

September 26, 2022 Board Meeting

Dan McClure Auditorium East
6000 Airport Circle Dr
Sarasota, FL 34243



September 26, 2022 01:00 PM

Agenda Topic	Presenter	Page
1. Call to Order, Invocation, and Pledge to Flag	Chairman Beruff	
2. Introduction of New Employees	Pamela Kantor	
3. Approval: Minutes of Workshop & Regular Meetings of August 29, 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. 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. Items Needing Action	Fredrick J. Piccolo	13
5.1 Public Hearing for Resolution 2022-06 Adopting Fiscal Year 2023 Budget		
5.2 Approval: Resolution 2022-06 Adopting Fiscal Year 2023 Budget		13
5.3 Approval: Resolution 2022-07 Air Carrier Incentive Program for FY 2023 and FY 2024		19
5.4 Approval: Resolution 2022-08 to Initiate Procedures to Resolve Conflict with City of Sarasota		25
5.5 Approval: B-220010 Access Control Network Upgrade		34
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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.		
6.1 Approval: P-230001 Purchase of Elevator Modernization Equipment		35
6.2 Approval: Construction Phase Professional Services Contract with Vic Thompson Company (VTC) for Baggage Handling System Project		36

6.3	Approval: Guarantee Maximum Price Proposal for Work Package 2, Concourse B Holdroom Realignment for the Terminal Concourse B Renovations and New Ground Loading Concourse Project		67
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8.	Attorney Presentations	C. Dan Bailey	
9.	Old/New Business		
10.	Public Comments - Items Not on the Agenda	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.			
11.	Comments by Commissioners	Chairman	
12.	Adjournment	Chairman	

Proceedings of this public meeting will be digitally recorded. Copies may be purchased from the SMAA executive assistant at 941-359-2770, ext. 4216. Anyone wishing to appeal a decision made by the Airport Authority concerning any matter considered at this public meeting will need a record of the proceedings and must ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based.

AGENDA ITEM NO. 3



Minutes for August 29, 2022 Board Meeting

08/29/22 | 12:57 PM – 01:48 PM

Dan P McClure Auditorium East

Attendees

Commissioners: Carlos Beruff, Jesse Biter, Doug Holder, Kristin Incrocci, Jeff Jackson, Robert Spencer

Staff/Council: Fredrick Piccolo, Kent Bontrager, Pamela Kantor, Mark Stuckey, Dori Guzman, Dan Bailey

Agenda

1. Call to Order, Invocation, and Pledge to Flag

Chairman Beruff called the meeting to order at 12:57 p.m.; Commissioner Holder gave the invocation and led the pledge of allegiance to the flag.

2. Presentation: FDOT Award - 2022 Commercial Service Airport

President Piccolo shared with the Board the plaque received by Florida Department of Transportation, honoring Sarasota Bradenton International Airport as the 2022 Commercial Service Airport. The plaque will be placed in the first-floor display case.

3. Introduction of New Employees

Pamela Kantor, Executive VP/CFO, introduced the following new employees:

Umoza Abenaki-Nibbs, Baggage Handling System Technician

Karen Dewar, Buyer

Collin Dunsmore, Firefighter

Roy Lee Holbrook, Traffic Control Specialist

Tyquize Sherman Phillips, Baggage Handling System Technician

4. Approval: Minutes of Workshop & Regular Meetings of May 23, 2022

The Board approved the minutes of the Workshop and Regular Meetings of May 23, 2022.

5. Public Comments - Items on the Agenda

There were no public comments regarding items on the agenda

6. Items Needing Action

6.1 Public Hearing for Resolution 2022-02 Guidelines for the Use and Rental of General Aviation Facilities (Replacing Resolution 2018-01).

Chairman Beruff opened the Public Hearing on SMAA Resolution 2022-02. Dori Guzman, Notary Public, administered the oath to staff members taking part in the Public Hearing. Mr. Piccolo addressed Resolution 2022-02, noting that administration would like to update the policies, procedures, and fees regarding T-Hangar waiting lists, and T-Hangar co-tenancies.

MOTION TO CLOSE PUBLIC HEARING: Commissioner Biter moved to close the Public Hearing on Resolution 2022-02. Commissioner Jackson seconded. **MOTION PASSED UNANIMOUSLY (6-0).**

6.2 Approval of Resolution 2022-02 Guidelines for the Use and Rental of General Aviation Facilities (Replacing Resolution 2018-01)

MOTION: Commissioner Jackson motioned to approve Resolution 2022-02 Guidelines for the Use and Rental of General Aviation Facilities (Replacing Resolution 2018-01). Commissioner Holder seconded.

MOTION PASSED UNANIMOUSLY (6-0).

6.3 Approval of Resolution 2022-03 to Congressman Vern Buchanan in Appreciation

MOTION: Commissioner Jackson motioned to present Resolution 2022-03 to Congressman Buchannan in appreciation of his efforts to support aviation throughout the State and at Sarasota Bradenton International Airport. Commissioner Holder seconded. **MOTION PASSED UNANIMOUSLY (6-0).**

6.4 Approval of Resolution 2022-04 to Senator Wilton Simpson in Appreciation

MOTION: Commissioner Jackson motioned to present Resolution 2022-04 to Senator Simpson, with sincere thanks for his assistance for the betterment of aviation in Florida and for support of an appropriation request that resulted in a \$21,500,000 grant to Sarasota Bradenton International Airport. Commissioner Holder seconded. **MOTION PASSED UNANIMOUSLY (6-0).**

6.5 Approval of Resolution 2022-05 to Representative Chris Sprowls in Appreciation

MOTION: Commissioner Jackson motioned to present Resolution 2022-05 to Representative Sprowls, for his support of an appropriation request that resulted in a \$21,500,000 grant to the Sarasota Bradenton International Airport. Commissioner Holder seconded. **MOTION PASSED UNANIMOUSLY (6-0).**

6.6 Set Public Hearing for Resolution 2022-06 Adoption of Fiscal Year 2023 Budget Establishing Airline Rentals, Fee, and Charges

MOTION: Commissioner Jackson motioned to set a public hearing for Resolution 2022-06 Adoption of Fiscal Year 2023 Budget. Commissioner Holder seconded. **MOTION PASSED UNANIMOUSLY (6-0).**

7. Presentation: Terminal Expansion Construction Phasing Plan

Scott Beck, Division Manager at DeAngelis Diamond, presented a PowerPoint which detailed the estimated two year timeline for the terminal expansion project, and answered questions from the Board.

8. Items Needing Action - Over \$325,000 Threshold

8.1 Approval of Guaranteed Maximum Price Proposal for Work Package 1, Escalator Procurement for the Terminal Concourse B Renovations and New Ground Loading Concourse Project

MOTION: Commissioner Spencer moved to authorize the Chairman to execute a CMAR GMP Amendment with DeAngelis Diamond-Magnum Builders in the amount of \$1,564,237.00 with a 10% contingency providing an authorized level of \$1,720,661.00 and authorize staff to prepare all documents necessary to execute this action. Commissioner Holder seconded. **MOTION PASSED UNANIMOUSLY (6-0).**

9. Department Reports

- 9.1 Financial Statements
- 9.2 Investment Portfolio
- 9.3 Finance & Administration
- 9.4 Real Estate Development & Properties
- 9.5 ARFF, Operations & Police
- 9.6 Development/Community Relations & Activity Report
- 9.7 Engineering, Planning & Facilities
- 9.8 Internal Audit & Investment Compliance
- 9.9 Information Technologies

10. Attorney Presentations

Mr. Bailey updated the Board regarding an August 15, 2022 public hearing at a meeting of the City of Sarasota Commissioners concerning the old kennel club property located across from the Airport. There is concern regarding the proposed development of 372 residential units, approximately half of which would be above the 65 DNL noise level considered incompatible with residential areas. Additionally, the units would be located 1,500 feet from the end of the main runway. At the meeting, City Commissioners voted 4-1 to approve a change of future land use from commercial to multi-family, despite an Interlocal Agreement between the City and the Airport Authority, and against the advice of the City Planning Department. After Mr. Piccolo and Mr. Bailey responded to clarifying questions, the Board authorized to engage the services of the Law Office of Robert K. Lincoln, Sarasota.

MOTION: Commissioner Biter authorized staff to engage the services of the Law Office of Robert K. Smith regarding the land use matter discussed. Commissioner Jackson seconded. Commissioner Holder recused himself from the vote, as a lobbyist previously representing the Sarasota Kennel Club (Form 8B Memorandum of Voting Conflict attached). **MOTION PASSED (5-0).**

11. Old/New Business

There was no old/new business.

12. Public Comments - Items Not on the Agenda

There were no public comments regarding items not on the agenda.

13. Comments by Commissioners

There were no comments by the commissioners.

14. Adjournment

The meeting was adjourned at 1:48 p.m.

ATTEST:

APPROVE:

Jesse Biter, Secretary

Carlos Beruff, Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Holder, Doug	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Sarasota Manatee Airport Authority
MAILING ADDRESS 318 Island Circle	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY COUNTY Sarasota Sarasota	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input checked="" type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED August 29, 2022	NAME OF POLITICAL SUBDIVISION: N/A
	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Doug Holder, hereby disclose that on August 29, 20 22 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of Sarasota Kennel Club, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The board moved a measure to direct the Airport to appeal the City of Sarasota's vote to allow the Sarasota Kennel Club to sell their property to be developed into apartments. I have represented the Sarasota Kennel Club in the past, but am not currently registered to represent them.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

9/8/2022
Date Filed

Doug Holder
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Minutes for August 29, 2022 Budget Workshop Meeting

Dan P McClure Auditorium East - Conference Room

Attendees

Commissioners: Carlos Beruff; Jesse Biter; Doug Holder; Kristin Incrocci; Jeff Jackson; Robert Spencer
Staff/Council: Fredrick Piccolo; Kent Bontrager; Anita Eldridge; Joseph Filippelli; Lionel Guilbert; Pamela Kantor; Evan Knighting; Mark Stuckey; Dori Guzman; Dan Bailey

Agenda

Call to Order

Vice Chairman Jackson called the meeting to order at 11:03 a.m.

Presentation of FY 2023 Sarasota Manatee Airport Authority Budget

Mr. Piccolo introduced Pamela Kantor, new Executive Vice President, CFO. Pamela is replacing Anita Eldridge, who is retiring in November 2022 after more than 30 years of service to SRQ. He then presented the proposed FY 2023 budget for discussion. He noted the following airlines have a six-year agreement: Allegiant, American Delta, JetBlue, Southwest and United, effective October 1,2018.

Significant changes to revenue in the FY 2023 budget include:

Total Airline Fees	\$368,188	+ 03.9%
Non-Airline Revenue	\$4,822,694	+ 21.6%
RAC	\$1,350,000	+ 15.0%
Parking Revenue	\$1,780,000	+ 34.0%
Buildings Non-Aviation	\$100,424	+ 32.0%
Concessions & Advertising	\$479,000	+ 22.0%
Interest Earnings	\$320,000	+ 400%
<i>Total Projected Non-Airline Revenues</i>	<i>\$27,147,694</i>	<i>+ 22.0%</i>
<i>Total Projected Airline Revenues</i>	<i>\$10,697,672</i>	<i>+ 05.1%</i>
<i>Total Projected Operating & Airline</i>	<i>\$37,845,366</i>	<i>+ 16.5%</i>

Notes on Revenues:

Fuel flowage increase due to commercial and general aviation traffic	\$554,000	+ 74%
Terminal building increases due to added concessions & ad revenues	\$524,670	+ 20%
Terminal area projections due to RAC, parking & ground transport increased traffic	\$3,249,337	+ 21%
Non-Airline revenue increase	\$4,822,294	+ 22%
Other buildings & areas increase	\$174,287	+ 5%
Interest income increase due to inflationary interest rises	\$240,000	
SRQ parking rates adjusted by \$1/day (over \$10,00,000 in projects/expansions)		

Significant changes to expenses in the FY 2023 budget include:

Overall Operational Expense Increase	\$2,805,084	+ 11.3%
Utilities Budget Increase	\$151,800	+ 16.3%
Personnel Expenses Increase	\$1,560,930	+ 9.9%
Operations Increase	\$1,050,299	+ 34.8%
Administration Increase	\$432,709	+ 12.6%
Capital Equipment Decrease	(\$219,350)	(379%)
Supplies Increase	\$178,010	+26.5%

Notes on Expenses:

Adding two new positions in Facilities Dept, versus 26 positions added overall in 2022.

Total personnel is 154 FTE. Airport assumed nighttime janitorial services with six in-house personnel to ensure quality.

Increased personnel expenses include staff which was added in 2022; salary study adjustment; 2% increase to health insurance; and 2.9% retirement contribution increase.

Property and liability insurance, as well as legal costs are up \$222,079 (15%), due primarily to property insurance increase of 66%.

Janitorial services and supplies up due to increased passenger volume and wage inflation.

Information Technology services/expenses up due to new common use system used by all airlines; increase in software licensing; replacement of 10-year-old software.

Utilities up \$151,800 (16.3%) due to rate increases and usage with added passengers.

Capital equipment decrease estimated at \$219,350 (379%) due to major capital equipment purchased in FY 2022.

Major Capital Projects:

15 capital projects of various scope & size are included in the budget at an estimated cost of \$83,676,598.

Two major multi-year projects include terminal expansion & GA Customs Facility; estimates and updates provided as needed.

Airport received \$21,500,000 (earmarked) from State of Florida & \$10,000,000 (discretionary) Federal BIL funds this year for terminal project.

Staff continues to meet with FAA & FDOT for additional funding.

Ongoing Construction Projects:

New Cell Phone Lot: 152 spaces, restrooms, flight information screen.

Ground Transportation Center: larger staging areas for limo/taxi; new TNC pickup area (Uber, Lyft, Toro); new MCAT and SCAT terminal; hotel shuttle pickup area.

West Apron Expansion & Employee Lot Relocation: add three hardstand spaces for aircraft parking; employee lot expanded and relocated.

East Commercial Apron Expansion: new concrete ramp; three additional parking hardstands; Taxiway R5 reconstructed; Taxiway A8 removed.

New Observation Area: joint project with SMAA & Manatee County; viewing area will include airport history displays, audible air traffic radio, playground, Welcome to Manatee County signage.

Consolidated Baggage System: will connect all ticket counter positions with a central baggage screening room.

Escalator Project: replacing and adding new escalators – two up and two down.

Ground Level Boarding Terminal: currently under design, will include five new ground boarding gates.

General Aviation Customs Facility: adding a second facility on opposite of airfield for Customs clearance of smaller general aviation aircraft; 474 international flights cleared in 2021 and 352 flights in 2022.

New Fixed Base Operator: Sheltair.

Manatee Technical College: Aircraft maintenance, airframe and powerplant licensing training.

Mr. Piccolo detailed the airline rates and charges for FY 2023, noting that SRQ continues to have the lowest unit cost of the region's competing airports, and the lowest CPE by a significant margin. Also, important to note SRQ has not utilized any of its relief funds.

Staff responded to clarifying questions from the Board.

Adjournment

The meeting was adjourned at 12:02 p.m.

ATTEST:

APPROVE:

Jesse Biter, Secretary

Carlos Beruff, Chairman

AGENDA ITEM NO. 5.2

SARASOTA MANATEE AIRPORT AUTHORITY RESOLUTION 2022-06

ADOPTING FISCAL YEAR 2023 BUDGET, ESTABLISHING AIRLINE RENTALS, FEES AND CHARGES, DESIGNATING EMPLOYEE PROMOTION INCREASES, CONTRIBUTIONS TO EMPLOYEE DEFINED CONTRIBUTION RETIREMENT PLAN, EMPLOYER CONTRIBUTION CREDIT TO 457(f) RETIREMENT PLAN, PUBLIC PARKING RATES, MARKETING SUPPORT, GENERAL AVIATION HANGAR RATES, UNIVERSITY SELF STORAGE AND VEHICLE STORAGE RATES, TERMINAL ADVERTISING RATES AND COMMERCIAL VEHICLE FEES.

WHEREAS, the SARASOTA MANATEE AIRPORT AUTHORITY (hereinafter called "Authority"), is a body politic and corporate, created by Chapter 2003-309, Laws of Florida, (as amended and hereinafter called "Enabling Act") and is the owner and operator of the Sarasota Bradenton International Airport (hereinafter called "Airport"); and

WHEREAS, the Enabling Act authorizes and empowers the Authority to fix and revise from time to time and collect rates, fees, and other charges for the use of or for the services furnished by any Airport facilities; and

WHEREAS, pursuant to terms of the Scheduled Airline Operating Agreement and Terminal Building Lease (hereinafter called "Agreement"), the Authority is obligated to annually review and recalculate rates, fees, landing fees, and other charges applicable to users and tenants of the Airport; and

WHEREAS, heretofore Resolution No. 2021-05, passed September 27, 2021, established a methodology and process for determining terminal use and landing fees for all airlines using the Airport facilities and it is the intent of the Authority to supersede that resolution in the manner identified herein below; and

WHEREAS, Section III.C.4. of the Authority's Personnel Policy requires the annual designation of a percentage salary increase when an employee is promoted to a higher salary grade; and

WHEREAS, Section IV.I. of the Authority's Personnel Policy requires an annual designation of the level of the Authority's contribution to each eligible employee's Defined Contribution 401(a) Retirement Plan; and

WHEREAS, Resolution 2017-06 requires the contribution credit for the Authority's 457(f) Retirement Plan be determined annually in each new fiscal year's budget; and

WHEREAS, the Authority wishes to modify its existing rental rate structure at its short term, long term, and shade parking lots, and its valet service; and

WHEREAS, the Authority wishes to add new marketing support dollars to the Air Carrier Incentive Program; and

WHEREAS, the Authority wishes to modify its existing rental rate structure of its general aviation hangars; and

WHEREAS, the Authority wishes to modify its existing rental rate structure at University Vehicle Storage lots to maintain a competitive balance with other such facilities; and

WHEREAS, the Authority wishes to modify its basic "rack rates" by type and location for advertising space; and

WHEREAS, the Authority wishes to retain its existing Commercial Vehicle fees; and

WHEREAS, it is the intent of the Authority to amend Resolution 2021-05 in the manner identified herein below; and

WHEREAS, the Authority held a public hearing, after the publication of a notice of such hearing in a newspaper of general circulation in Sarasota and Manatee Counties at least one time not less than ten days nor more than twenty-five days prior to such hearing to consider the revision of said rates or fees that will be charged to persons who use the said Airport facilities.

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The proposed budget for the fiscal year commencing **October 1, 2022 and ending September 30, 2023** is hereby approved and adopted as presented below:

Airline Revenues-net of incentives	\$ 9,311,433
Non-Airline Revenues	<u>27,147,694</u>
Total Revenues	36,459,127
Operating Expenses	27,554,524
Marketing	<u>1,150,000</u>
Funding Provided from Operations	7,754,603
External Capital Funding – Grants, CFC and PFC	71,084,520
Funding Provided from Authority General Purpose Account	<u>5,407,519</u>
Total Sources	\$84,246,642
Capital Projects	\$83,676,598
Capital Equipment	<u>570,044</u>
Total Uses	\$84,246,642

SECTION 2. The proposed Airline Rentals Fees and Charges for the fiscal year commencing **October 1, 2022 and ending September 30, 2023**, are hereby approved and adopted as presented below:

	Signatory Airline	Non-Signatory Airline
Terminal Building Space Rental (\$ per square foot per year)		
Ticket Counter, Ticket Office, Queuing	77.77	97.21
Holdroom and Concourse Circulation Area	77.77	97.21
Baggage Claim Area	58.32	72.90
Other Offices	58.32	72.90
Operations Area (First level concourse)	38.88	48.60
Baggage Make-Up Area	38.88	48.60
Preferential Apron Area Fee (\$ per linear foot per year)	256.17	N/A
Non-Preferentially Assigned Gate Use Fee (\$ per use)	268.00	N/A
Non-Signatory Gate Use Fee (\$ per turn)		
Aircraft seating capacity (all classes):		
50 seats or less	N/A	530.00
51 to 70 seats	N/A	610.00
71 to 100 seats	N/A	660.00
101 to 149 seats	N/A	860.00
150 seats and more	N/A	980.00
Non-Signatory Terminal Use Fee (\$ per 4 hours – 2 positions):	N/A	47.00
Air Cargo Facility Space Rental (\$ per square foot per year)	15.00	15.00
All Aircraft:		
Landing Fee Rate (\$ per 1,000 pounds maximum gross certificated landed weight)	0.41	0.51

SECTION 3. When an employee is promoted or appointed to an interim position at a higher salary grade, s/he shall receive a salary increase of 5% per salary grade, to a maximum increase of 10%. Such increase shall be subject to the provisions of Section III.C.4. of the Authority's Personnel Policy.

SECTION 4. For each employee enrolled in the Sarasota Manatee Airport Authority Defined Contribution 401(a) Plan, the Authority will contribute six percent (6%) of such employee's annual earnings and will match the employee's annual contribution to his/her 457(b) Deferred Compensation Plan up to three percent (3%) of the employee's annual earnings.

SECTION 5. The 457(f) Plan employer contribution credit for Fiscal Year 2023 shall be one percent (1.0%) of the Authority's Operating Margin, and the methodology defined in Resolution 2017-06; and Resolution No. 2021-04

SECTION 6. The public parking rates herein established shall take effect as of October 1, 2022, and shall be as follows:

<u>SHORT TERM LOT</u>			
0 - 40 Minutes	\$ 2.00		
Each additional 20 minutes	\$ 2.00		
Maximum per day	\$ 19.00		
<u>LONG TERM LOT</u>			
0 - 40 Minutes	\$ 2.00		
Each additional 20 minutes	\$ 2.00		
Maximum per day	\$ 15.00		
<u>OVERFLOW LOT</u>			
0 - 40 Minutes	\$ 2.00		
Each additional 20 minutes	\$ 2.00		
Maximum per day	\$ 13.00		
		<u>COVERED EAST LOT – Credit Card Only</u>	
		0 - 40 Minutes	\$ 2.00
		Each additional 20 minutes	\$ 2.00
		Maximum per day	\$ 15.00
		<u>OTHER LOT</u>	
		Flat fee – per day	\$ 10.00
		<u>VALET SERVICE</u>	
		First 8 hours or portion thereof	\$ 12.00
		Each additional 8 hours	\$ 9.00
		Maximum per day	\$ 22.00

SECTION 7. Marketing Air Service budget shall add new marketing support dollars in the amount of one-million two-hundred thousand dollars (\$1,200,000) from unrestricted funds for the promotion of additional domestic and international air service.

SECTION 8. The general aviation hangar monthly rates herein established shall take effect as of October 1, 2022, and shall be as follows:

<u>Size</u>	<u>Monthly Rate (\$)</u>
42' Wide Door	462.00
42' Wide Door w/additional storage	572.00
48' Wide Door	632.00
51.5' Wide Door	1,700.00
Co-tenancy lease	250.00
T-Hangar waiting list fee	25.00

SECTION 9. The regular rental rates charged at University Self Storage shall be modified as follows, however, staff is delegated the authority to do special pricing to meet market conditions.

Surface Lot Storage	
AREA	Monthly Rate (\$)
< 20'	70
25'-35'	80 to 100
36' – 40'	105 to 145
Semi Truck Parking:	
~75'	160

Air Conditioned Units	
Size	Monthly Rate (\$)
4' x 4' x 4' Top	32.00
4' x 4' x 4' Middle	43.00
4' x 4' x 4' Bottom	48.00
4' x 4' x 8'	68.00
4' x 6' x 8'	73.00
4' x 8' x 8'	78.00
8' x 6' x 8'	93.00
8' x 8' x 8'	113.00
8' x 10' x 8'	135.00
9' x 10' x 8'	148.00
10' x 10' x 8'	168.00
10' x 12' x 8'	193.00
8' x 16' x 8'	203.00
8' x 20' x 8'	245.00

10' x 20' x 8'	298.00
24 hr. Access Units (All units 8' tall)	
Size	Monthly Rate (\$)
8' x 6.5'	80.00
8' x 8' walk up	82.00
8' x 8'	87.00
8' x 10'	96.00
8' x 13'	126.00
8' x 16' walk up	142.00
8' x 16'	150.00
8' x 20'	176.00
Kayak	25.00
For storage units:	
6-month pre-pay = last month 1/2 off	
1 year pre-pay = last month free	

SECTION 10. Monthly advertising rack rates shall be as follows, however, staff may do special pricing to meet market conditions. All prices are subject to Sarasota and Manatee County sales tax.

<u>Three Foot Backlit Signs:</u>		<u>Outside Billboard:</u>	
Concourse	350	University Pkwy:	2,100
Taxi Stand	350	US 41	3,000
Escalator	400		
<u>Five Foot Backlit Signs:</u>		<u>Welcome Center Brochure Rack:</u>	
Concourse	400	Small:	30
Taxi Stand	400	Medium:	40
Escalator	400	Large:	50
<u>Six Foot Backlit Sign:</u>		<u>Specialty Displays:</u>	
Second Level Atrium	600	Baggage Claim Vehicle	550
		Photo Booth	400
		Custom Free Standing	200
		Security Glass Wall	800
<u>Seven Foot Backlit Sign:</u>		<u>Specialty Tension Fabric:</u>	
Concourse	600	Baggage Claim Belts	475
		Down Escalator	1,650
		Up Escalator	800
		Welcome Soffit	1,200
<u>Video Displays:</u>		<u>Baggage Claim Displays:</u>	
Back Wall Video	250	Charging Column Backlits	200
Carousel Video	350	Backwall Murals	900
Aquarium Video	100		
Concourse	125		
<u>Gate Hold Backlit:</u>			
B7, B8, B11, B12, B14	250		

SECTION 11. The Transportation Network Companies and On-Demand Limousine companies per trip fee remains at \$3.50. The Baggage Delivery Service companies annual permit fee remains at \$1,000.00.

SECTION 12. Provisions and definitions:

1. Except as expressly exempted herein, this Resolution shall apply to all operators of any aircraft landing at the Airport and having a maximum gross certificated landing weight of more than 10,000 pounds.
2. Signatory Airlines shall pay a Terminal Building Space Rental rate, Preferential Apron Area Fee, Non-Preferential Gate Use Fee (if used), and Landing Fee for all revenue flight landings, in the foregoing amounts which have been calculated annually in accordance with Article 6 of the Agreement.
3. Non-Signatory Airlines, whether charter or scheduled airlines, shall pay a Terminal Building Space Rental rate, Terminal Use Fee, Gate Use Fee, and Landing Fee in the foregoing amounts which are calculated using 125% of the applicable rates and charges paid by the Signatory Airlines.
 - a. The term "maximum gross certificated landing weight" as used herein, shall mean the maximum weight, in thousand (1,000) pound units, at which each aircraft is certificated by the Federal Aviation Administration (or its successor) to land at the Airport.
 - b. The term "revenue flight landing" shall mean any aircraft arrival at the Airport by an aircraft operator; provided, however, that "revenue flight landing" shall not include any flight that returns to the Airport because of mechanical, meteorological, or other precautionary reason.

- c. The term "Signatory Airline" shall mean an airline that has signed the Agreement.
- d. The term "Non-Signatory Airline" shall mean all scheduled airlines and/or non-scheduled airlines that are not a Signatory Airline.

4. The fuel flowage fees for any aircraft, regardless of maximum gross certificated landing weight, operating at the Sarasota Bradenton International Airport and fueled at either a Fixed Base Operator or privately-owned fuel farm, shall be nine cents **(\$0.09) per gallon** on all aviation fuel.

5. For any scheduled or non-scheduled commercial aircraft handled by a Fixed Base Operator at the Airport, the FBO shall be responsible for reporting the activity, notifying the operator of the charges, and collecting and remitting the charges required under this resolution.

6. An exemption from liability for landing fees is hereby granted to any aircraft paying fuel flowage fees via a Fixed Base Operator or airport lease agreement.

7. The provisions of this Resolution are severable, and if any court of competent jurisdiction shall hold any of its provisions unconstitutional, the decision of such court shall not affect or impair any of the remaining provisions.

Adopted this 26th day of September 2022

SARASOTA MANATEE AIRPORT AUTHORITY

Carlos Beruff, Chairman

ATTEST: _____
Jesse Bifer, Secretary

AGENDA ITEM NO. 5.3

SARASOTA MANATEE AIRPORT AUTHORITY
September 26, 2022
STAFF NARRATIVE

RE APPROVAL: SMAA RESOLUTION 2022-07 POLICY FOR FY 2023-2024
SARASOTA MANATEE AIRPORT AUTHORITY AIR CARRIER INCENTIVE PROGRAM

EXECUTIVE SUMMARY: The President, Chief Executive Officer, requests approval of SMAA Resolution 2022-07: Sarasota Manatee Airport Authority Air Carrier Incentive Program (ACIP) to attract increased commercial flight activity at the Sarasota Bradenton International Airport.

NARRATIVE: On October 19, 2020, the SMAA approved ACIP 2020-07. Since approval, multiple airlines have qualified for fee waivers and marketing funds under the ACIP by adding new nonstop service at SRQ. ACIP 2022-07 provides the following updates:

- Extends the Air Carrier Incentive Program until September 25, 2024
- Under eligibility requirements, the applicant airline is only eligible for incentives if they have not flown the route in the last 24 months (changed from 12 months).
- Under eligibility requirements, seasonal service is defined as a minimum of 10 consecutive weeks (changed from 10 weeks in a 52-week continuous calendar cycle).
- Under domestic and Canadian marketing program incentives, added requirement that new seasonal service must operate 10 consecutive weeks with a minimum of 1X weekly flight to qualify for fee waivers and 2X weekly flights to qualify for both fee waivers and marketing funds.

HISTORY: The SMAA has directed management to implement a Domestic and International Air Carrier Incentive Program (ACIP). The objectives of the ACIP are to:

- 1) Promote incumbent air carriers to offer new, non-stop service and/or expand existing service
- 2) Promote new entrant air carriers to offer new, non-stop, scheduled passenger air service
- 3) Promote marketing of new and existing air carrier routes

New and incumbent air carriers that provide qualifying service will be eligible for fee abatements and marketing support for an established period in accordance with Federal Aviation Administration (FAA) guidelines. The amount of marketing support and fee abatement eligibility will be based on the type of service (domestic or international), the frequency of service (year-round, daily, less-than-daily, or seasonal), the number of new non-stop destinations, and other regulating factors listed in the ACIP.

The incentive program is intended to leverage SMAA support to assist the airline(s) in engaging and making new service successful through aggressive marketing and promotions.

RECOMMENDATION: It is hereby recommended that the SMAA Board approve Resolution 2022-07, SARASOTA MANATEE AIRPORT AUTHORITY AIR CARRIER INCENTIVE PROGRAM, for the promotion of additional domestic and international air service at the Sarasota Bradenton International Airport.

Attachment: SMAA RESOLUTION 2022-07: SARASOTA MANATEE AIRPORT AUTHORITY AIR CARRIER INCENTIVE PROGRAM.

RESOLUTION NO. 2022-07

SARASOTA MANATEE AIRPORT AUTHORITY

POLICY FOR PROMOTION OF NEW AIR SERVICE

WHEREAS, the Sarasota Manatee Airport Authority (the "Authority") is a body politic and corporate created by Chapter 2003-309, Laws of Florida, an amendment; and

WHEREAS, the Authority owns and operates the Sarasota Bradenton International Airport (the "Airport") and

WHEREAS, it is the desire of the Authority to increase air service to the Airport, foster competition, and promote the economic development of the region; and

WHEREAS, the Authority proposes to take affirmative measures to ensure the future viability of the airport and the economic well-being of the community; and

WHEREAS, it has been demonstrated through survey research that each additional domestic passenger spends an average of \$21.22 per visit to the Airport; and

WHEREAS, each additional enplaned passenger provides \$4.50 in Passenger Facility Charge revenue and incremental increases in Federal Airport Improvement Program entitlement funds based upon the statutory formula.

NOW, THEREFORE, BE IT RESOLVED this resolution shall update Resolution No. 2020-07, extend the Air Carrier Incentive Program (ACIP) until September 25, 2024, and supplement Resolution No. 2020-7 and any successor resolutions establishing air carrier incentives at the Airport.

BE IT FURTHER RESOLVED that the Authority hereby adopts Resolution 2022-07, until September 25, 2024, offering airline marketing and/or support funds as outlined in the attached **Sarasota Manatee Airport Authority (SMAA) Air Carrier Incentive Program (ACIP)** dated September 26, 2022.

PASSED AND ADOPTED this 26th day of September 2022.

SARASOTA MANATEE AIRPORT AUTHORITY

By _____
Carlos M. Beruff

ATTEST:

Jesse Biter, Secretary

SARASOTA MANATEE AIRPORT AUTHORITY (SMAA)

AIR CARRIER INCENTIVE PROGRAM (ACIP)

September 26, 2022

Objectives

The Sarasota Manatee Airport Authority Air Carrier Incentive Program (ACIP) is designed to increase both domestic and international air travel at the Sarasota Bradenton International Airport (SRQ). The objectives of the ACIP include:

- 1) Promote incumbent air carriers to offer new, non-stop service and/or expand existing service
- 2) Promote new entrant air carriers to offer new, non-stop, scheduled passenger air service
- 3) Promote marketing of new and existing air carrier routes

Program Term and Funding

The ACIP shall be effective from September 26, 2022, through September 25, 2024. Air carriers that are currently enrolled in a previous year air carrier incentive program are eligible to complete the program they are currently enrolled in through the eligibility time frame.

In accordance with FAA policy, the costs associated with implementing the ACIP will not be included in the airline rates and charges. Funding of the program will come from SMAA unrestricted funds. SMAA reserves the right to place a cap on the total amount of marketing support awarded during the term of the ACIP. Once the cap is reached, SMAA will cease to offer new additional support agreements but will fully abide by existing ones in effect. SMAA reserves the right to amend, modify, or alter the ACIP at any time without notice.

Eligibility Requirements

- 1) Qualifying Service:
In order to qualify for the airline marketing support and the fee abatement program, the air service must meet each of the following requirements:
 - a) Scheduled service, available for purchase in the airline computer reservation system (CRS), and inaugurated after September 26, 2022
 - b) Not flown by the applicant airline on a scheduled basis in the twenty-four (24) months prior to service commencement (exception – additional flights by the same airline added to the same airport pair (minimum of three (3) flights per week or seasonal service upgraded to year-round service)
 - c) Non-stop
 - d) Round-trip
 - e) Daily, or less-than-daily (min of 1 round-trip per week)
 - f) Year-round (defined as a minimum of 43 weeks in a 52-week continuous calendar cycle), or seasonal (defined as a minimum of 10 consecutive weeks)
 - g) In the event the number of actual flights operated is below a 90% completion rate as published in the schedule, the airline may lose eligibility for participation in the ACIP
- 2) Non-Qualifying Service:
 - a) Aircraft capacity upgrades on existing service

- b) Cargo or other non-passenger service
- 3) Participation Requirements:
 - a) Must have a fully executed signatory or non-signatory airline agreement with SMAA
 - b) Must be current in financial and other obligations with SMAA
 - c) Must remain current in financial and other obligations with SMAA
 - d) Must complete and submit an ACIP Application Form
 - e) Must have the ACIP Application Form approved by the SMAA President, CEO

DOMESTIC SERVICE INCENTIVES

Domestic New Non-Stop Destination or Additional Frequency Based Incentives

Rates and Charges Eligible for Incentive²	Incentive (% Fee Reduction)¹	Year Round Service Daily or Less-than-Daily³	Seasonal Daily or Less-than-Daily³
Landing Fees	100%	2 yrs	2 Seasons
Terminal Rent Fees⁴	100%	2 yrs	2 Seasons
Terminal & Gate Use Fees (Non-Sig)	100%	2 yrs	2 Seasons
Preferential Apron Fees	100%	2 yrs	2 Seasons
Hold Room Fees	100%	2 yrs	2 Seasons
Baggage Claim Fees	100%	2 yrs	2 Seasons

¹ Fee reductions would be applied on invoices as credits against the amount that would have otherwise been due in the same month the ACIP Qualifying Service is provided

² Incumbent Signatory Airlines will receive a prorated reduction on Non-Preferential Gate Use Fees, Concourse Circulation Area Fees, Baggage Claim Fees, and Joint Use Baggage & Makeup Area Fees for qualifying flights. Landing Fees for Signatory and Non-Signatory airlines will be prorated for route additions by calculating MGLW or fraction of new operations compared to existing service. When upgrading from seasonal service to year-round service, fee waivers would only apply to the flights added

³ The 2 yr./2 season incentives are for new routes currently not operated by incumbents, otherwise the incentive is reduced to 1 yr./1 season

⁴ Waiver of terminal rent fees is only available for new entrant airlines and cannot be extended beyond 2 years by adding additional flights and/or service. The location and size of office space provided will be determined by the SMAA

Domestic and Canadian Marketing Program Incentives^{1 2 3}

	New Year Round Daily	New Year Round Less-than-Daily	New Seasonal (Min 10 Weeks)
Maximum Funds per Qualifying Service	\$150,000 Months 1-12 \$100,000 Months 13-24	\$100,000 Months 1-12 \$50,000 Months 13-24	\$75,000 1st Season \$50,000 2nd Season
Support Cap	----- 2 Million -----		

¹ For qualifying intrastate Florida service, marketing dollars will be provided up to a maximum of \$50,000 over a 24-month period

² The 2 yr./2 season marketing dollar incentives are for new routes currently not operated by incumbents, otherwise the incentive is reduced to 1 yr./1 season

³ New seasonal service must operate 10 consecutive weeks with a minimum of 1X weekly flight to qualify for fee waivers and 2X weekly flights to qualify for both fee waivers and marketing funds

INTERNATIONAL SERVICE INCENTIVES

New International Non-Stop Destination Based Incentives

Rates and Charges Eligible for Incentive²	Incentive (% Fee Reduction)¹	Year Round Service Daily or Less-than-Daily⁴	Seasonal Daily or Less-than-Daily⁴
Landing Fees	100%	2 yrs	2 Seasons
Terminal Rent Fees³	100%	2 yrs	2 Seasons
Terminal & Gate Use Fees (Non-Sig)	100%	2 yrs	2 Seasons
Preferential Apron Fees	100%	2 yrs	2 Seasons
Hold Room Fees	100%	2 yrs	2 Seasons
Baggage Claim Fees	100%	2 yrs	2 Seasons

¹ Fee reductions would be applied on invoices as credits against the amount that would have otherwise been due in the same month the ACIP Qualifying Service is provided

² Incumbent Signatory Airlines will receive a prorated reduction on Non-Preferential Gate Use Fees, Concourse Circulation Area Fees, Baggage Claim Fees, and Joint Use Baggage & Makeup Area Fees for qualifying flights only. Landing Fees for Signatory and Non-Signatory airlines will be prorated for route additions by calculating MGLW or fraction of new operations compared to existing service. When upgrading from seasonal service to year-round service, fee waivers would only apply to the flights added

³ Waiver of terminal rent fees is only available for new entrant airlines and cannot be extended beyond 2 years by adding additional flights and/or service. The location and size of office space provided will be determined by the SMAA

⁴ The 2 yr./2 season incentives are for new routes currently not operated by incumbents, otherwise the incentive is reduced to 1 yr./1 season

International (excluding Canada) Marketing Program Incentives^{1 2}

	New Year Round Daily or Less-than-Daily	New Seasonal (Min 10 Weeks)
Maximum Funds per Qualifying Service	\$250,000 Months 1-12 \$150,000 Months 13-24	\$200,000 1st Season \$100,000 2nd Season
Support Cap	----- 2 Million -----	

¹ International is defined as any international destination greater than 1,000 nautical miles from SRQ not including Canada

² The 2 yr./2 season marketing dollar incentives are for new routes currently not operated by incumbents, otherwise the incentive is reduced to 1 yr./1 season

Marketing Fund Conditions

The Authority will set an annual cap on the marketing funds. The Authority may prorate the marketing funds in the event that more than one air carrier/operator applies for the same destination.

Marketing funds may be used for advertising campaigns, radio, direct mail, internet marketing or other agreed upon promotions. The name "Sarasota Bradenton International Airport" or "SRQ" must be prominently mentioned in the form of media selected for the promotion.

The Authority reserves the right to review and approve the air carrier/operator advertising campaign to verify compliance with the requirements set forth herein. The air carrier/operator is responsible for the development of its advertising campaign.

AGENDA ITEM NO. 5.4

**SARASOTA MANATEE AIRPORT AUTHORITY
SEPTEMBER 26, 2022 REGULAR MEETING
STAFF NARRATIVE**

**RE APPROVAL: RESOLUTION NO. 2022-08 TO INITIATE PROCEDURES
TO RESOLVE CONFLICT WITH CITY OF SARASOTA PURSUANT TO CH. 164, FLA. STAT.**

EXECUTIVE SUMMARY: The Sarasota City Commission recently approved a residential development on the former Sarasota Kennel Club parcel south of University Parkway and east of Old Bradenton Road. The Airport Authority formally objected to the development because 228 (61.2 percent) of the 373 multifamily units will be located in the 65 DNL noise contour where residential uses are deemed incompatible under FAA regulations. The approvals arguably violate a 2018 interlocal agreement between the Airport and the City calling for the parties to adopt, administer, and enforce airport zoning regulations restricting use of land adjacent to the Airport to activities and purposes compatible with the continuation of normal airport operations. On August 29, 2022, the Authority authorized the engagement of special legal counsel to challenge the residential approvals. In addition to pursuit of legal challenges, it is recommended that the Authority invoke the provisions of the "Florida Governmental Conflict Resolution Act", whose purpose is to provide an additional method of resolving conflicts between local governmental entities. To initiate that process, it will be necessary for the Authority to adopt the attached Resolution No. 2022-08.

NARRATIVE: On May 31, 2018, the City and the Authority entered into an Interlocal Agreement as required by section 333.03(1), F.S. to acknowledge their respective obligations to adopt, administer, and enforce airport zoning regulations applicable to airport hazard areas, and restricting use of land adjacent to or in the immediate vicinity of airport activities and purposes compatible with the continuation of normal airport operations.

On October 18, 2021, Avention Holdings I, LLC, as contract purchaser of the 25.58 acre former Sarasota Kennel Club, filed applications with the City of Sarasota to amend the City's comprehensive plan's future land use classification of the site from commercial to multifamily. That application was also accompanied by a rezone application to change the zoning classification from commercial to multifamily residential, and a site plan depicting multiple buildings that would contain a total of 373 residential units.

The Planning Board conducted a public hearing on June 8, 2022, and the City Commission conducted hearings on August 15 and September 12. Although the Planning Board recommended denial of the applications, the City Commission approved them. The Authority appeared at all three public hearings to voice opposition and present testimony and evidence stressing the necessity for the City to adhere to the Interlocal Agreement and its own comprehensive plan policies that required it to "discourage" the placement of residential uses within the 65 DNL noise contour. The Authority also pointed to zoning code provisions "prohibiting" the placement of residential units within the noise contour unless it finds that it "must" do so. Other than a desire to increase the supply of rental units and conceivably lessen an affordable housing shortage, no evidence was presented to show that the City was compelled to approve the 373 units, and there was certainly nothing to compel the City to place 228 (16.2 percent) of those additional units in the noise contour. The proposed rentals rates would not qualify as "affordable" or "attainable", and while the additional units, which would be rented at market rate, would

increase the overall supply of apartments in the area, they would be insufficient in magnitude to reduce the region's affordable housing shortage to any measurable degree. The Authority further stressed that the proposed housing would be located within only 1,500 feet south of the Airport's main runway, meaning that aircraft would regularly overfly the residents; and that from a statistical standpoint, about half of aircraft accidents occur either on takeoff or on landing. Lastly, the Authority pointed out that the proposed stormwater retention ponds depicted on the site plan would be of such shallow depth as to attract wading birds which pose a safety threat when they collide with the windscreen or are sucked into the engine of a jet aircraft.

While the Authority intends to challenge the approvals in the Division of Administrative Hearings, and in court system, it also has the option of pursuing conflict resolution under the "Florida Governmental Conflict Resolution Act", Ch. 164, F.S. That Act applies to conflicts arising in the context of comprehensive plan amendments and governmental entity permitting processes. Proceedings under the Act must be commenced by the passage by the Authority Board of a resolution stating its intention to initiated conflict resolution. If at any point, the Authority has commenced court proceedings, the court proceedings would be abated upon court order, until the steps in conflict resolution have been exhausted. Upon passage of the resolution by the Board, the first phase would involve conflict "assessment" conducted by the Airport president/CEO and City Manager and/or their designees. A mediator might be called in to assist with the assessment. If those representatives are unable to resolve the conflict, the next phase would involve the Airport Board holding a joint meeting with the City Commission. If the conflict cannot be resolved that that stage, the parties would then select a mediator and participate in mediation. If the mediation does not resolve the conflict, the City and Authority would then be able avail themselves of other available legal rights.

The Authority's general counsel and special counsel concur in a recommendation that the Authority proceed with conflict resolution under the Act. Attached is proposed Resolution No. 2022-07. It contains recitals detailing the background of the conflict, followed by action steps required to move forward with the conflict resolution process. They further recommend that they be authorized to (1) to file a petition with the Division of Administrative Hearings to challenge the Plan Amendment as being internally inconsistent with the *Sarasota City Plan (2030)*; (2) file a petition for certiorari in the circuit court to challenge the Rezoning and Site Plan as being inconsistent with the *Sarasota City Plan (2030)*; (3) file an original action in the circuit court challenging the Rezoning and Site Plan as inconsistent with the *Sarasota City Plan (2030)*; and (4) file an action for declaratory judgment in the circuit court to enforce the Interlocal Agreement.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority pass Resolution No. 2022-08; authorize its Chairman to sign it; and instruct the President/CEO to implement it.

FURTHER RECOMMENDATION: It is further recommended that legal counsel be authorized to (1) to file a petition with the Division of Administrative Hearings to challenge the Plan Amendment as being internally inconsistent with the *Sarasota City Plan (2030)*; (2) file a petition for certiorari in the circuit court to challenge the Rezoning and Site Plan as being inconsistent with the *Sarasota City Plan (2030)*; (3) file an original action in the circuit court challenging the Rezoning and Site Plan as inconsistent with the *Sarasota City Plan (2030)*; and (4) file an action for declaratory judgment in the circuit court to enforce the Interlocal Agreement.

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RESOLUTION NO. 2022-08

RESOLUTION OF THE SARASOTA MANATEE AIRPORT AUTHORITY

**TO INITIATE PROCEDURES TO RESOLVE CONFLICT WITH
CITY OF SARASOTA PURSUANT TO CHAPTER 164, FLA. STAT.**

WHEREAS, the SARASOTA MANATEE AIRPORT AUTHORITY (hereinafter called "Authority"), is a body politic and corporate, created by Chapter 2003-309, Laws of Florida, as amended (hereinafter called the "Enabling Act") and is the owner and operator of the Sarasota Bradenton International Airport (hereinafter called "Airport"); and

WHEREAS, the Airport Zoning Law, Chapter 333, Fla. Stat. (hereinafter called "Chapter 333"), in s. 333.02(1), contains a finding that an airport hazard endangers the lives and property of users of the airport and of occupants of land in its vicinity and also, if of the obstruction type, in effect reduces the size of the area available for the taking off, maneuvering, or landing of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein; and

WHEREAS, s. 333.02 contains a further finding that certain activities and uses of land in the immediate vicinity of airports as enumerated in s. 333.03(2) are not compatible with normal airport operations, and may, if not regulated, also endanger the lives of the participants, adversely affect their health, or otherwise limit the accomplishment of normal activities; and

WHEREAS, Chapter 333.02(1) declares:

- (a) That the creation or establishment of an airport hazard and the incompatible use of land in airport vicinities are public nuisances and injure the community served by the airport in question;
- (b) That it is therefore necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of airport hazards and incompatible land uses be prevented; and
- (c) That this should be accomplished, to the extent legally possible, by the exercise of the police power, without compensation.

WHEREAS, s. 333.02(2) further declares that the limitation of land uses incompatible with normal airport operations, the prevention of the creation or establishment of airport hazards, and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivisions may raise and expend public funds and acquire land or property interests therein, or air rights thereover; and

WHEREAS, s. 333.03(1) mandates that every political subdivision having an airport hazard area within its territorial limits must adopt, administer, and enforce, under the police power, airport protection zoning regulations for such airport hazard area; and if an airport is owned or controlled by a political subdivision and if any other political subdivision has land

upon which an obstruction may be constructed or altered which underlies any surface of the airport as provided in 14 C.F.R. part 77, subpart C, the political subdivisions shall, by interlocal agreement (or by ordinance creating a joint airport protection zoning board), adopt, administer, and enforce a set of airport protection zoning regulations; and

WHEREAS, the Enabling Act empowers the Authority to exercise and perform all powers and prerogatives conferred upon political subdivisions by chapter 333, as from time to time amended, or any successor statute, with respect to the adoption and enforcement of airport zoning regulations under the provisions of that chapter; and

WHEREAS, Federal Aviation Regulation (FAR) Part 77, 14 C.F.R., part 77, subpart C, establish standards for determining obstructions to air navigation; and

WHEREAS, following the passage of chapter 333, the Authority enacted airport zoning regulations which established the boundaries of the various zones to be regulated; and

WHEREAS, in 1996, the Authority conducted a noise study in accordance with 14 C.F.R. part 150, to establish noise contours which extend into areas adjacent to the Airport under the land use jurisdiction of Manatee County, Sarasota County and the City of Sarasota, and, on April 15, 1997, the FAA announced its determination that the future noise exposure map for the Airport was in compliance with applicable requirements of 14 C.F.R. part 150, and a notice of same was duly published in the Sarasota Herald-Tribune May 5, 12 and 19, 1997; and

WHEREAS, effective March 27, 2017, the Authority amended and restated its airport zoning regulations by the adoption of Resolution No. 2017-02, which is recorded as Official Records Instrument # 2017039773; and

WHEREAS, on July 19, 2010, the City of Sarasota (hereinafter called the "City") amended its Future Land Use Chapter to include Objective 10, addressing airport compatibility, and to include Action Strategy 10.2, which states that residential dwelling units are "discouraged" from being located within the 65 DNL noise exposure contour; and

WHEREAS, on May 7, 2018 the City amended its zoning regulations to include Zoning Code Article VII, Division 17 "Airport Protection Zoning Regulations" and specifically, Sec. VII-1705 "Airport Land Use Restrictions," states that residential land use is an incompatible and prohibited use within Airport Noise Contour 65-70, but if the City determines that residential uses *must* be allowed, measures to achieve outdoor to indoor noise level reduction must be incorporated; and

WHEREAS, on May 31, 2018, the City and the Authority entered into an Interlocal Agreement pursuant to section 333.03(1) to acknowledge their respective obligations to adopt, administer, and enforce updated airport zoning regulations applicable to airport hazard areas, and restricting use of land adjacent to or in the immediate vicinity of airport activities and purposes compatible with the continuation of normal airport operations; and

WHEREAS, on October 18, 2021, Avention Holdings I, LLC, contract purchaser, hereinafter referred to as "Developer", filed Application No. 21-PA-01, hereinafter called the "Plan Amendment", to amend the Comprehensive Plan of the City of Sarasota a/k/a the *Sarasota City Plan (2030)* so as to change the future land use map classification of two parcels of real property totaling approximately 25.58± acres located on the east side of Old Bradenton Road south of University Parkway and Desoto Road, with a street address of 5400 Old Bradenton Road, from the Community Commercial (City parcel) and Moderate Density Residential (County Parcel) Future Land Use Map Classifications to the Multiple Family-Medium Density City Future Land Use Map Classification; and

WHEREAS, on the same date, the Developer filed concurrent Application No. 22-RE-02, hereinafter called the "Rezoning", requesting the rezoning of the foregoing 25.58± acres from the Commercial Intensive (CI) Zone District to the Residential Multiple Family 4 (RMF-4) Zone District; and also filed Site Plan Application No. 22-SP-04m, hereinafter called the "Site Plan", to allow construction of an up to 372 residential unit apartment complex on the site; and

WHEREAS, approximately half of the 25.58± acres are located within the 65 DNL noise exposure contour of the Airport future noise exposure map, and approximately 228 (61.2 percent) of the proposed 372 units would be within that noise contour where residential units are to be discouraged pursuant to applicable objectives and policies in the *Sarasota City Plan (2030)*, and are deemed incompatible and prohibited pursuant to applicable provisions in the Zoning Code; and

WHEREAS, the Authority, through its President/CEO, qualified as "affected person" in the City's quasi-judicial proceedings to review the Rezoning and Site Plan, due to the Airport's proximity to the subject property; and

WHEREAS, the City of Sarasota Planning Board/Local Planning Agency held a duly noticed public hearing for the purpose of reviewing the proposed Plan Amendment, considering the staff report, the guidelines for review in Section IV-1406, Zoning Code (2002 edition) and receiving testimony and evidence on proposed the Plan Amendment on June 8, 2022, including objections raised by the President/CEO of the Authority; and specifically found that the Plan Amendment was not consistent with the requirements of the *Sarasota City Plan (2030)* and was not in the public interest, and that the Rezoning and Site Plan did not satisfy the standards for review set forth in Section IV-1106 and Section IV -506, Zoning Code and was inconsistent with the *Sarasota City Plan (20.30)* and recommended denial to the City Commission; and

WHEREAS, the City Commission held an adoption stage public hearing on August 15, 2022 for the purpose of reviewing the Plan Amendment, and after considering the reports from both the Planning Board and the staff, the guidelines for review in Section IV-1406 Zoning Code and receiving testimony and evidence, including the objections raised by the President/CEO of the Authority, and voted to adopt proposed Ordinance No. 22-5424, on first reading, thereby approving the Plan Amendment, notwithstanding its noncompliance with applicable objectives and policies of the *Sarasota City Plan (2030)*, and notwithstanding that residential uses within the 65 DNL noise contour are deemed incompatible and prohibited pursuant to applicable provisions in the Zoning Code; and

WHEREAS, the City Commission held a second public hearing on September 6, 2022 for the purpose of reviewing the Rezoning and Site Plan, and after considering the reports

from both the Planning Board and the staff, the guidelines for review in Section IV-1406 Zoning Code and receiving testimony and evidence, voted to adopt proposed Ordinance No. 22-5424, on second reading, thereby approving the Plan Amendment, notwithstanding its noncompliance with applicable objectives and policies of the *Sarasota City Plan (2030)*, and notwithstanding that residential uses within the 65 DNL noise contour are deemed incompatible and prohibited pursuant to applicable provisions in the Zoning Code; and

WHEREAS, the City Commission has not yet voted to approve the Rezoning and Site Plan on second reading, but it is anticipated that it will hereafter do so, whereupon it will authorize the construction of a 372 residential unit apartment complex, with approximately 228 residential units to be located within the Airport's 65 DNL noise contour; and

WHEREAS, in the course of the foregoing public hearings, the Authority provided testimony and evidence stressing the necessity for the City to adhere to the terms of the Interlocal Agreement; the necessity for the City to "discourage" the placement of residential uses within the 65 DNL noise contour as mandated by the *Sarasota City Plan (20230)*; the necessity for the City to "prohibit" the placement of such residential units within the noise contour as mandated by the Zoning Code in the absence of competent substantial evidence showing that the City "must" allow the residential units within that noise contour; that no such substantial competent evidence was presented at the hearings; on the contrary, the evidence demonstrated that the proposed development would not produce any "affordable" or "attainable" units, and the market rate units that would be produced would be insufficient in number to reduce the region's affordable housing shortage to any measurable degree; that aircraft would regularly overfly any housing placed on the site; that, statistically speaking, about half of all aircraft accidents occur either on takeoff or on landing; that the proposed housing would be located within a mere 1,500 feet south of the Airport's main runway; and that the proposed stormwater retention ponds depicted on the site plan would be of such depth to attract wading birds which pose a threat to aircraft; and

WHEREAS, the City's approval of the Plan Amendment, Rezoning, and Site Plan over the Authority's objections violate the intent and purpose of the Interlocal Agreement, are inconsistent with the *Sarasota City Plan (2030)*, and violate the City's Zoning Code, and would allow development of a land use that is incompatible with the Airport and Airport operations; and

WHEREAS, the Authority desires to initiate conflict resolution procedures with the City to resolve the issue of this proposed development prior to initiating court proceedings.

NOW, THEREFORE, BE IT RESOLVED:

1. By the adoption of this Resolution, the governing board of the Authority expresses intention, to initiates the conflict resolution procedures provided by Chapter 164, Fla. Stat., the "Florida Governmental Conflict Resolution Act" prior to initiating court proceedings or prosecuting action on a previously filed court proceeding to resolve the conflict created by the City Commission's approval of the Plan Amendment, the Rezoning and the Site Plan.

2. The specific issues of conflict include the following:
 - A. The Plan Amendment is not in "compliance" as defined in s. 163.3184, Fla. Stat. and violates the "internal compatibility" requirement of s. 163.3177(2), because:
 - 1) The Plan Amendment is internally inconsistent with Future Land Use Objective 1, because it does not reflect a grouping of compatible types of land uses, in particular, the Airport and its runway; it does not consider the suitability of the land for development, particularly its location in a floodplain and in the 65 DNL noise contour; and does not recognize existing land use, in particular, the Airport and its runway;
 - 2) The Plan Amendment is internally inconsistent with Future Land Use Objective 10 because the proposed residential uses are not compatible with the adjacent Airport land use and operations;
 - 3) The Plan Amendment is inconsistent with Future Land Use Action Strategy 3.3 because the proposed density; scale, massing and orientation; lot size/configuration, and other factors of compatibility are not compatible with the Airport use and its location, intensity and scale of development; and
 - 4) The Plan Amendment is internally inconsistent with Future Land use Action Strategy 10.2 because it does not discourage the location and construction of residential dwelling units within the 65 DNL noise contour.
 - B. The Plan Amendment is not "in compliance" as defined in s. 163.3184, Fla. Stat. because it has not been and cannot be supported by the data and analysis required by s. 163.3177(6)(a)(8), Fla. Stat. including:
 - 1) A "suitability" analysis, because the proposed uses are not suitable due to the large percentage of the property that is within the 100 year floodplain, within the 65 DNL noise contour, and in close proximity to the flight path of a major runway; and
 - 2) A "needs" analysis showing the minimum amount of land necessary for the proposed residential use and that the amendment is necessary to provide the require land.
 - C. The Rezoning does not meet the following standards for approval set out in Zoning Code s. IV-1106(b):
 - 1) Subsection (1) , because the Rezoning is not consistent with Future Land use Objective 10, Action Strategy 3.3, and Action Strategy 10.2 for the reasons stated above;
 - 2) Subsection (2), because the Rezoning is not consistent with the existing land use pattern, particularly the Airport, its 65 DNL noise contour, and the location and configurate on its runways;
 - 3) Subsection (6), because the current zone district boundaries are logically drawn and the existing zoning is consistent heh Sarasota City Plan (2010);
 - 4) Subsection (10), because the Rezoning will be a deterrent to the future use and improvement of the Airport consistent with its land use designation and zoning; and
 - 5) Subsection (11), because, taking all of these factors into account, the Rezoning constitutes a grant of special privileges to the property owner and Applicant.

- D. The Site Plan does not meet the following standards of approval set out in s. IV-506:
- 1) Subsection (1) because the Site Plan is not in keeping with the intent and requirements of the specific standards set out in the Zoning Code, specifically s VII-1701 and Table VII-1701, because location of residential units within the 65 DNL noise contour is defined as incompatible, such units are permitted within the 65 DNL noise contour with mitigation only where they *must* be located there, and there is no necessity to locate the residential dwelling units on the site within the 65 DNL noise contour;
 - 2) Subsection (2) because the Site Plan is not consistent or compatible with the Sarasota City Plan's Future Land Use Objective 1, Objective 10, Action Strategy 3.3, and Action Strategy 10.2 for eh reasons stated above;
 - 3) Section (4) because the proposed residential use is not compatible within the 65 DNL noise contour based on Table VII-1701, and the Site Plan could be made more compatible by locating the residential buildings and uses outside the 65 DNL noise contour and further away from the flight path; and
 - 4) Subsection (5) because the layout is inadequate for pedestrian safety because it places unprotected sidewalks and outdoor uses within the 65 DNL noise contour where pedestrians frequently will be exposed to unsafe levels of noise from arriving and departing aircraft.
3. The Authority's President/CEO is directed to send a letter and certified copy of this resolution to the City Manager of the City of Sarasota within 5 days after the passage of this resolution, stating, at a minimum, the conflict and justification for initiating the conflict resolution process, the proposed date and location for the conflict assessment meeting to be held pursuant to s. 164.1053, and suggestions regarding the officials who should be present at the conflict resolution assessment meeting. The Authority's President/CEO is hereby empowered to take other such actions to implement the conflict resolution process as contemplated by Chapter 164.
 4. Nothing herein shall preclude the Authority from concurrently pursuing other legal remedies to resolve the conflict, recognizing, however, that any court proceedings must be abated, upon order of court, until the procedural options of Chapter 164 have been exhausted.
 5. This Resolution shall become effective upon its execution by the Authority's governing board chair, and attested by its secretary.

Adopted and executed by the Sarasota Manatee Airport Authority on this 26th day of September, 2022.

SARASOTA MANATEE AIRPORT AUTHORITY

Carlos Beruff, Chairman

Jesse Biter, Secretary

7356358.v1

AGENDA ITEM NO. 5.5

**SARASOTA MANATEE AIRPORT AUTHORITY
SEPTEMBER 26, 2022 MEETING
STAFF NARRATIVE**

REQUEST FOR APPROVAL: #B-220010

ACCESS CONTROL NETWORK UPGRADE

EXECUTIVE SUMMARY: Staff requests Board approval of a contract award to Netsync Network Solutions to provide for an experienced and qualified firm capable of providing the needed Cisco equipment to upgrade the current Access Control Network to improve performance and security for the Sarasota Manatee Airport Authority ("Authority").

NARRATIVE: Staff assembled a Proposal package to secure the services of an experienced and qualified firm capable of providing needed Cisco Equipment and software to enhance network performance and security. Some of the current equipment is nearing "end of life" and needs to be replaced in this fiscal year. The consistency of growth at SRQ has driven the growing need for advancement in network architecture and service to meet the increased use and dependability of the Access Control Network.

Funding for this project will come from FY23 Capital Projects Budget of \$339,310.00.

In accordance with Authority policy, a Request for Bid (#B-220010) was publicly noticed through the Bradenton Herald and Sarasota Herald Tribune, The Proposal was distributed on September 01, 2022, through Onvia/DemandStar to notify 274 suppliers. There were 15 firms that requested and downloaded solicitation documents for this project. On September 15, 2022, Purchasing received two (2) responses. The low bid received was by Netsync Network Solutions for \$282,644.99.

After a thorough Committee review of all bids, Netsync Network Solutions was deemed as the lowest, responsive, responsible bidder meeting all specification requirements.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority Board approve the award of the Access Control Network Upgrade to Netsync Network Solutions for \$282,644.990 for needed Cisco equipment and software. Staff also requests authorization to prepare any and all documents necessary to implement this action.

AGENDA ITEM NO. 6.1

SARASOTA MANATEE AIRPORT AUTHORITY
September 26, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL:

P-230001

PURCHASE OF ELEVATOR MODERNIZATION EQUIPMENT

EXECUTIVE SUMMARY: Staff requests authorization from the Board to purchase needed Elevator Modernization Equipment to improve customer service and dependability for our four (4) original 1989 Montgomery Terminal Elevators for the Sarasota Manatee Airport Authority ("Authority").

NARRATIVE: The Purchasing Department is requesting Board Authorization to allow Mr. Piccolo to approve the purchase of Elevator Modernization components and installation services needed to meet new state statute codes by December 2023 and to modernize the electronics and mechanicals for our four (4) original 1989 Montgomery Terminal Elevators to ensure improved customer service and dependability.

With the rapid planned expansion of our passenger service, Purchasing is requesting the Board to allow the President and Chief Executive Officer to approve up to \$400,000 for the needed elevator improvements. This is a budgeted FY23 project. As with most purchases in this current market, to have the needed equipment in and installed before our busiest passenger season, orders need to be placed in early October if we are going to meet this deadline. Purchasing will follow all our normal solicitation procedures in these procurements. We have spoken to multiple Elevator Companies to develop the needed specifications for the equipment needed to meet our requirements.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority Board approve the purchase of Elevator Modernization Equipment in a not to exceed amount of \$400,000 and authorize the President and Chief Executive Officer to execute these purchases and any and all documents necessary to implement this action.

AGENDA ITEM NO. 6.2

SARASOTA MANATEE AIRPORT AUTHORITY
SEPTEMBER 26, 2022 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: CONSTRUCTION PHASE PROFESSIONAL SERVICES CONTRACT WITH VIC THOMPSON COMPANY (VTC) FOR BAGGAGE HANDLING SYSTEM PROJECT

EXECUTIVE SUMMARY: The existing baggage handling system (BHS) relies on three separate mini-inline systems which are inadequate for the volume of bags currently being screened. The new BHS will upgrade the technology, provide redundancy in the system, increase speed and processing of bags. VTC designed the BHS project, and the project was advertised for bidding. The low responsive bidder for the project was Archer Western Construction LLC, and VTC will provide construction phase services to support the construction. The fee for the Construction Phase Services is \$1,489,387.86.

NARRATIVE: The existing BHS relies upon three separate EDS machines that are problematic due to age and their older technology. In addition, the existing system does not allow for transfer of bags from Area A to B and/or C when the Area A EDS machine is down for repair, or from B/C to A when the B/C machines are down. The new BHS will eliminate the existing three (3) separate BHS (mini-inline) systems, each with its own dedicated explosion detection system (EDS) machine, and replace them within a single Checked Baggage Inspection System (CBIS) within one Baggage Inspection Room (BIR), with two (2) or more EDS machines. The CBIS will allow for the transfer of bags between EDS machines. The new system shall also increase controlled bag speeds and utilize complex software to manage bag screening while meeting Transportation Safety Administration (TSA) Planning Guidelines and Design Standards (PGDS).

VTC will provide the construction phase services throughout the 726-calendar day construction duration at a Not to Exceed cost of \$1,489,387.86. Staff has received funding from TSA in the amount of \$1,263,268 for these Construction Phase Services. Staff has also received state funding from FDOT in the amount of \$113,060.00.

RECOMMENDATION: It is hereby recommended that the Board authorize the Chairman to execute a construction phase services contract with VTC for the Not to Exceed amount of \$1,489,387.86, with a 10% contingency for a total budget of \$1,638,326.00.

ATTACHMENTS: Contract, scope & fee

**AMENDMENT NO. 4
CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
SARASOTA MANATEE AIRPORT AUTHORITY
Sarasota Bradenton International Airport
AND
VIC THOMPSON COMPANY (VTC)**

Project Title: Construction Administration Services

This contract is made and entered into this ____ day of _____, 2022, by and between the Sarasota Manatee Airport Authority, hereinafter referred to as the "AUTHORITY" and Vic Thompson Company (VTC), 3751 New York Avenue, Suite 140, Arlington, TX, 76014, hereinafter referred to as the "CONSULTANT." The contract is effective as of this date.

WITNESSETH:

WHEREAS, the AUTHORITY has entered into an Agreement for Design and Permitting Services, dated December 17, 2019;

WHEREAS, the AUTHORITY has entered into an Agreement for Interim Assistance Services, dated April 27, 2021; and

WHEREAS, the AUTHORITY has entered into an Agreement for Additional Engineering and Design Services, dated March 25, 2022; and

WHEREAS, the AUTHORITY has entered into an Agreement for Additional Engineering and Design Services, dated June 21, 2022; and

WHEREAS, it is the intent of the AUTHORITY and the CONSULTANT to amend the Scope of Services to include additional tasks and services associated with the design phase of the project;

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 December 17, 2019 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

2. Incorporation of Prior Documents: The Agreement for Professional Services, dated April 27, 2021 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

3. Incorporation of Prior Documents: The Agreement for Professional Services, dated March 25, 2022 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

4. Incorporation of Prior Documents: The Agreement for Professional Services, dated March 25, 2022 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

5. Incorporation of Prior Documents: The Agreement for Professional Services, dated June 21, 2022 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

6. Scope of Services: The scope of services is amended to incorporate the additional work set forth in attached proposal, which is attached hereto and made a part hereof by reference.

7. Compensation: The CONSULTANT'S total amount of compensation for additional services as described in attached proposal is a **Not To Exceed amount of one million, four hundred eighty-nine thousand, three hundred eighty-seven dollars and eighty-six cents (\$1,489,387.86).**

8. Provision for Payment of Additional Services: Payment shall be in an amount equal to the estimated percentage of completion for that task during each billing period on the project times the fee established for that task.

9. 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 Fourth 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.

AUTHORITY:
SARASOTA MANATEE AIRPORT AUTHORITY

CONSULTANT:
VIC THOMPSON COMPANY (VTC)

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

BY: _____
Printed Name: Christine H. Norton
Title: CEO

WITNESSES as to Authority:
1. _____
2. _____

WITNESSES as to Consultant:
1. _____
2. _____

**FOURTH AMENDMENT TO THE
ENGINEERING SERVICES AGREEMENT
BETWEEN
THE SARASOTA MANATEE AIRPORT AUTHORITY
Sarasota Bradenton International Airport
AND
VIC THOMPSON COMPANY (VTC)**

FEE SUMMARY

Original Contract (December 17, 2019)	\$ 1,136,654.58
Amendment No. 1 – Interim Assistance (dated April, 2021)	\$ 25,044.00
Amendment No. 2 – Additional Services for Increased Scope	\$ 79,636.00
Amendment No. 3 – Additional Services for HVAC Equipment Change	\$ 34,818.00
Amendment No. 4 – Construction Administration Services	\$ 1,489,387.86
TOTAL:	\$ 2,765,540.44

September 14, 2022

Kenneth Hinkle, P.L.S.
Senior Project Manager
Engineering, Planning, & Facilities
Sarasota Manatee Airport Authority
600 Airport Circle
Sarasota, Florida 34243-2015

Via E-mail

Subject: CA Services Scope of Work and Fee Proposal – Revision No. R1
Baggage Handling System Checked Baggage Inspection System Consolidation
Sarasota Bradenton International Airport (SRQ)
Sarasota Manatee Airport Authority (SMAA)
VTC Project No. DCFLSRQ19409

Dear Mr. Hinkle:

VTC is pleased to provide the following proposal for Contract Administration (CA) Services for the BHS/CBIS consolidation project starting from the TSA OTA award, (anticipated late September 2022), when a construction contract is signed with the selected General Contractor and Notice to Proceed is given. CA Services will continue to the end of the project. Estimated duration for the CA services is 26 months per the project schedule in the contract documents. Our assumption is that these additional services will be an addition to our existing contract for this project.

PROJECT OBJECTIVE

This fee proposal includes CA services for 26 months duration. It assumes that once the Contractor (GC) is given Notice to Proceed the GC will develop shop drawings in the first 2 months and site activities such as demolition/installation of equipment will start from December 2022 and will end in December 2024 depending on the contractor's schedule.



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

SCOPE OF WORK

CONTRACT ADMINISTRATION (CA) SERVICES

VTC and our subconsultants will provide the CA services outlined in this document. The assumptions used to develop this fee proposal are shown in the last section of this document. VTC and our subconsultants used current corporate labor rates for this proposal. VTC assumes that CA services will start in early December 2022.

Owners Project Representative (OPR) – VTC

As prime consultant, VTC will provide management and administration of the consultant team during the construction phase. VTC will also perform the roles described in the General Provisions of the construction contract as Resident Project Representative (RPR) or Engineer. Since the RPR will not be resident, we will use the name Owners Project Representative (OPR) when referring to this role. OPR's role includes:

- Documenting and administering changes in scope of the project
- Providing interpretation of specification requirements
- Determining whether the quality of the work conforms to the requirements of the contract documents
- Determining when partial completion of parts of the work are completed and substantial completion of the entire work is completed
- Reviewing cost change claims
- Reviewing the Contractors submittals of subcontracts
- Certifying progress payments to the Contractor based on work completed and materials stored
- Attending weekly construction meetings facilitated by Contractor
- Tracking construction documentations such as submittals, RFIs/RFSs, and change order documents.
- Visiting the site in regular basis (assuming twice a month during appropriate stages of construction) to observe the work. Refer to Travel paragraph below for total number of trips budgeted.
- Review Contractor's DBE Report for completeness. (Goal 2%). Conduct and report DBE employee interviews – assuming (12 interviews total)

Travel:

1. Mobilization – None
2. Onsite meetings – Twelve (12) 2-day trips with one (1) VTC personnel



Quality Control (QC) – VTC and Subconsultants

VTC and our subconsultant will perform QC activities such as reviewing submittals, answering RFI/RFS and providing technical corrective action guidance. VTC will witness a Factory Acceptance Test (FAT) performed by BHSC at BHSC's facility to evaluate simulation of system performance before being implemented on-site.

Activities:

1. Attend weekly (virtual) project meetings with stakeholders.
2. Review and answer RFIs /RFSs and other clarifications from the Contractors.
3. Review submittal documents provided by the Contractors.
 - a. Below shows a list of anticipated BHS documents to be submitted by the Contractors and requires the review by mechanical, electrical, or field engineers. Detailed documents are listed in the BHS specifications.
 - Filed Survey report
 - Detailed Submittal Schedule
 - Detailed Project Schedule
 - Two Week Look-Ahead Report
 - Monthly Status Report
 - Mechanical and Electrical component data / cut sheets
 - Mechanical and Electrical drawings including phasing plans, structural details, motor manifest, shop drawings, network drawings, power breakout, and electrical schematic drawings, etc.
 - Functional specifications
 - Description of Operations (DO)
 - Training plan
 - Test plans for all testing such as FAT (Factory Acceptance Test), load test, functional test, dynamic test and SSTP
 - Test results for all testing
 - TSA Coordination Documents
 - RED lines
 - Spare parts list
 - Coordinate attic stock items
 - O&M manuals (Draft and Final versions)
 - Closeout documents – including warranty and release of liens documents.
4. Review as-built drawings and documents submitted by the Contractors
 - a. As-built documents will be revised to reflect RED lines
5. Provide technical corrective action guidance
6. As a BHS consultant, VTC will participate BHS specific meetings such as:
 - a. Deliverable review meetings coordinated by the Contractors
 - b. FAT at BHSC's facility to witness the demonstration of the controls system
7. Review HVAC Test and Balance report and provide recommendations.



8. Assist with preparation of Periodic and Quarterly FDOT reports. Assume the same information being provided to TSA for progress reports can be used for the FDOT reports.
9. Witness Fire Alarm Testing with contractor.
10. Review Contractor's critical path schedule.

Deliverables:

1. Mark ups on the submittal documents
2. RFI/RFS responses
3. FAT report

Travel:

1. Onsite meetings are included in OPR section. Other meetings are assumed to be virtual and occur two (2) per week.
2. FAT – One (1) 3-day trip with three (3) VTC personnel

Note that travels planned by the subconsultants are shown in Exhibit B.

Quality Assurance (QA) – VTC and Subconsultants

Inspection

Inspection Activities involve inspection of the equipment and development of QA reports to track the issue log.

Activities:

1. Provide quality audits. VTC and our subconsultants will be onsite to inspect contract work performed by the Contractors. Activities will be coordinated with the GC and the Owner. Examples of quality audits to be performed by VTC are:
 - a. Provide technical expertise to monitor and verify that the BHS is installed per the contract documents.
 - Verify activities being performed matches projected milestone dates according to construction schedule and assist in providing solutions when identifying issues to minimize schedule impact by coordinating with parties involved
 - Ensure correct approved equipment is installed
 - All discrepancies will be entered into an open issue log for tracking purposes. Discrepancies not corrected will then be transferred into punch list
 - b. Review/inspect components to determine if they are the project-approved components and that they are installed as specified.



- All Mechanical and Electrical components installed related to BHS to be verified according to BHS specification and approved catalog cut sheets; this is to include manufacture, model number, orientation, location, etc.
- c. Review/inspect conveyor incline and decline angles to determine if they are per the contract documents.
 - Angles to be recorded and document onto static check sheet and verified according to approved mechanical drawings and BHS specification
- d. Review/inspect connecting conveyor gaps to determine that they are not excessive.
 - Verify gap between rollers do not exceed tolerance called for in BHS specification
- e. Review/inspect conveyor alignment to determine if they are properly aligned to minimize jam potential.
- f. Review/inspect belt speeds and belt types are as specified.
 - Belt speeds and correct belt type to conveyor to be recorded onto static/dynamic check sheets and verified according to approved mechanical drawings and BHS specification
- g. Verify/review that vibration and seismic controls are consistent with the Engineer's documents.
 - Installation location and correct spring load ratings will be verified according to approved mechanical drawings
- h. Review/inspect components for maintenance accessibility to reduce downtime when maintenance is performed
 - This is to include encoders, photo-eyes, VFD's, bearings, rollers, take-up pulley, motors, etc.
- i. Review/inspect placement of tracking photo eyes and detection devices to determine if they are installed in the proper sequence and specified locations
 - Sequence and locations to be verified according to approved electrical drawings
- j. Verify/inspect that all hardware is furnished, installed, and tightened as specified
- k. Verify/inspect that the BHS functionality is per the project documents
- l. Coordinate with the BHS contractor to identify and correct discrepancies
- m. Create and submit QA reports
 - Site Visit QA report to be submitted at the end of each site visit detailing activities performed and issues noted
- n. Issue, log and track QA reports to document installation deficiencies
 - Mechanical and Electrical check sheets to include static, dynamic, mechanical, and electrical
- o. Maintain and monitor an action item list from the QA reports once discrepancies have been documented and reported so that progress can be measured
- p. Create, log, submit non-compliance reports



- q. Submit and maintain incident reports as required

Deliverables:

1. Site Visit QA reports / Punch lists
2. Issue Log
3. Non-compliance reports (if applicable)
4. Incident reports (if applicable)

Travel:

1. Site inspection for BHS – Eighteen (18) 5-day trips with one (1) VTC personnel

Note that travels planned by the subconsultants are shown in Exhibit B.

Testing and Commissioning

Testing and commissioning activities include various testing activities to make sure the BHS meets the performance requirements. VTC assumes that testing/commissioning activities will start after the inspection activities. Testing and commissioning scope is applicable only for VTC.

Activities:

1. Create and submit testing/commissioning progress reports for each phase of Testing/Commissioning
2. Observe the TSA test and assist in the commissioning and certification of the BHS with TSA's commissioning team
3. Perform the owner's tests
 - a. Record and document all sub-system and system testing to provide to TSA
 - Added bag test (zones 1, 2, 3, and 4)
 - Removed bag test (zones 1, 2, 3, and 4)
 - Accelerated bag test (zones 1, 2, 3, and 4)
 - Delayed bag test (zones 1, 2, 3, and 4)
 - BHS E-stop (zone 1 and 2)
 - Mix-bag line test
 - Over-height bag test
 - Over-width bag test
 - Over-length bag test
 - Out-of-Gauge/Lost Bag Routing test
 - Bag Spacing test
 - EDS E-stop test
 - EDS entrance/exit jam recovery test
 - 1st chance Fail-safe test
 - 2nd chance Fail-safe test
 - System Die-back/Full load test



- System Throughput test
 - Operational Test Kit (OTK) functionality test
 - Duplicate IATA test
 - Travel time procedure 1 and 2 test
4. Assist the BHSC in testing the system's functions for proper operations
 5. Conduct/observe the following BHSC tests to determine component/system readiness for next phase of testing:
 - a. Static Testing
 - Belt tension
 - Conveyor installation
 - Bolt torque verification
 - Devices labeled correctly
 - Checking tolerances and measurements where applicable, such as conveyor center lines, top of bed, top of catwalk, gap between catwalk and conveyor, photo-eye hole locations from head-end of conveyor, etc.
 - Correct orientation and location of devices
 - Electrical wiring and cabling installation
 - MCP and PDP installation per approved electrical drawings
 - b. Dynamic Testing
 - Verify bearings and gearboxes are not leaking
 - Confirm motor and shaft encoders do not oscillate when running
 - Belts tracked to center
 - Photo-eye alignment
 - Confirm belt speeds
 - HSD/VSU operation
 - Load testing
 - c. Functional Testing
 - System Start-up Procedure
 - Start alarm sequence
 - Start alarm/fault beacon (visual/audible)
 - Cascade starting/stopping
 - Normal system stop
 - E-stop activation
 - E-stop reset
 - Fault detections
 - Bag jam
 - Motor overload/VFD fault
 - Communication fault
 - Merge control
 - High volume merging
 - Over-height detection



- Over-width detection
 - Over-length detection
 - Fire/security door functionality
6. Upon successful completion of testing, certify that the BHS is ready for TSA Pre-iSAT testing and commissioning
 7. Observe the Pre-iSAT (Pre-Integrated Site Acceptance Testing) and assist BHSC and the TSA contractor in testing the system's functions for proper operations
 8. Observe the iSAT (Integrated Site Acceptance Testing) and assist in the commissioning and certification of the BHS equipment with TSA's commissioning team
 9. Provide on-site support for system commissioning
 10. Coordinate commissioning activities with the Contractors and the owner
 11. Follow local protocols for commissioning
 12. Conduct project closeout
 - a. Develop and issue punch lists for major disciplines and follow-up to verify the discrepancies are corrected to comply with the requirements of the project documents
 - b. Schedule and attend CA/QA punch list walk through
 - c. Attend the final project walk through
 - d. Assist the Contractors and the owner with warranty review and review of Closeout documents.
 - e. Verify that all spare parts have been delivered and properly checked in to the site.
 - f. Distribute documented delivery acceptance
 13. Issue substantial completion letter.

Deliverables:

1. Site visit QA reports/punch lists
2. Issue log
3. Non-compliance reports (if applicable)
4. Incident reports (as required)

Travel:

1. Testing and commissioning for BHS – Five (5) 5-day trips with two (2) VTC personnel

PROJECT MILESTONE SCHEDULE

Please refer to Exhibit A for the proposed milestone schedule. It is anticipated that adjustment will be made by the Contractors once the project NTP is issued.



September 14, 2022
VTC Project No. DCFLSRQ19409

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COMPENSATION

The total proposed compensation for labor and expenses is \$1,489,387.86 offered on a Lump Sum basis. The detailed hourly fee breakdown is provided in Exhibit B. An allocable cost breakdown can be found in Exhibit C.

Sarasota Bradenton International Airport Proposal for Professional Services BHS Checked Baggage Inspection System Consolidation SRQ Scope and Fees for CA Services Revision 1, dated Sept 14, 2022 VTC Project No. DCFLSRQ19409		
COST SUMMARY	Quality Control	Quality Assurance
Labor Costs	\$ 969,892.64	\$ 432,279.92
VTC	\$ 642,988.00	\$ 288,388.00
GRAEF	\$ 241,808.00	\$ 51,168.00
Hanson	\$ 51,940.00	\$ 33,620.00
Moye Consulting (TLC)	\$ 33,156.64	\$ 9,393.92
AID	\$ -	\$ 49,710.00
Travel	\$ 19,026.00	\$ 68,189.30
VTC	\$ 19,026.00	\$ 60,272.00
GRAEF	\$ -	\$ 5,745.00
Hanson	\$ -	\$ 2,172.30
Moye Consulting (TLC)	\$ -	\$ -
AID	\$ -	\$ -
Other Direct Costs	\$ -	\$ -
VTC	\$ -	\$ -
GRAEF	\$ -	\$ -
Hanson	\$ -	\$ -
Moye Consulting (TLC)	\$ -	\$ -
AID	\$ -	\$ -
Proposed Costs by Task	\$ 988,918.64	\$ 500,469.22
Total Proposed Cost		\$ 1,489,387.86
Period of Performance (days)	786	786



PROPOSAL ASSUMPTIONS

The following assumptions have been made in preparing this proposal:

- A. This proposal is made on a Lump Sum basis for the services described herein.
- B. The duration of the CA services is assumed to be 26 months.
- C. The proposal does not include CA services beyond those outlined in this document
- D. The security testing requirements will follow the PGDS v7.0
- E. Estimated construction meetings are assumed to be two (2) per week during the CA services duration and assumed to be virtual.
- F. Air travel shall be based on economy/coach class fares. A good faith effort will be used to schedule timely flights to avoid unnecessary costs. VTC will communicate with the airport if flight cost is extraordinarily expensive due to any reason (e.g. short notice, gas price, etc.). A good faith effort will be made to limit meals, lodging and other items to reasonable costs.
- G. Refer to the estimated number of trips to the site elsewhere in this document.
- H. VTC has accommodated for overlapping tasks/durations in estimating the level of effort and personnel resources.
- I. The airport has asked that materials testing services be provided by a subconsultant (Tierra) under VTC's contract. Tierra is currently developing a fee proposal for this. We assume that this will be handled as a separate task. Materials testing services is not included in this proposal.
- J. VTC is entitled to rely on the accuracy and completeness of all information and data provided to VTC. VTC will not be responsible for the consequences of any error of omission contained therein.

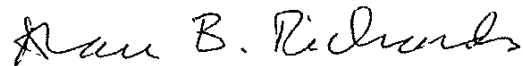


September 14, 2022
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Thank you for allowing us to support Sarasota Manatee Airport Authority on this project. We look forward to working together to make the project a success for all project stakeholders. Please let us know at your earliest convenience if you have any questions regarding this proposal.

Sincerely,



Alan B. Richards
Project Manager
VTC

Attachments

- Exhibit A – Proposed milestone schedule
- Exhibit B – Detailed breakdown of cost
- Exhibit C – Allocable cost breakdown for CA services
- Exhibit D – Sub consultants fee scope documents



Exhibit A – Proposed Milestone Schedule



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Sarasota-Bradenton International Airport (SRQ) OTA - 70T04021T7672N010
 Sarasota Manatee Airport Authority (SMAA)
 New In-line CBIS

Date: 5/10/22
 Revision 10

Project Milestone Schedule

Task Name	Duration	Start	Finish
Design OTA Period of Performance Start	0 days	3/11/2021	3/11/2021
Design Consultant Notice to Proceed	0 days	3/12/2021	3/12/2021
Schematic design delivery to TSA for review	0 days	6/7/2021	6/7/2021
Schematic design - TSA review	42 days	6/8/2021	8/5/2021
30% design delivery to TSA for review	0 days	8/31/2021	8/31/2021
30% design - TSA review	30 days	9/1/2021	9/30/2021
70% design delivery to TSA for review	0 days	11/8/2021	11/8/2021
70% design - TSA review	25 days	11/9/2021	12/16/2021
100% design delivery to TSA for review	0 days	1/28/2022	1/28/2022
100% design - TSA review	18 days	1/31/2022	2/23/2022
RFP release	0 days	3/7/2022	3/7/2022
Bid selection process complete	0 days	5/16/2022	5/16/2022
Submission of selected bid to TSA	1 day	5/16/2022	5/16/2022
TSA Fac Mod processing	80 days	5/17/2022	9/9/2022
Airport Fac Mod OTA signature	10 days	9/12/2022	9/23/2022
Fac Mod OTA Award	5 days	9/26/2022	9/30/2022
Design OTA Period of Performance End	0 days	3/10/2024	3/10/2024
Notional Construction Start based on FAC MOD OTA	0 days	12/7/2022	12/7/2022
EDS Delivery (all machines)	0 days	1/26/2024	1/26/2024
EDS Installation (all machines)	10 days	1/27/2024	2/8/2024
Testing (SAT, Owner testing, TRR, ISAT, Live Operations, and Run-In Period)	90 days	5/25/2024	8/24/2024
EDS Decommissioning Dates			
Node C	5 days	1/13/2023	1/18/2023
Node B	5 days	9/16/2024	9/21/2024
Node A	5 days	10/16/2024	10/21/2024

Notes:

Construction, EDS delivery, testing, and decommissioning milestones are notional and dependent on timing of FAC MOD OTA

Exhibit B – Detailed Breakdown of Cost



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September 26, 2022 Board Meeting - Items Needing Action - Over \$325,000 Threshold

LABOR AND TRAVEL DETAIL			Rate	\$ 396.00	\$ 200.00	\$ 198.00	\$ 224.00	\$ 214.00	\$ 159.00	\$ 218.00	\$ 173.00	\$ 140.00	Trp per person	Days per Trip	Travel Costs	Other Direct Costs
Basepri Handing System Checked Baggage Inspection System Consolidation	Duration (Days)	Resource Name	Principal in Charge	Project Manager II	Principal Engineer	Project Engineer	Senior Designer	Designer	Control Electrical Engineer	Project Coordinator	Field Engineer					
Revision Q, dated: May 14, 2022	Hours		45,144	816	153,203	28,612	171,136	88,308	19,080	119,664	107,852	218,820	7	15	\$ 78,298.00	\$ -
Quality Control	786															
Review and answer RFIs/RFSS	29,448	144		24	24	24	24		24	24					\$ -	
Review submittals	138,660	664		24	40	60	120	80	240	100					\$ -	
Review as-built drawings (project closure)	35,244	172		8	32	24	24	24	60						\$ -	
FAT - Factory Acceptance Test (BHS Only)	16,600	88		24					40		24		3	3	\$ 4,458.00	
Provide technical corrective action guidance	29,424	140	8	12	24	24	24		24		24				\$ -	
OPR management and coordination	158,292	736	84	200		292	40			100	40		1	2	\$ 14,568.00	12 trips
Meetings (e.g., weekly construction meetings, review meetings) 2 per week	176,212	870	40	216	24	218	24			300	50				\$ -	
Management and Coordination	58,768	308		108		32	16	16	64		72				\$ -	
		0													\$ -	
		0													\$ -	
	6388	642,958	3,132	192	616	144	692	372	720	652	674	210	4	5	\$ 19,024.00	\$ -
			0.50	0.02	0.10	0.02	0.11	0.04	0.02	0.07	0.08	0.03				
Quality Assurance	786															
Site inspection - 16 months	116,640	530			24				48		720	1	5	\$ 39,132.00	18 trips	
Site testing & commissioning (BHS Only) - 3 months	83,668	440			24				24		500	2	5	\$ 21,140.00	8 trips	
Prepare & track punch lists & hold reports	18,112	116							24		82			\$ -		
Coordinate with TSA for TRS/SAT (BHS Only)	15,728	76	12			24					40			\$ -		
		0													\$ -	
		0													\$ -	
		0													\$ -	
		0													\$ -	
		0													\$ -	
Meetings - Included in OPR		0													\$ -	
Management and Coordination	57,300	300		200						100					\$ -	
		0													\$ -	
		0													\$ -	
	6388	283,103	1,432	72	200	0	72	0	0	96	700	1352	3	10	\$ 60,272.00	\$ -
			0.29	0.00	0.03	0.00	0.01	0.00	0.00	0.02	0.02	0.22				
Travel Assumptions	Cost															
Air Transport	\$ 81,500															
Ground Transport	\$ 8,000															
Rental Car	\$ 50,000															
Parking	\$ 24,000															
Meals and Incidentals	\$ 61,000															
Lodging	\$ 183,000															

September 26, 2022 Board Meeting - Items Needing Action - Over \$325,000 Threshold

LARGO AND TRAVEL DETAIL		Rate	\$ 215.00	\$ 227.00	\$ 200.00	\$ 195.00	\$ 180.00	\$ 111.00	\$ 200.00	\$ 111.00	\$ 200.00	\$ 111.00	\$ 78.00	Trip per person	Mileage	Travel Costs	Other Direct Costs
Aggregate Handling System Check Baggage Inspection System Consolidation	Duration (Days)	Resource Name	Project Manager	Principal In Charge	Project Architect	Architectural Intern	Structural Engineer	Structural Technician	VP Mechanical Engineer	Mechanical Technician	VP Plumbing Engineer	Plumbing Technician	Project Admin				
GRAB	Hours	Rate	210	54	200	204	228	120	174	120	110	156	54	12	300	\$ 5,745.00	\$ -
Station 8, dated May 14, 2022			45,150	12,258	44,000	36,500	45,312	13,320	34,800	13,320	22,000	15,096					
VIC Project No. DC15RQ19409																	
Quality Control	786																
Review and answer RFIs/RFSs	39,604	268			40	60	24	40	24	40	18	24					\$ -
Review submittals	43,704	195			40	60	24	40	24	40	18	24					\$ -
Review as-built drawings (project closure)	16,248	112			16	24	8	15	8	16	8	16					\$ -
FAT - Factory Acceptance Test (EMS Only)	-	0															\$ -
Provide technical correspondence guidance	27,232	184			24	40	16	24	16	24	16	24					\$ -
	-	0															\$ -
	-	0															\$ -
Meetings (i.e., weekly construction meetings, review meetings)	66,340	432	108		108				54		54						\$ -
Management and Coordination	18,080	162	54		54								54				\$ -
	-	0															\$ -
	-	0															\$ -
	241,808	1,454	162	54	236	204	180	120	126	120	110	88	54	0	0	\$ -	\$ -
Quality Assurance	786																
Site Inspection	42,120	216	36		72		36					36		12	300	\$ 5,745.00	
Site testing & commissioning (EMS Only)	-	0															\$ -
Prepare & track punch lists & field reports	10,992	60	12		12		12		12			12					\$ -
Coordinate with TSA for TRM/SAT (EMS Only)	-	0															\$ -
	-	0															\$ -
	-	0															\$ -
	-	0															\$ -
Meetings	-	0															\$ -
Management and Coordination	-	0															\$ -
	-	0															\$ -
	-	0															\$ -
	51,112	276	48	0	84	0	48	0	48	0	0	48	0	12	300	\$ 5,745.00	\$ -
Travel Assumptions	Cost																
Air Transport	\$ 350.00																
Ground Transport	\$ 33.00																
Rental Car	\$ 50.00																
Parking	\$ 24.00																
Meals	\$ 0.50																
Meals and Incidentals	\$ 41.00																
Logging	\$ 114.00																

September 26, 2022 Board Meeting - Items Needing Action - Over \$325,000 Threshold

LABOR AND TRAVEL DETAIL		Rate	\$ 185.00	\$ 215.00	\$ 140.00	\$ 90.00	Trip per person	Mileage	Travel Costs	Other Direct Costs
		Resource Names	Project Manager	St. Electrical Engineer	Electrical Engineer	Project Admin				
Duration [days]	Hours	Fees	56	48	448	24	13	260	\$ 2,172.30	\$ -
HANSON		Revision 0, dated: May 11, 2022								
VTC Project No. DCFLSRQ19409										
Quality Control										
	786									
Review and answer RFIs/RFSS (4 Hours per Month 20 Months)		12,490	86		6	80			\$ -	
Review submittals		8,330	62		6	40	16		\$ -	
Review as-built drawings (project closure)		2,110	14		2	12			\$ -	
FAT - Factory Acceptance Test (BHS Only)		-	0						\$ -	
Provide technical corrective action guidance		4,650	30		6	24			\$ -	
		-	0						\$ -	
		-	0						\$ -	
Meetings (e.g., weekly construction meetings, review meetings) (2-1/2 hour meetings per week)		16,950	116	6	6	104			\$ -	
Management and Coordination		7,400	40	40					\$ -	
		-	0						\$ -	
		-	0						\$ -	
		51,940	348	46	26	260	16	0	\$ -	\$ -
Quality Assurance										
	786									
Site Inspection (13 Total)		23,560	164		8	156		13	260	\$ 2,172.30
Site testing & commissioning (BHS Only)		-	0						\$ -	
Prepare & track punch lists & field reports		3,950	24		8	16			\$ -	
Coordinate with TSA for TRR/SAT (BHS Only)		-	0						\$ -	
		-	0						\$ -	
		-	0						\$ -	
		-	0						\$ -	
Meetings		1,920	12	2	2	8			\$ -	
Management and Coordination		4,180	28	8	4	8	8		\$ -	
		-	0						\$ -	
		-	0						\$ -	
		33,620	228	10	22	188	8	13	\$ 2,172.30	\$ -
Travel Assumptions										
	Cost									
Air Transport	\$ 550.00									
Ground Transport	\$ 30.00									
Rental Car	\$ 50.00									
Parking	\$ 15.00									
Mileage	\$ 0.585									
Meals and Incidentals	\$ 61.00									
Lodging	\$ 114.00									

September 26, 2022 Board Meeting - Items Needing Action - Over \$325,000 Threshold

LABOR AND TRAVEL DETAIL	Rate	\$ 146.78	\$ 146.78	\$ 92.70	1mp per person	Days per Trip	Travel Costs	Other Direct Costs
Baggage Handling System Checked Baggage Inspection System Consolidation	Duration (days)	Resource Names	Security Consultant	Project Manager	Designer			
Moye (TLC)		Hours	72	180	60	1	2	
Revision 0, dated: May 11, 2022		Fees	10,568	26,420	5,562			\$ 3,196.00 \$ -
VTC Project No. DCFLSRQ19409								

Quality Control	786								
Review and answer RFIs/RFSS	2,348	16	10	6				\$ -	
Review submittals	1,174	8	4	4				\$ -	
Review as-built drawings (project closure)	4,249	40		10	30			\$ -	
FAT - Factory Acceptance Test (BHS Only)	1,468	10		10				\$ -	
Provide technical corrective action guidance	5,717	50	10	10	30			\$ -	
	-	0						\$ -	
	-	0						\$ -	
	-	0						\$ -	
Meetings (e.g., weekly construction meetings, review meetings)	15,265	104		104				\$ -	
Management and Coordination	2,936	20		20				\$ -	
	-	0						\$ -	
	-	0						\$ -	
	-	0						\$ -	
	33,157	248	24	164	60	0	0	\$ -	\$ -

Quality Assurance	786								
Site inspection (4 trips)	7,045	48	36	12		1	2	\$ 3,196.00	4 trips
Site testing & commissioning (BHS Only)	-	0						\$ -	
Prepare & track punch lists & field reports	-	0						\$ -	
Coordinate with TSA for TRR/SAT (BHS Only)	2,348	16	12	4				\$ -	
	-	0						\$ -	
	-	0						\$ -	
	-	0						\$ -	
	-	0						\$ -	
Meetings	-	0						\$ -	
Management and Coordination	-	0						\$ -	
	-	0						\$ -	
	-	0						\$ -	
	9,394	64	48	16	0	1	2	\$ 3,196.00	\$ -

Travel Assumptions	Cost								
Air Transport	\$ 550.00								
Ground Transport	\$ 30.00								
Rental Car	\$ 60.00								
Parking	\$ 24.00								
Meals and Incidentals	\$ 61.00								
Lodging	\$ 114.00								

LABOR AND TRAVEL DETAIL		Rate	\$ 163.00	\$ 133.00	Time per person	Days per Trip	Travel Costs	Other Direct Costs
Baggage Handling Systems Check-off Baggage Inspection System Consolidation	Duration (days)	Resource Names	Principal Engineer	Systems Engineer/Project Engineer				
AID	Hours	Fees	164	174				
Revision 0, dated: May 11, 2022			26,568	23,142	0	0		
UTC Project No. DCFLR019409								
Quality Control	786							
Review and answer RFIs/RFIs		0						
Review submittals		0						
Review as-built drawings (project closure)		0						
FAT - Factory Acceptance Test (BHS Only)		0						
Provide technical corrective action guidance		0						
		0						
		0						
Meetings (e.g., weekly construction meetings, review meetings)		0						
Management and Coordination		0						
		0						
		0						
	6228		0	0	0	0	\$ -	\$ -
Quality Assurance	786							
Site inspection		0						
Site testing & commissioning (BHS Only)		0						
Prepare & track punch lists & field reports		0						
Coordinate with TSA for IIR/SAT (BHS Only)		0						
Prepare a Construction Management Plan (AID)		532		4				
Attend Pre-Construction Conf (AID)		648	4	4				
Review Shop Drawings/Submittals (AID)		5,320	40	40				
Site Visits (AID)		8,850	60	30	30			
Weekly Progress Meetings (AID as needed for CV3)		23,600	160	80	80			
Prepare Change Orders (AID)		1,620	10	10				
Review Test Results (AID)		1,330	10	10				
Review Periodic Payment Requests (AID)		2,950	20	10	10			
Perform Final Inspection/Prepare Punchlist (AID)		1,620	10	10				
Verify Punchlist Items are Completed (AID)		1,620	10	10				
		1,620	10	10				
		0						
Meetings		0						
Management and Coordination		0						
		0						
		0						
	6288	43,210	318	164	174	0	\$ -	\$ -
Travel Assumptions	Cost							
Air Transport	\$ 550.00							
Ground Transport	\$ 30.00							
Rental Car	\$ 50.00							
Parking	\$ 24.00							
Meals and Incidentals	\$ 61.00							
Lodging	\$ 114.00							

Exhibit C – Allocable Cost Breakdown for CA Services



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September 26, 2022 Board Meeting - Items Needing Action - Over \$325,000 Threshold

SRQ CA Allocable Cost Breakdown

SRQ TOTAL COST SUMMARY		CA Services
Labor Costs		\$ 1,402,173
	VTC	\$ 931,376
	GRAEF	\$ 292,976
	Hanson	\$ 83,360
	Moye Consulting (TLC)	\$ 44,331
	AID	\$ 49,710
Travel		\$ 87,215
	VTC	\$ 79,298
	GRAEF	\$ 5,745
	Hanson	\$ 2,172
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Direct Costs		\$ -
	VTC	\$ -
	GRAEF	\$ -
	Hanson	\$ -
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Proposed Costs by Task		\$ 1,489,388

SRQ ALLOCABLE COST SUMMARY		CA Services
Labor Costs		\$ 1,216,901
	VTC	\$ 884,807
	GRAEF	\$ 230,494
	Hanson	\$ 81,282
	Moye Consulting (TLC)	\$ 39,317
	AID	\$ -
Travel		\$ 82,855
	VTC	\$ 73,333
	GRAEF	\$ 5,458
	Hanson	\$ 2,064
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Direct Costs		\$ -
	VTC	\$ -
	GRAEF	\$ -
	Hanson	\$ -
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Proposed Costs by Task		\$ 1,329,755

SRQ NON - ALLOCABLE COST SUMMARY		CA Services
Labor Costs		\$ 155,272
	VTC	\$ 46,569
	GRAEF	\$ 42,482
	Hanson	\$ 4,278
	Moye Consulting (TLC)	\$ 12,233
	AID	\$ 49,710
Travel		\$ 4,361
	VTC	\$ 3,965
	GRAEF	\$ 287
	Hanson	\$ 109
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Direct Costs		\$ -
	VTC	\$ -
	GRAEF	\$ -
	Hanson	\$ -
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Proposed Costs by Task		\$ 159,632

TSA COST SHARE (95% of Allocable)		CA Services
Labor Costs		\$ 1,184,556
	VTC	\$ 840,367
	GRAEF	\$ 237,970
	Hanson	\$ 77,218
	Moye Consulting (TLC)	\$ 28,801
	AID	\$ -
Travel		\$ 78,712
	VTC	\$ 71,566
	GRAEF	\$ 5,185
	Hanson	\$ 1,961
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Direct Costs		\$ -
	VTC	\$ -
	GRAEF	\$ -
	Hanson	\$ -
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Proposed Costs by Task		\$ 1,263,268

SRQ COST SHARE		CA Services
Labor Costs		\$ 217,617
	VTC	\$ 99,809
	GRAEF	\$ 55,006
	Hanson	\$ 8,342
	Moye Consulting (TLC)	\$ 13,749
	AID	\$ 49,710
Travel		\$ 8,503
	VTC	\$ 7,732
	GRAEF	\$ 560
	Hanson	\$ 212
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Direct Costs		\$ -
	VTC	\$ -
	GRAEF	\$ -
	Hanson	\$ -
	Moye Consulting (TLC)	\$ -
	AID	\$ -
Proposed Costs by Task		\$ 226,120

Total Proposed Cost	\$ 1,489,388
---------------------	--------------

TSA Cost Share %	85%
SRQ Cost Share %	15%
TSA Cost Share (Amount)	\$ 1,263,268
SRQ Cost Share (Amount)	\$ 226,120

Exhibit D – Sub Consultants Fee Scope Documents



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BUILDING / CONSTRUCTION CONTRACT ADMINISTRATION SERVICES

Architectural/Structural/Mechanical/Plumbing/Fire Protection [GRAEF]

Review submittals

Review and respond to RFI's

Provide technical corrective action guidance

Review as-built drawings (project closure)

Perform site inspections and prepare punch lists & field reports (assumes 3 site visits will be performed by each discipline: 50% construction, substantial completion, final)

Electrical Engineering [Hanson]

The Scope of Services to be provided is limited to items described below. Additional services, if required, may be subsequently authorized as a separate or amended task order.

Quality Control (QC)

1. Prepare or respond to contractor Request for Information (RFI) for applicable portions of the work. This is assumed to be 4 hours per month for 20 total months. Additional time is included for a senior engineer to review these requests.
2. Review shop drawings/submittals related to the electrical engineering design for this project. Shop drawings will be coordinated with prime consultant and a log of shop drawings will be maintained.
3. Review as-built drawings based upon contractor redlines that are documented during construction.
4. Provide technical and corrective action guidance during construction based on an as needed basis. This includes minor drawing revisions to clarify guidance.
5. Attend weekly virtual construction progress meeting and construction review meetings on an as needed basis. This is assumed to be up to (2) 1/2-hour meetings per week for the construction period (Assumed to be 26 Months or approximately 104 weeks)

Quality Assurance (QA)

1. Provide periodic construction site visits during the construction period. The site visits are anticipated to occur bi-monthly through construction (13 site visits) with site visits at the following suggested milestone intervals:
 - a. Electrical Rough-In Substantially Complete
 - b. At 65% construction completion
 - c. At the substantially complete phase



May 11, 2022
VTC Project No. DCFLSRQ19409

Page 2 of 2

- d. Final Punch List
- 2. Maintain documentation during construction, including site visit field reports, QA reports and punch list reports.
- 3. Attend project meetings with stakeholders as needed.

Project management. The project manager will coordinate between technical staff and VTC to assist with scheduling and other services. Track and monitor project scope, schedule, and budget.





May 09, 2022

Alan Richards
CEO
VTC
3751 New York Ave., Suite 140
Arlington, TX 76014

Re: Sarasota Bredenton International Airport - Baggage Handling System (BHS)/Checked Baggage Inspection System (CBIS) Consolidation
Proposal for Professional Services: Construction Administration Phase

Dear Mr. Richards,

Moye I.T. Consulting, LLC (Moye Consulting) is pleased to present VTC with this technology consulting services proposal associated with the Baggage Handling System (BHS)/Checked Baggage Inspection System (CBIS) Consolidation at Sarasota Bredenton International Airport (SRQ).

I. PROJECT SCOPE

Sarasota Manatee Airport Authority (SMAA) is seeking a proposal for Construction Administration (CA) for A/V, IT and Security to areas listed below:

A. PROJECT ASSUMPTIONS

1. Approximately 21,000sf of existing building demo/renovation. Approximately 14,000sf unconditioned (exhausted only) and 7,000sf conditioned. Existing roof to remain, but existing "Structal" wall panels would be removed.
2. Approximately 17,000sf of proposed building expansion. Approximately 11,000sf unconditioned (exhausted only) and 6,000sf conditioned.
3. The approximately 13,000sf of conditioned space described in the two lines above will house the new CBIS/CBRA and ancillary rooms (control room, IT rooms, etc.).
4. Approximtely 1,700 SF of existing ATO space

II. REFERENCES

The following documents further define or clarify the scope of project and are incorporated by this reference. Wherever this letter contradicts the reference documents, this letter shall supersede.

- 'SRQ-Baggage Handling System Consolidation Request for CA Services Fee' email provided by A. Richards on May 04, 2022.

III. SCOPE OF SYSTEMS

This proposal is for Construction Administration services for A/V, IT and Security connectivity and engineering services.

IV. SCOPE OF SERVICES

This proposal includes performance of professional services for all in-scope systems as follows:

A. CONSTRUCTION ADMINISTRATION (CA) PHASE

Systems Assessment | Planning | Design | Project Management | Security | Audio Visual | Industry Specific Systems | Commissioning | Construction Administration | Documentation



MOYE
CONSULTING

1. Perform periodic site observation visits and report on findings, up to a total of 3 visits (including punch list visits).
2. Review and respond to Contractor RFIs and submittals.
3. Performance of up to (1) final systems punch lists.
4. Development of addenda as necessary to clarify design intent.
5. Participation in construction meetings.
6. Provide AutoCAD and PDF files suitable for background in contractor's preparation of as-builts.
7. Review of Contractor provided as-built documentation including drawings, test results and O&M Manuals to confirm compliance with Owner's requirements for Record Documents and close-out submittals.

V. ASSUMPTIONS AND EXCLUSIONS

A. *ASSUMPTIONS*

1. Scope of services is limited to the physical footprint of the proposed project.
2. Participation in Punch List Walks and Project Closeout Meeting are included.
3. Any systems not listed in Section III above are explicitly excluded.
4. Any Scope of Services not listed in this proposal are excluded.

B. *OUR FEE IS BASED ON THE FOLLOWING SCHEDULE CRITERIA*

1. Construction Administration 26 months

VI. FEE

For the scope and performance period outlined herein, Moye Consulting proposes a lump sum fee as follows:

<u>Pre-Design Phase</u>	<u>\$ 42,551.00</u>
SUBTOTAL FEE	\$ 42,551.00
EXPENSES	\$ 3,196.00
TOTAL AMOUNT FOR ALL PHASES AND EXPENSES	\$ 45,747.00

Thank you for the opportunity to propose on these services. We look forward to working with you.

Best regards,

Amber Smith, RCDD
Associate Technology Project Manager

cc: Proposals, M. Weber, authoring writer

Communications Infrastructure | Security | Audio Visual | Industry Specific Systems | Commissioning
 Systems Assessment | Planning | Design | Project Management | Documentation | Construction Administration

AGENDA ITEM NO. 6.3

**SARASOTA MANATEE AIRPORT AUTHORITY
SEPTEMBER 26, 2022 MEETING
STAFF NARRATIVE**

**REQUEST FOR APPROVAL: GUARANTEE MAXIMUM PRICE PROPOSAL FOR WORK PACKAGE 2,
CONCOURSE B HOLDROOM REALIGNMENT FOR THE TERMINAL CONCOURSE B RENOVATIONS AND
NEW GROUND LOADING CONCOURSE PROJECT**

EXECUTIVE SUMMARY: The Board approved a contract with DeAngelis Diamond – Magnum Builders (DDM) as the number one ranked firm to provide Construction Manager at Risk services for the Terminal Concourse B Renovations and the new Ground Loading Concourse Project. The fee for pre-construction services was negotiated in the amount of \$398,388.00. It is planned that multiple early release packages with Guaranteed Maximum Prices (GMP) for construction will be presented in the upcoming Board meetings. This GMP for Work Package 2, Concourse B Holdroom Realignment is the second of the release packages, and will renovate, declutter, and improve efficiency of the existing Terminal B.

NARRATIVE: With the significant increases in airline traffic, an expansion of the terminal is required to maintain good level of service for passengers. To expedite construction the Board selected DDM as the Construction Manager at Risk to construct a Terminal Concourse B expansion and construct a new Ground Loading Concourse. The Concourse B Expansion project will include various upgrades and renovations to the existing concourse. The project's key goals are to expand the existing holdroom capacity, expand and/or increase concessions areas, improve efficiency of the arrival/departure gate areas, install an additional ingress/egress escalator system, and evaluate and upgrade power and utilities. The new Ground Loading Concourse Project will construct a new ground loading concourse with a minimum of five (5) additional gates at the east side of the terminal. It is anticipated that this project will be constructed through several GMP packages to accelerate the construction schedule.

The Work Package 2, Concourse B Holdroom Realignment will renovate and declutter Concourse B. Items will include construction of companion restrooms, Mothers Room, new gate counter podiums, replacement of carpet with new carpet tiles, new EVIDS, removal of gate kiosk, and new seating units. Construction will be phased to impact one gate at a time and will include significant nighttime work. DeAngelis Diamond-Magnum received a minimum of three bids for each discipline of work and provided a Guaranteed Maximum Price of \$4,948,874.00. An independent fee was provided by Aguirre Project Resources (APR) in the amount of \$5,473,889.00 and the GMP was deemed reasonable by Staff.

Gresham Smith (GS) reviewed the Guaranteed Maximum Price and found it to be acceptable. GS and staff recommend approval of the Work Package 2, Concourse B Holdroom Realignment Guarantee Maximum Price of \$4,948,874.00.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority authorize the Chairman to execute a CMAR GMP Amendment with DeAngelis Diamond – Magnum Builders in the amount of \$4,948,874.00. Staff also requests authorization to prepare all documents necessary to implement this action.

ATTACHMENTS: Guarantee Maximum Price (GMP) Proposal
Independent Estimate Report
Letter of Recommendation and Review



WP2 Holdroom Realignment GMP Proposal 09/14/22





DEANGELIS DIAMOND



MAGNUM
BUILDERS

TABLE OF CONTENTS

1. Executive Summary
2. Estimate Summary
3. Estimate Detail
4. Assumptions & Clarifications
5. Plans and Specifications Log



ONE



1. EXECUTIVE SUMMARY



September 14, 2022

Mr. Kent Bontrager
Mr. John Wright
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

RE: SRQ Terminal Expansion
WP2 Holdroom Realignment GMP

Gentlemen:

We are pleased to provide our GMP budget proposal for WP2 Holdroom Realignment at the Sarasota Bradenton International Airport and as part of the SRQ Terminal Expansion project.

Guaranteed Maximum Price \$4,948,874.00

The attached documentation represents our comprehensive analysis of the bid documents and subcontractor bids received.

We sincerely appreciate the opportunity to work with your team on this iconic project. Please feel free to contact us with any comments and/or questions you may have concerning the attached information. We look forward to reviewing this estimate in detail with you and your team at your convenience.

Sincerely,

Melissa McBride, Preconstruction Manager
DeAngelis Diamond Construction in partnership with Magnum Builders

cc:
Matt Wilson, Gresham Smith Partners
Miguel Martin, MLM Martin
Scott Beck, DeAngelis Diamond
Bryan Trtan, DeAngelis Diamond
Mike Baltzer, Magnum Builders
Clint Riley, Magnum Builders

Naples, FL
239.594.1994

Fort Myers, FL
239.594.1994

Sarasota, FL
941.952.3846

Orlando, FL
407.367.5173

Birmingham, AL
205.977.7798

Nashville, TN
615.922.3995

Detroit, MI
248.513.6112

deangelisdiamond.com

the
honor
to
build

TWO



2. ESTIMATE SUMMARY



SECTION #2
ESTIMATE SUMMARY
WP2 Holdroom Realignment

WP-2 HOLDROOM REALIGNMENT-GMP ESTIMATE SUMMARY (60,137 SF)

CODE	DESCRIPTION	Current Estimate Total	Current Estimate \$/SF
01.01	Staffing	\$ 1,357,115	\$ 22.57
01.02	General Requirements	\$ 269,479	\$ 4.48
02.00	Existing Conditions	\$ 108,383	\$ 1.80
02.02	Materials Testing	\$ 3,500	\$ 0.06
03.01	Cast-In-Place Concrete	\$ 35,900	\$ 0.60
04.01	Masonry	\$ -	\$ -
05.02	Misc. Metals	\$ 50,655	\$ 0.84
06.05	Architectural Woodwork, Casework and Countertops	\$ 979,399	\$ 16.29
07.05	Fireproofing	\$ 20,044	\$ 0.33
08.01	Doors/Frames/Hardware	\$ 12,308	\$ 0.20
09.01	Framing and Drywall	\$ 96,532	\$ 1.61
09.03	Flooring and Wall Finishes	\$ 336,837	\$ 5.60
09.04	Terrazo	\$ 21,453	\$ 0.36
09.05	Acoustical and Specialty Ceilings	\$ 48,033	\$ 0.80
09.09	Painting & Wallcoverings	\$ 24,587	\$ 0.41
10.01	Specialties	\$ 11,226	\$ 0.19
10.02	Wayfinding	\$ 4,996	\$ 0.08
12.01	Furnishings	\$ 527,418	\$ 8.77
21.01	Fire Protection	\$ 13,470	\$ 0.22
22.01	Plumbing	\$ 37,968	\$ 0.63
23.01	HVAC	\$ 15,000	\$ 0.25
26.01	Electrical	\$ 390,482	\$ 6.49
27.01	Data & Communications	\$ 144,010	\$ 2.39
28.01	Safety & Security	\$ -	\$ -
DIRECT WORK SUBTOTAL		\$ 4,508,795	\$ 74.98
Indeterminable Cost Estimate		\$ 135,264	\$ 2.25
Construction Manager Insurance		\$ 42,065	\$ 0.70
Construction Manager Fee (4.75%)		\$ 214,168	\$ 3.56
Construction Manager P & P Bond (1%)		\$ 48,582	\$ 0.81
TOTAL COST		\$ 4,948,874	\$ 82.29

**SARASOTA MANATEE AIRPORT AUTHORITY
SCHEDULE OF COMMITTED DBE PARTICIPATION**

PROJECT: SRQ Terminal Expansion-WP2 Holdroom Realignment	
CONTRACT: # Pending	
BIDDER: DeAngelis Diamond Construction LLC	
TOTAL BID: \$4,948,874.00	
DBE CONTRACT GOAL: 1.8%	

Name of DBE Sub-Contractor	Address of DBE Subcontractor	Type of Work Subcontracted	Value of DBE Subcontract	
Forristall Enterprises Inc.	2712 63rd Ave E Bradenton, FL 34203	Selective Demolition	\$108,383.00	02.00 236220
Sunshine Project Management	500 Winderley Pl. Ste. 218 Maitland, FL 32751	Final Construction Cleaning	\$15,995.00	01.01 541612
Advanced Cable Connection Inc	P O Box 8097 Tampa FL 33674	Structured cabling and EVIDS (via Electrical Contractor)	\$116,750.00	27.01 238210

TOTAL DBE PARTICIPATION VALUE

\$241,128.00

TOTAL DBE PARTICIPATION AS A % OF BID

4.8%

The undersigned will enter into a formal agreement with the DBE Subcontractors listed above to perform the above described work conditioned upon the execution of a prime contract with the Sarasota Manatee Airport Authority. The undersigned further confirms that they have reviewed the Florida UCP Directory available at <http://www3b.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/> and determined that each subcontractor listed above was a Florida certified DBE as of the execution date shown below.

DeAngelis Diamond Construction LLC

Name of Bidding Firm

Melissa McBride

Authorized Signature and Date

Melissa McBride, Preconstruction Manager

Printed Name & Title of Authorized Signer

2

**Florida UCP DBE Directory
Vendor Profile**

As Of: 04/06/2018

Vendor Name: FORRISTALL ENTERPRISES INC

Certification: DBE/MBE

Former Name:

Business Description: WRECKING AND DEMOLITION CONTRACTORS

Mailing Address:
3404 17TH ST EAST
PALMETTO, FL 34221-

Physical Address:
3404 17TH ST EAST
PALMETTO FL 34221-

District: 01 County: MANATEE

Website:

Contact Name: MARY FORRISTALL
Contact Email: MARY.FORRISTALL.COM

Phone: (941) 729-8150

Fax: (941) 729-7345

Current DBE Certification: Certified Certifying Member: Florida Department of Transportation
ACDBE Status: N
Statewide Availability: N

Certified NAICS

- | |
|--|
| 236220 - Commercial and Institutional Building Construction |
| 238910 - Site Preparation Contractors |
| 484220 - Specialized Freight (except Used Goods) Trucking, Local |

Available Work Counties

01-CHARLOTTE	03-COLLIER	04-DESOTO	05-GLADES	06-HARDEE	07-HENDRY
09-HIGHLANDS	12-LEE	13-MANATEE	91-OKEECHOBEE	16-POLK	17-SARASOTA

Available Work Districts

01

Jessica Forristall

From: Mary Forristall
Sent: Monday, August 8, 2022 10:13 AM
To: Jessica Forristall
Subject: FW: No Change Declaration Acknowledgement

From: DBECert.Help@dot.state.fl.us <DBECert.Help@dot.state.fl.us>
Sent: Tuesday, October 19, 2021 10:07 AM
To: Mary Forristall <mary@forristall.com>
Subject: No Change Declaration Acknowledgement

Email From: DBECert.Help@dot.state.fl.us (DBECert.Help@dot.state.fl.us)

We have processed your No Change Declaration (NCD), as applicable. Your Anniversary Date is 11/20/2022

Sincerely,
Equal Opportunity Office
DBE Certification

FLORIDA UNIFIED CERTIFICATION PROGRAM



FLORIDA DEPARTMENT OF TRANSPORTATION

Equal Opportunity Office
605 Suwannee Street, MS 65
Tallahassee, Florida 32399-0450
Phone: (850) 414-4747 / Fax: (850) 414-4879
DBECERT.HELP@DOT.STATE.FL.US

No Change Declaration

I, Mary Forristall, hereby declare there have been no changes in

Forristall Enterprises, Inc. (Business Name)

circumstances affecting its ability to meet the size, disadvantaged status, ownership, or control requirements of 49 CFR Part 26 and 13 CFR Part 121. I further declare there have been no material changes in the information provided with the most recent DBE application submitted by this business, except for any changes about which I have provided written notice to the Florida Department of Transportation's, Equal Opportunity Office pursuant to 49 CFR § 26.83(i).

I further declare that I am socially disadvantaged because I have been subjected to racial or ethnic prejudice or cultural bias, or have been suffered the effects of discrimination, because of my identity as a member of the groups identified in 49 CFR § 26.5, without regard to my individual qualities. I further declare that my personal net worth does not exceed \$1.32 million, and that I am economically disadvantaged because of my ability to compete in the free market enterprise system has been impaired due to diminished capital and credit opportunities as compared to others in the same or similar line of business who are not socially and economically disadvantaged.

In addition, I specifically declare that this business continues to meet the Small Business Administration (SBA) size criteria and the overall gross receipts cap of 49 CFR Part 26. I specifically declare that the average gross receipts (as defined by SBA Rules) over the previous three (3) fiscal years do not exceed \$ 4 million. I provide the attached business tax return(s) for this and any affiliate businesses in support of this declaration.

I declare under penalty of perjury, that the forgoing is true and correct.¹

Executed on October 5, 2021

Signature/Title: *Mary Forristall*

Mary Forristall, President
(Printed Name/Title)

¹Knowingly and willfully providing false or misleading information to State and Federal government is a violation of 18 U.S.C. Section 1001 (False Statements) and F.S 337.135, and could subject you to fines, imprisonment or both.



GREATER ORLANDO AVIATION AUTHORITY



JACKSONVILLE TRANSPORTATION AUTHORITY

Florida Unified Certification Program

DISADVANTAGED BUSINESS ENTERPRISE (DBE)

CERTIFICATE OF ELIGIBILITY

SUNSHINE ENTERPRISE USA LLC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26

APPROVED NAICS CODES:

541612, 561311, 561312

Samuel Febres

Samuel Febres (Sammy)

DBE & Small Business Development Manager

Florida Department of Transportation



Florida UCP DBE Directory

Number of Vendors Returned: 1

Selection Criteria:

Vendor : ADVANCED CABLE CONNECTION INC

Vendor Name: ADVANCED CABLE CONNECTION INC

DBE Certification: CERTIFIED **MBE Certification:** CERTIFIED **ACDBE Status:** N **Statewide Availability:** Y

DBA: **Former Name:**

Business Description: LOW VOLTAGE ELECTRICAL

Mailing Address: PO BOX 8097
TAMPA FL 33674

Contact Name: RICHARD SCHEMITSCH

Phone: (813) 978-0101 **Fax:** (813) 972-3038

Email: RICHARD@ACCICABLE.COM

Web Site:

Certified NAICS

238210	Electrical Contractors and Other Wiring Installation Contractors
335921	Fiber Optic Cable Manufacturing
517110	Wired Telecommunications Carriers
517911	Telecommunications Resellers
541512	Computer Systems Design Services
541513	Computer Facilities Management Services
811212	Computer and Office Machine Repair and Maintenance
811213	Communication Equipment Repair and Maintenance

**CERTIFICATE OF BUY AMERICAN COMPLIANCE FOR
SRQ TERMINAL EXPANSION: WP2 HOLDROOM REALIGNMENT**

As a matter of bid responsiveness, the bidder or offeror must complete, sign, date, and submit this certification statement with its proposal. The bidder or offeror must indicate how it intends to comply with 49 USC § 50101 by selecting one of the following certification statements. These statements are mutually exclusive. Bidder must select one or the other (i.e. not both) by inserting a checkmark (✓) or the letter "X".

- Bidder or offeror hereby certifies that it will comply with 49 USC § 50101 by:
- a) Only installing steel and manufactured products produced in the United States; or
 - b) Installing manufactured products for which the Federal Aviation Administration (FAA) has issued a waiver as indicated by inclusion on the current FAA Nationwide Buy American Waivers Issued listing; or
 - c) Installing products listed as an Excepted Article, Material or Supply in Federal Acquisition Regulation Subpart 25.108.

By selecting this certification statement, the bidder or offeror agrees:

- To provide to the Owner evidence that documents the source and origin of the steel and manufactured product.
- To faithfully comply with providing U.S. domestic products.
- To refrain from seeking a waiver request after establishment of the contract, unless extenuating circumstances emerge that the FAA determines justified.

The bidder or offeror hereby certifies it cannot comply with the 100 percent Buy American Preferences of 49 USC § 50101(a) but may qualify for either a Type 3 or Type 4 waiver under 49 USC § 50101(b). By selecting this certification statement, the apparent bidder or offeror with the apparent low bid agrees:

- a) To submit to the Owner within 15 calendar days of the bid opening, a formal waiver request and required documentation that supports the type of waiver being requested.
- b) That failure to submit the required documentation within the specified timeframe is cause for a non-responsive determination that may result in rejection of the proposal.
- c) To faithfully comply with providing U.S. domestic products at or above the approved U.S. domestic content percentage as approved by the FAA.
- d) To furnish U.S. domestic product for any waiver request that the FAA rejects.
- e) To refrain from seeking a waiver request after establishment of the contract, unless extenuating circumstances emerge that the FAA determines justified.

Required Documentation

Type 3 Waiver – The cost of components and subcomponents produced in the United States is more than 60 percent of the cost of all components and subcomponents of the “facility”. The required documentation for a Type 3 waiver is:

- a) Listing of all manufactured products that are not comprised of 100 percent U.S. domestic content (excludes products listed on the FAA Nationwide Buy American Waivers Issued listing and products excluded by Federal Acquisition Regulation Subpart 25.108; products of unknown origin must be considered as non-domestic products in their entirety).

b) Cost of non-domestic components and subcomponents, excluding labor costs associated with final assembly and installation at project location.

c) Percentage of non-domestic component and subcomponent cost as compared to total "facility" component and subcomponent costs, excluding labor costs associated with final assembly and installation at project location.

Type 4 Waiver – Total cost of project using U.S. domestic source product exceeds the total project cost using non-domestic product by 25 percent. The required documentation for a Type 4 of waiver is:

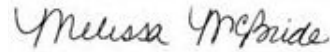
a) Detailed cost information for total project using U.S. domestic product

b) Detailed cost information for total project using non-domestic product

False Statements: Per 49 USC § 47126, this certification concerns a matter within the jurisdiction of the Federal Aviation Administration and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18, United States Code.

9/14/22

Date



Signature

DeAngelis Diamond Construction

Company Name

Preconstruction Manager

Title

THREE



3. ESTIMATE DETAIL



SECTION #3
ESTIMATE DETAIL
WP2 Holdroom Realignment

Group	Phase	Item	Description	Takeoff Quantity	Total Amount	DBE NAICS
			Holdroom Realignment			
			Staffing			
01.00.00			GENERAL CONDITIONS			
	01.31.02	10	Project Executive (2022)	1.00 wk	8,760	
	01.31.02	10	Project Executive (2023)	1.00 wk	9,110	
	01.31.21	10	Senior Superintendent (2022) (25%)	3.50 wk	26,040	
	01.31.21	10	Senior Superintendent (2023) (25%)	6.50 wk	50,297	
	01.31.22	10	Project Manager III (2022) (50%)	7.00 wk	49,560	
	01.31.22	10	Project Manager III (2023) (50%)	13.00 wk	95,719	
	01.31.27	10	Superintendent A-II-Night (2022)	14.00 wk	87,920	
	01.31.27	10	Superintendent B-II-Day (2022)	14.00 wk	87,920	
	01.31.27	10	Superintendent A-II-Night (2023)	26.00 wk	169,806	
	01.31.27	10	Superintendent B-II-Day (2023)	26.00 wk	169,806	
	01.31.32	10	Assistant Project Manager A (2022) (50%)	7.00 wk	30,520	
	01.31.32	10	Assistant Project Manager A (2023) (50%)	13.00 wk	58,942	
	01.31.37	10	Assistant Superintendent A-Night (2022)	14.00 wk	61,040	
	01.31.37	10	Assistant Superintendent B-Day (2022)	14.00 wk	61,040	
	01.31.37	10	Assistant Superintendent A-Night (2022)	26.00 wk	117,884	
	01.31.37	10	Assistant Superintendent B-Day (2023)	26.00 wk	117,884	
	01.31.51	10	Project Support Specialist (2022)	5.00 wk	12,400	
	01.31.51	10	Project Support Specialist (2023)	9.00 wk	23,211	
	01.31.61	10	Executive Truck & Fuel	2.00 wk	656	
	01.31.65	10	Project Manager Truck & Fuel	20.00 wk	6,560	
	01.31.65	10	Asst. Project Manager Truck & Fuel	20.00 wk	6,560	
	01.31.67	10	Sr. Superintendent Truck & Fuel	10.00 wk	3,280	
	01.31.67	10	Superintendent A Truck & Fuel	40.00 wk	13,120	
	01.31.67	10	Superintendent B Truck & Fuel	40.00 wk	13,120	
	01.31.67	10	Asst. Superintendent A Truck & Fuel	40.00 wk	13,120	
	01.31.67	10	Asst. Superintendent B Truck & Fuel	40.00 wk	13,120	
	01.31.81	10	Info Technology	226.00 wk	49,720	
			General Requirements			
01.00.00			GENERAL CONDITIONS			
	01.31.80	10	Project Technology-LCP Tracker	1.00 yr	11,650	
	01.31.92	10	Blueprints	1.00 ls	2,000	
	01.31.93	10	Ice And Cups	8.00 mo	2,200	
	01.51.13	10	Temporary Electricity	1.00 NIC	0	
	01.51.33	10	Temporary Telecommunications	60.00 ea	3,600	
	01.51.36	10	Temporary Water	1.00 NIC	0	
	01.51.40	10	Temporary Sanitation - Outhouse	8.00 mo	2,000	
	01.53.09	10	Temporary Protection-Labor	800.00 hrs	27,200	
	01.53.09	10	Temporary Floor Protection-Ramboard	38,000.00 sf	19,000	
	01.53.09	10	Temporary Protection-Walk off mats	100.00 ea	3,500	
	01.54.11	10	Rental Equipment-Negative Air	8.00 mo	4,800	
	01.54.11	10	Rental Equipment-Filters & Controls	120.00 ea	4,800	
	01.54.11	10	Rental Equipment-Relocate Owner items	1.00 ls	1,500	
	01.56.16	10	Temporary Dust Barriers (STARC wall panels)	1.00 ls	130,000	
	01.56.16	10	Temporary Dust Barriers (STARC wall panels)-Labor to install/remove	100.00 hrs	3,400	
	01.56.26	10	Temporary Fencing Enclosure (movable)	210.00 lf	3,045	
	01.58.13	10	Temporary Project Signage	1.00 ls	1,500	
	01.74.13	10	Progress Cleaning-Labor to relocate nursing pod	8.00 hrs	272	
	01.74.13	10	Progress Cleaning-Labor to relocate vending machine	8.00 hrs	272	
	01.74.13	10	Progress Cleaning	800.00 hrs	24,800	
	01.74.19	10	Construction Waste Management And Disposal	16.00 ea	6,720	
	01.74.19	10	Dumpster Covers & Tiedowns	1.00 ls	1,125	
	01.74.19	10	Dumpster Delivery Fee	1.00 ls	100	
	01.74.23	10	Final Cleaning	60,137.00 sf	15,995	541612,5613 11,561312
			Building			



SECTION #3
ESTIMATE DETAIL
WP2 Holdroom Realignment

Group	Phase	Item	Description	Takeoff Quantity	Total Amount	DBE NAICS
02,00,00			Existing Conditions			
	02.32.16	10	Testing Services-Fireproofing inspection	1.00 ls	3,500	
	02.41.19	10	Selective Demolition	1.00 ls	108,383	236220,2389 10
03,00,00			Concrete			
	03.01.30	10	Clean/Repair Concrete-Removed floor boxes or plumbing drains	50.00 ea	12,500	
	03.01.30	10	Slab X-ray	8.00 ea	23,400	
05,00,00			Metals			
	05.12.23	10	Structural Engineering Fees-EVIDS supports	1.00 ls	13,155	
	05.45.23	10	Metal Supports-Material & Labor	15.00 ea	37,500	
06,00,00			Wood, Plastics, and Composites			
	06.41.16	10	New Backcounter, gate counter and podium	13.00 ea	971,524	
	06.41.16	10	Restroom-Vanity @ Family/Comp RR w/qtz	1.00 inc	0	
	06.41.16	10	Restroom-Vanity Mother's Nursing w/quartz	1.00 inc	0	
	06.41.16	10	Restroom-Seat at Mother's Nursing	1.00 inc	0	
	06.41.16	10	EVIDS Monitor Mounting Systems-Polished SS	1.00 inc	0	
	06.41.16	10	Equipment to unload and stock material through gate	7.00 days	7,875	
07,00,00			Thermal and Moisture Protection			
	07.81.10	10	Fireproofing	1.00 ls	20,044	
08,00,00			Openings			
	08.11.13	10	Hollow Metal Doors And Frames (Material & Labor)	3.00 ea	12,308	
09,00,00			Finishes			
	09.21.16	10	Gypsum Board Assemblies	1.00 ls	81,732	
	09.21.16	10	Gypsum Board Assemblies-Patching for electrical floor boxes and plumbing	1.00 ls	10,000	
	09.21.16	10	Selective Demolition For Finishes-Ceilings, finishes and access panels for plumbing	1.00 ls	4,800	
	09.31.10	10	CT Walls-Restrooms	1.00 inc	0	
	09.31.10	10	Walls-RR walls concourse side	1.00 inc	0	
	09.51.23	10	Acoustical Tile Ceilings	1.00 ls	38,033	
	09.51.23	10	Acoustical Tile Ceilings-R/R for electrical floor boxes	1.00 ls	10,000	
	09.66.13	10	Portland Cement Terrazzo Flooring	327.00 sf	21,453	
	09.68.10	10	Carpeting-Carpet tile	1.00 ls	336,837	
	09.91.10	10	Painting	1.00 ls	24,587	
10,00,00			Specialties			
	10.14.19	10	Dimensional Letter Signage	1.00 ls	4,996	
	10.28.13	10	Toilet Accessories	1.00 ls	9,984	
	10.44.13	10	Fire Protection Cabinets	1.00 ls	1,242	
12,00,00			Furnishings			
	12.52.13	10	Seating	346.00 ea	512,791	
	12.52.13	10	Equipment rental to stock material through gate	13.00 days	14,625	
21,00,00			Fire Suppression			
	21.05.01	10	Fire Suppression System	1.00 ls	13,470	
22,00,00			Plumbing			
	22.05.01	10	Plumbing System	1.00 ls	37,968	
23,00,00			Heating, Ventilating, and Air Conditioning (HVAC)			
	23.05.01	10	Hvac System-Restrooms	1.00 ls	15,000	
26,00,00			Electrical			
	26.05.01	10	Electrical System	1.00 ls	390,482	
27,00,00			Communications			
	27.10.10	10	Structured Cabling System	1.00 inc	62,600	238210
	27.21.10	10	Aerocloud-media players & programming	1.00 ls	27,260	
	27.41.10	10	Audio-Video Systems (EVIDS)	1.00 ea	54,150	238210
	27.51.13	10	Paging Systems-Relocate to new gate counters	13.00 ea	0	
28,00,00			Electronic Safety and Security			
	28.46.20	10	Fire Alarm-Reconfigure RR's	1.00 inc	0	



SECTION #3
ESTIMATE DETAIL
WP2 Holdroom Realignment

Estimate Totals

Description	Rate	Amount	Totals	Cost per Unit	Cost Basis
Labor		1,237,859		20.584 /SF	
Material		178,951		2.976 /SF	
Subcontract		3,087,183		51.336 /SF	
Equipment		4,800		0.080 /SF	
Other					
		<u>4,508,793</u>	<u>4,508,793</u>	<u>74.975 /SF</u>	
Indeterminable Cost Estimate	3.000 %	135,264		2.249 /SF	T
FEE	4.750 %	<u>214,168</u>		<u>3.561 /SF</u>	T
		<u>349,432</u>	<u>4,858,225</u>	<u>80.786 /SF</u>	
Liability Insurance	0.850 %	42,065		0.699 /SF	T
Bond Rate	1.000 %	48,582		0.808 /SF	T
Total			4,948,872	82.293 /SF	



FOUR

4. ASSUMPTIONS & CLARIFICATIONS



SECTION #4
ASSUMPTIONS & CLARIFICATIONS
 WP2 Holdroom Realignment

The following are assumptions and clarifications that have been made in our proposal based on Construction Documents for WP-2 prepared by Gresham Smith. Documents include plans and specifications issued on 05/26/22, RFI Responses, and Addendum #01 dated 07/29/22. No cost or time has been accounted for in the proposal to address any items identified as “**excluded**”. Changes to the following will result in a modification to the proposal and may require revisions to the project schedule.

GENERAL CLARIFICATIONS

1. This proposal assumes all production construction work at the gates to be done during nighttime hours. Work at the restroom renovations will be done during normal daytime hours. Daytime supervision will supervise restroom work, coordinate inspections, dumpster pulls, minor cleanup and preparation for the nighttime construction.
2. This proposal is valid for 30 calendar days from date of submission to SMAA (Sarasota Manatee Airport Authority).
3. Any specification language in section 00 7300 Federal Requirements which conflicts with that of the Construction Manager’s AIA contract language, the AIA contract language shall prevail.
4. Any specification language in section 00 7300 Part 1 General Contract Provisions which conflicts with that of the Construction Manager’s AIA contract language, the AIA contract language shall prevail.

INSURANCE

1. General Liability Insurance is included at a rate of .85% of the total project volume.

BONDS

1. Performance & Payment bond is included.
2. Subcontractor payment and performance bonds are included for any contract value greater than \$250,000.

DIVISION 00 AND 01 GENERAL CONDITIONS/GENERAL REQUIREMENTS

1. General Conditions Staffing & Supervision is currently estimated using DeAngelis Diamond billing rates issued to SMAA on 08/26/22.
2. Electric and water connections shall be made available to DeAngelis Diamond and their subcontractors as necessary for the renovation.
3. Proposal assumes access to concourse gate(s) to stock large materials such as casework and seating.
4. Costs required to construct the project, including:
 - a. Full-time supervision for nighttime and daytime shifts
 - b. Part-time project manager
 - c. Final cleaning
 - d. Project Signs
 - e. Safety
 - f. Temporary sanitation
 - g. Fenced staging area
 - h. Construction waste management
 - i. Temporary partitions and dust barriers
 - j. Temporary protection materials and labor
 - k. Rental equipment
 - l. Progress cleaning



SECTION #4
ASSUMPTIONS & CLARIFICATIONS
WP2 Holdroom Realignment

- m. Blueprint reproduction cost for construction purposes.

DIVISION 02 EXISTING CONDITIONS

1. A one-time relocation of equipment, devices, materials or other scheduled as “return to Owner” is included. Relocation must be within airport campus ticketing or concourse.
2. Firewatch is not included as demolition will not require flame cutting (REF: 02 4119: 1.10D).

DIVISION 03/04 CONCRETE-MASONRY

1. Concrete at restrooms and floor cores is included.

DIVISION 05 METALS

1. An indeterminable cost estimate of \$37,500 is included for structural steel EVIDS support above ceilings (15 locations) that require delegated engineering to be performed.
2. Specialty engineering fee for engineering for structural steel EVIDS support is included.

DIVISION 06 WOODS AND PLASTICS

1. Connections between EVID mounts/monitoring frames and structural steel ceiling supports will consist of an 8” Diameter Bolt Pattern. Pattern, brackets, and flanges to be reviewed through submittal process for approval and to meet the engineer’s recommendations.
2. Cabinetry door hardware is included as 4” wire pulls in Satin Chrome finish.
3. Magnetic catches for cabinetry have been excluded as the Self-Closing hinges provide the function of holding doors closed.
4. Cabinetry edge band to be a Charter Industries standard color to closest match the laminate finish.
5. All casework interiors to be finished in white melamine, if not exposed.
6. Solid Surface Top (SS-1) at the Restrooms and Nursing Room to be Corian Sand Storm ½” Thick, as specified finish is discontinued and does not match the current existing tops from the last remodel. Sand Storm was found to be the closest match to the existing, but is not available in ¾” Thickness.
7. AWI certified labels are **excluded**.

DIVISION 07 THERMAL & MOISTURE PROTECTION

1. Fireproofing repair for an area of 10’x10’ at (15) locations (13 gates and 2 restrooms) is included with up to (8) mobilizations.

DIVISION 08 OPENINGS

1. Master keying is excluded (no hardware specifications to indicate requirement).
2. Top and bottom edges of new doors will not be laminated.

DIVISION 09 FINISHES

1. Return walls at water fountain niche near East restroom to be finished in WC-1 as it continues around the Pittcons to terminate at back corners. WT-2 to be installed on wet wall only where water fountain is mounted.
2. New carpet areas will not receive floor protection as they are intended to be used immediately for operations the day following installation.
3. Floor patching for 40% of the carpeted area (approximately 13,293 SF) and 800 LF of ramping from carpeted area to terrazzo is included.



SECTION #4
ASSUMPTIONS & CLARIFICATIONS
WP2 Holdroom Realignment

4. (36) relative humidity probes to verify moisture content are included.
5. Moisture mitigation is **excluded**.
6. Crack isolation and waterproofing at tile locations is **excluded**. Not applicable as the scope does not include any floor tile or showers.
7. Wall Tile to Wall Covering Transition: Pittcon Softforms Custom #SWR075C-050 w/ 1/2" Reveal is discontinued. Model #SWR075U-050 is included.
8. WT-2: Crossville, Inc Retro Active 2.0 & Patterns: is included as Brown Tweed per RFI #PC06. Should it be determined through the submittal process that this tile and color is not a good match, pricing shall be adjusted accordingly.
9. Acoustical ceiling work includes 10% maintenance stock for restrooms area only.
10. Terrazzo is included as an epoxy terrazzo system by Key Resin or equal per specifications section 09 6623 Resinous Matrix Terrazzo Flooring (I100 finish schedule indicates incorrect product).

DIVISION 10 SPECIALTIES

1. Signage includes (1) 12"x24" Mother's Nursing Room, (1) 12"x24" Men, (1) 12"x24" Women, (1) 12"x24" Family and (2) changing station signs. Signs shall match as closely to existing as possible. Change in sign quantity, design, size or lettering may affect pricing.

DIVISION 12 FURNITURE, FIXTURES AND EQUIPMENT

1. New airport seating in the total quantity of (346) is included as Herman Miller Eames Tandem Seating. The following clarifications apply to this proposal. Any changes to the approval of seating vinyl material, power kits, ADA seating quantity or configuration of seating may require revisions to the cost proposal.
 - (52) ADA logo pads are ordered separately and can be installed wherever you would like. We will remove the existing seat pad and install the ADA Logo pad. The existing seat pad will be kept as replacement stock.
 - The electrical power kit includes 1-simplex receptacle and 1 power USB A/C combo. Each kit includes three power modules to power every other seat. There is a 7' cord to plug in. The order contains (47) of these which will be 138 total modules. This can provide 2 kits per existing electrical floor box.
 - Final vinyl material selection is included as Boltflex in standard available colors to best match existing. The previously approved CF Stinson vinyl product is no longer being installed with the Herman Miller product(s). Samples have been forwarded to the Architect and Owner for approval. If an alternate vinyl material is approved by Herman Miller and is then approved by Owner, an adjustment in pricing may be necessary.

DIVISION 21 FIRE SUPPRESSION

1. Relocate/adjust six (6) fire sprinkler heads as indicated at the east restroom area and as shown on F202B2 and per bid instructions emailed 8/12/22. Relocation/adjustment of heads for holdroom areas is excluded as not applicable per Addendum #01. (REF: "F" sheets were not revised to reflect the deletion of the ceiling work at holdrooms)
2. Temporary fire sprinklers are included in the east restroom area only.
3. Shop drawings and (1) fire sprinkler permit are included.
4. A temporary standpipe system is **excluded** as not applicable to this scope of work. (REF: General notes in "F" Drawings)
5. Hydraulic calculations are **excluded**.



SECTION #4
ASSUMPTIONS & CLARIFICATIONS
WP2 Holdroom Realignment

6. Deluge system is **excluded** as not applicable. (REF: General notes of "F" drawings)
7. Hydrant flow testing is **excluded**.
8. Tamper switches for all control valves are **excluded**. (REF: General notes of "F" drawings)

DIVISION 23 HVAC

1. Pretesting of mechanical equipment is **excluded**.

DIVISION 27 DATA AND COMMUNICATIONS

1. C9200 Switches are furnish only and to be installed by SMAA per T501 and T502.
2. This proposal takes exception to specification section 274216 in its entirety and only the following scope of work is included:
 - Aerocloud to furnish only, (40) media player boxes with HDMI cable of 1 meter length and power supply per box. Installation of media player boxes is by Owner.
 - An indeterminable cost estimate of \$10,000 is included for any reprogramming that may be necessary at new EVID displays.
 - (26) Existing EVIDS (GDIS) and associated mounts are to be removed and relocated from existing gate counters to new gate counter locations. This assumes all existing display monitors and mounts are in acceptable working condition at the time of relocation.
 - (8) new EVIDS (FDIS) and (8) new mounts are included for ceiling mounted locations (2 locations with 4 displays per location)
 - (1) spare EVIDS (FDIS) and (1) spare mount are included for ceiling mounted displays
 - All CAT6 cabling to new EVIDS locations

ALTERNATES

1. Moisture Vapor Emission Control (if needed) prior to new carpet installation **ADD** \$5.25/SF

OWNER FURNISHED ITEMS / EXCLUSIONS

To further clarify the scope above, the following items are **excluded** or are by Owner. This is not intended to be a complete listing of owner costs.

1. Builders Risk Insurance, deductibles, and buy-down policies
2. Hazardous Material Assessment, Abatement, or Removal
3. Building permit fees
4. Electric and water consumption charges incurred during construction
5. FF&E supply, receiving, distributing & waste associated with FF&E package U.N.O (example: seating)
6. New SMAA equipment, if applicable, located at podiums
7. Proprietary airline carrier equipment at podiums
8. Labor to uninstall and reinstall equipment at podiums scheduled for return to Owner during demolition
9. Labor to uninstall, reinstall or remove proprietary airline equipment at podiums
10. On campus storage for equipment, devices, materials or other items scheduled as "return to Owner".
11. Owner to provide active warranties for any items scheduled for demolition for CM and subcontractor to maintain the warranty during demolition. Alternatively, SMAA can elect to waive this condition from specifications 02 4119 Selective Demolition, paragraph 1.8A&B.



FIVE

5. PLANS AND SPECIFICATIONS LOG



SECTION #5
PLANS AND SPECIFICATIONS LOG
WP2 Holdroom Realignment

PLANS ENUMERATION

Sheet Number	Sheet Title	Issuance Date	Revision Date	Addendum Number	Revision Date	Addendum Number
GENERAL						
G010	PROJECT INFORMATION	5/26/2022	7/29/2022	#1		
G020	GENERAL NOTES	5/26/2022	7/29/2022	#1		
G030	INTERIOR PARTITIONS	5/26/2022				
AL2.2	LEVEL 2 LIFE SAFETY PLAN	5/26/2022	7/29/2022	#1		
ARCHITECTURAL						
A102	LEVEL 2 OVERALL DEMOLITION PLAN	5/26/2022				
A102B1	LEVEL 2 PART B1 DEMOLITION PLAN	5/26/2022				
A102B3	LEVEL 2 PART B3 DEMOLITION PLAN	5/26/2022				
A150	DEMOLITION DETAILS	5/26/2022				
A160	LEVEL 2 OVERALL DEMOLITION RCP	5/26/2022	7/29/2022	#1		
A202	LEVEL 2 OVERALL NEW CONSTRUCTION PLAN	5/26/2022				
A202B1	LEVEL 2 PART B1 NEW CONSTRUCTION PLAN	5/26/2022	7/29/2022	#1		
A202B3	LEVEL 2 PART B3 NEW CONSTRUCTION PLAN	5/26/2022	7/29/2022	#1		
A507	TYPICAL GATE ENLARGED PLAN	5/26/2022	7/29/2022	#1		
A508	EAST RESTROOM ENLARGED PLAN	5/26/2022	7/29/2022	#1		
A509	EAST RESTROOM ENLARGED PLAN	5/26/2022	7/29/2022	#1		
A510	HOLDROOM MILLWORK ELEMENT ID-1	5/26/2022	7/29/2022	#1		
A520	HOLDROOM EVIDS	5/26/2022	7/29/2022	#1		
A521	INTERIOR ELEVATIONS	5/26/2022	7/29/2022	#1		
A522	INTERIOR ELEVATIONS	5/26/2022	7/29/2022	#1		
A524	INTERIOR SECTIONS	5/26/2022	7/29/2022	#1		
A525	HOLDROOM MILLWORK DETAILS	5/26/2022	7/29/2022	#1		
A602	LEVEL 2 OVERALL NEW CONSTRUCTION RCP	5/26/2022	7/29/2022	#1		
A602B1	LEVEL 2 PART B1 NEW CONSTRUCTION RCP	5/26/2022	7/29/2022	#1		
A602B2	LEVEL 2 PART B2 NEW CONSTRUCTION RCP	5/26/2022	7/29/2022	#1		
A602B3	LEVEL 2 PART B3 NEW CONSTRUCTION RCP	5/26/2022	7/29/2022	#1		
A801	MISCELLANEOUS DETAILS	5/26/2022				
A802	MISCELLANEOUS DETAILS	5/26/2022				
A830	ACCESSIBILITY DETAILS	5/26/2022				
A901	DOOR, FRAME & HARDWARE SCHEDULE	5/26/2022	7/29/2022	#1		
INTERIOR						
I000	FINISH SCHEDULE	5/26/2022	7/29/2022	#1		
I202	LEVEL 2 OVERALL FURNITURE AND FLOOR FINISH PLAN	5/26/2022	7/29/2022	#1		
FIRE PROTECTION						
F000	FIRE PROTECTION SYMBOLS, LEGEND, NOTES AND INDEX	5/26/2022				
F202	FIRE PROTECTION LEVEL 2 OVERALL NEW CONSTRUCTION PLAN	5/26/2022				
F202B2	FIRE PROTECTION LEVEL 2 PART B2 NEW CONSTRUCTION PLAN	5/26/2022				
PLUMBING						
P000	PLUMBING SYMBOLS, LEGEND, NOTES AND INDEX	5/26/2022	7/29/2022	#1		
P202	PLUMBING LEVEL 2 OVERALL NEW CONSTRUCTION PLAN	5/26/2022				
P600	PLUMBING ENLARGED PLAN	5/26/2022	7/29/2022	#1		
P700	PLUMBING ISOMETRIC RISER	5/26/2022	7/29/2022	#1		
P801	PLUMBING DETAIL	5/26/2022				
MECHANICAL						
M000	MECHANICAL SYMBOLS, LEGEND, NOTES AND INDEX	5/26/2022				
M202	MECHANICAL LEVEL 2 OVERALL NEW CONSTRUCTION PLAN	5/26/2022				
M202B2	MECHANICAL LEVEL 2 PART B2 NEW CONSTRUCTION PLAN	5/26/2022				
M601	MECHANICAL DETAILS	5/26/2022				
M901	MECHANICAL EQUIPMENT SCHEDULES	5/26/2022				
ELECTRICAL						
E000	ELECTRICAL SYMBOL LEGEND AND NOTES	5/26/2022				
E101	ELECTRICAL LEVEL 1 OVERALL DEMOLITION PLAN	5/26/2022				
E102	ELECTRICAL LEVEL 2 OVERALL DEMOLITION PLAN	5/26/2022				
E102B1	ELECTRICAL LEVEL 2 PART B1 DEMOLITION PLAN	5/26/2022	7/12/2022	RFI PC01		
E102B3	ELECTRICAL LEVEL 2 PART B3 DEMOLITION PLAN	5/26/2022				



SECTION #5
PLANS AND SPECIFICATIONS LOG
WP2 Holdroom Realignment

PLANS ENUMERATION

Sheet Number	Sheet Title	Issuance Date	Revision Date	Addendum Number	Revision Date	Addendum Number
E302	LEVEL 2 OVERALL POWER AND FIRE ALARM NEW CONSTRUCTION PLAN	5/26/2022				
E302B1	LEVEL 2 PART B1 POWER AND FIRE ALARM NEW CONSTRUCTION PLAN	5/26/2022	7/12/2022	RFI PC01	7/29/2022	#1
E302B3	LEVEL 2 PART B3 POWER AND FIRE ALARM NEW CONSTRUCTION PLAN	5/26/2022	7/29/2022	#1		
E501	ELECTRICAL ENLARGED PLAN	5/26/2022	7/12/2022	RFI PC01	7/29/2022	#1
E701	ELECTRICAL RISER DIAGRAM	5/26/2022				
E801	ELECTRICAL PICTURES	5/26/2022				
TELECOMMUNICATIONS						
T001	COMMUNICATIONS GENERAL NOTES	5/26/2022	7/29/2022	#1		
T102	COMMUNICATIONS LEVEL 2 OVERALL DEMOLITION PLAN	5/26/2022				
T102B1	COMMUNICATIONS LEVEL 2 PART B1 DEMOLITION PLAN	5/26/2022				
T102B2	COMMUNICATIONS LEVEL 2 PART B2 DEMOLITION PLAN	5/26/2022				
T102B3	COMMUNICATIONS LEVEL 2 PART B3 DEMOLITION PLAN	5/26/2022				
T160	COMMUNICATIONS LEVEL 2 OVERALL DEMO RCP	5/26/2022	7/29/2022	#1		
T160B1	COMMUNICATIONS LEVEL 2 PART B1 DEMO RCP	5/26/2022	7/29/2022	#1		
T160B3	COMMUNICATIONS LEVEL 2 PART B3 DEMO RCP	5/26/2022	7/29/2022	#1		
T201	COMMUNICATIONS LEVEL 1 OVERALL NEW CONSTRUCTION PLAN	5/26/2022				
T202	COMMUNICATIONS LEVEL 2 OVERALL NEW CONSTRUCTION PLAN	5/26/2022				
T202B1	COMMUNICATIONS LEVEL 2 PART B1 NEW CONSTRUCTION PLAN	5/26/2022				
T202B2	COMMUNICATIONS LEVEL 2 PART B2 NEW CONSTRUCTION PLAN	5/26/2022				
T202B3	COMMUNICATIONS LEVEL 2 PART B3 NEW CONSTRUCTION PLAN	5/26/2022				
T262	COMMUNICATIONS LEVEL 2 OVERALL RCP	5/26/2022	7/29/2022	#1		
T262B1	COMMUNICATIONS LEVEL 2 PART B1 RCP	5/26/2022	7/29/2022	#1		
T262B3	COMMUNICATIONS LEVEL 2 PART B3 RCP	5/26/2022	7/29/2022	#1		
T501	COMMUNICATIONS RACK ELEVATIONS	5/26/2022				
T502	COMMUNICATIONS RACK ELEVATIONS	5/26/2022				
T701	COMMUNICATIONS DETAILS	5/26/2022				
T801	COMMUNICATIONS ONE-LINE DIAGRAMS	5/26/2022				
RFI's						
WP2-PC01	Electrical	7/15/2022				
WP2-PC02	Seating	7/14/2022				
WP2-PC03	Seating	7/14/2022				
WP2-PC04	Ceiling Demo and Finish	7/14/2022				
WP2-PC05	Clarifications for Finishes	8/1/2022				
WP2-PC06	Carpet & Wall Tile Clariifications	7/29/2022				
WP2-PC07	Janitors Closet Door Hardware	7/29/2022				
WP2-PC08	Additional Finish Clarifications	7/29/2022				
WP2-PC09	Sink Faucet & Soap Dispenser Clarifications	7/29/2022				
WP2-PC10	Holdroom Lighting	7/29/2022				



SECTION #5
PLANS AND SPECIFICATIONS LOG
 WP2 Holdroom Realignment

SPECIFICATIONS ENUMERATION

Division/Section Number & Title	Issuance Date	Revision Date	Addendum Number	Revision Date	Addendum Number
DIVISION 00 – PROCUREMENT AND CONTRACT REQUIREMENTS					
00 0220 - TABLE OF CONTENTS - VOLUME 2	4/22/2022	5/26/2022	ADD WP-2	7/29/2022	#1
DIVISION 01 – GENERAL REQUIREMENTS					
01 000 - GENERAL REQUIREMENTS	4/22/2022				
01 1315 - PHASING OF WORK	4/22/2022				
01 2500 - SUBSTITUTION PROCEDURES	4/22/2022				
01 2501.01 - SUBSTITUTION REQUEST FORM	4/22/2022				
01 2600 - CONTRACT MODIFICATION PROCEDURES	4/22/2022				
01 2900 - PAYMENT PROCEDURES	4/22/2022				
01 3100 - PROJECT MANAGEMENT AND COORDINATION	4/22/2022				
01 3233 - PHOTOGRAPHIC DOCUMENTATION	4/22/2022				
01 3300 - SUBMITTAL PROCEDURES	4/22/2022				
01 3516 - ALTERATION PROJECT PROCEDURES	4/22/2022				
01 3517 - INTERIM LIFE SAFETY MEASURES	4/22/2022				
01 4000 - QUALITY REQUIREMENTS	4/22/2022				
01 4216 - DEFINITIONS	4/22/2022				
01 4519 - UNCOVERING AND CORRECTION OF WORK	4/22/2022				
01 5000 - TEMPORARY FACILITIES AND CONTROLS	4/22/2022				
01 5100 - TEMPORARY UTILITIES	4/22/2022				
01 5213 - FIELD OFFICES AND SHEDS	4/22/2022				
01 5500 - VEHICULAR ACCESS AND PARKING	4/22/2022				
01 5639 - TEMPORARY TREE AND PLANT PROTECTION	4/22/2022				
01 5713 - TEMPORARY EROSION AND SEDIMENT CONTROL	4/22/2022				
01 5813 - TEMPORARY PROJECT SIGNAGE	4/22/2022				
01 6000 - PRODUCT REQUIREMENTS	4/22/2022				
01 7000 - EXECUTION AND CLOSEOUT REQUIREMENTS	4/22/2022				
01 7123 - FIELD ENGINEERING	4/22/2022				
01 7419 - CONSTRUCTION WASTE MANAGEMENT	4/22/2022				
01 7610 - TEMPORARY PROTECTIVE COVERINGS	4/22/2022				
01 7700 - CLOSEOUT PROCEDURES	4/22/2022				
01 7823 - OPERATION AND MAINTENANCE DATA	4/22/2022				
01 7900 - DEMONSTRATION AND TRAINING	4/22/2022				
DIVISION 02 – EXISTING CONDITIONS					
02 4119 - SELECTIVE DEMOLITION	5/26/2022				
DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES					
06 4101 - LAMINATE-FACED ARCHITECTURAL CASEWORK	5/26/2022	7/29/2022	#1		
06 6050 - DECORATIVE PLASTIC PANELS	7/29/2022				
DIVISION 08 – OPENINGS					
08 1213 - HOLLOW METAL FRAMES	5/26/2022				
08 1416 - FLUSH WOOD DOORS	5/26/2022				
DIVISION 09 – FINISHES					
09 0561 - COMMON WORK RESULTS FOR FLOORING PREPARATION	5/26/2022				
09 2116 - GYPSUM BOARD ASSEMBLIES	5/26/2022				
09 2216 - NON-STRUCTURAL METAL FRAMING	5/26/2022				
09 3000 - TILING	5/26/2022				
09 5100 - ACOUSTICAL CEILINGS	5/26/2022				
09 6513 RESILIENT BASE AND ACCESSORIES	7/29/2022				
09 6623 - RESINOUS MATRIX TERRAZZO FLOORING	5/26/2022				
09 6813 - TILE CARPETING	7/29/2022				
09 6816 - SHEET CARPETING	5/26/2022	REMOVED PER ADDENDUM #1			
09 7200 - WALL COVERINGS	5/26/2022				
09 9123 - INTERIOR PAINTING	5/26/2022				
DIVISION 10 – SPECIALTIES					



SECTION #5
PLANS AND SPECIFICATIONS LOG
WP2 Holdroom Realignment

SPECIFICATIONS ENUMERATION

Division/Section Number & Title	Issuance Date	Revision Date	Addendum Number	Revision Date	Addendum Number
10 2600 - WALL AND DOOR PROTECTION	7/29/2022				
10 2813 - TOILET ACCESSORIES	5/26/2022	7/29/2022	#1		
DIVISION 12 - FURNISHINGS					
12 5000 - FURNITURE	5/26/2022	7/29/2022	#1		
DIVISION 14 - CONVEYING EQUIPMENT					
14 3100 - ESCALATORS	4/22/2022				
14 3102 - ESCALATOR MAINTENANCE AND REPAIR	4/22/2022				
DIVISION 21 - FIRE PROTECTION					
21 0500 - COMMON WORK RESULTS FOR FIRE SUPPRESSION	5/26/2022				
21 0553 - IDENTIFICATION FOR FIRE-SUPPRESSION PIPING AND EQUIPMENT	5/26/2022				
21 1313 - WET-PIPE SPRINKLER SYSTEMS	5/26/2022				
DIVISION 22 - PLUMBING					
22 0500 - COMMON WORK RESULTS FOR PLUMBING	5/26/2022				
22 0523 - WATER PIPING SPECIALTIES	5/26/2022				
22 0529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT	5/26/2022				
22 0553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	5/26/2022				
22 1119 - DOMESTIC COLD & HOT WATER PIPING	5/26/2022				
22 1316 - SANITARY SEWER, STORM WATER & SANITARY VENT PIPING	5/26/2022				
22 1319 - SANITARY WASTE & STORM PIPING SPECIALTIES	5/26/2022				
22 3300 - ELECTRIC, DOMESTIC-WATER HEATER	5/26/2022				
22 4000 - PLUMBING FIXTURES	5/26/2022				
DIVISION 23 - MECHANICAL					
23 0010 - BASIC MECHANICAL REQUIREMENTS	5/26/2022				
23 0593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC	5/26/2022				
23 0713 - DUCT INSULATION	5/26/2022				
23 3113 - METAL DUCTS	5/26/2022				
23 3300 - AIR DUCTS ACCESSORIES	5/26/2022				
23 3713 - GRILLES, REGISTERS AND DIFFUSERS	5/26/2022				
DIVISION 26 - ELECTRICAL					
26 0100 - BASIC ELECTRICAL REQUIREMENTS	5/26/2022				
26 0519 - WIRES AND CABLES	5/26/2022				
26 0526 - GROUNDING	5/26/2022				
26 0533 - RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	5/26/2022				
26 0553 - ELECTRICAL IDENTIFICATION	5/26/2022				
26 5100 - ARCHITECTURAL LIGHTING FIXTURES	5/26/2022				
DIVISION 27 - COMMUNICATIONS					
27 0528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS	5/26/2022				
27 0529 - HANGERS AND SUPPORTS FOR COMMUNICATIONS SYSTEMS	5/26/2022				
27 0553 - IDENTIFICATION FOR COMMUNICATIONS SYSTEMS	5/26/2022				
27 1513 - COMMUNICATIONS COPPER HORIZONTAL CABLING	5/26/2022				
27 4216 - ELECTRONIC VIDEO INFORMATION DISPLAY SYSTEM (EVIDS)	5/26/2022				
27 4220 - COMMON USE SYSTEMS	5/26/2022				
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY					
28 3111 - DIGITAL, ADDRESSABLE FIRE ALARM SYSTEM	5/26/2022				



Estimate Report

Concourse B Holdroom Realignment

Sarasota, Florida

AACEi Class 3: Issue for Bid

June 16, 2022

Version 2.00

Prepared for:



Prepared by:





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Concourse B Holdroom Realignment

Sections

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Estimate Version History



Estimate Ver. #	Comments/Modifications
1.00	Initial Delivered Version
2.00	Revised minor electrical scope
	Removed paging system
	Deleted sheet carpeting and added carpet tile
	Minor revisions to restrooms
	Minor revisions to gate millwork
	Removed scope for ceiling demo/repair/replace





Estimate CSI Summary

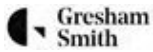


Delivery Method: CMAR
Estimate Type: AACEi Class 3
WBS: CSI

SRQ Concourse B Holdroom Realignment

Line #	Description	Quantity	UoM	ECC w/Fee and Escalation
1	SRQ Concourse B Holdroom Realignment	46,586	GSF	\$5,473,889
2	GENERAL CLARIFICATION/INSURANCE/BONDS	1	LS	\$7,897
8	DIVISION 01 - GENERAL REQUIREMENTS	52	Week	\$1,526,048
29	DIVISION 02 - EXISTING CONDITIONS	46,586	GSF	\$165,659
74	DIVISION 03/04 - CONCRETE/MASONRY	1	LS	\$86,914
81	DIVISION 05 - METALS	2	Ea.	\$9,759
85	DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	46,586	GSF	\$930,700
124	DIVISION 08 - OPENINGS	3	Ea.	\$12,120
137	DIVISION 09 - FINISHES	46,586	GSF	\$648,483
181	DIVISION 10 - SPECIALTIES	1	LS	\$14,536
200	DIVISION 12 - FURNISHINGS	346	Ea.	\$536,161
205	DIVISION 21 - FIRE SUPPRESSION	21	Ea.	\$32,761
213	DIVISION 22 - PLUMBING	1	LS	\$65,773
247	DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)	1	LS	\$29,645
261	DIVISION 26 - ELECTRICAL	1	LS	\$1,053,020
309	DIVISION 27 - COMMUNICATIONS	1	LS	\$353,437
330	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	2	Ea.	\$976





Basis of Estimate



1.0 EXECUTIVE SUMMARY

The total project cost for the scope of this project:

SUBTOTAL DIRECT COST (COST OF WORK)	\$ 4,243,343
DESIGN EVOLUTION	\$ 636,501
SUBTOTAL GMP (No Fee)	\$ 4,879,845
CMAR FEE	\$ 146,395
ESTIMATED CONSTRUCTION COST (ECC) W/FEE	\$ 5,026,240
ESCALATION \$	\$ 447,649
TOTAL PROJECT COSTS	\$ 5,473,889

COVID-19 Impact Statement

As the number of global cases of COVID-19 increases, its impact on the construction industry is anticipated to evolve over the coming months. The construction industry is predicted to experience difficulties with material supply chain disruption, labor shortages and the shutdown of construction sites. While these impacts are not fully understood as of the date of this report, there is a potential for substantial construction delays and project cost overruns.

In the short term, it is realistic to expect that active construction sites may require some behavioral changes from the workforce, potentially affecting productivity. Examples include increases in shift working, the number of break areas, use of PPE and health screenings, while new proximity guidelines could affect crew sizes. No allowances are included in this cost estimate for these or other COVID-19 related impacts.

2.0 PROJECT DESCRIPTION

Remodel approximately 47,000 S.F. of Holdroom space.

3.0 QUANTITY TABULATION

SRQ Concourse B Holdroom Realignment	46,586	GSF
--------------------------------------	--------	-----

4.0 BASIS OF ESTIMATE

Within the Aviation sector, APR has adapted from best practices and lessons learned, to apply the collective method and approach to meet the purpose from which the owner/agency will use the estimate. This opinion of probable construction cost is based on drawings, Construction Documents work package 2 - Concourse B Holdroom Realignment, dated 5-26-2022, by Gresham Smith. Therefore, the estimators have applied an approach to developing this estimate that uses AACEi Class 3 methodologies.

5.0 BASIS OF PRICING

This Opinion of Probable Construction Cost reflects the fair market value for the construction of this project and should not be construed as a prediction of low bid. The unit costs include labor, material, and equipment costs plus subcontractors overhead and profit costs.

Taxes

7.00% Applied to Material

Wage Rates

This Opinion of Probable Construction Cost is priced on the basis of fully burdened localized Wage rates in the Tampa, FL area.

Duration

The anticipated duration of construction for this project is assumed as follows:

Construction Award Year: 2023

Construction Finish Year: 2024

Access and Security

The Opinion of Probable Construction Cost anticipates no constraints to site access or security.





Basis of Estimate



6.0 ESCALATION

Cost Basis Year of 2022

Escalation Rate: 6.25% beginning in 2023 and Compounding Annually

Overall Project Escalation: 8.91%, \$447,649

		Compounding Escalation	Escalation \$'s Per Year
Cost Basis Year	2022	0.00%	\$0
Construction Award Year	2023	6.25%	\$188,484
Construction Finish Year	2024	12.89%	\$259,165

7.0 MARK-UPS

DESIGN EVOLUTION	15.00%
BID ALLOWANCE	N/A
CMAR FEE	3.00%
CONSTRUCTION CONTINGENCY	N/A
DESIGN	N/A
CONSTRUCTION MANAGEMENT	N/A
PM/CM	N/A
PLANNING	N/A
TESTING	N/A
OWNER CONTINGENCY	N/A

Prime Contractor

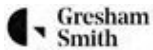
General Conditions	6.0%
Overhead	4.0%
Profit	5.0%
P&P Bonds	1.0%
Mob/Demob	2.0%
Night Time Hours	16.0%
General Liability Insurance	1.25%
Subguard	1.4%

Sub Contractor

General Conditions	5.0%
Overhead	10.0%
Profit	7.0%

The 15.00% DESIGN EVOLUTION allowance on construction costs included in this Opinion of Probable Construction Cost is a budgeting value used to compensate for the lack of detail and definition during preliminary phases of design, as well as assumptions and allowances made with reference to quantities and pricing. This percentage is provided to cover scope which is not yet defined within the provided documents or narratives. These are monies which are expected to be absorbed into the line item detail as the design evolves.





Basis of Estimate



AACE COST ESTIMATING CLASSIFICATION SYSTEM

Estimate Class	MATURITY LEVEL OF PROJECT DEFINITION DELIVERABLES	END USAGE	METHODOLOGY	DESIGN DEVELOPMENT / ESTIMATING CONTINGENCY	
	(Expressed as % of complete definition)	(Typical purpose of estimate)	(Typical purpose of estimate)	(Typical estimating method)	(Typical allowance)
Class 5	0% to 2%	Functional area, or concept screening	Program or Rough order of Magnitude (ROM)	SF or m2 factoring, parametric models, judgment, or analogy	20% +
Class 4	1% to 15%	Schematic design or concept study	Concept or Feasibility	Parametric models, assembly driven models	15% to 20%
Class 3	10% to 40%	Design development, budget authorization, feasibility	Schematic Design	Semi-detailed unit costs with assembly level line items	10% to 15%
Class 2	30% to 75%	Control or bid/tender, semi- detailed	Design Development	Detailed unit cost with forced detailed take-off	5% to 10%
Class 1	65% to 100%	Check estimate or pre bid/tender, change order	Construction Documents	Detailed unit cost with detailed take-off	0% to 5%

The cost estimator makes the determination of the estimate class based upon the maturity level of project definition (design % complete). While the determination of the estimate class is somewhat subjective, the design input data, completeness and quality of the design deliverables serve to make the determination more objective. The cost estimator will make the final determination based on the actual detail provided, which may vary from the AACE Cost Estimating Classification System listed above.

8.0 [APR Team](#)

Principal Estimator C. Aguirre
 Estimating Project Manager A. Pridham
 Estimators B. Reisinger, A. Pridham, C. Watson
 Quality Review C. Aguirre

9.0 [ASSUMPTIONS / CLARIFICATIONS](#)

None to be reported.

10.0 [Exclusions](#)

Hazardous materials (Survey Allowance is included)
 Airline Proprietary Equipment
 Water and Electrical usage charges
 Owner Soft Costs and Contingency
 Design Fees
 New SMAA equipment
 Proprietary Airline Equipment Material
 Paging System
 Removal And Replacement Of Wood Ceilings



Project Cost Summary

Concourse B Holdroom Realignment

WBS: CSI

Estimate Type: AACEi Class 3

Delivery Method: CMAR

Estimate Date: 06/16/2022

Project Component	Direct Cost CY 2022 \$'s	Primary Quantity	Unit of Measure	Design Evolution				Subtotal GMP Unescalated	Subtotal GMP Escalated	Component Scope of Work	
				A	B	C	Amount				
GENERAL CLARIFICATION/INSURANCE/BONDS	6,121	1	LS	5%	0%	10%	918	7,040	7,667		
DIVISION 01 - GENERAL REQUIREMENTS	1,182,988	52	Week	5%	0%	10%	177,448	1,360,436	1,481,600		
DIVISION 02 - EXISTING CONDITIONS	128,418	46,586	GSF	5%	0%	10%	19,263	147,681	160,834		
DIVISION 03/04 - CONCRETE/MASONRY	67,375	1	LS	5%	0%	10%	10,106	77,482	84,382		
DIVISION 05 - METALS	7,565	2	Ea.	5%	0%	10%	1,135	8,700	9,475		
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	721,476	46,586	GSF	5%	0%	10%	108,221	829,697	903,592		
DIVISION 08 - OPENINGS	9,396	3	Ea.	5%	0%	10%	1,409	10,805	11,767		
DIVISION 09 - FINISHES	502,702	46,586	GSF	5%	0%	10%	75,405	578,108	629,595		
DIVISION 10 - SPECIALTIES	11,268	1	LS	5%	0%	10%	1,690	12,959	14,113		
DIVISION 12 - FURNISHINGS	415,631	346	Ea.	5%	0%	10%	62,345	477,975	520,545		
DIVISION 21 - FIRE SUPPRESSION	25,396	21	Ea.	5%	0%	10%	3,809	29,206	31,807		
DIVISION 22 - PLUMBING	50,987	1	LS	5%	0%	10%	7,648	58,636	63,858		
DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)	22,981	1	LS	5%	0%	10%	3,447	26,428	28,782		
DIVISION 26 - ELECTRICAL	816,298	1	LS	5%	0%	10%	122,445	938,743	1,022,349		
DIVISION 27 - COMMUNICATIONS	273,984	1	LS	5%	0%	10%	41,098	315,081	343,143		
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	757	2	Ea.	5%	0%	10%	113	870	947		
SUBTOTAL DIRECT COST (COST OF WORK)	4,243,343	46,586	GSF	Design Evolution Factors A. Scope Understanding to meet requirements B. Allowances provided in Direct Cost C. Confidence level of pricing in Direct Cost							This subtotal include all contractor overheads, profits, bonds, and insurance.
DESIGN EVOLUTION	637,000	15.00%									a.k.a Design Growth Allowance
SUBTOTAL GMP (No Fee)	4,880,000	46,586	GSF					4,880,000	5,314,000		Estimated cost at time of bid (Award).
CMAR FEE	146,000	3.00%						146,000	159,000		
ESTIMATED CONSTRUCTION COST (ECC) W/FEE	5,026,000							5,026,000	5,473,889		ECC with CMAR Fee
ESCALATION %	8.91%										
ESCALATION \$	448,000	46,586	GSF	\$10/GSF					-		
TOTAL PROJECT COSTS	5,474,000	46,586	GSF	\$118/GSF					5,474,000		

NOTE: With the exception of the Subtotal GMP (No Fee) Escalated column, and the ESCALATION \$ and TOTAL PROJECT COSTS rows, all cost values are displayed in 2022 dollars.

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September 26, 2022 Board Meeting - Items Needing Action - Over \$325,000 Threshold

Project Escalation

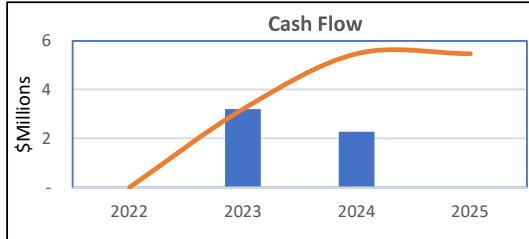
Concourse B Holdroom Realignment

WBS: CSI

Estimate Type: AACEi Class 3

Delivery Method: CMAR

Estimate Date: 06/16/2022



Project Component	Project Summary					Estimated CY Distribution in \$Millions				Escalated Total
	Start CY	End CY	\$ Millions Total CY22	Primary Quantity	Unit of Measure	YR 1 2022	YR 2 2023	YR 3 2024	YR 4 2025	
GENERAL	2023	2024	0.006	1	LS	-	0.004	0.002	-	0.007
CLARIFICATION/INSURANCE/BONDS										
DIVISION 01 - GENERAL REQUIREMENTS	2023	2024	1.183	52	Week	-	0.710	0.473	-	1.288
DIVISION 02 - EXISTING CONDITIONS	2023	2024	0.128	46,586	GSF	-	0.077	0.051	-	0.140
DIVISION 03/04 - CONCRETE/MASONRY	2023	2024	0.067	1	LS	-	0.040	0.027	-	0.073
DIVISION 05 - METALS	2023	2024	0.008	2	Ea.	-	0.005	0.003	-	0.008
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	2023	2024	0.721	46,586	GSF	-	0.433	0.289	-	0.786
DIVISION 08 - OPENINGS	2023	2024	0.009	3	Ea.	-	0.006	0.004	-	0.010
DIVISION 09 - FINISHES	2023	2024	0.503	46,586	GSF	-	0.302	0.201	-	0.547
DIVISION 10 - SPECIALTIES	2023	2024	0.011	1	LS	-	0.007	0.005	-	0.012
DIVISION 12 - FURNISHINGS	2023	2024	0.416	346	Ea.	-	0.249	0.166	-	0.453
DIVISION 21 - FIRE SUPPRESSION	2023	2024	0.025	21	Ea.	-	0.015	0.010	-	0.028
DIVISION 22 - PLUMBING	2023	2024	0.051	1	LS	-	0.031	0.020	-	0.056
DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)	2023	2024	0.023	1	LS	-	0.014	0.009	-	0.025
DIVISION 26 - ELECTRICAL	2023	2024	0.816	1	LS	-	0.490	0.327	-	0.889
DIVISION 27 - COMMUNICATIONS	2023	2024	0.274	1	LS	-	0.164	0.110	-	0.298
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	2023	2024	0.001	2	Ea.	-	0.000	0.000	-	0.001
SUBTOTAL DIRECT COST	2023	2024	4.243	46,586	GSF	-	2.546	1.697	-	4.621
DESIGN EVOLUTION			0.637	15.00%		-	0.382	0.255	-	0.693
SUBTOTAL GMP (No Fee)			4.880	46,586	GSF	-	2.928	1.952	-	5.314
CMAR FEE			0.146	3.00%		-	0.088	0.059	-	0.159
ESTIMATED CONSTRUCTION COST (ECC) W/FEE			5.026	46,586	GSF	-	3.016	2.010	-	5.474
ESCALATION %			8.91%			0.00%	6.25%	12.89%	0.00%	
ESCALATION \$			0.448			\$0.00	\$0.19	\$0.26	\$0.00	
TOTAL PROJECT COSTS			5.474	46,586	GSF	-	3.204	2.270	-	5.474

NOTE: With the exception of the Escalated Total column, and the ESCALATION \$ and TOTAL PROJECT COSTS rows, all cost values are displayed in 2022 dollars.



Estimate Details



Delivery Method: CMAR
 Estimate Type: AACEi Class 3
 WBS: CSI

SRQ Concourse B Holdroom Realignment

Line #	Description	Quantity	UoM	Subtotal	Sub %	Prime %	Total Direct Cost	ECC w/Fee and Escalation	Cost of Work Unit Cost
1	SRQ Concourse B Holdroom Realignment	46,586	GSF	\$2,784,746	16.2%	31.1%	\$4,243,343	\$5,473,889	\$117.50
2	GENERAL CLARIFICATION/INSURANCE/BONDS	1	LS	\$5,000	0.0%	22.4%	\$6,121	\$7,897	
3	Building Permit Allowance	1.00	LS	\$5,000.00	0.0%	22.4%	\$6,121.43	\$7,897	
4	Note: Nighthome Hours are included as a 16% Add to Labor (Daytime Superintendent at Regular rate)	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
5	Note: General Liability Insurance is included at 1.25% (Acceptable)	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
6	Note: Subguard is included at 1.4% (Acceptable)	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
7	Note: Payment & Performance Bonds are included at 1%	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
8	DIVISION 01 - GENERAL REQUIREMENTS	52	Week	\$865,456	0.0%	36.7%	\$1,182,988	\$1,526,048	\$29,347.07
9	Field personnel, project manager, maximum (Night time)	52.00	Week	\$148,200.00	0.0%	42.0%	\$210,469.53	\$271,505	\$5,221.24
10	Field personnel, project manager, average (Day time)	52.00	Week	\$130,000.00	0.0%	22.4%	\$159,157.24	\$205,312	\$3,948.31
11	Field personnel, project manager, maximum	26.00	Week	\$74,100.00	0.0%	42.0%	\$105,234.76	\$135,752	\$5,221.24
12	Field personnel, field engineer, senior engineer, maximum	52.00	Week	\$124,800.00	0.0%	42.0%	\$177,237.50	\$228,635	\$4,396.83
13	Office trailer, furnished, rent per month, 32' x 8', excl. hookups	12.00	Ea.	\$3,171.48	0.0%	22.4%	\$3,882.80	\$5,009	\$417.40
14	Trailer Set up/down	2.00	Ea.	\$3,321.00	0.0%	40.1%	\$4,653.51	\$6,003	\$3,001.50
15	Field office expense, office equipment rental, average	12.00	Month	\$2,966.04	0.0%	22.4%	\$3,631.28	\$4,684	\$390.36
16	Field office expense, telephone bill, average bill/month, incl. long distance	12.00	Month	\$1,136.34	0.0%	22.4%	\$1,391.21	\$1,795	\$149.55
17	Note: water and Electricity consumption costs by owner.	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
18	Temporary Protection Allowance	26.00	Week	\$74,919.00	0.0%	38.7%	\$103,945.59	\$134,089	\$5,157.28
19	Project signs, sign, high intensity reflectorized, buy, excl. posts	24.00	Ea.	\$341.54	0.0%	22.4%	\$418.15	\$539	\$22.48
20	Cleaning up, cleanup of floor area, continuous, per day, during construction	229.00	M.S.F.	\$12,726.69	0.0%	38.9%	\$17,677.49	\$22,804	\$99.58
21	Cleaning up, cleanup of floor area, final by GC at end of job	47.00	M.S.F.	\$3,578.27	0.0%	39.2%	\$4,979.37	\$6,423	\$136.67
22	Temporary protection, flooring, taped seams, 1/8" tempered hardboard	46,865.00	S.F.	\$38,456.01	0.0%	33.8%	\$51,470.87	\$66,397	\$1.42
23	Safety	52.00	Week	\$83,746.00	0.0%	40.1%	\$117,298.88	\$151,315	\$2,909.90
24	Temporary Toilets	104.00	Week	\$8,346.00	0.0%	22.4%	\$10,217.89	\$13,181	\$126.74
25	Fenced Staging Area (Minimum area)	250.00	L.F.	\$5,210.00	0.0%	29.9%	\$6,770.30	\$8,734	\$34.93
26	Dumpsters Rental	36.00	Month	\$13,482.00	0.0%	22.4%	\$16,505.83	\$21,292	\$591.46
27	Dumpster Pulls	36.00	Ea.	\$13,482.00	0.0%	22.4%	\$16,505.83	\$21,292	\$591.46
28	Escort Service	52.00	Week	\$123,474.00	0.0%	38.9%	\$171,539.67	\$221,285	\$4,255.49
29	DIVISION 02 - EXISTING CONDITIONS	46,586	GSF	\$74,472	23.6%	39.5%	\$128,418	\$165,659	\$3.56
30	Hazardous Material Assessment (No Abatement Costs are Included)	1.00	Ea.	\$2,675.00	23.6%	22.4%	\$4,047.37	\$5,221	
31	Demo Gate Counter, Equipment and Devices	13.00	Ea.	\$8,610.42	23.6%	39.7%	\$14,865.27	\$19,176	\$1,475.09
32	Demo Gate Back Counter, Equipment and Devices	13.00	Ea.	\$8,610.42	23.6%	39.7%	\$14,865.27	\$19,176	\$1,475.09
33	Salvage and move to Storage	26.00	Ea.	\$3,794.96	23.6%	42.0%	\$6,660.61	\$8,592	\$330.47
34	Demo Gate Counter - Small	9.00	Ea.	\$2,861.73	23.6%	40.4%	\$4,965.92	\$6,406	\$711.78
35	Demo Gate Counter - Large	4.00	Ea.	\$1,897.12	23.6%	40.5%	\$3,294.43	\$4,250	\$1,062.45
36	Salvage and Move to Storage	13.00	Ea.	\$1,897.48	23.6%	42.0%	\$3,330.30	\$4,296	\$330.47
37	Remove Retractable Belt Barrier and Salvage/move to storage	13.00	Lot	\$948.74	23.6%	42.0%	\$1,665.15	\$2,148	\$165.23
38	Relocate Existing Fire Extinguisher	5.00	Ea.	\$364.90	23.6%	42.0%	\$640.44	\$826	\$165.23
39	Remove Existing Nursing Pod and Move to Storage	1.00	Ea.	\$291.92	23.6%	42.0%	\$512.35	\$661	
40	Demo Carpet	32,338.00	S.F.	\$18,880.22	23.6%	42.0%	\$33,137.05	\$42,747	\$1.32
41	Temporarily store and replace Trash receptacle.	21.00	Ea.	\$1,532.58	23.6%	42.0%	\$2,689.86	\$3,470	\$165.23
42	Note: Restroom Demolition Concourse Face	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
43	Wall Finishes	756.00	S.F.	\$827.59	23.6%	42.0%	\$1,452.53	\$1,874	\$2.48
44	Signage	1.00	LS	\$291.92	23.6%	42.0%	\$512.35	\$661	
45	Glass Block	59.00	S.F.	\$529.62	23.6%	42.0%	\$929.54	\$1,199	\$20.32
46	Protect Cove Lighting	57.00	L.F.	\$454.77	23.6%	36.8%	\$768.64	\$992	\$17.40
47	Remove Wall Mounted Display and Move to Storage	3.00	Ea.	\$437.88	23.6%	42.0%	\$768.53	\$991	\$330.47
48	Remove Retractable Belt Barrier and Salvage/move to storage	2.00	Ea.	\$336.49	23.6%	24.6%	\$517.95	\$668	\$334.08
49	Carefully Remove Chiller and Drinking Fountain and maintain for re-installation	1.00	Ea.	\$145.96	23.6%	42.0%	\$256.18	\$330	
50	Remove Existing Vending Machines and move to storage	1.00	Ea.	\$145.96	23.6%	42.0%	\$256.18	\$330	
51	Note: Restroom Interior Area Demolition	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
52	Walls and partitions demolition, metal, finish two sides, gypsum wallboard	2,260.00	S.F.	\$7,725.61	23.6%	42.0%	\$13,559.38	\$17,492	\$7.74
53	Demo Door Unit	1.00	Ea.	\$145.96	23.6%	42.0%	\$256.18	\$330	
54	Remove Existing Toilet Accessories	9.00	Ea.	\$328.41	23.6%	42.0%	\$576.40	\$744	\$82.62
55	Walls and partitions demolition, metal, finish one side, gypsum wallboard	580.00	S.F.	\$1,508.56	23.6%	42.0%	\$2,647.70	\$3,416	\$5.89
56	Flooring demolition, terrazzo, cast in place	295.00	S.F.	\$1,141.04	23.6%	42.0%	\$2,002.67	\$2,583	\$8.76
57	Remove Field Cut Back Wall Mounted Mirror and Remove (4'-2 high)	8.34	L.F.	\$152.16	23.6%	42.0%	\$267.06	\$345	\$41.31
58	Protect Mirrors to Remain	74.00	S.F.	\$349.21	23.6%	37.6%	\$593.73	\$766	\$10.35
59	Demo Gyp Soffit	7.00	L.F.	\$127.72	23.6%	42.0%	\$224.16	\$289	\$41.31
60	Remove Countertop for replacement	28.00	L.F.	\$1,021.72	23.6%	42.0%	\$1,793.24	\$2,313	\$82.62
61	Remove Existing Faucet	2.00	Ea.	\$145.96	23.6%	42.0%	\$256.18	\$330	\$165.23
62	Remove Existing Soap Dispenser	2.00	Ea.	\$72.98	23.6%	42.0%	\$128.09	\$165	\$82.62
63	Modify Undercounter Apron	2.00	Ea.	\$583.84	23.6%	42.0%	\$1,024.71	\$1,322	\$660.93
64	Demo Undercounter Apron and Waste Receptacle Portion	2.00	Ea.	\$291.92	23.6%	42.0%	\$512.35	\$661	\$330.47
65	Ceiling demolition, gypsum board, on suspension system, remove	232.00	S.F.	\$372.49	23.6%	42.0%	\$653.76	\$843	\$3.64
66	Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	102.00	S.F.	\$96.77	23.6%	42.0%	\$169.85	\$219	\$2.15
67	Cycle hauling(wait, load, travel, unload or dump & return) time per cycle, 35 min wait/load/unload, 8 C.Y. truck, cycle 6 miles, 30 MPH, excludes loading equipment	28.00	L.C.Y.	\$776.62	23.6%	35.1%	\$1,296.62	\$1,673	\$59.74
68	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	49.00	Ton	\$3,584.95	23.6%	22.4%	\$5,424.16	\$6,997	\$142.80
69	Note: Modified Per Addendum #1	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
70	NOTE: Removed from Ver. 1.00 Estimate: Demolish Wood Veneer Ceiling System	0.00	S.F.	\$0.00	0.0%	0.0%	\$0.00	\$0	
71	NOTE: Removed from Ver. 1.00 Estimate: Prep Edge of Wood Veneer Ceiling to accept new ACT	0.00	L.F.	\$0.00	0.0%	0.0%	\$0.00	\$0	
72	NOTE: Removed from Ver. 1.00 Estimate: Salvage and Move to Storage	0.00	S.F.	\$0.00	0.0%	0.0%	\$0.00	\$0	





Estimate Details



Delivery Method: CMAR
 Estimate Type: AACEi Class 3
 WBS: CSI

SRQ Concourse B Holdroom Realignment

Line #	Description	Quantity	UoM	Subtotal	Sub %	Prime %	Total Direct Cost	ECC w/Fee and Escalation	Cost of Work Unit Cost
73	Demolish gyp. board ceilings/acoustical ceilings as required	583.00	S.F.	\$510.57	23.6%	42.0%	\$896.11	\$1,156	\$1.98
74	DIVISION 03/04 - CONCRETE/MASONRY	1	LS	\$44,530	23.6%	22.4%	\$67,375	\$86,914	
75	Patch Floor where demolished charging Stations were removed	5.00	Ea.	\$750.00	23.6%	22.4%	\$1,134.78	\$1,464	\$292.77
76	Patch Floor where demolished Gate counters/Podiums were removed	13.00	Ea.	\$3,900.00	23.6%	22.4%	\$5,900.83	\$7,612	\$585.54
77	x-ray Slab for core drills	44.00	Ea.	\$22,000.00	23.6%	22.4%	\$33,286.76	\$42,940	\$975.90
78	Core Drill for Junction Box	44.00	Ea.	\$15,400.00	23.6%	22.4%	\$23,300.73	\$30,058	\$683.13
79	Thru Floor Penetration Fill	44.00	Ea.	\$1,980.00	23.6%	22.4%	\$2,995.81	\$3,865	\$87.83
80	Restroom Prep	2.00	Ea.	\$500.00	23.6%	22.4%	\$756.52	\$976	\$487.95
81	DIVISION 05 - METALS	2	Ea.	\$5,000	23.6%	22.4%	\$7,565	\$9,759	\$4,879.52
82	Concourse EVIDS Steel Connections to Structure	2.00	Ea.	\$3,600.00	23.6%	22.4%	\$5,446.92	\$7,027	\$3,513.25
83	Attach to Structure	2.00	Ea.	\$500.00	23.6%	22.4%	\$756.52	\$976	\$487.95
84	Remove Existing EVID Frames	2.00	Ea.	\$900.00	23.6%	22.4%	\$1,361.73	\$1,757	\$878.31
85	DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	46,586	GSF	\$466,389	23.6%	25.2%	\$721,476	\$930,700	\$19.98
86	New Countertop at Restrooms with integral sinks	22.42	L.F.	\$2,147.82	23.6%	27.1%	\$3,374.77	\$4,353	\$194.18
87	New Backsplash	22.42	L.F.	\$607.24	23.6%	28.1%	\$961.24	\$1,240	\$55.31
88	Podium Cabinet	38.00	L.F.	\$29,411.33	23.6%	23.6%	\$44,927.04	\$57,956	\$1,525.15
89	Podium Stainless Steel Panels	276.00	S.F.	\$12,672.54	23.6%	29.2%	\$20,240.03	\$26,110	\$94.60
90	Podium Stainless Steel Base	171.00	L.F.	\$5,289.89	23.6%	32.5%	\$8,664.26	\$11,177	\$65.36
91	Podium QZ Counter	131.00	S.F.	\$8,344.58	23.6%	29.5%	\$13,356.28	\$17,230	\$131.52
92	Holdroom Gate Counter Cabinet	87.00	L.F.	\$67,336.48	23.6%	23.6%	\$102,859.29	\$132,688	\$1,525.15
93	3Form Chroma Fin Partition Mounting System	87.00	L.F.	\$8,127.98	23.6%	27.0%	\$12,755.68	\$16,455	\$189.14
94	Holdroom Gate Counter Stainless Steel Panels	258.00	S.F.	\$11,846.07	23.6%	29.2%	\$18,920.03	\$24,407	\$94.60
95	Holdroom Gate Counter Stainless Steel Base	264.00	L.F.	\$8,166.84	23.6%	32.5%	\$13,376.40	\$17,255	\$65.36
96	Holdroom Gate Counter QZ Counter	303.00	S.F.	\$71,822.85	23.6%	24.3%	\$110,360.40	\$142,364	\$469.85
97	Holdroom Gate Counter Alum. Reveal	74.00	L.F.	\$720.06	23.6%	35.6%	\$1,206.28	\$1,556	\$21.03
98	Holdroom Gate Counter Access Panels	39.00	Ea.	\$6,911.58	23.6%	27.2%	\$10,867.87	\$14,019	\$359.47
99	Holdroom Back Counter Cabinet	91.00	L.F.	\$90,880.11	23.6%	23.3%	\$138,526.52	\$178,698	\$1,963.72
100	3Form Chroma Fin Partition Mounting System	500.00	S.F.	\$31,197.50	23.6%	29.3%	\$49,833.75	\$64,285	\$128.57
101	Holdroom Back Counter Stainless Steel Panels	155.00	S.F.	\$7,116.83	23.6%	29.2%	\$11,366.68	\$14,663	\$94.60
102	Holdroom Back Counter Plam Panels	296.00	S.F.	\$6,382.92	23.6%	24.5%	\$9,822.67	\$12,671	\$42.81
103	Holdroom Back Counter Stainless Steel Base	230.00	L.F.	\$7,115.05	23.6%	32.5%	\$11,653.68	\$15,033	\$65.36
104	Holdroom Back Counter QZ Counter	167.00	S.F.	\$10,637.75	23.6%	29.5%	\$17,026.71	\$21,964	\$131.52
105	Holdroom Back Counter Stainless Steel Vertical Support	286.00	L.F.	\$5,470.15	23.6%	27.8%	\$8,637.69	\$11,143	\$38.96
106	Back Counter Display Mounting Stainless Steel Assembly	26.00	Ea.	\$31,200.00	23.6%	22.4%	\$47,206.67	\$60,896	\$2,342.17
107	Cabinet Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function	26.00	Ea.	\$10,418.62	23.6%	24.1%	\$15,982.61	\$20,617	\$792.98
108	Companion Restroom Counter	6.00	L.F.	\$810.00	23.6%	22.4%	\$1,225.56	\$1,581	\$263.49
109	Mother's Restroom Counter	3.00	L.F.	\$405.00	23.6%	22.4%	\$612.78	\$790	\$263.49
110	Mother's Restroom Seat	2.33	L.F.	\$873.75	23.6%	22.4%	\$1,322.01	\$1,705	\$731.93
111	Removeable Closure Panel	5.33	L.F.	\$453.05	23.6%	22.4%	\$685.48	\$884	\$165.90
112	Restroom SS Counter Tops	5.33	L.F.	\$682.24	23.6%	22.4%	\$1,032.25	\$1,332	\$249.83
113	Note: Inserts Airport with Communications	13.00	Ea.	\$0.00	0.0%	0.0%	\$0.00	\$0	\$0.00
114	Note: Inserts Airlines with Communications	13.00	Ea.	\$0.00	0.0%	0.0%	\$0.00	\$0	\$0.00
115	EVIDS Mounting System (Support Frame with Metals)	2.00	Ea.	\$3,600.00	23.6%	22.4%	\$5,446.92	\$7,027	\$3,513.25
116	Concealed Anchor Plates for Holdroom Counters	78.00	Ea.	\$1,092.00	23.6%	22.4%	\$1,652.23	\$2,131	\$27.33
117	1' x1' tube painted for Holdroom Counter	182.00	L.F.	\$2,184.00	23.6%	22.4%	\$3,304.47	\$4,263	\$23.42
118	Steel Braces for Holdroom Counters	273.00	L.F.	\$4,368.00	23.6%	22.4%	\$6,608.93	\$8,525	\$31.23
119	Misc. Specialty Blocking	1.00	LS	\$350.00	23.6%	22.4%	\$529.56	\$683	
120	Note: Modified Per Addendum #1	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
121	Podium Plam Panels	131.00	S.F.	\$2,824.87	23.6%	24.5%	\$4,347.19	\$5,608	\$42.81
122	1/2" x 6" Stainless Steel Escutcheon Plates	52.00	Ea.	\$4,680.00	23.6%	22.4%	\$7,081.00	\$9,134	\$175.66
123	Holdroom Gate Counter Plam Panels (Revised To Resin Panels)	366.00	S.F.	\$10,242.11	23.6%	24.0%	\$15,700.80	\$20,254	\$55.34
124	DIVISION 08 - OPENINGS	3	Ea.	\$6,095	23.6%	24.7%	\$9,396	\$12,120	\$4,040.10
125	Note: Door A208 (Mothers Room)	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
126	Note: Door A226 (Companion Restroom)	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
127	Note: Door A214 (Womens Toilet)	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
128	Frames, steel, welded, hollow metal, single, 16 ga., up to 4-7/8" deep, 3'-0" x 7'-0"	3.00	Ea.	\$651.53	23.6%	26.3%	\$1,017.36	\$1,312	\$437.46
129	Door, wood, exterior, flush, solid core plane, 3'-0" x 7'-0" x 1-3/4"	3.00	Ea.	\$1,129.00	23.6%	25.0%	\$1,744.30	\$2,250	\$750.05
130	Door hardware, hinges, full mortise, average frequency, stainless steel base, US32, 4-1/2" x 4-1/2" (1 1/2 pair each door)	4.50	Pr.	\$228.48	23.6%	22.4%	\$345.70	\$446	\$99.10
131	Door hardware, mortise lockset	3.00	Ea.	\$1,754.62	23.6%	24.1%	\$2,690.89	\$3,471	\$1,157.08
132	Door hardware, mortise lockset, commercial, for re-core cylinder, add	3.00	Ea.	\$161.93	23.6%	22.4%	\$245.00	\$316	\$105.35
133	Door hardware, door closer, rack and pinion, backcheck	3.00	Ea.	\$1,622.10	23.6%	24.9%	\$2,504.80	\$3,231	\$1,077.06
134	Door hardware, kick plate, stainless steel, .05", 16 ga, 10"	3.00	Ea.	\$289.07	23.6%	27.1%	\$454.20	\$586	\$195.31
135	Silencer Sets	3.00	Ea.	\$63.10	23.6%	26.1%	\$98.31	\$127	\$42.27
136	Paint to Match Existing	3.00	Ea.	\$195.00	23.6%	22.4%	\$295.04	\$381	\$126.87
137	DIVISION 09 - FINISHES	46,586	GSF	\$306,998	23.6%	32.5%	\$502,702	\$648,483	\$13.92
138	Prep Floor for New Carpet	33,234.00	S.F.	\$59,529.41	23.6%	39.5%	\$102,660.55	\$132,432	\$3.98
139	Protect Terrazzo Floor during Construction of new carpet area	13,352.00	S.F.	\$25,520.21	23.6%	41.1%	\$44,514.34	\$57,423	\$4.30
140	Clean Terrazzo Floor upon completion of area	13,352.00	S.F.	\$10,447.41	23.6%	42.0%	\$18,336.45	\$23,654	\$1.77
141	Partition Type P01 (3 5/8" studs, 5/8" Gyp both sides to 4" Above Ceiling)	444.00	S.F.	\$6,418.39	23.6%	30.2%	\$10,328.01	\$13,323	\$30.01
142	Partition Type P02 (3 5/8" studs, 5/8" Gyp one side to 4" Above Ceiling)	260.00	S.F.	\$2,749.22	23.6%	30.6%	\$4,438.75	\$5,726	\$22.02
143	Partition Type P02A (3 5/8" studs, insulation, 5/8" Gyp one side to 4" Above Ceiling)	52.00	S.F.	\$705.84	23.6%	28.8%	\$1,123.78	\$1,450	\$27.88
144	Partition Type P03A (3 5/8" studs, insulation, 5/8" Gyp two sides to 4" Above Ceiling)	135.00	S.F.	\$1,562.48	23.6%	29.9%	\$2,509.00	\$3,237	\$23.97





Estimate Details



Delivery Method: CMAR
 Estimate Type: AACEi Class 3
 WBS: CSI

SRQ Concourse B Holdroom Realignment

Line #	Description	Quantity	UoM	Subtotal	Sub %	Prime %	Total Direct Cost	ECC w/Fee and Escalation	Cost of Work Unit Cost
145	Partition Type N01 (3 5/8" studs, Insulation, Sealant T&B, 5/8" Gyp both sides to structure)	620.00	S.F.	\$12,196.79	23.6%	33.3%	\$20,098.35	\$25,927	\$41.82
146	Partition Type N02 (3 5/8" studs, Insulation, Sealant T&B, 5/8" Gyp one side to structure)	560.00	S.F.	\$8,112.29	23.6%	33.7%	\$13,405.66	\$17,293	\$30.88
147	Partition Type A01 (6" studs, Insulation, Sealant T&B, 5/8" Type X Gyp Both Sides to structure)	320.00	S.F.	\$8,469.57	23.6%	35.9%	\$14,229.10	\$18,355	\$57.36
148	Partition Wall Kickers	160.00	L.F.	\$1,765.54	23.6%	36.3%	\$2,974.39	\$3,837	\$23.98
149	Install Salvaged Retractable Belt Barrier	2.00	Ea.	\$173.88	23.6%	42.0%	\$305.18	\$394	\$196.84
150	Wall Cover 1 - EYKON, Source 1	360.00	S.F.	\$1,685.07	23.6%	26.3%	\$2,631.11	\$3,394	\$9.43
151	Pittcon Soft Forms for WC-1	70.00	S.F.	\$362.58	23.6%	25.8%	\$563.85	\$727	\$10.39
152	Tile, walls WT-1 (cut into WT-3)	52.00	S.F.	\$2,320.50	23.6%	40.8%	\$4,039.08	\$5,210	\$100.20
153	Tile, walls WT-2	286.00	S.F.	\$5,324.18	23.6%	39.2%	\$9,159.36	\$11,816	\$41.31
154	Tile, walls WT-3	121.00	S.F.	\$2,252.54	23.6%	39.2%	\$3,875.11	\$4,999	\$41.31
155	Tile Base - CTB-1	60.00	L.F.	\$1,149.06	23.6%	38.7%	\$1,970.11	\$2,541	\$42.36
156	Terrazzo Base	150.00	L.F.	\$2,712.63	23.6%	30.4%	\$4,372.67	\$5,641	\$37.60
157	Terrazzo to Terrazzo Metal Angle	25.00	L.F.	\$150.51	23.6%	33.7%	\$248.63	\$321	\$12.83
158	Terrazzo to Carpet Metal Angle	773.00	L.F.	\$4,653.89	23.6%	33.7%	\$7,687.76	\$9,917	\$12.83
159	Complete suspended ceilings, mineral fiber, Tegular, 2' x 4' x 3/4", on 9/16" grid, include standard suspension system, excl. 1-1/2" carrier channels	160.00	S.F.	\$1,129.63	23.6%	29.4%	\$1,806.83	\$2,331	\$14.57
160	Suspended ceiling system, 1-1/2" carriers, 24" OC with 1-5/8" channels, 16" OC, incl. carriers	160.00	S.F.	\$656.85	23.6%	38.8%	\$1,126.74	\$1,453	\$9.08
161	2'x2' Access panel Ceiling Mounted	3.00	Ea.	\$897.21	23.6%	33.8%	\$1,483.79	\$1,914	\$638.03
162	New Soffit	2.00	L.F.	\$70.00	23.6%	22.4%	\$105.91	\$137	\$68.31
163	Demo Perimeter Gyp Ceiling for Back Counter Mounting System Install above ceiling	245.00	S.F.	\$1,278.02	23.6%	42.0%	\$2,243.07	\$2,894	\$11.81
164	Demo ACT Ceiling for Back Counter Mounting System Install above ceiling	175.00	S.F.	\$608.58	23.6%	42.0%	\$1,068.13	\$1,378	\$7.87
165	Replace Perimeter Gyp Ceiling for Back Counter Mounting System Install above ceiling	245.00	S.F.	\$2,940.00	23.6%	22.4%	\$4,448.32	\$5,738	\$23.42
166	Replace ACT Ceiling for Back Counter Mounting System Install above ceiling	175.00	S.F.	\$1,117.66	23.6%	28.6%	\$1,775.77	\$2,291	\$13.09
167	Repair Spray Fireproofing as Required.	1.00	LS	\$1,500.00	23.6%	22.4%	\$2,269.55	\$2,928	
168	Patch Penetrations as required	1.00	LS	\$750.00	23.6%	22.4%	\$1,134.78	\$1,464	
169	Patch Floor where Electrical Floor receptacle removed	6.00	Ea.	\$900.00	23.6%	22.4%	\$1,361.73	\$1,757	\$292.77
170	Plam Paneling at Exterior Entry to Restrooms	44.00	S.F.	\$1,980.00	23.6%	22.4%	\$2,995.81	\$3,865	\$87.83
171	Note: Modified Per Addendum #1	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
172	Paint underside of bulkheads and soffits adjacent to wall scheduled to be painted	240.00	S.F.	\$156.00	23.6%	22.4%	\$236.03	\$304	\$1.27
173	Prep for New Terrazzo (Includes Janitor's Room)	317.00	S.F.	\$4,915.57	23.6%	34.2%	\$8,152.99	\$10,517	\$33.18
174	New Terrazzo Floor (Includes Janitor's Room)	317.00	S.F.	\$8,157.41	23.6%	30.9%	\$13,193.18	\$17,019	\$53.69
175	NOTE: Removed from Ver. 1.00 Estimate: Complete suspended ceilings, mineral fiber, lay-in board, 2' x 2' x 3/4", on 15/16" T bar suspension, include standard suspension system, excl. 1-1/2" carrier channels	0.00	S.F.	\$0.00	0.0%	0.0%	\$0.00	\$0	
176	NOTE: Removed from Ver. 1.00 Estimate: Suspended ceiling system, 1-1/2" carriers, 24" OC with 7/8" channels, 16" OC, incl. carriers	0.00	S.F.	\$0.00	0.0%	0.0%	\$0.00	\$0	
177	New Drywall Ceiling	781.00	S.F.	\$11,490.70	23.6%	36.3%	\$19,358.34	\$24,972	\$31.97
178	Paint New Drywall Ceiling	781.00	S.F.	\$11,715.00	23.6%	22.4%	\$17,725.20	\$22,865	\$29.28
179	NOTE: Removed from Ver. 1.00 Estimate: Carpet (Rolled), commercial grades, direct cement	0.00	S.Y.	\$0.00	0.0%	0.0%	\$0.00	\$0	
180	Carpet tile, tufted nylon, hard back, 26 oz., 18" x 18"	3,693.00	S.Y.	\$98,473.85	23.6%	25.5%	\$152,744.73	\$197,040	\$53.35
181	DIVISION 10 - SPECIALTIES	1	LS	\$7,074	23.6%	28.9%	\$11,268	\$14,536	
182	Replace Front Mounted Mirror	2.00	Ea.	\$774.00	23.6%	22.4%	\$1,171.09	\$1,511	\$755.35
183	Sign Band	14.00	L.F.	\$392.00	23.6%	22.4%	\$593.11	\$765	\$54.65
184	Corner protection, vinyl cover, aluminum retainer, surface mount, 3" x 3"	70.00	L.F.	\$1,260.82	23.6%	33.5%	\$2,079.89	\$2,683	\$38.33
185	Reinstall Sharp's Container	1.00	Ea.	\$60.86	23.6%	42.0%	\$106.81	\$138	
186	Reinstall Framed Mirror	1.00	Ea.	\$243.43	23.6%	42.0%	\$427.25	\$551	
187	Reinstall Hand Dryer	1.00	Ea.	\$121.72	23.6%	42.0%	\$213.63	\$276	
188	Reinstall Modified Mirror	1.00	Ea.	\$243.43	23.6%	42.0%	\$427.25	\$551	
189	Toilet accessories, diaper changing station, plastic, recessed, with stainless steel flange	2.00	Ea.	\$1,557.53	23.6%	24.5%	\$2,395.87	\$3,091	\$1,545.33
190	Toilet accessories, grab bars, straight, stainless steel, 36" long	2.00	Ea.	\$81.65	23.6%	34.1%	\$135.33	\$175	\$87.28
191	Toilet accessories, grab bars, straight, stainless steel, 42" long	2.00	Ea.	\$105.37	23.6%	31.5%	\$171.21	\$221	\$110.43
192	Toilet accessories, mirror, 36" x 24", with 5" stainless steel shelf & stainless steel 3/4" square frame	2.00	Ea.	\$277.65	23.6%	27.0%	\$435.81	\$562	\$281.09
193	Toilet accessories, sanitary napkin receptacle, recessed	1.00	Ea.	\$229.27	23.6%	28.8%	\$365.03	\$471	
194	Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	1.00	Ea.	\$105.73	23.6%	26.2%	\$164.87	\$213	
195	Toilet accessories, toilet tissue dispenser, plastic, surface mounted, twin/jumbo double roll	1.00	Ea.	\$49.04	23.6%	30.5%	\$79.11	\$102	
196	Toilet accessories, towel dispenser, waste receptacle stainless steel, flush mounted, recessed	2.00	Ea.	\$374.11	23.6%	27.5%	\$589.62	\$761	\$380.30
197	Note: Modified Per Addendum #1	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
198	Fire equipment cabinets, portable extinguisher, single, steel box, recessed, D.S. glass in door, stainless steel door & frame, 8" x 12" x 27", excludes equipment	4.00	Ea.	\$979.13	23.6%	30.8%	\$1,582.53	\$2,041	\$510.36
199	Fire extinguishers, dry chemical, pressurized, standard type, portable, painted, 10 lb	4.00	Ea.	\$218.01	23.6%	22.4%	\$329.86	\$426	\$106.38
200	DIVISION 12 - FURNISHINGS	346	Ea.	\$272,622	23.6%	23.4%	\$415,631	\$536,161	\$1,549.60
201	New Holdroom Seats	346.00	Ea.	\$235,147.66	23.6%	22.7%	\$356,696.77	\$460,137	\$1,329.88
202	Move out of the way and replace Existing Holdroom Seats	1,415.00	Ea.	\$9,226.51	23.6%	42.0%	\$16,193.63	\$20,890	\$14.76
203	Note: Modified Per Addendum #1	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
204	New Power Kit for Seating (Average 4 Ea. per configuration)	22.00	Ea.	\$28,248.00	23.6%	22.4%	\$42,740.20	\$55,135	\$2,506.12





Estimate Details



Delivery Method: CMAR
 Estimate Type: AACEi Class 3
 WBS: CSI

SRQ Concourse B Holdroom Realignment

Line #	Description	Quantity	UoM	Subtotal	Sub %	Prime %	Total Direct Cost	ECC w/Fee and Escalation	Cost of Work Unit Cost
205	DIVISION 21 - FIRE SUPPRESSION	21	Ea.	\$15,219	23.6%	35.0%	\$25,396	\$32,761	\$1,560.05
206	Fire sprinkler System prep for new Heads	1.00	LS	\$2,500.00	23.6%	22.4%	\$3,782.59	\$4,880	
207	Firewatch	16.00	Hr.	\$880.00	23.6%	42.0%	\$1,544.51	\$1,992	\$124.53
208	Connect to existing System	21.00	Ea.	\$3,653.37	23.6%	42.0%	\$6,412.10	\$8,272	\$393.88
209	Pipe, steel plastic, 2" diameter, socket joint, no couplings or hangers	84.00	L.F.	\$2,304.36	23.6%	36.4%	\$3,884.58	\$5,011	\$59.66
210	Elbow, steel pipe fitting, 2"	42.00	Ea.	\$3,692.12	23.6%	34.8%	\$6,151.29	\$7,935	\$188.93
211	Sprinkler system components, sprinkler head escutcheons, recessed type, chrome or white enamel	21.00	Ea.	\$877.32	23.6%	30.6%	\$1,415.85	\$1,826	\$86.97
212	Sprinkler system components, sprinkler heads, standard spray, pendent, brass, 135 to 286 degrees F	21.00	Ea.	\$1,311.43	23.6%	36.1%	\$2,205.35	\$2,845	\$135.47
213	DIVISION 22 - PLUMBING	1	LS	\$31,565	23.2%	31.1%	\$50,987	\$65,773	
214	Re-install Chiller and Drinking Fountain	1.00	Ea.	\$231.50	23.6%	42.0%	\$406.31	\$524	
215	Prep Area below Restroom for Pipe work above	1.00	LS	\$1,500.00	23.6%	22.4%	\$2,269.55	\$2,928	
216	Cut and cap end pipe	3.00	Ea.	\$603.75	23.6%	40.5%	\$1,048.00	\$1,352	\$450.64
217	Remove Existing Pipe	20.00	L.F.	\$185.20	23.6%	42.0%	\$325.05	\$419	\$20.97
218	New 2" Vent Pipe	56.00	L.F.	\$3,403.96	23.6%	28.4%	\$5,401.38	\$6,968	\$124.42
219	Dielectric unions, female I.P.T. to sweat, straight, 250 psi maximum pressure, 2" pipe size, includes standard gaskets for water and air	6.00	Ea.	\$654.69	23.6%	34.5%	\$1,088.35	\$1,404	\$233.99
220	Pipe, cast iron, one hub, service weight, 3" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	70.00	L.F.	\$3,124.91	23.6%	32.2%	\$5,105.17	\$6,586	\$94.08
221	Fitting, cast iron soil, hub and spigot, service weight, 3", includes lead & oakum joints	11.00	Ea.	\$1,441.89	23.6%	36.7%	\$2,435.30	\$3,142	\$285.59
222	Pipe, cast iron, one hub, service weight, 2" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	27.00	L.F.	\$1,032.33	23.6%	33.3%	\$1,700.31	\$2,193	\$81.24
223	Fitting, cast iron, hub and spigot, service weight, 2", includes lead & oakum joints	8.00	Ea.	\$881.66	23.6%	37.2%	\$1,495.39	\$1,929	\$241.13
224	Connect to existing	6.00	Ea.	\$632.64	23.6%	39.6%	\$1,091.71	\$1,408	\$234.72
225	Pipe, copper, tubing, solder, 3/4" diameter, type K, includes coupling & clevis hanger assembly 10' OC	43.00	L.F.	\$958.48	23.6%	31.2%	\$1,554.32	\$2,005	\$46.63
226	Dielectric unions, straight, female I.P.T. to female I.P.T., 250 psi maximum pressure, 3/4" pipe size, includes standard gaskets for water and air	8.00	Ea.	\$487.38	23.6%	34.3%	\$809.16	\$1,044	\$130.48
227	Pipe, copper, tubing, solder, 1" diameter, type K, includes coupling & clevis hanger assembly 10' OC	13.00	L.F.	\$348.76	23.6%	30.6%	\$562.95	\$726	\$55.86
228	Dielectric unions, straight, female I.P.T. to female I.P.T., 250 psi maximum pressure, 1" pipe size, includes standard gaskets for water and air	3.00	Ea.	\$208.01	23.6%	33.4%	\$343.03	\$443	\$147.50
229	Pipe, copper, tubing, solder, 1-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	19.00	L.F.	\$773.08	23.6%	29.6%	\$1,237.85	\$1,597	\$84.04
230	Dielectric unions, straight, female I.P.T. to female I.P.T., 250 psi maximum pressure, 1-1/2" pipe size, includes standard gaskets for water and air	10.00	Ea.	\$1,256.11	23.6%	31.3%	\$2,038.40	\$2,630	\$262.95
231	Pipe, copper, tubing, solder, 2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	2.00	L.F.	\$115.65	23.6%	28.7%	\$183.95	\$237	\$118.65
232	Dielectric unions, female I.P.T. to sweat, straight, 250 psi maximum pressure, 2" pipe size, includes standard gaskets for water and air	1.00	Ea.	\$109.11	23.6%	34.5%	\$181.39	\$234	
233	Connect to existing	6.00	Ea.	\$773.88	23.6%	36.5%	\$1,305.41	\$1,684	\$280.66
234	Water hammer arrester/shock absorber, copper, for 1 to 11 fixtures, 3/4" male IPS	4.00	Ea.	\$388.36	23.6%	34.9%	\$647.41	\$835	\$208.79
235	Water hammer arrester/shock absorber, copper, for 12 to 32 fixtures, 1" male IPS	3.00	Ea.	\$455.43	23.6%	34.4%	\$756.33	\$976	\$325.22
236	Water heaters, tankless, on-demand, natural gas/propane, 3.2 GPM, excludes vent	2.00	Ea.	\$1,835.41	23.6%	30.3%	\$2,956.38	\$3,814	\$1,906.85
237	Electrical Connections	2.00	Ea.	\$902.00	10.5%	32.2%	\$1,317.70	\$1,700	\$849.91
238	Insulation, pipe (price copper tube one size less than I.P.S.), cellular glass, closed cell foam, all service jacket, sealant, 0 water vapor transmission, working temperature (-450 Deg.F to +900 Deg.F), 1-1/2" wall, to 2" iron pipe size, includes sealant	70.00	L.F.	\$2,790.50	23.6%	32.3%	\$4,562.93	\$5,886	\$84.09
239	Trapeze hanger Assembly	3.00	Ea.	\$693.63	23.6%	38.1%	\$1,183.99	\$1,527	\$509.11
240	Rework Piping where integral sinks where removed	2.00	Ea.	\$185.20	23.6%	42.0%	\$325.05	\$419	\$209.66
241	Water closet, bowl only, wall hung, includes flush valve and seat	1.00	Ea.	\$1,205.13	23.6%	26.2%	\$1,879.07	\$2,424	
242	Carrier System	1.00	Ea.	\$455.00	23.6%	22.4%	\$688.43	\$888	
243	Lavatory, undermount, vitreous china, white	2.00	Ea.	\$1,863.73	23.6%	26.4%	\$2,912.13	\$3,757	\$1,878.32
244	Note: Modified Per Addendum #1	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
245	Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	2.00	Ea.	\$1,344.45	23.6%	24.2%	\$2,063.36	\$2,662	\$1,330.86
246	Toilet accessories, soap dispenser, automatic, stainless steel, liquid	2.00	Ea.	\$723.59	23.6%	24.3%	\$1,111.65	\$1,434	\$717.01
247	DIVISION 23 - HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)	1	LS	\$13,335	23.6%	39.4%	\$22,981	\$29,645	
248	Connect new duct to existing	3.00	Ea.	\$309.48	23.6%	42.0%	\$543.17	\$701	\$233.56
249	Metal ductwork, fabricated rectangular, aluminum alloy 3003-H14, incl fittings, joints, supports & allow for a flexible connections field sketches, excludes as-built drawings and insulation	300.00	Lb.	\$10,192.46	23.6%	40.2%	\$17,659.17	\$22,780	\$75.93
250	Metal ductwork, spiral preformed, steel, galvanized, elbow, max. 10" S.P.W.G., 45 Deg., 6" diameter	1.00	Ea.	\$63.65	23.6%	32.8%	\$104.48	\$135	
251	Metal ductwork, spiral preformed, steel, galvanized, elbow, max. 10" S.P.W.G., 90 Deg., 6" diameter	1.00	Ea.	\$59.17	23.6%	33.6%	\$97.71	\$126	
252	Ductwork, flexible coated fiberglass fabric on corrosion resistant metal helix, non-insulated, 6" diameter, pressure to 12"(WG) UL-181	6.00	L.F.	\$43.34	23.6%	36.8%	\$73.26	\$94	\$15.75
253	Duct accessories, cable controlled dampers	3.00	Ea.	\$234.41	23.6%	31.0%	\$379.62	\$490	\$163.24
254	Diffuser, aluminum, ceiling, perforated, 24" x 24" lay-in panel size, 8" x 8", includes opposed blade damper	3.00	Ea.	\$453.03	23.6%	29.6%	\$725.39	\$936	\$311.92
255	Grille, steel, air return, 24" x 24"	2.00	Ea.	\$247.29	23.6%	31.1%	\$400.78	\$517	\$258.50
256	Rebalance Air Device	11.00	Ea.	\$1,134.76	23.6%	42.0%	\$1,991.64	\$2,569	\$233.56





Estimate Details



Delivery Method: CMAR
 Estimate Type: AACEi Class 3
 WBS: CSI

SRQ Concourse B Holdroom Realignment

Line #	Description	Quantity	UoM	Subtotal	Sub %	Prime %	Total Direct Cost	ECC w/Fee and Escalation	Cost of Work Unit Cost
257	Rebalance Exhaust Fan	1.00	Ea.	\$206.32	23.6%	42.0%	\$362.12	\$467	
258	Rebalance Fan Powered box	1.00	Ea.	\$206.32	23.6%	42.0%	\$362.12	\$467	
259	Misc. Duct Supports	6.00	Ea.	\$168.00	23.6%	22.4%	\$254.19	\$328	\$54.65
260	Duct accessories, turning vane components, double thick, factory fabricated vane	6.00	L.F.	\$16.77	23.6%	32.2%	\$27.40	\$35	\$5.89
261	DIVISION 26 - ELECTRICAL	1	LS	\$499,706	23.6%	32.2%	\$816,298	\$1,053,020	
262	Electrical Demolition	1	LS	\$48,041	23.6%	38.7%	\$82,364	\$106,249	
263	Demolish Wood Veneer Ceiling Light Fixtures	46.00	Ea.	\$4,623.00	23.6%	42.0%	\$8,113.92	\$10,467	\$227.54
264	Salvage Light Fixtures from Wood Ceiling for Reinstallation into new ACT	46.00	Ea.	\$4,623.00	23.6%	42.0%	\$8,113.92	\$10,467	\$227.54
265	Install Fixtures into new ACT	46.00	Ea.	\$4,526.40	23.6%	32.4%	\$7,408.18	\$9,557	\$207.75
266	Relocate Courtesy Phone	3.00	Ea.	\$1,206.00	23.6%	42.0%	\$2,116.67	\$2,730	\$910.17
267	Demo Light Fixture portion of cove lighting at Restrooms	8.95	L.F.	\$449.74	23.6%	42.0%	\$789.34	\$1,018	\$113.77
268	Electrical Disconnect Gate Counters, Back Counters and Podiums	39.00	Ea.	\$7,839.00	23.6%	42.0%	\$13,758.38	\$17,748	\$455.08
269	Remove EVID and Remove Power (Removal of Frame with Metals)	8.00	Ea.	\$804.00	23.6%	42.0%	\$1,411.12	\$1,820	\$227.54
270	Remove Power to EVID	8.00	Ea.	\$804.00	23.6%	42.0%	\$1,411.12	\$1,820	\$227.54
271	Demo Existing Charging Station Stanchion	24.00	Ea.	\$9,648.00	23.6%	42.0%	\$16,933.40	\$21,844	\$910.17
272	Rework Junction box, existing circuit and Hook up to new seat kit where stanchions were removed	18.00	Ea.	\$3,312.00	23.6%	27.8%	\$5,230.14	\$6,747	\$374.82
273	Rework Junction Box and new Circuit for Seat Kit at Stanchion location	6.00	Ea.	\$3,453.00	23.6%	29.3%	\$5,516.46	\$7,116	\$1,186.03
274	Remove Floor Receptacles at Existing Gate Counters	32.00	Ea.	\$1,608.00	23.6%	42.0%	\$2,822.23	\$3,641	\$113.77
275	Remove Wiring back to junction Box (Allow 25'-0 per outlet)	650.00	L.F.	\$1,633.13	23.6%	42.0%	\$2,866.33	\$3,698	\$5.69
276	Abandon or Remove conduit	110.00	L.F.	\$1,105.50	23.6%	42.0%	\$1,940.29	\$2,503	\$22.75
277	Extend Circuit at Existing Desk Area	9.00	Ea.	\$904.50	23.6%	42.0%	\$1,587.51	\$2,048	\$227.54
278	Existing Receptacle relocated to new podium	3.00	Ea.	\$301.50	23.6%	42.0%	\$529.17	\$683	\$227.54
279	Dispose of Material	1.00	LS	\$1,200.00	23.6%	22.4%	\$1,815.64	\$2,342	
280	Electrical Work	1	LS	\$451,665	23.6%	31.5%	\$733,934	\$946,771	
281	New Downlights at Gate Counters to Match Existing	14.00	Ea.	\$4,117.26	23.6%	35.8%	\$6,910.78	\$8,915	\$636.78
282	New Downlight at Drinking Fountain	1.00	Ea.	\$294.09	23.6%	35.8%	\$493.63	\$637	
283	Connect to existing Circuit	4.00	Ea.	\$804.00	23.6%	42.0%	\$1,411.12	\$1,820	\$455.08
284	Reinstall Salvage Egg Crate Lens	9.00	L.F.	\$45.23	23.6%	42.0%	\$79.38	\$102	\$11.38
285	New Downlight at Restrooms	13.00	Ea.	\$3,823.17	23.6%	35.8%	\$6,417.16	\$8,278	\$636.78
286	Circuit breakers, bolt-on, 10 k A.I.C., 2 pole, 240 volt, 15-50 amp	3.00	Ea.	\$317.28	23.6%	31.7%	\$516.55	\$666	\$222.12
287	Lighting devices, occupancy sensors, dual technology, ceiling mounted	3.00	Ea.	\$698.97	23.6%	32.8%	\$1,147.41	\$1,480	\$493.38
288	Wire, copper solid, 600 volt, #10, type THW, normal installation conditions in wireway, conduit, cable tray	45.00	C.L.F.	\$4,975.18	23.6%	36.7%	\$8,403.48	\$10,840	\$240.90
289	Electrical Junction Box Connections Gate Counters Podiums	13.00	Ea.	\$10,094.50	23.6%	32.6%	\$16,538.46	\$21,335	\$1,641.12
290	Core Drill for Junction Box	13.00	Ea.	\$4,550.00	23.6%	22.4%	\$6,884.31	\$8,881	\$683.13
291	Gate Counter Display EVIDS	26.00	Ea.	\$99,476.00	23.6%	24.5%	\$153,040.89	\$197,422	\$7,593.15
292	Install Gate Counter Inserts Allowance (excluding Airline provided)	26.00	Ea.	\$70,226.00	23.6%	23.9%	\$107,519.49	\$138,700	\$5,334.60
293	New EVID	8.00	Ea.	\$36,756.00	23.6%	22.9%	\$55,807.73	\$71,992	\$8,998.96
294	Connect Concourse EVID to Electrical	34.00	Ea.	\$6,834.00	23.6%	42.0%	\$11,994.49	\$15,473	\$455.08
295	Prep Level 1 for ceiling work	1.00	LS	\$1,500.00	23.6%	22.4%	\$2,269.55	\$2,928	
296	Remove and Replace Ceilings for new Conduit/Wire runs	4,800.00	S.F.	\$83,462.40	23.6%	42.0%	\$146,486.52	\$188,967	\$39.37
297	Replace Damaged tiles if required	1,200.00	S.F.	\$7,200.00	23.6%	22.4%	\$10,893.85	\$14,053	\$11.71
298	Aluminum conduit, 3/4" diameter, to 10' H, incl 2 terminations, 2 elbows, 11 beam clamps, and 11 couplings per 100 LF	6,300.00	L.F.	\$72,597.17	23.6%	37.6%	\$123,483.62	\$159,293	\$25.28
299	Wire, copper solid, 600 volt, #10, type THW, normal installation conditions in wireway, conduit, cable tray	57.00	C.L.F.	\$6,301.89	23.6%	36.7%	\$10,644.41	\$13,731	\$240.90
300	Extend Circuit to New Location	7.00	Ea.	\$1,107.96	23.6%	34.9%	\$1,846.69	\$2,382	\$340.32
301	Circuit breakers, bolt-on, 10 k A.I.C., 2 pole, 240 volt, 15-50 amp	22.00	Ea.	\$3,432.24	23.6%	35.0%	\$5,728.35	\$7,390	\$335.89
302	New receptacles at Counters	78.00	Ea.	\$14,348.88	23.6%	33.1%	\$23,608.06	\$30,454	\$390.44
303	Wire, copper solid, 600 volt, #10, type THW, normal installation conditions in wireway, conduit, cable tray	57.00	C.L.F.	\$6,301.89	23.6%	36.7%	\$10,644.41	\$13,731	\$240.90
304	Panelboards, 1 phase 3 wire, main lugs, 120/240 V, 100 amp, 18 circuits, NQ, incl 20 A 1 pole bolt-on breakers (if Required)	1.00	Ea.	\$1,815.10	23.6%	34.0%	\$3,005.82	\$3,877	
305	Note: Modified Per Addendum #1	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
306	Connect to New seating Power	22.00	Ea.	\$4,422.00	23.6%	42.0%	\$7,761.14	\$10,012	\$455.08
307	Add floor box at Existing Charger Location	22.00	Ea.	\$6,163.96	23.6%	36.5%	\$10,396.79	\$13,412	\$609.63
308	NOTE: Removed from Ver. 1.00 Estimate: Reinstall Light Fixtures removed at Wood Veneer Ceiling	0.00	Ea.	\$0.00	0.0%	0.0%	\$0.00	\$0	
309	DIVISION 27 - COMMUNICATIONS	1	LS	\$170,784	23.3%	30.1%	\$273,984	\$353,437	
310	Data Communications Demolition	1	LS	\$13,332	23.6%	41.4%	\$23,290	\$30,043	
311	Data jack, electrical demolition, remove	84.00	Ea.	\$498.08	23.6%	42.0%	\$874.19	\$1,128	\$13.42
312	High performance cable, electrical demolition, remove	6,691.00	L.F.	\$6,052.01	23.6%	42.0%	\$10,622.00	\$13,702	\$2.05
313	Dispose of Materials	1.00	LS	\$450.00	23.6%	22.4%	\$680.87	\$878	
314	Gate Counter Inserts	39.00	Ea.	\$3,919.50	23.6%	42.0%	\$6,879.19	\$8,874	\$227.54
315	Remove store and Replace Speakers in Wood Veneer Ceiling	12.00	Ea.	\$2,412.00	23.6%	42.0%	\$4,233.35	\$5,461	\$455.08
316	Data Communications Work	1	LS	\$157,452	23.3%	29.1%	\$250,694	\$323,394	
317	Connect EVID to Data	14.00	Ea.	\$2,814.00	23.6%	42.0%	\$4,938.91	\$6,371	\$455.08
318	Voice/data outlets, one jack & one connector cabling opening, excl voice/data devices	51.00	Ea.	\$1,190.34	23.6%	36.5%	\$2,008.23	\$2,591	\$50.80
319	Cable support, J-hook, single tier, single sided, 1-1/2" diameter	96.00	Ea.	\$1,389.39	23.6%	38.5%	\$2,377.80	\$3,067	\$31.95
320	Coaxial cable	40.00	C.L.F.	\$6,415.28	23.6%	34.7%	\$10,679.72	\$13,777	\$344.42
321	Data/Communication Receptacle	51.00	Ea.	\$6,859.50	17.6%	37.8%	\$11,118.78	\$14,343	\$281.24
322	Gate Counter Inserts Installation	39.00	Ea.	\$23,105.94	23.6%	35.7%	\$38,755.50	\$49,994	\$1,281.91
323	Patch panel, jack RJ-45/110 type, 48 ports	3.00	Ea.	\$1,984.90	23.6%	34.3%	\$3,295.18	\$4,251	\$1,416.92
324	48P C9200 Switch	3.00	Ea.	\$22,071.00	23.6%	23.5%	\$33,686.14	\$43,455	\$14,484.98
325	EVIDS connection	34.00	Ea.	\$22,217.30	23.6%	34.5%	\$36,924.36	\$47,632	\$1,400.95





Estimate Details



Delivery Method: CMAR
 Estimate Type: AACEi Class 3
 WBS: CSI

SRQ Concourse B Holdroom Realignment

Line #	Description	Quantity	UoM	Subtotal	Sub %	Prime %	Total Direct Cost	ECC w/Fee and Escalation	Cost of Work Unit Cost
326	Keyboard	26.00	Ea.	\$10,597.34	23.6%	27.3%	\$16,666.71	\$21,500	\$826.92
327	Monitor	26.00	Ea.	\$52,689.00	23.6%	23.4%	\$80,352.84	\$103,655	\$3,986.72
328	Mouse	26.00	Ea.	\$6,118.32	23.6%	30.8%	\$9,889.80	\$12,758	\$490.68
329	Note: Delete paging speakers from scope	0.00		\$0.00	0.0%	0.0%	\$0.00	\$0	
330	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	2	Ea.	\$500	23.6%	22.4%	\$757	\$976	\$487.95
331	Fire Alarm Device at Restrooms	2.00	Ea.	\$500.00	23.6%	22.4%	\$756.52	\$976	\$487.95





September 16, 2022

John S. Wright, RA, ID, CDT, PX, BI
Sr. Project Manager
Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243-2105

Subject: Sarasota Bradenton International Airport
SRQ Terminal Expansion Project
WP-2 Concourse B Holdroom Realignment GMP Proposal
Gresham Smith Project No. 45192.00

Dear Mr. Wright:

Gresham Smith has generally reviewed the proposal titled "WP2 Holdroom Realignment GMP Proposal", dated September 14, 2022, and received by Gresham Smith from Deangelis Diamond/Magnum Builders (CMaR team) on September 15, 2022. We understand that the GMP Sum of \$4,948,874.00 is the result of the CMaR team's comprehensive analysis of the bid documents provided by the design team for WP-2 and the subcontractor bids that were received.

Upon review of the GMP Estimate Summary in Section 2 and the Assumptions & Clarifications in Section 4 of the proposal, the design team believes the sum proposed and supporting information is in general alignment with the bid documents and recommend approval of the WP2 Holdroom Realignment GMP Proposal.

Sincerely,

Matthew H. Wilson, AIA
Project Manager
Gresham Smith

Cc: Kent Bontrager, SVP, Engineering, Planning & Facilities, SMAA
Altan Cekin, Project Executive Gresham Smith
Ben Raposa, Project Architect, Gresham Smith

Genuine Ingenuity

302 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.6838

GreshamSmith.com

FL Qualifier No. AR0013420
FL Registry No. RY3806

AGENDA ITEM NO. 6.4

SARASOTA MANATEE AIRPORT AUTHORITY
SEPTEMBER 26, 2022 MEETING
STAFF NARRATIVE

**REQUEST FOR APPROVAL: GUARANTEE MAXIMUM PRICE PROPOSAL FOR WORK PACKAGE 3,
UNDERGROUND UTILITY RELOCATION FOR THE TERMINAL CONCOURSE B RENOVATIONS AND NEW
GROUND LOADING CONCOURSE PROJECT**

EXECUTIVE SUMMARY: The Board approved a contract with DeAngelis Diamond – Magnum Builders (DDM) as the number one ranked firm to provide Construction Manager at Risk services for the Terminal Concourse B Renovations and the new Ground Loading Concourse Project. The fee for pre-construction services was negotiated in the amount of \$398,388.00. It is anticipated that multiple early release packages with Guaranteed Maximum Prices (GMP) for construction will be presented in the upcoming Board meetings. This GMP for Work Package 3, Underground Utility Relocation is the third of the release packages, and will install utilities required for the new ground boarding facility and upgrade the utilities serving the existing Concourse B.

NARRATIVE: With the significant increases in airline traffic, an expansion of the terminal is required to maintain good level of service for passengers. To expedite construction the Board selected DDM as the Construction Manager at Risk to construct a Terminal Concourse B expansion and construct a new Ground Loading Concourse. The Concourse B Expansion project will include various upgrades and renovations to the existing concourse. The project's key goals are to expand the existing holdroom capacity, expand and/or increase concessions areas, improve efficiency of the arrival/departure gate areas, install an additional ingress/egress escalator system, and evaluate and upgrade power and utilities. The new Ground Loading Concourse will construct a new ground loading concourse with a minimum of five (5) additional gates at the east side of the terminal. It is anticipated that this project will be constructed through several GMP packages to accelerate the construction schedule.

Work Package 3, Underground Utility Relocation GMP package will include installation of water, sewer, gas, electric conduit, fiber conduit, stormwater pipes, and fuel hydrant lines. The project will install a utility corridor under the existing concrete apron in multiple phases. The Project will provide new services for the Ground boarding Facility and upgrade the services for Concourse B and its bumpouts. The phasing will be planned to minimize impacts to existing operations. DDM is currently bidding this package out for subcontractor pricing.

Staff is requesting the Board provide authority to the CEO-President to approve the Guarantee Maximum Price Addendum for Work Package 3 with DeAngelis Diamond – Magnum with a not to exceed cost of \$18,846,560.00. Staff also requests authority to execute the necessary documents for the GMP Addendum with DeAngelis Diamond – Magnum. The GMP Addendum will be ratified at the November Board meeting.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority authorize the President-CEO to execute the CMAR GMP Amendment for Work Package 3, Underground Utility Relocation with DeAngelis Diamond – Magnum Builders in an amount up to \$18,846,560.00. Staff also requests authorization to prepare all documents necessary to implement this action.

ATTACHMENTS: Budget Cost Estimate Summary



SECTION #2
ESTIMATE SUMMARY
 WP3 Utility Relocation

WP-3 ERP CIVIL SITE UTILITY-ESTIMATE SUMMARY		
CODE	DESCRIPTION	Current Estimate Total
01.01	General Conditions	\$ 734,370
01.02	General Requirements	\$ 427,305
22.01	Plumbing	\$ 744,720
26.01	Electrical	\$ 1,308,550
31.01	Earthwork	\$ 2,292,280
31.05	Survey & Layout	\$ 125,000
32.01	Paving	\$ 6,594,965
32.02	Site Improvements	\$ 114,025
33.01	Utilities	\$ 3,958,255
DIRECT WORK SUBTOTAL		\$ 16,299,470
SDI (1.4%)		\$ 213,175
Indeterminable Cost Estimate		\$ 1,140,963
Construction Manager Insurance (.85%)		\$ 160,196
Construction Manager Fee (4.75%)		\$ 846,156
Construction Manager P & P Bond (1%)		\$ 186,600
TOTAL COST		\$ 18,846,560

AGENDA ITEM NO. 7.1

**Sarasota Manatee Airport Authority
Balance Sheet
Wednesday, August 31, 2022**

Assets*Current Assets*

Cash & Investments	\$54,941,970
Accounts Receivable	609,165
Grants Receivable	79,213
Accrued Interest Receivable	27,429
Inventory	324,245
Prepaid Insurance	367,511
Prepaid Expense & Other Assets	302,577
<i>Total Current Assets</i>	<u>56,652,112</u>

Non-Current Assets

<i>Customer Facility Funds</i>	12,828,936
<i>Passenger Facility Funds</i>	512,005
Airport Facilities & Equipment	360,962,005
Accumulated Depreciation	(204,415,156)
Intangible Assets, net	86,045
Construction in Progress	22,784,912
<i>Total Non-Current Assets</i>	<u>192,758,748</u>

Total Assets**\$249,410,860****Deferred Outflow of Resources - Pension****1,058,636****Liabilities and Net Position***Current Unrestricted Liabilities*

Accounts Payable	972,748
Unearned Income	1,134,674
Accrued Expenses & Other Liabilities	1,076,969
<i>Total Unrestricted Liabilities</i>	<u>3,184,391</u>

Non-Current Liabilities

Net Pension Liabilities	3,723,725
<i>Total Non-Current Liabilities</i>	<u>3,723,725</u>

Total Liabilities**6,908,116****Deferred Inflow of Resources - Pension****1,277,223****Net Position**

Net Assets	218,674,740
Current Profit Account	23,609,416

Total Net Position**242,284,156**

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending Wednesday, August 31, 2022

	<i>This Month This Year</i>	<i>Total Budget</i>	<i>Year to Date This Year</i>	<i>Budget Less Actual YTD</i>	<i>Actual YTD %</i>
Airline Rentals, Fees and Charges					
Landing Fees - Signatory	\$50,407	\$759,862	\$658,408	\$101,454	86.6%
Landing Fees - Nonsignatory	672	59,612	18,630	40,982	31.3%
Landing Fees - Nonscheduled	0	0	2,897	(2,897)	0.0%
Preferential Apron Fees	22,880	274,106	251,676	22,430	91.8%
Concourse Circulation	315,909	3,510,739	3,245,200	265,539	92.4%
Baggage Claim Area	84,395	843,486	821,731	21,755	97.4%
Gate Use Fees - Signatory	27,577	197,530	221,122	(23,592)	111.9%
Terminal and Gate Fees - Nonsignatory	8,032	696,776	282,192	414,584	40.5%
Airline Terminal Rent - Signatory	129,989	1,442,509	1,353,045	89,464	93.8%
Airline Terminal Rent - Nonsignatory	3,924	46,292	41,070	5,222	88.7%
Total Airline Revenues	643,786	7,830,912	6,895,972	934,940	88.1%
Non-Airline Revenue					
Air Cargo Facility	14,088	100,000	154,963	(54,963)	155.0%
Subtotal	14,088	100,000	154,963	(54,963)	155.0%
Airfield					
Fuel Flowage Fees	77,923	321,000	567,572	(246,572)	176.8%
Ground Lease Airfield	15,660	180,000	165,995	14,005	92.2%
T-Hangar Facilities	79,394	951,500	873,819	77,681	91.8%
Fixed Base Operators - Rent	63,437	724,500	668,352	56,148	92.3%
Fuel Service - ASIG	6,610	83,000	71,198	11,802	85.8%
Subtotal	243,024	2,260,000	2,346,936	(86,936)	103.8%
Terminal Building					
RAC Counter Space	14,500	174,000	159,496	14,504	91.7%
Other Terminal Rents	22,971	252,000	255,105	(3,105)	101.2%
Advertising	37,585	300,000	419,004	(119,004)	139.7%
Restaurant Services	105,986	1,003,000	1,223,613	(220,613)	122.0%
Gift Shop	89,246	911,000	1,006,919	(95,919)	110.5%
Miscellaneous	297	900	2,970	(2,070)	330.1%
Vending	2,909	12,000	15,867	(3,867)	132.2%
Subtotal	273,494	2,652,900	3,082,975	(430,075)	116.2%
Terminal Area					
Car Rental %	561,563	8,995,000	9,608,949	(613,949)	106.8%
Auto Parking	636,403	5,220,000	7,251,614	(2,031,614)	138.9%
Ground Transportation	46,407	360,000	517,106	(157,106)	143.6%
Fuel Flowage Fees - Menzies	41,470	425,000	738,051	(313,051)	173.7%
RAC Ready Car Spaces	5,925	58,000	56,040	1,960	96.6%
Parking Stickers/Hang Tags	20,736	80,000	114,346	(34,346)	142.9%
Taxi Cab Service	6,174	105,000	102,071	2,929	97.2%
RAC Buildings Land Rent	45,945	550,000	501,452	48,548	91.2%
Subtotal	1,364,621	15,793,000	18,889,629	(3,096,629)	119.6%
Non-Aviation Area					
University Self Storage Income	47,499	550,000	592,449	(42,449)	107.7%
Buildings - Non-Aviation	33,056	315,000	301,118	13,882	95.6%
Common Area Maint - Comm Parke	500	4,500	4,000	500	88.9%
Land - Non-Aviation	37,770	535,000	437,442	97,558	81.8%
Subtotal	118,825	1,404,500	1,335,009	69,491	95.1%
Total Operating Revenue	2,657,839	30,041,312	32,705,483	(2,664,171)	108.9%
Investment Income + Other Income					
Investment Income					
Interest Earned - Operating	41,220	80,000	118,284	(38,284)	147.9%
Interest Earned - Other	0	0	0	0	0.0%
Subtotal	41,220	80,000	118,284	(38,284)	147.9%
Other Income					
Passenger Facility Charges	912,382	8,002,229	6,463,561	1,538,668	80.8%
Customer Facility Charges	431,492	7,000,000	7,152,046	(152,046)	102.2%
Grant Revenue - Other	0	0	353,916	(353,916)	0.0%
Grant Revenue - FAA	0	0	9,567,468	(9,567,468)	0.0%
Grant Revenue - FDOT	0	0	754,926	(754,926)	0.0%
Miscellaneous Income	326,278	10,000	339,632	(329,632)	3396.3%
Miscellaneous Income - LEO	3,720	0	25,440	(25,440)	0.0%
I.D. Badges	2,775	30,000	40,535	(10,535)	135.1%
Profit/Loss on Disposal	6,612	15,000	64,741	(49,741)	431.6%
Extraordinary Items	0	0	0	0	0.0%
Asset Writedown/Up on Investments	(77,360)	0	(817,295)	817,295	0.0%
Subtotal	1,605,900	15,057,229	23,944,969	(8,887,740)	159.0%
Subtotal Investment Income & Other	1,647,120	15,137,229	24,063,253	(8,926,024)	159.0%
Total Revenues	4,304,959	45,178,541	56,768,737	(11,590,196)	125.7%

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending Wednesday, August 31, 2022

	<i>This Month This Year</i>	<i>Total Budget</i>	<i>Year to Date This Year</i>	<i>Budget Less Actual YTD</i>	<i>Actual YTD %</i>
Utilities					
Electric-Utility	77,451	699,000	670,294	28,706	95.9%
Refuse Collection	5,120	103,500	67,486	36,014	65.2%
Water and Sewer	13,241	129,800	133,981	(4,181)	103.2%
Subtotal	95,812	932,300	871,762	60,538	93.5%
Personnel					
Salary/Wages	791,575	10,159,801	9,494,172	665,629	93.4%
Health Insurance	196,566	2,575,830	2,057,447	518,383	79.9%
Retirement	133,678	1,884,999	1,713,869	171,130	90.9%
Social Security	44,473	609,682	555,738	53,944	91.2%
Medicare	10,885	147,317	138,884	8,433	94.3%
Disability	119	6,200	1,313	4,887	21.2%
Unemployment	0	40,199	33	40,166	0.1%
Worker's Compensation	27,530	302,679	302,832	(153)	100.1%
Employment Expenses	175	10,000	9,187	813	91.9%
Subtotal	1,205,002	15,736,707	14,273,476	1,463,231	90.7%
Administration					
Advertising	36,821	152,420	126,561	25,859	83.0%
Bad Debts Expense	0	5,000	1,260	3,740	25.2%
CEO Auto Expenses	1,315	20,000	15,889	4,111	79.4%
Public Relations	7,216	45,000	35,833	9,168	79.6%
Customs	51,495	200,000	179,581	20,419	89.8%
Data Processing	20,163	135,000	220,733	(85,733)	163.5%
Software Licenses/Annual Support	12,175	187,450	178,547	8,903	95.3%
Dues and Subscriptions	539	119,971	104,348	15,623	87.0%
Employee Service Awards	0	6,200	1,135	5,065	18.3%
Entertainment	3,144	10,000	16,754	(6,754)	167.5%
Insurance - Property	63,230	666,962	648,589	18,373	97.2%
Insurance - General Liability	6,354	80,413	69,891	10,522	86.9%
Insurance - Surety Bonds	4,455	44,312	48,616	(4,304)	109.7%
Insurance - Vehicles	6,627	73,371	72,900	471	99.4%
Legal Expense	26,186	400,000	404,028	(4,028)	101.0%
Loss & Safety Program	0	200	0	200	0.0%
Marketing Trade Show Registration	0	30,200	11,024	19,177	36.5%
Miscellaneous	6,847	77,700	92,459	(14,759)	119.0%
Office Supplies and Equipment	2,779	99,125	74,001	25,124	74.7%
Postage	331	5,200	3,574	1,626	68.7%
Professional Services	97,473	581,825	381,074	200,751	65.5%
Records Retention	0	1,500	1,257	243	83.8%
Sponsored Events	33	5,400	3,992	1,408	73.9%
Taxes	0	35,200	28,389	6,811	80.6%
Telephone Service	22,764	291,720	255,446	36,274	87.6%
Training	7,579	107,860	70,008	37,852	64.9%
Travel	37,366	211,200	92,769	118,431	43.9%
Uniforms	15,557	85,600	97,539	(11,939)	113.9%
Subtotal	430,449	3,678,829	3,236,195	442,634	88.0%
Operations					
Air Conditioning	4,391	47,000	61,867	(14,867)	131.6%
Carpentry	1,791	35,000	28,656	6,344	81.9%
Common Area Maint - Comm Parke	680	10,000	6,847	3,153	68.5%
Electrical	4,932	61,000	45,089	15,911	73.9%
Equipment Rental	3,545	23,000	12,970	10,030	56.4%
Equipment Repair	17,153	109,200	123,704	(14,504)	113.3%
Loading Bridge Repair	16,905	48,000	105,076	(57,076)	218.9%
Conveyor & Belts	3,762	24,000	72,146	(48,146)	300.6%
Terminal Audio & Paging Repairs	0	19,000	0	19,000	0.0%
Repairs Generator	0	14,000	39,208	(25,208)	280.1%
FAA Mandated Security Measures	0	500	0	500	0.0%
Fence and Gate Repair	0	18,000	12,732	5,268	70.7%
Interior Planting	0	1,200	32	1,168	2.7%
Irrigation System	313	11,000	5,138	5,862	46.7%
Janitorial Service	115,583	1,228,677	1,569,069	(340,392)	127.7%
Landscape Maintenance	10,825	54,700	30,536	24,164	55.8%
Miscellaneous Construction	17,608	79,400	89,268	(9,868)	112.4%
Paint and Markings	413	69,000	88,466	(19,466)	128.2%
Permits & Licenses	75	3,800	1,125	2,675	29.6%
Paving and Pavement Repairs	0	69,500	823	68,677	1.2%
Plumbing	1,267	41,300	40,018	1,282	96.9%
Radio Equipment Repairs	0	3,500	1,136	2,364	32.5%
Service Contracts	43,985	960,264	759,692	200,572	79.1%
Shuttle Service	611	11,000	15,325	(4,325)	139.3%
Vehicle Repairs	9,621	73,200	65,986	7,214	90.1%
Subtotal	253,461	3,015,241	3,174,909	(159,668)	105.3%

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending Wednesday, August 31, 2022

	<i>This Month This Year</i>	<i>Total Budget</i>	<i>Year to Date This Year</i>	<i>Budget Less Actual YTD</i>	<i>Actual YTD %</i>
Supplies					
Fabrication Supplies	427	18,500	9,943	8,557	53.7%
Extinguishing Agent	0	15,000	8,513	6,487	56.8%
First Aid Supplies	48	4,000	7,064	(3,064)	176.6%
Gas & Fuel	13,142	90,000	115,451	(25,451)	128.3%
Identification	0	14,500	16,651	(2,151)	114.8%
Janitorial Supplies	24,242	183,800	245,078	(61,278)	133.3%
Lighting	1,060	24,800	11,933	12,867	48.1%
Lighting - Airfield	11,878	50,800	60,107	(9,307)	118.3%
Miscellaneous Supplies	0	10,000	4,830	5,170	48.3%
Miscellaneous Terminal Furnishings	220	8,000	7,131	869	89.1%
Non-Capital Equipment	1,709	122,450	151,459	(29,009)	123.7%
Safety Supplies	249	2,500	2,297	203	91.9%
Shop Supplies	620	13,000	22,213	(9,213)	170.9%
Signage	241	52,500	32,621	19,879	62.1%
Small Tools and Equipment	2,358	35,800	39,531	(3,731)	110.4%
Vegetation Control	0	17,000	13,062	3,938	76.8%
Ammunition/Wildlife Disbursement	7,870	9,750	12,299	(2,549)	126.1%
Subtotal	64,065	672,400	760,182	(87,782)	113.1%
Total Operating Expenses	2,048,789	24,035,477	22,316,524	1,718,953	92.8%
Profit (Loss) from Operations	2,256,170	21,143,064	34,452,213	(13,309,149)	162.9%
Depreciation and Amortization					
Amortization	6,287	69,869	69,156	713	99.0%
Depreciation	917,336	10,170,794	9,405,170	765,623	92.5%
Total Depreciation and Amortization	923,623	10,240,662	9,474,326	766,336	92.5%
Other Expenses					
Marketing	81,733	1,150,000	1,368,471	(218,471)	119.0%
Total Other Expenses	81,733	1,150,000	1,368,471	(218,471)	119.0%
Net Profit (Loss)	\$1,250,813	\$9,752,402	\$23,609,416	(\$13,857,015)	242.1%

**Sarasota Manatee Airport Authority
Investment Portfolio
For the Month of August 2022**

<u>Description</u>	<u>Cusip/Invest</u>	<u>Coupon</u>	<u>Par Value Orig Face</u>	<u>Yield</u>	<u>Acquisition Cost</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u>Int. Rec'd</u>	<u>Market Value</u>	<u>Yield @ Market</u>
				(1)				(2)	(3)	
1 US Treasury Note	91282CDA6	0.250	10,000,000	0.306	9,989,063	10/8/2021	9/30/2023	2,083	9,660,200	0.26
2 US Treasury Note	91282CBG5	0.125	8,000,000	0.504	7,968,750	1/18/2022	1/31/2023	847	7,899,360	0.13
3 US Treasury Note	91282CCN9	0.125	8,000,000	0.766	7,921,875	1/18/2022	7/31/2023	847	7,760,000	0.13
4 US Treasury Note	91282CDR9	0.750	8,000,000	0.789	7,974,688	1/18/2022	12/31/2023	4,973	7,717,520	0.76
5 TD Bank CD	3282200422	3.250	10,000,000	3.250	10,000,000	7/11/2022	9/15/2023	32,055	10,000,000	3.25
Total Investments			<u>44,000,000</u>	<u>1.182</u>	<u>43,854,375</u>			<u>40,805</u>	<u>43,037,080</u>	

(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 August 2022**

<u>Transaction Date</u>	<u>Maturity Date</u>	<u>Description</u>	<u>Cusip/Invest</u>	<u>Coupon Yield</u>	<u>Original Face Purchase price</u>	<u>Sales Price Market Price</u>	<u>Gain or (Loss) on Sale</u>
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Securities Purchased:

Securities Closed:

AGENDA ITEM NO. 7.3

SARASOTA MANATEE AIRPORT AUTHORITY
FINANCE & ADMINISTRATION STAFF REPORT
SEPTEMBER 26, 2022 REGULAR MEETING

FINANCE

AUGUST 2022

Budget/Financial Information:

Included in the Board packet are the unaudited financial statements for **August**. Summary information contained therein for **August** is as follows: Operating revenues were approximately **18.76%** higher than anticipated in the FY 22 budget. Operating expenses were approximately **1.00% 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 **August** and cumulative to date.

September 26, 2022 Board Meeting - Department Reports

Sarasota Manatee Airport Authority
Sarasota Bradenton International Airport (SRQ)
PFC Collections by Carrier

Carrier	Aug-22	Collected since inception	Carrier	Aug-22	Collected since inception	Carrier	Aug-22	Collected since inception
Aces Airlines		24.86	Croatia Airlines		43.90	Olympic Airways		165.43
Aer Lingus		1,359.12	Czech Airlines (Aviation Industry Consultants)		2,516.42	Pan American		5.84
Aero California		8.64	Delta Air Lines	227,643.86	31,476,227.60	Panamena De Aviacion		4.39
Aero Costa Rica		2.92	El Al Israel Airlines	8.67	1,336.06	Paradise Island		28.80
Aeroflot - Russian Airlines		965.48	Elite		61,345.86	PenAir (Penninsula Airways)		13.17
Aeromexico	87.36	4,653.81	Emirates	74.63	4,305.46	Philippine Air		179.99
AeroPeru		19.02	Empire		757.44	Private Jet		3,719.95
Aeropostal Venezuela		17.52	Eva Airways	8.78	752.90	Qantas	43.90	3,872.06
Air Aruba		11.68	ERA Aviation		84.84	Qatar	139.05	2,969.15
Air Canada		1,020,619.12	Ethihad Airways	17.56	421.44	Reno Air		35,332.00
Air Europa	4.39	30.73	Express One		8,387.70	Republic Airlines		3,612.86
Air France	421.32	33,320.21	Falcon Express		1,454.16	Royal Air Maroc		69.66
Air India		2.88	Faucett		8.76	Royal Aviation		10,170.36
Air New Zealand		1,973.36	Finnair	8.78	488.48	Royal Jordanian		29.20
Air Pacific Ltd.		135.81	Florida Coastal Airlines		8,516.60	Sabena		393.92
Air Portugal		308.10	Front Page Tours		245.28	SAHSA		5.28
Air Serbia		535.58	Frontier Airlines	11,865.20	665,967.38	SAS (Scandinavian)	30.73	4,083.31
Air Sunshine		109,075.76	G-P Express		89.28	Saudi Arabian Airlines		7.31
Air Trans At		144,133.51	Gold Transportation Services		26,702.01	Sevicios Avensa		280.28
AirTran Airways		5,850,221.51	Great Lakes Aviation		44.06	Silver Airways Corp		114.14
Alaska Airlines	17.56	6,244.63	Hahn Air		2,956.82	Singapore		3,102.29
Alitalia/ITA	4.39	4,031.29	Hawaiian Airlines	13.17	991.70	Skyservice		9,903.84
All Nippon Airways (ANA)		513.63	Iberia	21.95	1,347.69	South African Airways		4,309.11
Allegiant Air	261,740.58	4,316,905.43	Island Air		30.73	Southeast Airlines		6,234.20
Aloha		46.64	Insel Air		4.39	Southwest	126,630.07	3,267,819.78
America West		116,500.91	JAL (Japan Airlines)		879.19	Sun Country	10,663.31	329,281.28
American (AMR)	158,697.82	5,629,819.26	Jet Airways		114.14	Sun Pacific Int'l (HMHF)		3,612.04
ATA Airlines, Inc.		2,527,486.80	Jet Blue	44,712.21	5,532,992.51	Sunworld Int'l Airlines		224.84
Asiana Airlines		666.85	JetsGo		6,418.18	SwissAir		5,341.07
ATA Leisure Corp.		90,614.78	Kenya		57.17	Taca Int'l Air		348.76
Austrian Airlines		735.80	KLM	272.06	9,169.80	TAM Airlines (Aviation Industry Consultants)		1,039.00
AV Atlantic		1,027.84	Korean Air	35.08	17,056.86	TAP Air Portugal		220.87
Avelo Airlines	20,475.76	65,831.52	Kuwait Airways		2.92	Tower Air		17.52
Avensa		43.20	Lacsa		36.54	Trans Brasil Airlines		20.44
Avianca		118.00	Laker Airways		803.00	Trans World Airways		781,609.36
Aviateca, S.A.		5.84	Lan Airlines		21.95	Turk Hava (Turkish)	65.74	1,433.92
Big Sky		2.92	Lan Argentina		17.56	Ultrair		2.88
Breeze Airlines	14,162.14	14,162.14	Lan Chile		346.38	United	34,014.27	3,744,825.24
British Airways	27.76	11,339.00	Lan Peru		21.95	US Air Shuttle		2.92
Brussels Airlines		122.81	Lan Air		417.05	US Airways		8,883,648.83
BWIA		78.84	LATAM Airlines Group	17.56	33,007.40	USA 3000		79,178.04
Canada 3000		100,572.36	Leisure Air		11.68	V Australia (Virgin Blue)		386.32
Canadian Airlines		64,977.45	Lineas Aereas Privadas Argentinas		69.52	Varig		668.53
Canair		20,334.88	Lone Star		74.88	Vietnam Airlines		83.41
CanJet		120,295.00	Lot Polish Airlines		1,485.11	Virgin Atlantic	206.22	6,251.11
Cape Air / Hyannis Air Service		242.90	LTU		74.88	Viscount Air Service		2,006.04
Carnival Air Lines		1,883.40	Lufthansa	26.01	7,331.00	Viscount Air Tours		353.32
Casino Air Link		887.68	Malaysia		406.88	Vision		2,809.60
Casino Express		8,389.66	Malev Hungarian		241.88	WestJet	169.78	59,697.37
Cathay Pacific	48.29	3,215.12	Mark Travel Corp.		10,856.56	World Airways		35.04
Cayman Airways		101.96	Mesa Airlines		132.20	Total	912,375.96	80,940,410.35
Champion Air (MLT, Inc.)		9,343.96	Compania Mexicana		438.74	PFC checking Interest	6.53	1,742,757.02
China Airlines		2,340.59	MGM Grand Air		302.40	PFC investment Interest		1,526,893.55
Colgan Air, Inc.		151.86	Miami Air Int'l		5,515.47	Securities-bought		32,071,184.66
ComAir		21,805.38	Midway Airlines		601.52	Securities-sold		32,058,520.85
Compania		33.75	Midwest		1,922.08	Securities Interest		224,518.18
Conquest		5.76	Mountain West		11.68	Service charges		6,870.26
Continental Airlines		3,580,174.07	National Airlines		5.84	Expenditures	1,000,000.00	83,902,939.82
Continental Micronesia		44.05	Nicaraguense de Aviacion		5.84	Balance		512,005.21
Copa		11.58	North American Airlines		443.39			
			Northwest		1,996,108.91			

HUMAN RESOURCES**AUGUST 2022****HUMAN RESOURCES DEPARTMENT
ACTIVITY FOR THE MONTH OF AUGUST 2022****OPEN POSITIONS**

POSITION	NUMBER OF POSITIONS	NUMBER OF APPLICANTS	POSITIONS FILLED	APPLICANT(S) HIRED	STARTING DATE
Baggage Handling System	6	18	5	Tyquize Sherman Joanna Smith Brian Mills Cristian Cardenas Conner Sypher	8/1/2022 8/3/2022 8/8/2022 8/9/2022 8/12/2022
Director, Human Resources	1	75			
FAC, Public Works, Supervisor	1	2			
Firefighter	1	18	1	Collin Dunsmore	8/2/2022
Floor Maintenance Technician	2	25	2	Dexter Sterling Jozef Gulan	8/18/2022 8/30/2022
HVAC Mechanic	1	11			
IT Systems Technician	2	24	2	Jacob Kaczmarek Zachary Manning	8/15/2022 8/16/2022
Police Officer - FT	2	16	2	Michael Donohue David Cooper	8/10/2022 8/24/2022
Police Officer - PT	2	16	1	Thomas Gallucci	8/24/2022
Executive Vice President, CFO	1	Recruited by Korn Ferry	1	Pam Kantor	8/8/2022
Traffic Control Specialist	4	58	2	John Krier John Freas	8/4/2022 8/15/2022
TOTALS	23	263	16		

SEPERATIONS

NAME	HIRE DATE	SEPARATION DATE	POSITION
Richard Ott	12/9/2002	8/5/2022	FAC Airfield Supervisor
Ronald Alexander	8/30/2021	8/16/2022	Baggage Handling System Technician
Ruvidla Lopez	9/2/2021	8/16/2022	Floor Maintenance Technician
Thomas Gallucci	8/24/2022	8/30/2022	Police Officer

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
Communications Specialist PT	1	Operations
Deputy Fire Chief	1	ARFF
Facilities Administrator	1	Facilities
Property Leasing Administrator	1	USS

PURCHASING**AUGUST 2022****BIDS/QUOTES:**

- The Authority has selected SP Plus as the new Parking Management, Operations, and Shuttle Services company. We have held preliminary meetings with SP+ to look into upgrading the Parking Access and Revenue System (PARCS) to bring in license plate reading and modernize the credit card machines to improve the performance and increase the technology, so our passengers have a much better experience. SP Plus will be helping to write a bid package and will be working closely with Properties in selecting the features and new system equipment for this project.
- Purchasing has issued multiple bill packages for Cisco equipment for upgrades for SMAA, FIDS, Paging, and Common Use Networks. There is an extremely long lead time on all computer equipment. We have also issued purchase orders for a Nutanix Xi-Leap Cloud based back-up storage software programs to further protect our networks. The Nutanix Xi-Leap is being installed this month.
- Purchasing has issued a proposal package for needed Elevator Modernization. We have four (4) elevators needing to have new locking mechanism doors to meet new state statues by December 2023. Our elevators are the originals installed back in 1989. We will update the electronics and mechanicals at this time to ensure they remain dependable with increased usage by our passengers and tenants.

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: **0** 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-usage/slow moving items as needed. **On-line auction activity through GovDeals for surplus/obsolete items: There were \$385.00 of sales in the month of August 2022.**

DEPARTMENT PROJECTS:

- The new Ditch mower was received in August.
- Purchasing is getting ready for year-end inventory counts. We have been very busy selling surplus items on our auction site, GovDeals.
- The refurbishment project for the Lift Station at the old restaurant site is complete and workmanship looks very good.

CONTRACTS ISSUED: Netsync Network Solutions.

DEPARTMENT ACTIVITY SUMMARY:**PURCHASING:**

- Purchase Orders Issued: **89**
- Blanket Purchase Orders Issued: **6**
- Emergency Purchase Orders Issued: **0**
- Change Orders Issued: **2**

WAREHOUSE/RECEIVING:

- Inventory Stock Transactions: **80**
- Courier Activity: **397 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 **August 2022: None.**

AGENDA ITEM NO. 7.4

SARASOTA MANATEE AIRPORT AUTHORITY REAL ESTATE DEVELOPMENT & PROPERTIES STAFF REPORT SEPTEMBER 26, 2022 REGULAR MEETING

REAL ESTATE DEVELOPMENT & PROPERTIES

SEPTEMBER 2022

Southwest Airlines: Southwest construction underway to buildout lease space in the lower level of the Concourse under Gate B-10. SWA lease and exhibits to be modified.

Property #7/NEC and #12 NWC University & Bradenton Rd: SMAA application for DRI termination and rezoning in process. A portion Property 7 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 drafting/negotiating new lease/operating agreements with all three car companies, including lease extensions. The expansion of the ready/return lot is complete.

Airport Hotel #3: The ground rent tenant is participating in the DRI/rezoning. Extended the temporary license to allow the airport to utilize the vacant hotel lot for overflow parking.

NORTH QUAD DEVELOPMENT:

- **Sheltair FBO:** Sheltair conceptual site plan was submitted to the Authority and approved. Sheltair is now proceeding with full design.
- **SRQ Hangar, LLC:** SRQ Hangar has commenced with due diligence and conceptual site planning. SRQ Hangar requested additional acreage for its development, including a fuel farm. A draft amendment is underway.
- **EAA:** EAA has commenced with due diligence and conceptual site planning. Fundraising is underway. Signage was installed on the site.
- **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: The School Board is conducting due diligence and will submit for the building permits thereafter. The school Board received State funding for the project.

Team Success: The Tenants sitework and buildings are underway, and the opening of the school is delayed and is now scheduled for the fall of 2023. Phase II Environmental is underway. Team Success has requested additional land to expand its campus and an amendment of the lease is under consideration.

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 completed 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 to expand/redevelop is in process. This project will be a phased project over the next several years once implemented. Properties is exploring opportunities with other concessionaire's, such as Morrow's Nut House, offering candy, pastries and coffee.

with HMS Host for an island bar with limited food concessions at the north end of the concourse. An amendment will be presented to the Board for consideration. HMS Host is in conceptual design for the proposed Island Bar.

Mitchell Management of Florida, Inc.: Mitchell Management of Florida, Inc. completed construction of the Jimmy John's facility on Concourse B in August. The store opened for business on September 1st and a media event with a ribbon cutting ceremony occurred on September 6th.

Property #10/M-lot: Construction of all sitework, maintenance hangar building, and an extensive remodel of the former Agape hangar nearly complete.

Business terms have been reached with Elixir, a small aircraft manufacturer, for the new maintenance hangar and Agape hangar, further details to follow. Elixir plans to enter the US in 2023/2024, so in the meantime a temporary lease for both hangars has been completed with Aerovanti Air Club. Aerovanti plans to develop a facility in the North Quad and relocate at the end of the temporary lease.

Property #2/Tallevast: Properties continues discussions/negotiations with Industrial development groups as to a joint development of this property.

Parking: The Parking operator Agreement with SP+ is nearly complete and the transition of operators is anticipated to commence October 1, 2022. A formal termination with the current parking operator, Reef Parking, will be issued per the terms of the contract.

FBO Expansion: Additional hangars are contemplated at Dolphin and is in the permitting phase, with construction commencing 30 days after permits are issued. Ross Aviation expressed interest in expansion within the North Quad area.

Ross Aviation Assignment to Atlantic Aviation: The acquisition of Ross Aviation by Atlantic Aviation is complete.

Minimum Standards: SMAA is in process of updating the airports Minimum Standards, with several of the airport departments participating. Completion is anticipated by the end 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**SEPTEMBER 2022**

**T-HANGAR MONTHLY STATUS REPORT
For the Month of August 2022**

Item	Qty.	No. Leased	Wait List	Leased %	Monthly Rate	Monthly Rent	Annual Rent
T-Hangars							
51'5 W Oversize	4	4	42	100%	\$1,700.00	\$6,800.00	\$81,600.00
48' W Large	27	27	81	100%	\$602.00	\$16,254.00	\$195,048.00
42' W Standard w/additional 176 sq. ft. storage	4	4	2	100%	\$545.00	\$2,180.00	\$26,160.00
42' Standard (42' wide)	121	121	127	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	4		57%	\$100.00	\$400.00	\$4,800.00
Storage Rooms (Discounted rate for CAP & EAA)	2	2		100%	\$10.00	\$20.00	\$240.00
TOTALS	167	164	252			\$79,394.00	\$952,728.00

- Compliments: **0**
- Complaints: **0**
- Maintenance Requests: **2**
- Total number of tenants: **166**
- Total rentable spaces: **167**
- **107** tenants using auto credit card method of payment.
- **J4-106 transferred to J8-107. D1-107 transferring to J4-106.**
- **D1-107, D1-116, D2-112 J4-106, J8-107 leases effective August 1, 2022.**
- **D1-116 will become co-tenancy August 4, 2022.**
- **EAA Chapter 180 currently using J3-110 for build program – no rate discount.**
- **Facilities performing annual preventative maintenance on T-Hangar electric bi-fold doors.**
- **SMAA Board approved Resolution 2022-02, establishing fees for co-tenancy leases and waiting lists.**

AGENDA ITEM NO. 7.5

SARASOTA MANATEE AIRPORT AUTHORITY ARFF, OPERATIONS & POLICE DEPARTMENTS SEPTEMBER 26, 2022

OPERATIONS DEPARTMENT - PROJECT/ACTIVITY/INCIDENT REPORT FOR THE MONTH OF AUGUST

Projects and Activities

- Operations corrected several minor issues with the Access Control System during the month.
- Worked with Facilities and IT Departments on installation of additional and replacement CCTV cameras.
- 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.
- 8/22: Operations relocated all SMAA airstairs from the east ramp to the new equipment storage area by the west blast fence. Relocation necessary due to impending east ramp construction.
- 8/25: Escorted Facilities with Triverus equipment and personnel on AOA to demonstrate a pressure washer for pavement markings.

Alerts and Incidents

- 8/2: Fuel Spill – Avelo B737 spilled approximately 5 gallons Jet A from a wing vent. Cleaned up by Menzies personnel while ARFF stood by. After aircraft took-off, it announced it was returning due to a fuel leak (Alert II). However, before returning, the problem was corrected, and aircraft continued to destination (Alert cancelled).
- 8/3: Alert II - C-172 inbound to RY14 with electrical issue. Aircraft lands safely and taxis to Dolphin.
- 8/5: Operations responded to the Cell Phone Lot for a vehicle damage complaint. The rebar that held the concrete parking stop in place was sticking up about 6". When the individual was backing out of the parking spot the rebar caught the vehicle bumper cover, resulting in the bumper cover becoming separated from the engine splash shield. Operations was able to snap the cover back in place. Facilities was contacted to remove the rebar.
- 8/6: Fuel Spill - Avelo B737 spilled approximately 15 gallons Jet A from a wing vent. Cleaned up by Menzies & ARFF personnel.
- 8/8: Captured stray dog (Yorkie) on AOA. Turned over to Sarasota County Animal Services.
- 8/11: Piper Cherokee blew right main tire while landing RWY4; stopped on TWY A (clear of RWY 14/32 Safety Area). Operations escorted recovery crew. Tire changed and aircraft towed to Dolphin.
- 8/13: Fuel Spill: Atlantic South reported a fuel spill at their Mogas tank. Atlantic agents were able to stop the source of the leak and clean up the spill unassisted; ARFF standing by.
- 8/18: Fuel Spill – Southwest B737, after push-back from B12, leaked fuel from right engine during start-up. Aircraft towed back to gate and ARFF notified. Spill (> 10 gals.) cleaned up by ARFF.
- 8/26: JetBlue flight diverted due to weather at RSW. Aircraft originally went to Atlantic South. Operations coordinated with ATCT to move aircraft to the terminal ramp for refueling.

**OPERATIONS DEPARTMENT
SEPTEMBER 2022**

Miscellaneous Activities

August Activity	2022	2021
Medical Runs Dispatched by AIRCOM	22	30
Medical Runs requiring SCFD Response	4	6
Aircraft Alerts/Incidents	2	7
NOTAMs Issued	58	74
Notice of Violations	1	4
CHRC (Fingerprint check) conducted	126	105
New I.D. Badges Issued	121	173
I.D. Badges Renewed	73	69
Security Threat Assessments	314	333
Computer Based Training Classes completed	593	496

**FIRE DEPARTMENT
SEPTEMBER 2022**

FIRE DEPARTMENT ACTION REPORT AUGUST 2022			
SAFETY INCIDENT/RESPONSES			
TYPE OF RESPONSE	AREA OF RESPONSE	NUMBER OF RESPONSES	TOTAL YEAR TO DATE
EMT FIRST AID RESPONSES:	Ticket wing	4	45
	Main	3	17
	Baggage Wing	1	21
	Escalator	1	6
	Curbside	2	22
	2nd Floor	1	16
	3rd Floor	0	1
	TSA Checkpoint	1	16
	Walk-in	1	2
	Restaurant	2	9
	Concourse 1st	0	2
	Concourse 2nd	7	73
	Ramp	1	7
	Aboard Aircraft	5	55
	Parking lot	1	23
	Toll Booth	1	2
	Airfield	1	12
TOTAL EMT FIRST AID:		32	329
FIRE RESPONSES:	Aircraft Fire	0	0
	Structural Fire	0	2
	Vegetation Fire	0	0
	Vehicle Fire	0	1
	Trash Fire	0	1
FIRE ALARM RESPONSES:	Fire Alarms	0	4
	Bomb Scare	0	0
TOTAL FIRE / ALARM:		0	8
HAZARDOUS MATERIALS RESPONSES:	Fuel Spill	4	7
	Chemical Spill	0	1
	Other	0	3
TOTAL HAZARDOUS MATERIAL:		4	11
AIRCRAFT EMERGENCY RESPONSES:	Alert I	0	7
	Alert II	2	16
	Alert III	0	4
	Stand By/Hot Fuel	0	10
TOTAL AIRCRAFT EMERGENCY:		2	37
SUPPLEMENT REPORT			0
TOTAL RESPONSES		38	385

**POLICE DEPARTMENT
SEPTEMBER 2022**

POLICE ACTIVITIES AUGUST 2022

CRIMES	
ASSAULT/BATTERY	1
BOMB THREATS	0
GRAND THEFT AUTO	1
DAMAGE TO PROPERTY	1
DISORDERLY CONDUCT	2
FIELDS INTERVIEWS	1
DOMESTIC VIOLENCE	0
NARCOTICS	0
PERSONAL PROPERTY THEFT	0
RECOVER GRAND THEFT AUTO	1
SUSPICIOUS PERSON	12
SUSPICIOUS VEHICLE	2
TRESPASS	5
OTHER CRIMES	2
TOTAL:	28
PATROLS	
AOA	119
CONCOURSE PATROL	166
SECURITY CHECKPOINT	138
GROUND TRANS	46
PARKING LOTS	140
PERIMETER (INSIDE)	24
ROADWAY	129
BAGGAGE AREA PATROL	114
TACTICAL PATROLS	19
SECURITY PATROLS	322
TOTAL:	1217
CHECKPOINTS	
AOA BREACH	0
ASSIST ASM MISC.	0
CHECKPOINT BREACH	0
DOOR ALARMS	7
DRUGS-NARCOTICS	0
EXIT LANE ALARM	0
EXIT LANE BREACH	0
HOLD BAGGAGE CALLS	0
NO FLY LIST	0
OTHER PROHIBITED ITEMS	0
SUSPICIOUS ITEMS	0
OTHER	0
TOTAL	7

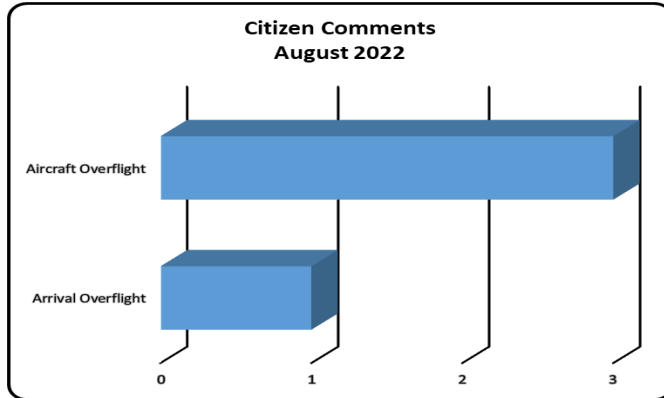
INSPECTIONS	
COMMERCIAL INSPECTION	24
GATE INSPECTION	111
GT INSPECTION	320
SIDA CHECK	146
OTHER INSPECTIONS	0
TOTAL:	601
TRAFFIC	
DISABLED VEHICLE/TOWING	1
PARKING TICKETS	13
TRAFFIC CRASHES	3
TRAFFIC CITATIONS	4
WARNINGS	0
OTHER TRAFFIC	3
TOTAL:	24
ASSISTANCE	
BAKER/MARCHMAN ACT	4
CUSTOMERS	32
MOTORISTS	5
OUTSIDE AGENCIES	8
SMAA EMPLOYEE/DEPT	0
TENANTS	14
MEDICAL CALLS	26
LOST & FOUND LOGGED	51
LOST & FOUND RETURNED	21
LOST & FOUND INQUIRIES	181
TOTAL:	342
WEAPONS	
EXPLOSIVES	0
FIREARM PARTS/AMMO	0
FIREARMS AT CHECKPOINT	0
UNDECLARED WEAPONS	0
OTHER WEAPONS	0
TOTAL:	0
ARRESTS	
ARRESTS FELONY	1
ARRESTS JUVENILE	0
ARRESTS MISD	1
E-WARRANTS	0
SAO REFERRAL	0
NOTICE TO APPEAR	0
OTHER ARRESTS	0
TOTAL:	2

**OPERATIONS
SEPTEMBER 2022**

NOISE MONITORING AND FLIGHT TRACKING FOR THE MONTH OF AUGUST

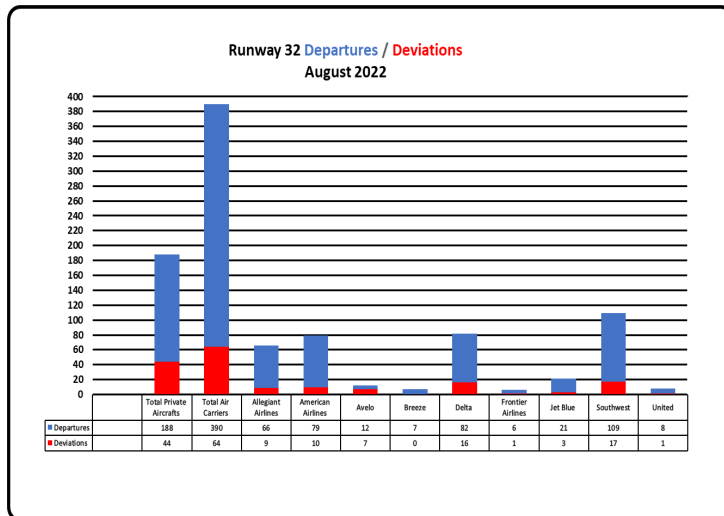
✈ The chart to the right displays the distributions of noise complaints for the month of **August 2022**. There were **4 calls which generated 4 complaints** by the Noise Abatement Hotline or by the Operations Department.

Of the total complaints, **100% were from Sarasota County**. The average number of calls received for the month were **.12 calls per day**.



✈ Flight Tracking & Runway 32 Deviation data is for **August 2022**. There were **64 air carrier and 44 private jet deviations** observed during this period.

In **August 2022**, Southwest (SWA) had 17 deviations, Delta (DAL) had 16 deviations, American (AAL) had 10 deviations, Allegiant (AAY) had 9 deviations, Avelo (VXP) had 7 deviations, JetBlue (JBU) had 3 deviations, United (UAL) had 1 deviation and Frontier (FFT) 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 **AUGUST 2022** is distributed as follows:

Operations	Runway 04	Runway 22	Runway 14	Runway 32
Arrivals	3%	7%	52%	38%
Departures	9%	12%	50%	29%

ACTIVITY REPORT

AUGUST 2022

ACTIVITY REPORT
SARASOTA-MANATEE AIRPORT AUTHORITY
SARASOTA BRADENTON INTERNATIONAL AIRPORT

ACTIVITY MONTH: **AUGUST**

							12 MONTHS ACTIVITY		
	2022	2021	% CHANGE	2022 YEAR TO DATE	2021 YEAR TO DATE	% CHANGE	THRU AUGUST 2022	2021	% CHANGE
AIRCRAFT OPERATIONS									
ITINERANT									
AIRLINES	1,750	2,697	-35.11%	20,758	21,212	-2.14%	31,917	26,662	19.71%
AIR TAXI	712	632	12.66%	9,377	8,584	9.24%	14,101	12,234	15.26%
GENERAL AVIATION	5,021	4,817	4.24%	51,539	47,981	7.42%	77,081	67,865	13.58%
MILITARY	199	330	-39.70%	1,601	2,162	-25.95%	2,549	2,816	-9.48%
TOTAL ITINERANT	7,682	8,476	-9.37%	83,275	79,939	4.17%	125,648	109,577	14.67%
GENERAL AVIATION (Local)	3,744	2,717	37.80%	23,075	21,663	6.52%	36,564	31,112	17.52%
TOTAL OPERATIONS	11,426	11,193	2.08%	106,350	101,602	4.67%	162,212	140,689	15.30%
TOTAL PASSENGERS:									
ON	121,398	126,916	-4.35%	1,325,240	1,030,558	28.59%	1,877,918	1,221,712	53.71%
OFF	115,401	116,933	-1.31%	1,286,686	999,929	28.68%	1,867,064	1,211,216	54.15%
TOTAL	236,799	243,849	-2.89%	2,611,926	2,030,487	28.64%	3,744,982	2,432,928	53.93%

JG

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	187,689	144,416	326	332,431	MAY	167,314	120,748	489	288,551	15.2%
JUNE	188,770	98,970	318	288,058	JUNE	169,587	143,015	307	312,909	-7.9%
JULY	184,958	98,167	0	283,125	JULY	173,122	153,403	422	326,947	-13.4%
AUG	149,079	87,720	0	236,799	AUG	118,183	125,072	594	243,849	-2.9%
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:	1,524,044	1,085,824	2,058	2,611,926	TOTAL:	1,730,105	1,427,494	5,944	3,163,543	-17.4%

SARASOTA BRADENTON INTERNATIONAL AIRPORT
 TOTAL PASSENGERS - AUGUST 2022
 MONTH / YEAR-TO-DATE COMPARISON

AIRLINES	MONTH			YEAR-TO-DATE			YTD MKT SHARE	
	2022	2021	% CHG	2022	2021	% CHG	2022	2021
[MAJOR CARRIERS]								
AIR CANADA	0	0	0.0%	0	0	0.0%	0.0%	0.0%
ALLEGiant	44,289	31,705	39.7%	538,648	336,521	60.1%	22.1%	19.6%
AVELO	4,249	0	100.0%	26,517	0	100.0%	1.1%	0.0%
BREEZE	1,596	0	100.0%	4,232	0	100.0%	0.2%	0.0%
DELTA	60,769	50,360	20.7%	543,223	426,031	27.5%	22.3%	24.8%
ELITE AIRWAYS	0	341	0.0%	200	606	-67.0%	0.0%	0.0%
FRONTIER	1,942	10,787	-82.0%	24,694	66,572	-62.9%	1.0%	3.9%
JETBLUE	8,978	5,571	61.2%	150,734	100,665	49.7%	6.2%	5.9%
UNITED	7,861	13,721	-42.7%	179,282	115,347	55.4%	7.4%	6.7%
AMERICAN	33,101	19,760	67.5%	240,314	205,188	17.1%	9.9%	11.9%
SOUTHWEST	66,711	72,739	-8.3%	700,152	451,612	55.0%	28.8%	26.2%
SUN COUNTRY	0	0	0.0%	26,431	18,535	42.6%	1.1%	1.1%
MAJOR TOTAL:	229,496	204,984	12.0%	2,434,427	1,721,077	41.4%	100.0%	100.0%
(AFFILIATE AIRLINES)								
MESA AIRLINES-United Express	0	6,721	-100.0%	12,212	60,700	-79.9%	7.0%	19.8%
PSA AIRLINES -American	6,096	8,609	-29.2%	66,511	59,600	11.6%	37.9%	19.4%
REPUBLIC-American	641	7,027	-90.9%	11,082	62,182	-82.2%	6.3%	20.3%
Republic - United	0	8,675	-100.0%	49,009	50,248	-2.5%	27.9%	16.4%
Republic-Delta	0	834	-100.0%	8,159	22,797	-64.2%	4.7%	7.4%
SKY WEST - United	0	3,213	-100.0%	10,801	16,876	-36.0%	6.2%	5.5%
ENDEAVOR-Delta	0	0	0.0%	0	411	-100.0%	0.0%	0.1%
ENVOY-American	566	3,533	-84.0%	17,867	34,288	-47.9%	10.2%	11.2%
REGIONAL TOTAL:	7,303	38,612	-81.1%	175,641	307,102	-42.8%	100.0%	100.0%
[DOMESTIC-CHTR]								
SUN COUNTRY	0	253	-100.0%	1,858	2,308	-19.5%	1.1%	100.0%
SUBTOTAL:	0	253	-100.0%	1,858	2,308	-19.5%	1.1%	100.0%
CHARTER TOTAL:	0	253	-100.0%	1,858	2,308	-19.5%	0.1%	0.1%
GRAND TOTAL:	236,799	243,849	-2.9%	2,611,926	2,030,487	28.6%	100.0%	100.0%

AGENDA ITEM NO. 7.6

SARASOTA MANATEE AIRPORT AUTHORITY DEVELOPMENT/COMMUNITY RELATIONS & ACTIVITY REPORT SEPTEMBER 26, 2022

SRQ AMBASSADORS

In August, the SRQ Ambassadors volunteered 635 hours. Our Ambassadors gave 4 guided tour with 72 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: Aug 19 – September 16, 2022

08/25	Meeting and dinner with Allegiant network planner
08/30	Conference call with Adept Aviation
09/01	Attended event in Atlanta with Delta Air Lines network planners
09/06	Speaker: Ribbon cutting for new Jimmy Johns restaurant on Concourse B On-camera interview with ABC-7 news regarding concessions expansion

Fredrick Piccolo, President, CEO: August 18 – September 22, 2022

August 26	Speaker – Alums, Inc
Sept 12	Presentation – Appreciation plaque to Rep. James Buchanan
Sept 12	Meeting – Bradenton EDC
Sept 14	Speaker – Manatee Chamber of Commerce Headliner Luncheon
Sept 16-22	ACI-NA Conference, Minneapolis

Mr. Piccolo participates in various impromptu media interviews throughout the month

AGENDA ITEM NO. 7.7

**SARASOTA MANATEE AIRPORT AUTHORITY
ENGINEERING, PLANNING & FACILITIES ACTIVITY REPORT
SEPTEMBER 26, 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 will install a covered sidewalk to terminal from Long-term. A CO was issued to design and permit a Remote Lot and Park and Ride Lots. Both Lots have been bid; staff is awaiting approval from City and County permit applications. Contractor has begun mobilizing to Remote Lot.

→ **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 was approved at the May 2022 Board meeting. Staff received funding from TSA and are scheduling preconstruction meeting with contractor. A tentative Notice to Proceed has been scheduled for early October.

→ **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 were advertised for bids, and the low responsive bidders were approved at the May Board meeting. Contractor is preparing to mobilize to site for both bid packages. The QTA Bid Package has been advertised, and a pre-bid meeting has been conducted. Staff anticipates bring low responsive bid to the November Board meeting.

→ **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 is completing final bid documents for bidding. Staff anticipate bringing low responsive bidder to the November board meeting.

→ **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 concepts have been submitted to staff for review, and design review meetings are scheduled with Manatee County Public Works.

→ **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, the project was advertised for bids, and the low responsive bidder was approved at the May Board meeting. An NTP was given July 11, 2022, and contractor has mobilized to site. The contract has install BMP's, has completed clearing & grubbing, removal of retaining wall, and has begun site grading.

→ **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 100-percent design plans for the escalator upgrade package and the decluttering of Concourse B, and the CMAR is soliciting subcontractor bids. Gresham Smith has prepared 90-percent design plans for the Ground Boarding Facility. Early release package (Work Packages 1, 2, and 3) have been or are in bidding. Approximately \$30 million in state funding has been designated for this project, and FAA has awarded \$10 million in competitive BIL funds.

→ **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 Northquad, 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 is preparing 100-percent design plans for review. FDOT has executed a funding grant to fund 50/50 of the construction costs. Staff anticipate bring low responsive bidder to the November board meeting.

→ **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. The FAA has noticed the grant, and staff has conducted the preconstruction meeting. Construction NTP is anticipated in early October.

→ **ASOS Relocation**

Project will relocate the existing ASOS from the northquad to site near ASR. This relocation will allow for further development of the Northquad. Staff is coordinating with FAA to complete design and begin construction. Staff anticipates completion by January of 2023.

→ **West Apron Expansion & Employee Lot Relocation**

Project will expand the commercial apron on the west side south into the employee parking lot. The expansion will provide for three additional remain overnight parking aircraft parking positions. The apron expansion will impact the existing employee parking lot, that will be relocated and expanded to accommodate current and proposed employee parking. Kimley-horn and Associates were selected for the design and have completed 30-percent design.

PLANNING

→ **2022 FDOT JACIP**

Staff has updated the FDOT JACIP for FY 2023-2027.

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. Flush of cooling loop awaiting chemicals (supply chain). Planning clean-up of Mechanical Room. Water heater replacement planning.
- Graphics: Continuing to assist all departments and tenants with various signage projects and CAD requests. Airport Grounds Signage for Parking Lots, AOA Fence, Terminal and U.S.S. Working on projects for ARFF. New vehicle graphics. Ticket counter and shade parking signs.
- Loading Bridge: Safety recall bolt replacement underway. Major mechanical PM's underway.
- Public Works: Mowing, weeding and trimming of all SMAA properties. Trimming of all palms and shrubs in center walkway construction area. Gate 35N repair, damage from vehicle. Planning seasonal entrance plantings.
- Airfield: Cleaning of drainage structures. Mowing of airfield. Maintaining A/F lights and signs. Painting Perimeter Road X's.
- Conveyor Coverage: Integrating/training part time personnel into crew. Adding more full-time staff to rotation for refresher training.
- Industrial Mechanics: T-Hangar repairs underway. Sign fabrication. Assisting with loading bridges. Walk through with conveyor contractors.
- HVAC: Filter changes. HVAC PM's. Designing and installing HVAC system for New Meeting Room. Walk through with conveyor contractors.
- Electronics: Various cabling projects. Replacing cameras. Planning for gate 46S relocation/replacement. Gate control repairs. Access control system repairs. Design of technology for new meeting room.
- Electrical: Electrical PM's. Lamp replacements. Working with contractors/engineers to aid design of terminal expansion/conveyor system. Evaluating for back-up generation at AF Vault/ARFF. Storage area wiring. Shop fan wiring.
- Carpentry: Gate B15 project. Ticket counter moves and scale relocations/installations. Remodel FAC offices. New Meeting Room Project. Plumbing repairs. Roof leaks.
- Vehicle Fleet: Fire truck repairs and fleet vehicles. Making repairs to equipment for mowing. Shuttle Bus repairs. Assist with shuttle bus insurance claim.
- Janitorial: Moved to split 4 and 3 shift with 7 day a week coverage for floors. Still advertising for staff, several applicants. Trying to establish a daytime person for spot cleaning. New floor equipment for bathrooms working well. Training going well.

→ **TOTAL WORK ORDERS: 558**

VEHICLE MAINTENANCE/EQUIPMENT REPAIR - 12 PMs, 23 work orders

SIGN/CADD - 8 PMs, 24 work orders

AIRSIDE (Airfield) - 29 PMs, 9 work orders

LANDSIDE (Landscape, Equip Oper, Public Works) - 73 PMs, 35 work orders

INDUSTRIAL TRADES – 157 PMs, 141 work orders

AGENDA ITEM NO. 7.8

SARASOTA MANATEE AIRPORT AUTHORITY INTERNAL AUDIT/RECORDS RETENTION DEPARTMENT AND INVESTMENT COMPLIANCE REPORT SEPTEMBER 26, 2022 REGULAR MEETING

The following is a recap of Internal Audit Department projects and activities during August 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. During August, conclusions were reached concerning the appropriate accounting treatment for each of the Authority's leases and the concurrence of our independent auditors with those conclusions was obtained.

Airline Rates and Charges: Development of proposed FY 2023 airline rates and charges was completed and presented to the Authority Board as part of the overall FY 2023 budget proposal. Following presentation to the Board, the proposed FY 2023 budget, including airline rates and charges, were presented to SRQ's signatory air carriers.

Monthly Investment Activity Compliance Report: There were no additions, sales, maturities or calls in the investment portfolio during August.

Risk Management: Continued evaluations of markets and discussions with agents concerning renewal of Authority insurance coverages scheduled to expire September 30, 2022.

Compliance: Continued to update SRQ website and FDOT Florida Aviation Database to comply with Florida statute regarding transparency for commercial service airports (FS 332.0075). Completed work on mandatory Title VI training module to be incorporated into badge training at SRQ in coordination with Operations Department

Parking: Parking operations are reviewed and tested monthly by Internal Audit. During August, a total of 19 all-day parking stickers were issued to the front desk. At month end, there were 2 vehicles in the parking lots being monitored for abandonment.

Records Requests: The Records Department received and processed 11 external/public record requests and 1 internal record request during August.

Records Management: The Records Department received and processed 7 central file records. Two boxes of inactive paper records and one box of plaques/awards were scanned and processed to the enterprise content management system with the originals destroyed. Records disposition documents were processed on one box of records that had met retention. Seven bags of documents equaling 5.25 cubic feet of non-record material (duplicates, drafts, or obsolete/superseded) and documents meeting retention requirements were shredded per Authority directives and in accordance with Government-in-the-Sunshine regulations. The Procurement Specialist was trained to assist with maintenance of Safety Data Sheets.

Continuing Education: The department attended Security Mentor IT training. The Director attended the FICPA annual conference on state and local govt accounting and audit topics.

AGENDA ITEM NO. 7.9

SARASOTA MANATEE AIRPORT AUTHORITY
INFORMATION TECHNOLOGY DEPARTMENT
September 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- Complete
- 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
- Allegiant Airlines Common Use migration- in progress

Phone System:

- Replacement of pay phones with Courtesy phones- In progress.
- 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- New site is live and updates are in progress.

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- Verizon evaluating installation
- Airport Wide WIFI system upgrades- New APs and equipment installation in progress
- Working with Facilities to setup new NOC to support growth of TC1- in progress.
- Working with Facilities to setup new Telecom closet at revenue house- in progress.
- New Managed Network Services provider- in progress
- Coordinate with Allegiant Airlines for Common Use- In progress