	3,933	6,067	39.3%
Miscellaneous Terminal Furnishings	0	8,000	599	7,401	7.5%
Non-Capital Equipment	11,025	122,450	133,054	(10,604)	108.7%
Safety Supplies	16	2,500	1,706	794	68.2%
Shop Supplies	2,194	13,000	13,837	(837)	106.4%
Signage	7,945	52,500	20,577	31,924	39.2%
Small Tools and Equipment	2,932	35,800	23,396	12,404	65.4%
Vegetation Control	0	17,000	11,441	5,559	67.3%
Ammunition/Wildlife Disbursement	0	9,750	2,693	7,057	27.6%
Subtotal	***60,710***	***672,400***	***491,468***	***180,932***	***73.1%***
Total Operating Expenses	***1,829,457***	***24,035,477***	***14,391,608***	***9,643,869***	***59.9%***
Profit (Loss) from Operations	***3,296,028***	***21,143,064***	***24,473,097***	***(3,330,033)***	***115.8%***
Depreciation and Amortization					
Amortization	6,287	69,869	44,008	25,861	63.0%
Depreciation	845,597	10,170,794	5,923,656	4,247,137	58.2%
Total Depreciation and Amortization	***851,884***	***10,240,662***	***5,967,664***	***4,272,998***	***58.3%***
Other Expenses					
Marketing	253,994	1,150,000	800,794	349,206	69.6%
Total Other Expenses	***253,994***	***1,150,000***	***800,794***	***349,206***	***69.6%***
Net Profit (Loss)	***$2,190,150***	***$9,752,402***	***$17,704,639***	***($7,952,237)***	***181.5%***

Sarasota Manatee Airport Authority
Investment Portfolio
For the Month of April 2022

	Description	Cusip/Invest	Coupon	Par Value Orig Face	Yield (1)	Acquisition Cost	Purchase Date	Maturity Date	Int. Rec'd (2)	Market Value (3)	Yield @ Market
1	US Treasury Note	91282CDA6	0.250	10,000,000	0.306	9,989,063	10/8/2021	9/30/2023	2,083	**9,691,400**	0.26
2	US Treasury Note	91282CBG5	0.125	8,000,000	0.504	7,968,750	1/18/2022	1/31/2023	833	**7,896,880**	0.13
3	US Treasury Note	91282CCN9	0.125	8,000,000	0.766	7,921,875	1/18/2022	7/31/2023	833	**7,777,840**	0.13
4	US Treasury Note	91282CDR9	0.750	8,000,000	0.789	7,974,688	1/18/2022	12/31/2023	5,000	**7,755,600**	0.77
	Total Investments			34,000,000	0.574	33,854,375			8,750	**33,121,720**	

(1) Yield to Maturity.

(2) Interest on Notes is paid semi-annually, accrued monthly.

(3) Market value on non-restricted funds are provided by the Custodian, US Bank.

Sarasota Manatee Airport Authority
Investment Analysis - Portfolio Activity Report
For the Month of April 2022

Transaction Date	Maturity Date	Description	Cusip/Invest	Coupon Yield	Original Face Purchase price	Sales Price Market Price	Gain or (Loss) on Sale
Securities Purchased:							
Securities Closed:							

AGENDA ITEM NO. 9.3

SARASOTA MANATEE AIRPORT AUTHORITY
FINANCE & ADMINISTRATION STAFF REPORT
MAY 23, 2022 REGULAR MEETING

FINANCE **APRIL 2022**

Budget/Financial Information:

Included in the Board packet are the unaudited financial statements for **April.** Summary information contained therein for **April** is as follows: Operating revenues were approximately **22.3%** higher than anticipated in the FY 22 budget. Operating expenses were approximately **2.6% higher.**

As part of the ongoing development of investment policies and procedures, reports have been developed based on information provided by Sarasota County Clerk of the Court. The current disclosure reflects an Investment Portfolio Analysis, along with a Portfolio Activity Report. Staff continues to work closely with the Clerk's office.

Passenger Facility Charge (PFC): A separate detail which reflects PFC collections for the month of **April** and cumulative to date.

Sarasota Manatee Airport Authority
Sarasota Bradenton International Airport (SRQ)
PFC Collections by Carrier

Carrier	Apr-22	Collected since inception
Aces Airlines		24.86
Aer Lingus		1,359.12
Aero California		8.64
Aero Costa Rico		2.92
Aeroflot - Russian Airlines		961.09
Aeromexico	12.84	4,285.82
AeroPeru		19.02
Aeropostal Venezuela		17.52
Air Aruba		11.68
Air Canada		1,020,619.12
Air France	240.67	32,525.31
Air India		2.88
Air New Zealand		1,973.36
Air Pacific Ltd.		135.81
Air Portugal		308.10
Air Serbia		399.49
Air Sunshine		109,075.76
Air Trans At		144,133.51
AirTran Airways		5,850,221.51
Alaska Airlines		6,209.51
Alitalia		3,974.22
All Nippon Airways (ANA)		509.46
Allegiant Air		3,561,939.57
Aloha		46.64
America West		116,500.91
American (AMR)		5,243,520.30
ATA Airlines, Inc.		2,527,486.80
Asiana Airlines		668.85
ATA Leisure Corp.		90,614.78
Austrian Airlines	17.56	705.40
AV Atlantic		1,027.84
Avelo Airlines		20,987.30
Avensa		43.20
Avianca		118.00
Aviateca, S.A.		5.84
Big Sky		2.92
British Airways	61.02	11,152.44
Brussels Airlines	26.34	118.42
BWIA		78.84
Canada 3000		100,572.36
Canadian Airlines		64,977.45
Canair		20,334.88
CanJet		120,295.00
Cape Air / Hyannis Air Service		242.90
Carnival Air Lines		1,883.40
Casino Air Link		887.68
Casino Express		8,389.66
Cathay Pacific		3,145.87
Cayman Airways		101.96
Champion Air (MLT, Inc.)		9,343.96
China Airlines		2,336.20
Colgan Air, Inc.		151.86
ComAir		21,805.38
Compania		33.75
Conquest		5.76
Continental Airlines		3,580,174.07
Continental Micronesia		44.05
Copa		11.56
Croatia Airlines		13.17
Czech Airlines (Aviation Industry Consultants)		2,516.42
Delta Air Lines		30,845,117.77
El Al Israel Airlines	13.17	1,314.66
Elite		61,345.86
Emirates		4,033.39
Empire		757.44
Eva Airways		739.73
ERA Aviation		84.84
Etihad Airways	17.56	403.88
Express One		8,387.70
Falcon Express		1,454.16
Faucett		8.76
Finnair		448.97
Florida Coastal Airlines		8,516.60
Front Page Tours		245.28
Frontier Airlines		537,686.55
G-P Express		89.28
Gold Transportation Services		26,702.01
Great Lakes Aviation		44.06
Hahn Air		2,956.82
Hawaiian Airlines		978.53
Iberia	13.17	1,242.33
Island Air		30.73
Insel Air		4.39
JAL (Japan Airlines)		879.19
Jet Airways		114.14
Jet Blue		5,357,230.84
JetsGo		6,418.18
Kenya		57.17
KLM	330.34	7,757.35
Korean Air	13.33	16,854.76
Kuwait Airways		2.92
Lacsa		36.54
Laker Airways		803.00
Lan Airlines		21.95
Lan Argentina .		4.39
Lan Chile		320.04
Lan Peru		21.95
LATAM Airlines Group		74.63
Leisure Air		33,007.40
Lineas Aereas Privadas Argentinas		11.68
Lone Star		69.52
Lot Polish Airlines		1,463.16
LTU		74.88
Lufthansa	7.35	7,217.96
Malaysia		406.88
Malev Hungarian		241.88
Mark Travel Corp.		10,856.56
Mesa Airlines		132.20
Compania Mexicana		438.74
MGM Grand Air		302.40
Miami Air Int'l		5,515.47
Midway Airlines		601.52
Midwest		1,922.08
Mountain West		11.68
National Airlines		5.84
Nicaraguense de Aviacion		5.84
North American Airlines		443.39
Northwest		1,996,108.91
Olympic Airways		165.43
Pan American		5.84
Panamena De Aviacion		4.39
Paradise Island		28.80
PenAir (Penninsula Airways)		13.17
Philippine Air		179.99
Private Jet		3,719.95
Qantas	17.56	3,819.38
Qatar		2,522.81
Reno Air		35,332.00
Republic Airlines		3,612.86
Royal Air Maroc		69.66
Royal Aviation		10,170.36
Royal Jordanian		29.20
Sabena		393.92
SAHSA		5.28
SAS (Scandivavian)	30.73	4,026.24
Saudi Arabian Airlines		7.31
Sevicios Avensa		280.28
Silver Airways Corp		114.14
Singapore	61.46	3,014.49
Skyservice		9,903.84
South African Airways		4,309.11
Southeast Airlines		6,234.20
Southwest	174,349.15	2,719,833.35
Sun Country	11,247.18	303,072.98
Sun Pacific Int'l (HMHF)		3,612.04
Sunworld Int'l Airlines		224.84
SwissAir		5,341.07
Taca Int'l Air		348.76
TAM Airlines (Aviation Industry C	8.78	1,039.00
TAP Air Portugal		220.87
Tower Air		17.52
Trans Brasil Airlines		20.44
Trans World Airways		781,609.36
Turk Hava (Turkish)		1,285.54
Ultrair		2.88
United		3,576,765.51
US Air Shuttle		2.92
US Airways		8,883,648.83
USA 3000		79,178.04
V Australia (Virgin Blue)		386.32
Varig		668.53
Vietnam Airlines		83.41
Virgin Atlantic		5,421.84
Viscount Air Service		2,006.04
Viscount Air Tours		353.32
Vision		2,809.60
WestJet		59,525.15
World Airways		35.04
Total	186,468.21	78,156,568.74
PFC checking Interest	3.44	1,742,741.44
PFC investment Interest		1,526,893.55
Securities-bought		32,071,184.66
Securities-sold		32,058,520.85
Securities interest		224,518.18
Service charges		6,970.26
Expenditures	700,000.00	81,369,939.82
Balance		261,148.02

Sarasota Manatee Airport Authority
PFC Monthly Status Report - Revenue and Expenditures
Month ended April 30, 2022

Charge effective date: 9/1/1992
Total Collection Authority: $ 92,349,299

Approved applications			Expiration	Approved Impose	Approved Use	Current Revenue Apr-22	Interest Apr-22	Total Collections	Total Interest	Total Revenue
Appl. 1		92-01-I-00/08-SRQ	Completed	13,944,391.00	-			12,126,777	1,817,614	13,944,391
Appl. 2		95-02-U-00/05-SRQ	Completed	-	5,947,682.00					
Appl. 3			Completed	750,061.00	8,746,770.00			675,673	74,388	750,061
Appl. 4	10/3/2000	00-04-C-00-SRQ		36,126,915.00	36,126,915.00					
	2/22/2002	00-04-C-01-SRQ		2,368,148.00	2,368,148.00					
	7/23/2009	00-04-C-02-SRQ		22,194,884.00	22,194,884.00					
	12/7/2017	00-04-C-03-SRQ		(887,886.00)	(887,886.00)					
Appl. 4		00-04-C-00/03-SRQ	Completed	59,802,061.00	59,802,061.00			58,234,308	1,567,753	59,802,061
Appl. 5	5/7/2019	19-05-C-00-SRQ	10/1/2022	8,817,424.00	8,817,424.00	186,468.21	3.44	7,119,810	14,768	7,134,578
Appl. 6	9/8/2021	21-06-C00-SRQ	4/1/2024	9,035,362.00	9,035,362.00					-
				92,349,299.00	92,349,299.00	186,468	3	78,156,569	3,474,523	81,631,091

Project number	Description		Use Appl. #	Estimated Implementation Date	Total Approved to Use	Expenditures Month end Apr-22	Total Expended to Date	Balance to Use	Status
	Various Projects	Total	2		5,947,682	-	5,947,682	-	Project complete
	Various Projects	Total	3		8,746,770	-	8,746,769	-	Project complete
118	Terminal development debt service		4	10/1/2000	60,689,947		59,802,061	-	
	Amendment		4		(887,886)				
					59,802,061	-	59,802,061	-	Project complete 4/21
5.01	Passenger Loading Bridge		5	12/1/2022	2,579,924		2,579,924	-	
5.02	Administration Cost Reim		5	11/30/2021	44,700		44,700	-	Project complete
5.03	Air Traffic Control Tower		5	12/1/2022	6,192,800	700,000	4,248,803	1,943,997	
	Total				8,817,424	700,000	6,873,427	1,943,997	Amount budgeted for FY 2022 is $8,002,229
6.01	RIM Project		6	5/21/2019	120,805			120,805	
6.02	Master Drainage Plan		6	5/1/2019	651,983			651,983	
6.03	Stormwater System Imp		6	11/1/2020	411,102			411,102	
6.04	Ticket Wing Bag Belt Ext		6	10/30/2019	577,190			577,190	
6.05	Runway 14 Evaluation & Rehab		6	10/30/2019	142,716			142,716	
6.06	Wildlife Hazard Assessment		6	10/12/2019	2,969			2,969	
6.07	ARFF Truck Replacement		6	7/18/2019	99,423			99,423	
6.08	Access Control & Security Enhancements		6	12/20/2020	995,819			995,819	
6.09	Obstruction Survey		6	8/15/2018	252,966			252,966	
6.10	Design & Rehab ARFF Facility		6	9/15/2020	349,271			349,271	
6.11	Master Plan Update w/ Boundary Survey		6	12/15/2020	48,878			48,878	
6.12	Taxiway Bravo North Rehab		6	12/15/2020	152,846			152,846	
6.13	PFC Administration		6	8/30/2021	81,859			81,859	
6.14	Hearing Loop System		6	12/10/2019	62,838			62,838	
6.15	Terminal Curbside Renovations		6	10/1/2022	3,250,000			3,250,000	
6.16	Blast Fence Project Gate B2		6	10/15/2020	750,000			750,000	
6.17	Baggage Handling System Design		6	10/15/2022	200,000			200,000	
6.18	Security Checkpoint Modifications		6	9/30/2020	384,697			384,697	
6.19	Waypoint Sign Project		6	6/1/2022	500,000			500,000	
					9,035,362	-	-	9,035,362	
	Total all applications				92,349,299	$700,000	81,369,940	10,979,359	

SARASOTA MANATEE AIRPORT AUTHORITY

MONTHLY INVESTMENT REPORT

March 2022

Prepared by Karen E. Rushing, Clerk of the Circuit Court and County Comptroller

Summary of Investment Strategy: The Fed just started economic tightening in March but the market is way ahead of the Fed having priced in 7 standard rate hikes by year end, after the worst quarterly Treasury market rout since 1994. The Fed will need to be aggressive with removing monetary accommodation from the markets, making an economic "soft landing" more difficult. Fed Governor Brainard fears inflation will hurt the poorest Americans the most, and believes it is therefore critical to eliminate inflation as quickly as possible. She said, "It is of Paramount importance". In the Month of March, the front end of the Treasury curve (6 months to 3 years) experienced rates increasing approximately 42 to 100 basis points across that section of the curve. Current investable U.S. Treasury yields range from the 3 month Bill at 0.48% to the 5 year Note at 2.46%.

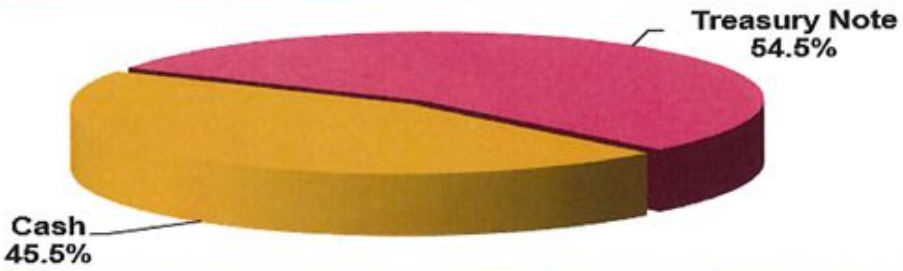
KEY ECONOMIC INDICATORS

- ISM Manufacturing came in at 58.6 in February, above expectations of 58.0 but lower than last month's value of 57.6.
- Non-Farm Payrolls increased by 678k in February which was above expectations of 423k. January's figure was revised higher to 504k from the previously reported 467k.
- Average hourly earnings were up 5.1% in February – lower than the market expectation of 5.8%; while the prior month reported a downward revision to 5.4% YOY increase.
- Producer prices ex-food and energy, YOY rose 8.4% in February which was lower than expectations of 8.7% increase and last month's 8.5%.
- Retail sales ex auto and gas increased by 0.2% in February which was below expectations of 0.9% and last month's revised 4.4%.

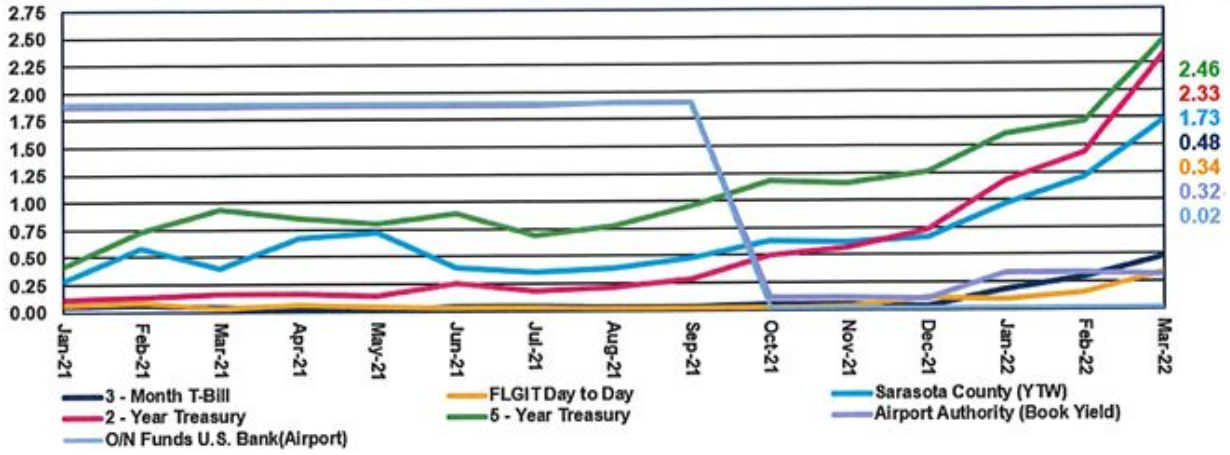
NEWS *and* EVENTS

- Employers added 678,000 workers to their payrolls in February, the biggest gain in seven months, the Labor Department said, and the jobless rate fell to 3.8% from 4.0% a month earlier, edging closer to the 50-year low of 3.5% hit just before the pandemic.
- The U.S. moved to sever normal trade ties with Russia – and ban imports of its seafood, vodka, and diamonds – as it joined other nations in ratcheting up economic pressure on Moscow.
- The Average rate for a 30-year fixed mortgage topped 4% for the first time since May 2019, Freddie Mac said.
- Rising fuel prices are taking a toll on small businesses, prompting owners of everything from furniture retailers to swimming pool service companies to trim back work and revise contracts as they try to soften the financial.
- Russia's assault on Ukraine has forced more than 10 million people to abandon their homes, the U.N. said, with the scale of the humanitarian disaster showing little sign of easing as Moscow presses its attack with missile strikes and artillery fire.

PORTFOLIO COMPOSITION



YIELD COMPARISON



srq SARASOTA BRADENTON INTERNATIONAL

March 2022

PORTFOLIO STATISTICS

*Includes Cash

	October	November	December	January	February	March
Portfolio at Cost	50,690,745	51,504,077	54,959,146	58,479,269	59,331,741	61,686,955
Market Value Portfolio	50,661,083	51,469,314	54,899,783	58,263,394	59,004,126	60,905,495
Yield Based Upon Cost	0.11%	0.11%	0.10%	0.34%	0.34%	0.32%
Interest Accrued	3,676	3,421	4,133	9,164	9,168	9,192
Interest Accrued Fiscal Year to Date						**$ 38,754**

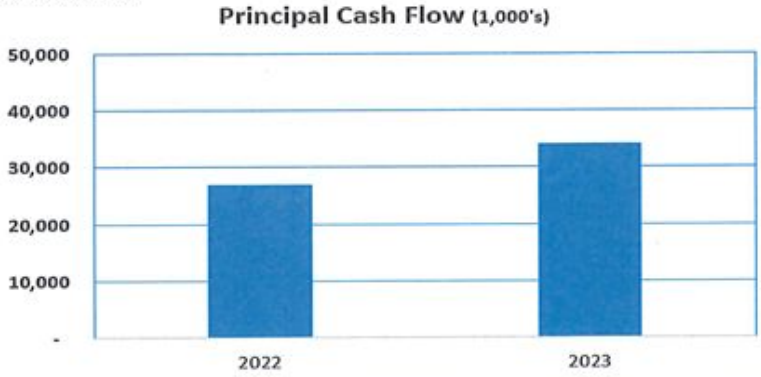
SHOCK ANALYSIS

The portfolio shock analysis is a proactive risk management tool, utilized to evaluate how the Airport Authority's current portfolio would react to certain defined interest rate scenarios. This tool enables us to monitor the county's interest rate risk exposure to ensure it is aligned with the requirements of the investment policy. The table below presents the base scenario on how the portfolio is performing in the current interest rate environment, accompanied by scenarios of interest rate increases, and decreases.

	Down 50 Basis Points	Down 25 Basis Points	Base	Up 25 Basis Points	Up 50 Basis Points
Book Value	$ 61,686,955	$ 61,686,955	$ 61,686,955	$ 61,686,955	$ 61,686,955
Market Value	61,132,324	61,019,323	60,905,495	60,776,465	60,647,985
Gain/(loss) unrealized	(554,631	(667,632)	(781,460)	(910,490)	(1,038,970)
Market price	99.12	98.94	98.75	98.54	98.34
Book Yield	0.32	0.32	0.32	0.32	0.32
WAL	0.80	0.80	0.80	0.80	0.80
Effective Duration	0.77	0.78	0.79	0.81	0.82
Effective Convexity	0.03	0.03	0.03	0.03	0.03

CASH FLOW FORECAST

The cash flow forecast chart is a graphical representation of the annual projected cash flows of the Airport Authority's investment portfolio resulting from expected investment maturities and calls. This management tool is utilized to evaluate portfolio liquidity, to make sure there is sufficient cash on hand to meet day-to-day expenses, and optimize reinvestment of excess funds.



HUMAN RESOURCES DEPARTMENT
ACTIVITY FOR THE MONTH OF APRIL 2022

OPEN POSITIONS

POSITION	NUMBER OF POSITIONS	NUMBER OF APPLICANTS	POSITIONS FILLED	APPLICANT(S) HIRED	STARTING DATE
Traffic Control Specialist	4	34	1	Ephraim Santiago	4/13/2022
IT Systems Technician	6	10	0		
Police Officer - PT	2	1	1	Roger Thacker	4/20/2022
Police Officer - FT	1	1	0		
Floor Maintenance Technician	3	9	1	Kendra Couture	4/12/2022
Maintenance Technician, Public Works	1	2	0		
Mechanic	1	7	1	Ryan Marino	4/11/2022
HVAC Mechanic	1	6	0		
Horticultural Specialist	1	4	0		
Deputy Fire Chief	1	3	1	Jason Hackley	4/4/2022
Fire Chief	1	2	0		
Baggage Handling System	3	8	0		
Buyer	1	6	0		
TOTALS	26	93	5		

SEPERATION

NAME	HIRE DATE	SEPARATION DATE	POSITION
Tim Egan	3/4/2002	4/6/2022	Police Officer (PT)
Joseph Caskey	8/21/2019	4/19/2022	Traffic Control Specialist
Kenneth Evans	3/19/2019	4/21/2022	Traffic Control Specialist
Sunny Starcher	5/19/2014	4/22/2022	Buyer
Wyeth Ward	7/13/2021	4/26/2022	Floor Maintenance Technician

The following positions(s) are funded in the FY 22 Budget, but have not been authorized to fill at this time.

POSITION	NUMBER OF POSITIONS	DEPARTMENT
Director, Human Resources	1	Finance & HR
Janitorial & Compliance Supervisor	1	Facilities
Communications Specialist PT	1	Operations

PURCHASING **APRIL 2022**

BIDS/QUOTES: Work has started on the new Air Cargo Roof, and we expect completion by the end of May. Rain and other projects have pushed our start date back.

We are working with Properties on a RFP for Parking Management, Operations, and Shuttle Services. We are looking at the purchase of two Shuttle buses we will need when the number of lots increase for the holidays. We are also looking into upgrading the Parking Access and Revenue System (PARCS) to bring in license plate reading recognition and modernize the credit card machines to improve the performance and increase the technology, so our passengers have a much better parking experience.

ITS has started working with our new Managed Network Service to expand on managing our Access Control Network. The new DAS system is installed, and we expect the first company, ATT to be up and running by June. Our expectation is that both Verizon and T-Mobile will join the system before the end of the calendar year.

Informal written quotes requested from prospective suppliers to provide airport lighting/lamps, artificial plants, batteries, computer hardware, technical support and software related items, electrical fixtures, extinguishing agents, firefighting gear, landscaping supplies, loading bridge repairs and supplies, industrial supplies, MRO items, office chairs, paint and paint supplies, promotional and advertising novelties, rental equipment, tires, tractor, uniforms, etc. and other misc. repairs and services.

WAREHOUSE: The Warehouse continues to add and delete items stocked in inventory and to generate purchase orders to replenish stock based on monitoring of inventory levels: **2** new items added, and we have reduced the number of items in the warehouse by **0.** Purchasing is reviewing all stock items to further reduce non- Purchasing is reviewing all stock items to further reduce non-usage/slow moving items as needed.

- **On-line auction activity through GovDeals for surplus/obsolete items: There were $8,400.00 of sales in the month of April 2022.**

DEPARTMENT PROJECTS:

- **We have removed all the sneeze guards and temperature monitoring equipment from the terminal. We have not removed the Hand sanitizer stands yet.**

- **We are starting to receive our new mowing equipment ordered this past fall. We should be ready for the busy summer season.**

- **We have placed a handicapped toilet in the new TNC parking area at New College and added an additional unit at the cellphone lot to handle increased volumes we are experiencing at both lots. This seems to have helped with customer service.**

CONTRACTS ISSUED: None.

SUMMARY OF DEPARTMENT ACTIVITY FOR THE MONTH:

PURCHASING:

- Purchase Orders Issued: 100
- Blanket Purchase Orders Issued: 0
- Emergency Purchase Orders Issued: 0
- Change Orders Issued: 0

WAREHOUSE/RECEIVING:

- Inventory Stock Transactions: 802
- Courier Activity: 465 miles for month

NOTICE TO THE BOARD: Per the Purchasing Policy, all purchases between $35,000 - $65,000 require at least three informal quotes. All purchases between $65,000 to $150,000 value shall be publicly noticed and made on the basis of competitive sealed bids, competitive sealed proposals, or competitive sealed replies. All exceptions shall be noted to the Authority at its next regular meeting. The following are exceptions to this policy for **April 2022: Amadeus Airport IT America – Sole Source $72,715.00.**

AGENDA ITEM NO. 9.4

SARASOTA MANATEE AIRPORT AUTHORITY
REAL ESTATE DEVELOPMENT & PROPERTIES STAFF REPORT
MAY 23, 2022 REGULAR MEETING

Southwest Airlines: Southwest has obtained building permits for a buildout of their original space in the lower level of the Concourse under Gate B-10 and will immediately commence construction. Added square footage was added to the SWA lease and exhibits were modified.

American Airlines: Construction of additional space for American is complete in the lower level of the Concourse and American has relocated into their new space. Added square footage was added to the AA lease and exhibits were modified.

Breeze Airways: Breeze Airways and SMAA have executed a Non-Signatory Agreement and preparations are underway. Breeze will start service at SRQ in June of this year.

Property #7/NEC and #12 NWC University & Bradenton Rd: SMAA application for DRI termination and rezoning in process. A portion Property 7 is also planned to be utilized temporary for an economy parking lot to accommodate overflow parking needs while various projects are constructed. Property 7 is in for construction permits with the city for the parking lot.

Rental Car/Status: Development of a consolidated QTA lot/facility is in design and Properties to negotiate new lease/operating agreements with all three car companies, including lease extensions. The expansion of the ready/return lot is nearly complete, however final work has been delayed allowing for full use of the lot during the current peak season.

Airport Hotel #3: The ground rent tenant is participating in the DRI/rezoning. A temporary license continues to be in place with this tenant to allow the airport to utilize the vacant hotel lot for overflow parking.

NORTH QUAD DEVELOPMENT:

Sheltair FBO: Properties completed a lease and development agreement with Sheltair and the agreement was approved and signed in April at the Board meeting. Sheltair has commenced with due diligence.

DJG SRQ Hangar, LLC: Properties completed a lease and development agreement with DJG SRQ Hangar for private aircraft storage and the agreement was approved and signed in April at the Board meeting.

SRQ Hangar, LLC: Properties completed a lease and development agreement with SRQ Hangar for Aircraft Sales and aircraft storage, and the agreement was approved and signed in April at the Board meeting.

EAA: Properties completed a lease agreement with EAA for a hangar and administration building and the agreement was approved and signed in April at the Board meeting.

GA FIS: The GA FIS facility is in process and design, Properties to negotiate/complete a lease for the property/building.

School District of Manatee County, Florida: Properties completed a ground lease with the School District of Manatee County, Florida for classrooms, offices and two hangars for the operation of an aircraft mechanic school. The ground lease is on the May Agenda for Board consideration/approval.

Additional interest from potential tenants for hangar development remains strong and discussions/negotiations continue.

Team Success: The Tenants sitework and buildings are underway, and the opening of the school is scheduled for the fall of 2022. Team Success has requested additional land to expand its campus and an amendment of the lease is under consideration. The amendment to the lease has been prepared and sent to the FAA for review/approval. Provided the FAA finds no issue with the amendment, the amendment will be at the following Board meeting for consideration/approval.

Property 5 and 6: Property 5/6 are contemplated to be utilized as Park N Fly lots, SMAA has started the process to zone/design/permit. Properties negotiated an early lease termination with Trailer Depot and Trailer Depot will vacate in September. This will allow the planned Park N Fly on Lot 6 to include this additional acreage for parking.

Concessions: Redevelopment of retail, food and beverage concessions throughout the Terminal/Concourse, strategy, and plan to expand/redevelop is in process. This project will be a phased project over the next several years once implemented.

In the interim, Properties requested presentations from the existing concessions operators as to adding an island bar/limited food concession at the north end of the concourse. Only one response was received and is in review. Provided a suitable agreement can be achieved, the proposed use/agreement will be submitted to the Board for consideration. HMS Host is in design for the contemplated Island Bar.

Mitchell Management of Florida, Inc.: The Jimmy Johns franchisee (Tenant) is under construction and is expected to open the second quarter of 2022.

Property #10/M-lot: Construction of all sitework, maintenance hangar building, and an extensive remodel of the former Agape hangar are all nearly complete. Properties is in discussions/negotiations with various other tenants for both the maintenance and former Agape hangars.

Property #2/Tallevast: Properties continues discussions/negotiations with Industrial development group as to a joint development of this property.

Parking: Parking demand increased dramatically and continues. Various other properties are under development to increase parking capacity to meet the high demand. In addition, the current Parking Management Agreement expires 3/31/23, therefore an RFP is out for advertisement and selection for a parking service is in process.

FBO Expansion: Additional hangars are contemplated at Dolphin and permits have been obtained with construction to start within 30 days. Ross Aviation is also proposing an expansion of hangars within the N Quad area. Ross has submitted concept plans and discussions are underway regarding phasing/construction.

Southern Light, LLC: This tenant has completed its telecommunications facility and is now running fiber to the terminal.

Minimum Standards: SMAA is in process of updating the airports Minimum Standards, with several of the airport departments participating. Completion is anticipated by the third quarter of this year.

General: Insurance notices, tenant inquiries, showing of properties, construction permits, meetings with surveyors, appraisers, contractors and engineering consultants, collections and past due notices, notices of insurance renewals and compliance, loss prevention committee, meetings with insurance claimants, planning and staff meetings.

General Aviation:

- Compliments: **0**
- Complaints: **0**
- Maintenance Requests: **4**
- Total number of tenants: **166**
- Total rentable spaces: **167**
- **106** tenants using auto credit card method of payment.
- **D1-107 vacated 4/15/22. New lease effective 4/15/22.**
- **J2-114 vacated 4/26/22. New lease effective 4/26/22.**
- **J2-116 leased 4/1/22.**
- **J2-112, J4-102 & J4-107 co-tenant leases April – November.**
- **J2-107 co-tenant lease effective 6/1/22.**
- **J2-104 seeking a co-tenant May – November.**
- **Facilities performing annual preventative maintenance on T-hangar electric bi-fold doors.**

T-HANGAR MONTHLY STATUS REPORT
For the Month of April 2022

Item	Qty.	No. Leased	Wait List	Leased %	Monthly Rate	Monthly Rent	Annual Rent
T-Hangars							
51'5 W Oversize	4	4	40	100%	$1,700.00	$6,800.00	$81,600.00
48' W Large	27	27	78	100%	$602.00	$16,254.00	$195,048.00
42' W Standard w/additional 176 sq. ft. storage	4	4	3	100%	$545.00	$2,180.00	$26,160.00
42' Standard (42' wide)	121	121	126	100%	$440.00	$53,240.00	$638,880.00
42' W Standard Discounted rate for CAP & EAA	2	2		100%	$250.00	$500.00	$6,000.00
Storage Rooms	7	3		43%	$100.00	$300.00	$3,600.00
Storage Rooms (Discounted rate for CAP & EAA)	2	2		100%	$10.00	$20.00	$240.00
TOTALS	**167**	**163**	**247**			**$79,294.00**	**$951,528.00**

AGENDA ITEM NO. 9.5

SARASOTA MANATEE AIRPORT AUTHORITY
ARFF, OPERATIONS & POLICE DEPARTMENTS
MAY 23, 2022

OPERATIONS DEPARTMENT - PROJECT/ACTIVITY/INCIDENT REPORT FOR THE MONTH OF APRIL

Projects and Activities

- Access Control System replacement project completed. Operations corrected several minor issues during the month.
- Worked with Facilities and IT Departments on installation of additional CCTV cameras in the Shade and Long-Term Parking Lots.
- Operations conducted multiple vehicle and aircraft escorts throughout the month.
- Operations conducted multiple "drivers training" sessions on the airfield.
- Operations responded to multiple wildlife and FOD calls throughout the month.
- Operations responded to the FBOs on multiple occasions to grant after-hours access to transient pilots.
- Updated the Airport Emergency Plan for unauthorized UAS (drone) Operations in the vicinity of SRQ.
- Operations worked with Engineering and contractor during TWY B drainage project. Sections closed during construction and NOTAMs issued. Final inspection by Operations on 4/13 and taxiway re-opened.
- 4/2 – at 1130 FAA Ground Stop for all northbound departures. Operations coordinated gate assignments and assisted with passengers deplaning at remote hardstands. Portions of Taxiways B and E closed for aircraft parking; at one point there were 26 air carrier aircraft on the ground.
- 4/14, 15, 25, & 26: RWY 14/32 closed midnight to 5:30 AM for painting.
- 4/18 – Switched off audio and visual P.A. announcements pertaining to the mask mandate.
- 4/19 – Escorted Herald-Tribune reporter in terminal for passenger reaction to overturned mask mandate.

Alerts and Incidents

- 4/4 – During concourse closing sweep, APD discovered broken gate at Kona Bar. Operations reviewed CCTV to reveal a passenger forced the gate open to retrieve luggage he left behind. APD investigated.
- 4/4 – Alert I: C-172 inbound with an alternator issue. Aircraft landed safely and taxied to Dolphin.
- 4/8 – Learjet with inoperable steering after exiting RWY 32 on TWY C2. Operations responded and escorted Ross tug to disabled aircraft; towed to Ross Aviation.
- 4/14 – Alert I: Piper Arrow not receiving gear down indication. Operations responded and verified that the gear appeared down during low pass. Aircraft landed RWY 22 and taxied to UFS without incident.
- 4/16 – Pavement Excursion: Air Cam, during roll-out, exited RWY 4 into the grass. Aircraft was able to taxi back onto the pavement. No damage to aircraft or fixtures.
- 4/17 – Fuel Spill: Jet fuel from wing vent of a B737 during fueling. Cleaned up by Menzies, airline, and ARFF personnel.
- 4/21 – Alert II: C-210 inbound with a stuck throttle; aircraft landed without incident. Operations escorted Dolphin tug and aircraft towed to Dolphin ramp.

OPERATIONS DEPARTMENT
MAY 2022

Miscellaneous Activities

- 31 NOTAMs were issued during the month of April.
- AIRCOM dispatched & Operations responded to 40 Medical Runs (15 requiring SCFD response).
- 3 Notice of Violations (NOVs) were issued for various Safety/Security infractions by tenant employees.
- 105 CHRC (fingerprint checks) were conducted.
- 116 new I.D. badges were issued and 46 were renewed.
- 329 Security Threat Assessments were completed.
- 512 Computer Based Training Classes were conducted during the month.

FIRE DEPARTMENT
MAY 2022

FIRE DEPARTMENT ACTION REPORT APRIL 2022			
SAFETY INCIDENT/RESPONSES			
TYPE OF RESPONSE	**AREA OF RESPONSE**	**NUMBER OF RESPONSES**	**TOTAL YEAR TO DATE**
EMT FIRST AID RESPONSES:	Ticket wing	10	25
	Main	2	6
	Baggage Wing	2	9
	Escalator	2	3
	Curbside	3	10
	2nd Floor	2	8
	3rd Floor	1	1
	TSA Checkpoint	2	7
	Walk-in	0	1
	Restaurant	2	4
	Concourse 1st	1	1
	Concourse 2nd	10	36
	Ramp	2	3
	Aboard Aircraft	6	31
	Parking lot	1	11
	Toll Booth	0	0
	Airfield	2	11
	TOTAL EMT FIRST AID:	48	167
FIRE RESPONSES:	Aircraft Fire	0	0
	Structural Fire	0	2
	Vegetation Fire	0	0
	Vehicle Fire	0	1
	Trash Fire	1	1
FIRE ALARM RESPONSES:	Fire Alarms	0	3
	Bomb Scare	0	0
	TOTAL FIRE / ALARM:	1	7
HAZARDOUS MATERIALS RESPONSES:	Fuel Spill	3	3
	Chemical Spill	0	0
	Other	0	2
	TOTAL HAZARDOUS MATERIAL:	3	5
AIRCRAFT EMERGENCY RESPONSES:	Alert I	2	4
	Alert II	1	7
	Alert III	0	3
	Stand By/Hot Fuel	2	5
	TOTAL AIRCRAFT EMERGENCY:	5	19
SUPPLEMENT REPORT			0
	TOTAL RESPONSES	57	198

POLICE DEPARTMENT
MAY 2022

POLICE ACTIVITIES APRIL 2022

CRIMES	
ASSAULT/BATTERY	0
BOMB THREATS	0
GRAND THEFT AUTO	1
DAMAGE TO PROPERTY	4
DISORDERLY CONDUCT	7
FIELDS INTERVIEWS	3
DOMESTIC VIOLENCE	0
NARCOTICS	0
PERSONAL PROPERTY THEFT	1
RECOVER GRAND THEFT AUTO	3
SUSPICIOUS PERSON	2
SUSPICIOUS VEHICLE	3
TRESPASS	3
OTHER CRIMES	0
TOTAL:	27
PATROLS	
AOA	123
CONCOURSE PATROL	185
SECURITY CHECKPOINT	201
GROUND TRANS	33
PARKING LOTS	145
PERIMETER (INSIDE)	46
ROADWAY	157
BAGGAGE AREA PATROL	120
TACTICAL PATROLS	38
SECURITY PATROLS	350
TOTAL:	1398
CHECKPOINTS	
AOA BREACH	0
ASSIST TRINITY MISC.	0
CHECKPOINT BREACH	0
DOOR ALARMS	5
DRUGS-NARCOTICS	0
EXIT LANE ALARM	2
EXIT LANE BREACH	0
HOLD BAGGAGE CALLS	0
NO FLY LIST	0
OTHER PROHIBITED ITEMS	0
SUSPICIOUS ITEMS	0
OTHER	0
TOTAL	7

INSPECTIONS	
COMMERCIAL INSPECTION	58
GATE INSPECTION	102
GT INSPECTION	386
SIDA CHECK	150
OTHER INSPECTIONS	0
TOTAL:	696
TRAFFIC	
DISABLED VEHICLE/TOWING	3
PARKING TICKETS	5
TRAFFIC CRASHES	7
TRAFFIC CITATIONS	0
WARNINGS	0
OTHER TRAFFIC	3
TOTAL:	18
ASSISTANCE	
BAKER/MARCHMAN ACT	2
CUSTOMERS	35
MOTORISTS	1
OUTSIDE AGENCIES	6
SMAA EMPLOYEE/DEPT	1
TENANTS	23
MEDICAL CALLS	42
LOST & FOUND LOGGED	87
LOST & FOUND RETURNED	33
LOST & FOUND INQUIRIES	289
TOTAL:	519

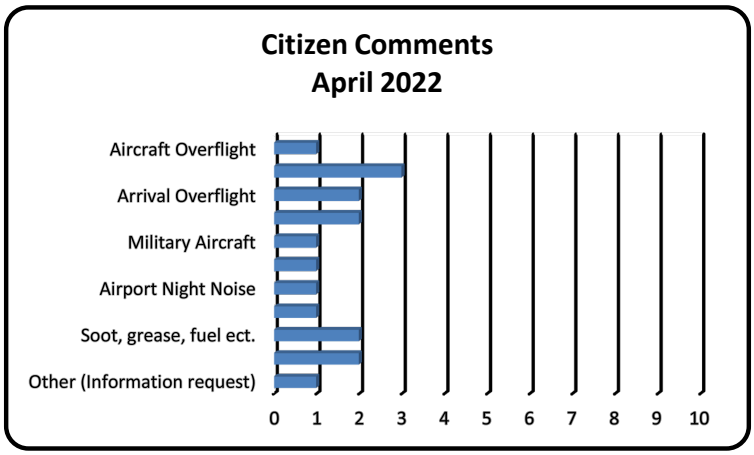
WEAPONS	
EXPLOSIVES	0
FIREARM PARTS/AMMO	0
FIREARMS AT CHECKPOINT	0
UNDECLARED WEAPONS	0
OTHER WEAPONS	3
TOTAL:	**3**
ARRESTS	
ARRESTS FELONY	0
ARRESTS JUVENILE	0
ARRESTS MISD	2
E-WARRANTS	0
SAO REFERAL	0
NOTICE TO APPEAR	0
OTHER ARRESTS	2
TOTAL:	4

OPERATIONS
MAY 2022

NOISE MONITORING AND FLIGHT TRACKING FOR THE MONTH OF APRIL

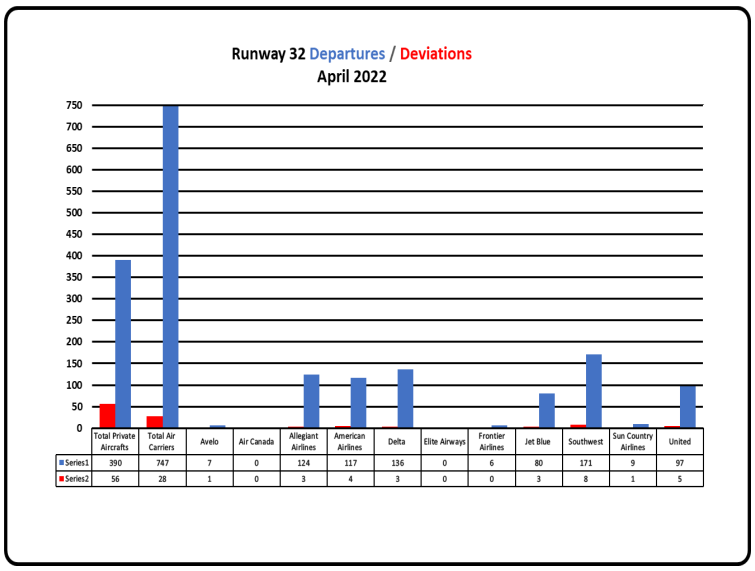
✈ The chart to the right displays the distributions of noise complaints for the month of **April 2022**. There were **13 calls and 4 emails which generated 17 complaints** by the Noise Abatement Hotline or by the Operations Department.

Of the total complaints, **41% were from Sarasota County and 59% from Manatee.** The average number of calls received for the month were **.55** calls per day.



✈ Flight Tracking & Runway 32 Deviation data is for **April 2022**. There were **28 air carrier and 56 private jet deviations** observed during this period.

In April 2022, Southwest (SWA) had 8 deviations, United (UAL) had 5 deviations, American (AAL) had 4 deviations, Allegiant (AAY) had 3 deviations, JetBlue (JBU) had 3 deviations, Delta (DAL) had 3 deviations, Sun Country (SCX) had 1 deviation and Avelo (VXP) had 1 deviation. This office continues to work with representatives from the airlines, private jets and the SRQ ATCT to ensure compliance with SRQ Five & SRKUS Four Departure Procedures (NADP for Runway 32).



RUNWAY UTILIZATION

The overall runway utilization for the month of **APRIL 2022** is distributed as follows:

Operations	Runway 04	Runway 22	Runway 14	Runway 32
Arrivals	3%	5%	48%	44%
Departures	10%	8%	47%	35%

AGENDA ITEM NO. 9.6

SARASOTA MANATEE AIRPORT AUTHORITY
DEVELOPMENT/COMMUNITY RELATIONS & ACTIVITY REPORT
MAY 23, 2022

SRQ AMBASSADORS

In April, the SRQ Ambassadors volunteered 608 hours. Our Ambassadors gave 1 guided tour with 32 participants during the month.

MEDIA RELATIONS

Met with or contacted this month by reporters from the Sarasota Herald-Tribune, the Bradenton Herald, ABC7, SNN TV, Bay News 9 and News Channel 8.

Mark Stuckey, Executive Vice President, Chief of Staff: April 18 – May 20, 2022

4/18	Speaker – Manatee County Tourist Development Council
4/19 – 4/21	Attend - Tulsa, OK Focus Group Study with BACVB and Allegiant Air
4/27 – 4/29	Attend - Allegiant HQ Event with BACVB, VSC, and Adept Aviation
5/5	Attend – Visit Sarasota Travel & Tourism Awards Ceremony
	Teleconference – Avelo Airlines
5/17	Teleconference – Airline Lease Agreements/Rates & Charges

Fredrick Piccolo, President, CEO: April 18 – May 20, 2022

04/17	Interview – ABC Action News Tampa
04/18	Interview – Suncoast News
04/26	Attend – Manatee County Board of Commissioners Meeting
05/05	Recipient – "Voice of Sarasota" at Visit Sarasota Travel & Tourism Awards Ceremony
05/09	Attend – ACI-NA Political Affairs Subcommittee Virtual Meeting
05/17	Speaker – Bookstore 1 Sarasota

Mr. Piccolo participates in various impromptu media interviews throughout the month

ACTIVITY REPORT

APRIL 2022

ACTIVITY REPORT
SARASOTA-MANATEE AIRPORT AUTHORITY
SARASOTA BRADENTON INTERNATIONAL AIRPORT

ACTIVITY MONTH: APRIL

	2022	2021	% CHANGE	2022 YEAR TO DATE	2021 YEAR TO DATE	% CHANGE	12 MONTHS ACTIVITY THRU APRIL 2022	2021	% CHANGE
AIRCRAFT OPERATIONS									
ITINERANT									
AIRLINES	2,977	2,961	0.54%	12,451	9,861	26.27%	34,961	18,595	88.01%
AIR TAXI	1,492	1,426	4.63%	5,810	5,127	13.32%	13,991	11,484	21.83%
GENERAL AVIATION	7,392	6,626	11.56%	28,617	25,642	11.60%	76,498	63,665	20.16%
MILITARY	194	157	23.57%	981	1,028	-4.57%	3,063	2,520	21.55%
TOTAL ITINERANT	12,055	11,170	7.92%	47,859	41,658	14.89%	128,513	96,264	33.50%
GENERAL AVIATION (Local)	2,566	2,631	-2.47%	9,601	9,822	-2.25%	34,931	31,391	11.28%
TOTAL OPERATIONS	14,621	13,801	5.94%	57,460	51,480	11.62%	163,444	127,655	28.04%
TOTAL PASSENGERS:									
ON	**201,271**	**154,910**	**29.93%**	**743,993**	**432,303**	**72.10%**	**1,894,926**	**731,939**	**158.89%**
OFF	**184,742**	**139,255**	**32.66%**	**727,520**	**425,928**	**70.81%**	**1,881,899**	**742,086**	**153.60%**
TOTAL	**386,013**	**294,165**	**31.22%**	**1,471,513**	**858,231**	**71.46%**	**3,776,825**	**1,474,025**	**156.23%**

SARASOTA BRADENTON INTERNATIONAL AIRPORT
TOTAL PASSENGERS - APRIL 2022
MONTH / YEAR-TO-DATE COMPARISON

AIRLINES	MONTH 2022	MONTH 2021	MONTH % CHG	YEAR-TO-DATE 2022	YEAR-TO-DATE 2021	YEAR-TO-DATE % CHG	YTD MKT SHARE 2022	YTD MKT SHARE 2021
[MAJOR CARRIERS]								
AIR CANADA	0	0	0.0%	0	0	0.0%	0.0%	0.0%
ALLEGIANT	81,266	39,852	103.9%	276,694	164,004	68.7%	20.7%	23.1%
AVELO	2,963	0	100.0%	10,272	0	100.0%	0.8%	0.0%
DELTA	81,168	52,957	53.3%	283,009	166,793	69.7%	21.2%	23.5%
ELITE AIRWAYS	0	0	0.0%	200	0	100.0%	0.0%	0.0%
FRONTIER	3,386	11,264	-69.9%	12,859	29,715	-56.7%	1.0%	4.2%
JETBLUE	33,948	29,177	16.4%	99,208	69,269	43.2%	7.4%	9.8%
UNITED	28,922	18,457	56.7%	117,862	55,590	112.0%	8.8%	7.8%
AMERICAN	30,111	39,556	-23.9%	117,793	78,704	49.7%	8.8%	11.1%
SOUTHWEST	89,506	59,750	49.8%	392,327	127,975	100.0%	29.4%	18.1%
SUN COUNTRY	5,054	4,271	18.3%	23,985	16,821	42.6%	1.8%	2.4%
MAJOR TOTAL:	356,324	255,284	39.6%	1,334,209	708,871	88.2%	100.0%	100.0%
(AFFILIATE AIRLINES)								
MESA AIRLINES-United Express	4,220	9,248	-54.4%	11,602	22,593	-48.6%	8.5%	15.2%
PSA AIRLINES -American	8,594	4,198	104.7%	39,009	31,869	22.4%	28.7%	21.5%
REPUBLIC-American	2,983	11,698	-74.5%	3,732	25,080	-85.1%	2.7%	16.9%
Republic - United	8,653	6,599	31.1%	46,935	23,359	100.9%	34.5%	15.8%
Republic-Delta	624	3,913	-84.1%	8,159	12,892	-36.7%	6.0%	8.7%
SKY WEST - United	654	2,611	-75.0%	10,801	2,828	100.0%	7.9%	1.9%
ENDEAVOR-Delta	0	0	0.0%	0	411	-100.0%	0.0%	0.3%
ENVOY-American	3,574	288	1141.0%	15,852	29,226	-45.8%	11.7%	19.7%
REGIONAL TOTAL:	29,302	38,555	-24.0%	136,090	148,258	-8.2%	100.0%	100.0%
[DOMESTIC-CHTR]								
SUN COUNTRY	387	326	18.7%	1,214	1,102	10.2%	0.9%	100.0%
SUBTOTAL:	387	326	18.7%	1,214	1,102	10.2%	0.9%	100.0%
CHARTER TOTAL:	387	326	18.7%	1,214	1,102	10.2%	0.1%	0.1%
GRAND TOTAL:	386,013	294,165	31.2%	1,471,513	858,231	71.5%	100.0%	100.0%

SARASOTA BRADENTON INTERNATIONAL AIRPORT
TOTAL YOY PASSENGER COMPARISON - BY MONTH

	2022					2021				YOY
JAN	160,119	141,562	508	302,189	JAN	88,497	37,983	224	126,704	138.5%
FEB	173,945	166,165	355	340,465	FEB	99,526	60,006	240	159,772	113.1%
MAR	244,551	198,131	164	442,846	MAR	160,206	117,072	312	277,590	59.5%
APR	234,933	150,693	387	386,013	APR	177,077	116,762	326	294,165	31.2%
MAY	0	0	0	0	MAY	167,314	120,748	489	288,551	-100.0%
JUNE	0	0	0	0	JUNE	169,587	143,015	307	312,909	-100.0%
JULY	0	0	0	0	JULY	173,122	153,403	422	326,947	-100.0%
AUG	0	0	0	0	AUG	118,183	125,072	594	243,849	-100.0%
SEPT	0	0	0	0	SEPT	98,879	89,384	553	188,816	-100.0%
OCT	0	0	0	0	OCT	146,681	128,076	572	275,329	-100.0%
NOV	0	0	0	0	NOV	155,898	164,638	1,107	321,643	-100.0%
DEC	0	0	0	0	DEC	175,135	171,335	798	347,268	-100.0%
TOTAL:	813,548	656,551	1,414	1,471,513	TOTAL:	1,730,105	1,427,494	5,944	3,163,543	-53.5%

AGENDA ITEM NO. 9.7

SARASOTA MANATEE AIRPORT AUTHORITY
ENGINEERING, PLANNING & FACILITIES ACTIVITY REPORT
MAY 23, 2022

ENGINEERING

- **SRQ Parking Lot Modifications**
  Staff has bid the expansion portion to the long-term and overflow lot due to recent increase in airline traffic. The Authority awarded the low-responsive bidder at the January 2021 Board meeting, and staff conducted pre-construction meeting. An NTP was issued in March 2021. The long term and shade lots are substantially complete. Contractor begun construction in the Ready Return Lot to expand parking and install covered sidewalk to terminal from Long-term. A CO was issued to design and permit a Remote Lot and Park and Ride Lots. Design is at 90% and City permit applications have been submitted. A C.O. was approved with Magnum Builders for the construction of the Remote Economy Lot at the April Board meeting, and the contractor has mobilized for construction.

- **Taxiway Bravo North Rehabilitation**
  The Taxiway Bravo Project will rehabilitate Taxiway Bravo north of Runway 14-32 to Runway 22. Kimley-Horn (KH) was ranked first at the March Board meeting. KH has completed the final design plans and the project was bid. The Board approved AJAX Paving as the low responsive bidder at the May, 2020 Board meeting. Staff issued an NTP on September 17th, 2020. Project is substantially complete, and contractor has completed all punch list items except for one low point. Contractor, Engineer, and staff have determined a change to address the low area and work was conducted in early April. All work is now complete, and staff is working to closeout project.

- **Access Control Project**
  The Access Control Project will replace the current access control resulting in a unified security system with fully integrated video surveillance, physical access control, and access credential media issuance capabilities. AVCON has completed design, project was advertised for construction bids, and approval of the low responsive bidder was approved at the November Board meeting. A preconstruction meeting was conducted on January 23rd and an NTP was issued February 3rd. Contractor is substantially complete with original scope. Contractor is replacing airfield fiber optics approved as a change order at the May Board meeting. Contractor is substantially complete, punch list items are complete, and staff is working on closeout.

- **Wayfinding Sign Project**
  The Wayfinding Sign project will replace and upgrade the signage around Airport Circle, along with the Bradenton Connector, General Spaatz Boulevard, Rental Car Road, Air Cargo Avenue, Air Cargo Road, and Old Bradenton Road. Signs will be upgraded to include latest international symbols, and their format will be similar to the new signage recently installed in the Gateway Entrance Project. Project was advertised and the Authority awarded the contract to the low responsible bidder at the January Board meeting. The Project contract has been executed and staff conducted a pre-construction meeting. An NTP was issued March 15th, 2021. A substantial completion inspection was completed on April 12th, and contractor is working on punch list items. Project should be complete in May.

- **Baggage Handling System Project**
  The Baggage Handling System Project will consolidate the three-existing mini-inline systems into one fully inline system. This project will allow all bag belts in ticketing to feed to one checked baggage inspection room and will allow for redundant screening machines. Vic Thompson Company (VTC) was ranked first at the August Board meeting and a contract was executed for the work. VTC has completed design plans and TSA has approved them. Construction funding originally scheduled for March of 2023, has been accelerated to September of 2022. The project was advertised for bids and the low responsive bidder is on the May Board agenda.

- **Consolidated Rental Car Facility Project**
  The Consolidated Rental Car Facility project will relocate all three rental car families to one lot to perform maintenance, fueling, cleaning, and storage. The Project will allow for future development of property along University Parkway and will improve efficiency of the Rental Car's Quick turn-around process. Project was advertised for architectural/engineering qualifications, and the Authority selected PGAL to design, permit, and bid the project. Project design is complete and is being permitted with the City of Sarasota and Manatee County. The project will be bid in three separate projects including the Cell Lot, Storage Lot, and the QTA project. The Cell Lot and Storage Lot bid packages have been advertised for bids, and the low responsive bidder have been included on the May Board agenda.

- **Ground Transportation Center Project**
  The Ground Transportation Center project will reconfigure and expand the ground transportation area at the west end of baggage claim. The Project will improve efficiency and space for ground transportation including TNCs, taxis, bus, and limos. Project was advertised for architectural/engineering qualifications, and the Authority selected AVCON to design, permit and bid the project. A design kickoff meeting was conducted on July 24, 2021, and the consultant completed preliminary field investigations, 30-percent drawings, and has submitted 60-percent design drawings for review. Project is scheduled to bid this summer.

- **15th Street Observation Area Project**
  The 15th Street Observation Area will improve the area off 15th Street East that is currently utilized for parking and aircraft viewing. Improvements will include a seating area, shade, lighting, pavement parking, landscape, and other enhancements. Project was advertised for architectural/engineering qualifications, and the Board selected Sweet Sparkman as the number one ranked firm to complete the design, bidding and permitting for the project. Staff has negotiated the scope and fees and approval was received at the November Board meeting. A funding agreement with Manatee County has been executed, and the contract with the approved architect has been executed. Preliminary project design has begun.

- **Commercial Apron Expansion Project**
  The Commercial Apron Expansion project will expand the commercial apron to the East to allow for additional Remain Over Night (RON) parking and overflow hardstand parking for commercial aircraft. This project will address capacity restraints caused by inclement weather and will allow additional growth from existing airlines. Project was advertised for architectural/engineering qualifications, three firms selected by staff made presentations to Board in May. EG Solutions was selected as the number one ranked firm and a contract was executed for the design, bidding, and permitting of this project. EG Solutions has prepared design plans, and the project has been advertised for bids. Staff is bringing the low responsive bidder to the May Board Meeting

- **Terminal Concourse Expansion Project**
  The Terminal Concourse Expansion project will expand existing Concourse B to provide increased holding rooms areas, concession areas and support facilities, airline podium upgrades, and upgrade escalators within terminal. Project will also begin design and permitting for a new Concourse A as a separate design package. Project was advertised for architectural/engineering qualifications, and three firms selected by staff made presentations to Board in May. The Board ranked Gresham Smith (GS) number one, and staff negotiated a scope and fee, which was approved at the November 2020 Board meeting. GS has completed 90-percent design plans for the decluttering of Concourse B, has prepared 90% design plans for the escalator improvement package, and has submitted 30-percent design plans for the Ground Boarding Facility. A presentation of the current status will be provided to the Board at the April Board meeting. Staff continues to meet weekly with design team to expedite design and prepare early release packages. Staff has submitted a funding request for Terminal BIL funds and to FAA.

- **General Aviation FIS (GAF) Project**
  The GAF project will design, permit, and construct a new General Aviation Federal Inspection Facility for CBP. The project will allow CBP to clear GA aircraft through a facility in the North Quad, allowing Southwest to continue to operate from Gate B8. Project was advertised for architectural/engineering qualifications, and the Board selected C&S Engineers. C&S has submitted 90-percent design plans for review. FDOT has executed a funding grant to fund 50/50 of the construction costs.

- **Taxiway Charlie & Foxtrot Rehabilitation Project**
  The Taxiway C & F rehab project will design, permit and rehabilitate Taxiways Charlie and Foxtrot. Project will also include airfield lighting and sign replacement as needed. The Board awarded the contract to Hanson Professional Services, Inc. at their January meeting and a design kick-off meeting was held June 11th. Hanson completed the design of the project, and the project was advertised for construction bids. The low responsive bidder was approved at the April Board meeting, and project will begin pending grant approval from FAA.

- **Air Cargo Expansion**
  Staff has begun a feasibility analysis to determine if expanding the existing Air Cargo Facility is possible.

PLANNING

- **Master Plan Update**
  FAA has approved the ALP and accepts the MPU. The project is in closeout.

- **Boundary Survey**
  The Board selected AID at the November Board meeting to conduct a boundary survey and update the Exhibit A for the Airport Layout Plan (ALP). Staff has conducted a negotiation meeting and finalized scope/fees, and Board approved at the May Board meeting. The contract has been executed and AID is completing title work, has completed 95% of the field survey, and submitted a preliminary map. Staff has submitted Boundary Survey/Exhibit A to FAA for their approval.

- **2022 FAA Pre-Application for AIP Funding**
  Staff has submitted a pre-application for 2022 FAA AIP funding. FY 22 request will include the Terminal Expansion, Commercial Apron Expansion, and construction of Taxiway Charlie and Foxtrot projects. Staff is seeking Terminal BIL Funds for the Terminal Expansion project. The BIL funds allocate $5 Billion to terminal work, but grants are discretionary and Airport Sponsors must compete for these funds.

- **2022 FDOT JACIP**
  Staff is updating the FDOT JACIP for FY 2022-2026, based upon recent increase in traffic and project priorities.

FACILITIES

- **PROJECTS:** The Facilities Department is working on multiple projects and maintenance items: Ticket counter redesign, parking of cars, ARFF building repairs, baggage handling.

  - ATCT: Planning for IR inspection. Planning flush of cooling loop. Installing replacement water heaters. New plants installed and irrigation system repaired. Back flow and main water line will be upgraded with strainer installation prior to backflow.

  - Graphics: Continuing to assist all departments and tenants with various signage projects and CAD requests. Overflow parking signage and vehicle lettering. Working on multiple Marketing requests for signage/banners. Fabricating handouts. Rental car signage fabricated and replaced.

  - Loading Bridge: Monitoring for issues seven days a week due to increased usage. Cleaning interiors supplemented with moving one person to day shift cleaner from public works. Spot painting of exterior for rust repairs underway.

- Public Works: Mowing and landscape maintenance for all SMAA properties increasing. Main well pump controller replaced. Replacing plants at Reef Parking. Pressure washing in front of the terminal will begin the 12th of May, at night. Pressure washing Revenue Control toll plaza. Moving material and equipment out of storage building to accommodate new cell lot.

- Airfield: Part 139 inspection deficiency repairs completed. Coordinating with OPS on several issues. Adding safety lines to B-10 and B-2. Painting edge markings on various locations. Lighting repairs and airfield generator repairs.

- Conveyor Coverage: Integrating part time personnel into crew. Covering 17 hours minimum daily. Twenty (20) personnel now hired and on schedule, scheduling interviews for select applicants.

- Industrial Mechanics: Sand and paint rust spots on loading bridges. T-Hangar PMs are underway. Fabricating gate 46S replacement. Fabricating and installing hurricane tie downs for storage building used at Revenue control offices. Spring cleaning shop for snake pit relocation.

- HVAC: Filter changes. Coordinating repair of HVAC controls for head end, plant and 3rd floor. Tower cleaning completed. Coordinating replacement of checkpoint AHU. Waterfall repairs and cleaning. Escorting of contractors for IT related/Vertiv PM's.

- Electronics: Various cabling projects. Replacing cameras. Meeting room upgrades. REEF Parking system analysis, repair planning. Planning for gate 46S relocation/replacement. Assisting IT with equipment replacements.

- Electrical: Electrical PM's. Lamp replacements. Working with contractors/engineers to aid design of terminal expansion. Evaluating for back-up generation at AF Vault/ARFF. Storage area wiring. Shop fan wiring. PMs of equipment for seasonal preparations.

- Carpentry: Multiple door repairs. Painting, flooring and clean up in former Piedmont space completed. Scale installs completed for Allegiant. Ground floor center node storage underway.

- Vehicle Fleet: Shuttle bus, fire truck and fleet vehicle repairs/cleaning/maintenance in preparation for spring season. Shuttle bus repairs for unit damaged in shade structure collision awaiting parts. New hire working well. Readying of mowing equipment for season. Awaiting parts for motor replacement on Genie Lift. ARFF 1 repair underway. Back-hoe repair completed. Rear main seal replaced on Airfield truck.

- Janitorial**:** Moved to split 3 and 3 shift with 7 day a week coverage for floors. Still advertising, not many applicants. Existing crew working well. Using Facilities trades staff and others to form teams to do selected areas, deep floor cleaning at night.

✈ **TOTAL WORK ORDERS: 574**

VEHICLE MAINTENANCE/EQUIPMENT REPAIR - 36 PMs, 49 work orders

SIGN/CADD – 14 PMs, 41 work orders

AIRSIDE (Airfield) - 23 PMs, 11 work orders

LANDSIDE (Landscape, Equip Oper, Public Works) - 62 PMs, 25 work orders

INDUSTRIAL TRADES – 140 PMs, 171 work orders

AGENDA ITEM NO. 9.8

SARASOTA MANATEE AIRPORT AUTHORITY
INTERNAL AUDIT/RECORDS RETENTION DEPARTMENT AND INVESTMENT COMPLIANCE REPORT
MAY 23, 2022 REGULAR MEETING

The following is a recap of Internal Audit Department projects and activities during April 2022:

Accounting & Auditing: The Authority will be implementing a new accounting standard relative to Leases in its FY 2022 audited financial statements. The new standard requires an evaluation of every lease to which the Authority is a party to determine if the lease will be reported on the balance sheet or continue to be reflected only on the income statement. The process of evaluating the Authority's leases began in April.

ACI NA Financial Benchmarking Survey: Annually, Airports Council International – North America accumulates financial information from individual airports allowing it to compile benchmark statistics for use by the industry. The Authority consistently participates in this extensive survey by providing detailed financial information for SRQ. This financial information also serves as the basis for the generation of the Annual Operating and Financial Summary on FAA Form 5100-127. During April, work on this survey was completed and it was filed with ACI.

Monthly Investment Activity Compliance Report: There were no additions, sales, maturities or calls in the investment portfolio during April.

Renewal of Insurance Coverage – Authority's insurance coverages for property damage, equipment breakdown, and terrorism were renewed effective April 15, 2022, following completion of an RFP process and selection of Arthur J. Gallagher & Co. as broker/agent.

Parking: Monthly parking operations are reviewed and tested by Internal Audit. In April, a total of 375 all-day parking stickers or passes were distributed to the Badge Office, Properties, and Marketing Departments.

Records Requests: The Records Department received and processed 24 external/public record requests and 1 internal record request during April.

Management of Paper Records: The Records Department received and logged in 7 central file records to the Authority's electronic records inventory software. The Department also received and processed 10 boxes of inactive records of which 8 boxes were entered in Laserfiche, while the remainder consisted of duplicates that were recorded on a disposition document and shredded. A total of 9 bags of documents equaling 13.5 cubic feet of non-record material (duplicates, drafts, or obsolete/superseded) were shredded per Authority directives and in accordance with Government-in-the-Sunshine regulations.

Continuing Education: The Department attended IT Security Training and webinars concerning DBE prompt payment, and the GASB 87 Lease Standard.

AGENDA ITEM NO. 9.9

SARASOTA MANATEE AIRPORT AUTHORITY
INFORMATION TECHNOLOGY DEPARTMENT
May 2022

System upgrades and implementation:

- Evaluation to determine redundancy and environmental needs for Network Operation Centers- Planning implementation of new server cabinets with new AC and fire suppression technologies- Airside complete. Evaluate 3rd floor vs 1st floor NOC.
- Hardware refresh of computer systems- 170+ systems upgraded. Ongoing
- Security Awareness online training- Renewed/ Ongoing.
- Anti-phishing solution to improve email security – monitoring.
- Datacenter backup solution upgrade- in progress
- Maintenance Connection Upgrade- Evaluate timing for Phase 2 mobility- On hold.

Common Use:

- Install Common Use equipment at empty Ticket Counters- in progress
- Working with SWA on continual support for Ticket/Gate operations- ongoing
- Evaluate use of common use mobile carts for expanded gate capacity- In progress.
- Upgrade all the Common Use network switches- in progress
- New airline Breeze starting in June- In progress
- Allegiant Airlines Common Use migration- in progress

Phone System:

- Evaluation of replacement of pay phones with Courtesy phones- Complete.
- ShoreTel phones will continue their upgrade to new Mitel phones- Ongoing.
- Install new conference room phones to improve calls/Teams meetings-Complete

SRQ Web Page:

- Ongoing updates- Website refresh including Home screen updates, Updated pictures and content- Go Live planned for June

IT Assessment

- Ongoing: Updating policies and procedure to comply with NIST, CJIS and CIS frameworks.

Training:

- Network +\ MCP Certification- In progress
- CCNA Certification- Complete
- MCA Training- in progress
- MCE Training- Complete
- CJIS Training- Complete

Project Coordination:

- Conversion to digital record with Internal Audit- working with Purchasing and Internal Audit for scanning of documents including CAD files.
- FOTS cabinet upgrades- identify replacement UPS/ Cooling options- In progress.
- Distributed Antenna System (DAS) install by Crown Castle- In progress
- Airport Wide WIFI system upgrades- In progress
- Working with Facilities to setup new NOC to support growth of TC1- in progress.
- New Managed Network Services provider- implementation in progress
- Coordinate with new airline Breeze- In progress
- Coordinate with Allegiant Airlines for Common Use- In progress