

**CONTRACT FOR DESIGN PHASE SERVICES
FOR THE
TERMINAL EXPANSION PROJECT
BETWEEN
THE SARASOTA MANATEE AIRPORT AUTHORITY
AND
Gresham Smith**

This Contract is made and entered into this 20 day of December, 2021, by and between the Sarasota Manatee Airport Authority, a political subdivision of the State of Florida, (hereinafter referred to as the "Authority"), and GRESHAMSMITH, (hereinafter referred to as the "Consultant"), The Contract is effective on the date of execution by the Authority.

WITNESSETH:

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

Item 1 - Scope

- A. Scope of Services - Except as modified by this Contract, the Consultant shall perform the services identified within the "Scope of Services" received on November 11, 2021, attached hereto (Exhibit "A"), and incorporated by reference into this Contract.
- B. Program - intended spaces and uses are loosely laid out per the "Project Definition" and "Tasks" sections within the "Scope of Services" (Exhibit "A"), and overall project scope defined in the "Terminal Expansion Project Program Brief" received on October 22, 2021, attached hereto (Exhibit "B"), and incorporated by reference into this Contract.
- C. Level of Care - services shall be performed hereunder in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. The Consultant shall perform it's services with expediency as is consistent with such professional skill and care and the orderly progress of the Project.
- D. Limits of Scope - Notwithstanding any provision here to the contrary, the Consultant shall not be required to execute any documentation that would require knowledge, services or responsibilities beyond the scope of this Agreement without a modification to this agreement.
- E. Construction Manager - The Owner has retained a Construction Manager at Risk.

Item 2 - General Conditions

- A. Basic Data Provided by Authority - The Authority shall make available to the Consultant such appropriate data and information as are available to the Authority and under it's control.
- B. Coordination - Continuing coordination shall be maintained with the Authority to assure applicability of the findings with respect to specific local conditions and compatibility with the Authority's general policies and goals.
- C. Representatives - To expedite the undertaking of services performed under this Contract and to permit the coordination of materials, commitments and correspondence, the Authority hereby designates the President, CEO, or designee as its representative, and the Consultant hereby designates Matthew Wilson, Project Manager as its representative to whom all correspondence, materials, requests for conferences and other similar data shall

be directed. Any and all changes that will affect this Contract shall be approved in writing by the Authority prior to proceeding.

- D. Time of Performance – The services to be performed in Forty-two (42) weeks. The Consultant shall commence as soon as practicable, but not before the execution of this Contract. Work is anticipated to begin in December, 2021 and projected to end October, 2022 unless extended. Any extension of the Contract term shall be in the sole discretion of the Authority. Such extension approval shall not be unreasonably withheld for delays caused by conditions or events beyond Consultant's reasonable control.
- E. Compensation - The Authority agrees to pay the Consultant according to the attached fee schedule (Exhibit "C") a total contract price of \$4,542,933.77.
- F. Method of Payment - The Authority shall pay the Consultant for services detailed in Scope of Services, in accordance with statements to be submitted by the Consultant to the Authority. Such statements shall be submitted monthly and shall cover services performed during the preceding month.
- G. Availability of Records -

1) Books and Records:

During the period of this Contract and for a minimum of five(5) years, or longer where required by law, thereafter, the Consultant shall keep any and all information, materials, and data of every kind and character including without limitation records, books, papers, and documents in accordance with generally accepted accounting principles that may in the Authority's judgment pertain to any matters or obligations covered by the Contract. Such records shall also include, but not be limited to those records necessary to evaluate and verify direct and indirect costs (including overhead allocations). Such records shall include (hard copy, as well as computer readable data if it can be made available), written policies and procedures, time sheets, payroll registers, cancelled checks, original estimates, estimating work sheets, correspondence, change order file, back charge logs and supporting documentation, general ledger entries detailing cash and trade discounts earned, insurance rebates and dividends to the extent necessary to adequately permit evaluation and verification of:

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

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

2) Access to Records and Reports:

The Consultant shall provide, at its sole cost and expense the books of account and records requested by the Authority for audit within sixty (60) calendar days of receiving a written request. If the books of account and records are kept at locations other than the Airport, the Consultant shall arrange for them to be brought to a location convenient to the auditors for the Authority, or the Consultant may at its option transport the Authority audit team to the Consultant's headquarters for purposes of undertaking said audit. In such event, the Consultant shall pay

reasonable costs of transportation, food and lodging for the Authority's audit team. There may be no limitation in the scope of the examination that would hinder the Authority or its authorized representative in testing the accuracy of the claims submitted.

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

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

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

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

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

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

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

Authority agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the

termination notice, costs incurred by the Consultant in connection with the services to the date of termination, costs necessary to terminate commitments for the services made by the consultant prior to the date of termination, and costs and expenses of the Consultant's demobilization. Compensation will not include anticipated profit on non-performed services.

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

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

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

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

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

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

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

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination

settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract. In the event of termination due to Owner breach, the Consultant is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

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

PROFESSIONAL LIABILITY: The awarded firm(s) shall procure and maintain Professional Liability Insurance for the life of this contract/agreement, plus two years after completion. This insurance shall provide coverage against such liability resulting from this contract. The minimum limits of coverage shall be \$5,000,000 with a deductible not to exceed \$150,000. The deductible shall be the responsibility of the Consultant.

This policy must be continued or tail coverage provided for two years after completion of the project, specifically, issuance of substantial completion to Contractor.

- L. Assignability – The Consultant shall not assign any interest in this Contract and shall not transfer any interest in this Contract without the prior written consent of the Authority. Any subconsultants engaged by the Consultant for this project will not be considered an assignment in full or of any portion thereof.
- M. Interest of the Consultant – The Consultant covenants that he/she presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the services under this Contract. No person having such interest shall be employed by the Consultant.
- N. Title VI Assurance – The Consultant agrees to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision binds the Consultant and sub tier Consultants from the bid solicitation period through the completion of the contract. This provision is in addition to that required of Title VI of the Civil Rights Act of 1964

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

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

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

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

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

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

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

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

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

- a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- b) 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- c) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or

whose property has been acquired because of Federal or Federal-aid programs and projects);

- d) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- e) The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- f) Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- g) The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Consultants, whether such programs or activities are Federally funded or not);
- h) Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;
- i) The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- j) Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- k) Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- l) Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq.*).

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

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

Prompt Payment (26.29); The prime Consultant agrees to pay each sub consultant under this prime contract for satisfactory performance of its contract no later than 10 days from the receipt of each payment the prime Consultant receives from Sarasota Manatee Airport Authority. The prime Consultant agrees further to return retainage payments to each sub

consultant within 10 days after the sub consultant's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the {Name of Recipient}. This clause applies to both DBE and non-DBE subconsultants.

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

The DBE goal for this Project is 8.9%. If changes in the scope of the project or the Consultant's services as directed by Authority affect the DBE percentages, Consultant will make a good faith effort to achieve the DBE Goal.

- P. Federal Fair Labor Standards Act - All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part time workers. The consultant has full responsibility to monitor compliance to the referenced statute or regulation. The Consultant must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.
- Q. Occupational Safety and Health Act of 1970 - All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. Consultant must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The Consultant retains full responsibility to monitor its compliance and their subconsultants' compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (20 CFR Part 1910). Consultant must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.
- R. Licenses and Permits – The Consultant shall at all times maintain and comply with all licensing and permitting requirements of state and local authorities. Prior to proceeding with the services hereunder, the Consultant shall furnish a copy of its licensure and the permit to the Authority evidencing the existence of such permit.
- S. Badging Safety and Security (as applicable) - Consultant, invitees, employees, suppliers, and agents must abide by all applicable security regulations of the Authority and the Transportation Security Administration (TSA).

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

At the time the application is made, the Consultant is responsible for payment of the then current fee for fingerprinting and the fee for issuance of an initial security badge for any persons to whom this provision applies. The current fees are \$25 per badge and \$29 per threat assessment. Any badge not returned upon completion of the work contemplated by this solicitation is subject to a \$100 fee.

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

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

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

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

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

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

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

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

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

6) In the event of the Consultant's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Consultant may

be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

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

Item 3 – Construction Manager Coordination and Assistance

- A. Construction Manager - The Authority has retained the following as the Construction Manager at Risk.

DeAngelis Diamond Construction, LLC
2601 Cattlemen Rd, Suite 404
Sarasota, FL 34232

The Consultant shall provide its services in conjunction with the services of a Construction Manager. The Consultant shall not be responsible for actions taken by the Construction Manager.

- B. Coordination - The Consultant shall coordinate its services with those services provided by the Authority and the Construction Manager. The Consultant shall be entitled to rely on the accuracy and completeness of services and information furnished by the Construction Manager. The Consultant shall provide prompt written notice to the Owner if the Consultant becomes aware of any error, omission or inconsistency in such services or information.
- C. Schedule - As soon as practicable after the date of this Agreement, the Consultant shall submit to the authority and the Construction Manager a schedule of the Consultant's services for inclusion in the Construction Manager's Project schedule. The schedule of the Consultant's services shall include milestone dates, anticipated dates when cost estimates or design reviews may occur, and allowances for periods of time required for:
1. the Owner's review,
 2. the Construction Manager's review,
 3. the performance of the Construction Manager's Preconstruction Phase services,
 4. the approval of submissions by authorities having jurisdiction over the Project.
- Schedule is to conform to "Time of Performance" per Item 2.D.
- D. Schedule Relevance - The Consultant shall submit information, participate in

developing and revising the Construction Manager's Project schedule and shall review and approve, or take other appropriate action upon the portion of the Project Schedule as it relates to the Consultant's services.

- E. Direction without Consultant's Approval – the Consultant shall not be responsible for an Authority's directive or substitution, or for the Authority's acceptance of non-conforming work, made without the Consultant's approval.
- F. Governmental and Utilities - The Consultant shall, in coordination with the Construction Manager at the appropriate times, contact the governmental authorities required to approve the Construction Documents and the entities providing Utility services to the Project. The Consultant will respond to applicable design requirements imposed by such governmental authorities and entities to provide utility services.
- G. Filing – The consultant shall assist the Authority and Construction Manager in connection with the Authority's responsibility for the filing documents required for the approval of governmental authorities having jurisdiction over the Project.
- H. Pre-Construction Control Estimate Support – the Consultant shall upon receipt of written request, consider the Construction Manager's requests for substitutions and provide clarification or interpretations pertaining to the Drawings, Specifications and other documents submitted by consultant. All communications relating to substitutions, clarification or interpretations shall include the Authority.
- I. Evaluation of Guaranteed Maximum Price Proposal – the Consultant shall assist the Authority in reviewing the Construction Manager's Guaranteed Maximum Price Proposal and to state any concerns or need for clarification.
- J. Incorporation of Guaranteed Maximum Price Proposal – upon authorization by the Authority, the Consultant shall update the Drawings, Specifications and other documents to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Proposal.

Item 4 – Miscellaneous

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

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

To the Consultant: Gresham Smith
Attn: Matthew Wilson, AIA, Project Manager
302 Knights Run Ave., Suite 900
Tampa, FL 33602

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

- B. Governing Law - This Contract shall be governed by and construed in accordance with Florida law. Venue for any action brought pursuant to this Contract shall be in the Twelfth Judicial Circuit Court, Sarasota County, Florida.
- C. Captions - The captions to the sections, subsections, and paragraphs in this Contract are inserted for convenience only and shall not affect the construction or interpretation of this Contract.
- D. Counterparts and Duplicate Originals - This Contract and all amendments hereto may be executed in several counterparts and each counterpart shall constitute a duplicate original of the same instrument.
- E. Entire Contract - This Contract, together with the attachments hereto, constitutes the entire Contract between the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous Contracts and understandings of the parties in connection herewith. No supplement, modification, or amendment of this Contract or discharge of any of the obligations hereunder, shall be binding unless executed in writing by the parties hereto.
- F. Severability - Any provision hereof prohibited by or unlawful or unenforceable under any applicable law shall be ineffective without affecting any other provision of this Contract. To the full extent, however, that the provisions of such applicable law may be waived, they are hereby waived to the end that this Contract shall be deemed to be a valid and binding agreement in accordance with its terms.
- G. Attorney's Fees - In the event of any action to enforce or construe the provisions of this Contract, the prevailing party in such action (including in any bankruptcy proceeding) shall be awarded costs and reasonable attorney's fees in the defense or prosecution thereof as part of the judgment eventuating in such action.
- H. Immigration Reform and Control Act - Consultant acknowledges, and without exception or stipulation, Consultant shall be fully responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 as located at 8 U.S.C. 1324, et seq. and regulations relating thereto, as either may be amended. Failure by the Consultant to comply with the laws referenced herein shall constitute a breach of the Contract and the Authority shall have the discretion to unilaterally terminate said Contract immediately.
- I. Third Parties - Nothing in this Contract, whether express or implied, is intended to confer any rights or remedies under or by reason of this Contract on any persons other than the parties to it and their respective successors and permitted assigns, nor is anything in this Contract intended to relieve or discharge the obligation or liability of any third persons to any party to this Contract, nor shall any provision give any third person any right of subrogation or action over or against any party to this Contract.
- J. Remedies; Waiver - The rights and remedies set forth herein shall be cumulative and in addition to any other remedies which may be available at law or in equity. The exercise of any remedy by either party shall not be deemed an election of remedies. No waiver of any of the provisions of this Contract shall be deemed, or shall constitute, a waiver of any other provision hereof or right hereunder (whether or not similar), nor shall such waiver constitute a continuing waiver, and no waiver shall be binding unless executed in writing by the party making the waiver.

- K. Indemnity and Hold Harmless Requirements - Consultant shall indemnify and hold harmless the Authority, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant and other persons employed or utilized by the Consultant in the performance of this Contract.
- L. Ownership of Work – At the time of the completion of the work, the Consultant shall deliver to the Authority all final results and proceeds of the services performed under this agreement of any nature whatsoever and in whatever form (paper documents, electronic files, or otherwise) that are created, prepared, produced, authored, edited, or modified in the course of performing the Consultant's services under this agreement, including, without limitation, all tracings, plans, specifications, maps, reports, schematics, renderings, drawings, elevations, sections, and designs (collectively, the "Works"). To the fullest extent under the law, the Consultant acknowledges and agrees that upon payment in full of all of the Consultant's invoices, the Authority is and shall be the sole and exclusive owner of all right, title, and interest throughout the world in and to all final Works, including all confidential, proprietary, intellectual property, and other rights therein. The Authority shall have the unrestricted right (but not any obligation), in its sole and absolute discretion, to use any Work, and no royalty or other consideration shall be due or owing to the Consultant or any individual or entity as a result of such activities; provided that any reuse of a Work other than for the specific purpose intended hereunder will be at Client's sole risk and without liability or legal exposure to the Consultant or its subcontractors. Without limiting the generality of the foregoing, the Consultant specifically agrees that, to the extent permitted by law, each Work consisting of copyrightable subject matter is "work made for hire" as defined in the Copyright Act of 1976 (17 U.S.C. § 101), and such copyrights are therefore owned by the Authority. In the event that, for any reason, all or any portion of any of the Works is not found to be owned by the Authority or otherwise does not constitute, or fails to be, a "work made for hire," the Consultant hereby irrevocably assigns to the Authority, without additional consideration, all right, title, and interest the Consultant may have or acquire in and to such Works throughout the world, including all intellectual property rights therein (including, for the avoidance of doubt, the right to sue, counterclaim, and recover for all past, present, and future infringement, misappropriation, or dilution thereof, and all rights corresponding to the foregoing throughout the world). To the extent any copyrights are assigned under this Section, the Consultant hereby irrevocably waives, to the extent permitted by applicable law, any and all claims it may now or hereafter have in any jurisdiction to all rights of paternity or attribution, integrity, disclosure, and withdrawal and any other rights that may be known as "moral rights" or *droit moral* in relation to all works of authorship to which the assigned copyrights apply. The Consultant will require each of its employees and contractors to execute written agreements containing obligations consistent with the provisions of this Section prior to such employee or contractor providing any services under this agreement. Nothing contained in this Agreement shall be construed to reduce or limit the Authority's right, title, or interest in any Work or any rights therein so as to be less in any respect than the Authority would have had in the absence of this Agreement.
- M. Further Assurances – Each of the parties hereto shall, from time to time at the request of the other party, furnish to the other party such further information or assurances; execute, and deliver such additional documents, instruments, and conveyances; and take such other actions and do such other things, in each case as may be reasonably necessary or desirable to carry out the provisions of this agreement and give effect to the transactions contemplated hereby. This provision will survive termination of this agreement.
- N. This agreement is comprised of the following documents:

1. "CONTRACT FOR DESIGN PHASE SERVICES"
2. General Conditions (RESERVED - currently not used)
3. Supplemental Conditions (RESERVED - currently not used)
4. Exhibit A: "Scope of Services" received on November 11, 2021.
5. Exhibit B: "Terminal Expansion Project Program Brief" October 22, 2021.
6. Exhibit C: "Project Fee Proposal" received on November 11, 2021
7. Exhibit D: "Construction Administration Addendum" (if executed)


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IN WITNESS WHEREOF, this 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.

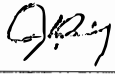
AUTHORITY:

SARASOTA MANATEE AIRPORT AUTHORITY

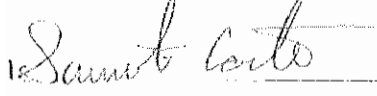
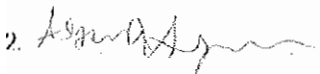
BY: 
Printed Name: _____
Title: Chairman
OR
Title: President, CEO Fredrick J. Piccolo, A.A.E.

CONSULTANT:

GRESHAM SMITH.

BY: 
Printed Name: Allan Cekin, AIA
Title: Market Vice President
Digitally signed by Cekin,
Allan
Date: 2021.12.13
14:08:25 -0500

WITNESSES as to Authority:

1. 
2. 

WITNESSES as to Consultant:

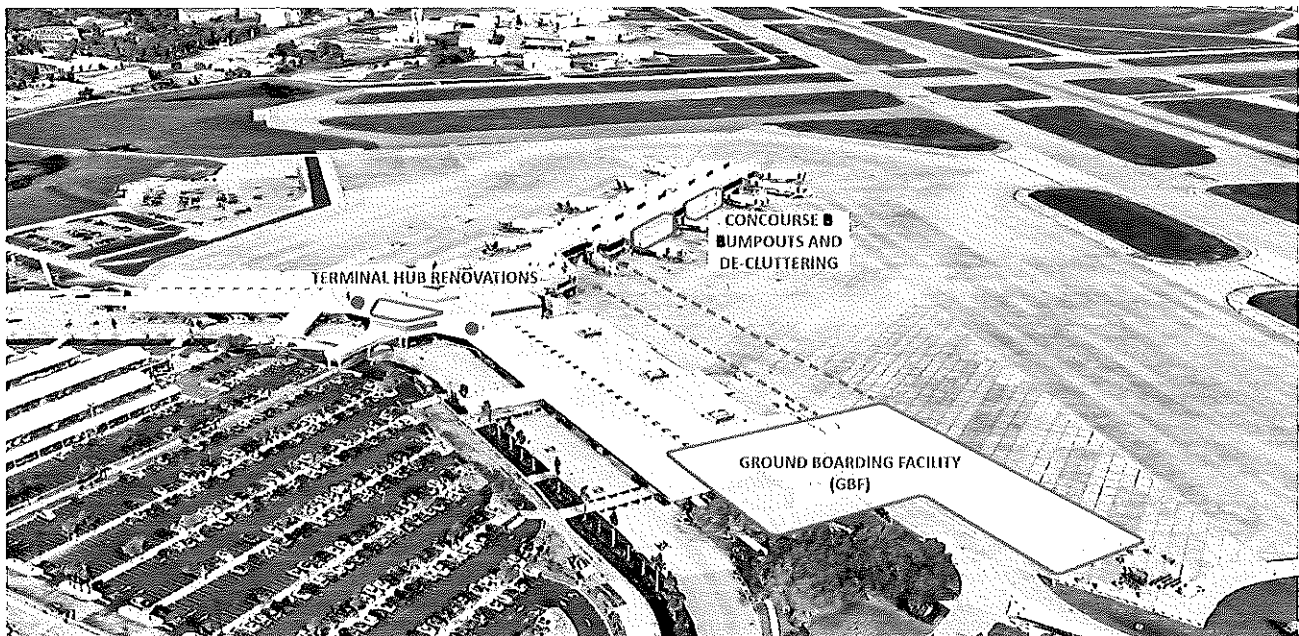
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2. 
Digitally signed by Wilson,
Matthew
Date: 2021.12.13 07:57:37 -0500



**SCOPE OF SERVICES
SRQ TERMINAL CONCOURSE EXPANSION
SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS,
PERMITTING, AND GMP ASSIST**

PROJECT DEFINITION

Phase 1 of the Terminal Concourse Expansion project is broken down into two tasks. Task 2 will include design of a new 5-position Ground Boarding Facility (GBF) and all associated work. Task 3 will include a preliminary de-cluttering/realignment of existing Concourse B holdroom areas, followed by two "bump-out" expansions of the existing Concourse B for additional concessions and holdroom space, and a renovation of the Main Terminal Central Hub, which includes the addition of new escalators and the relocation of the existing SMAA Boardroom. Anticipated design schedule for each Task is forty-two (42) weeks, and will occur simultaneously.



Gemine Ingenuity

302 Knights Run Avenue
Suite 900
Tampa, FL 33602
813.251.6838

GreshamSmith.com

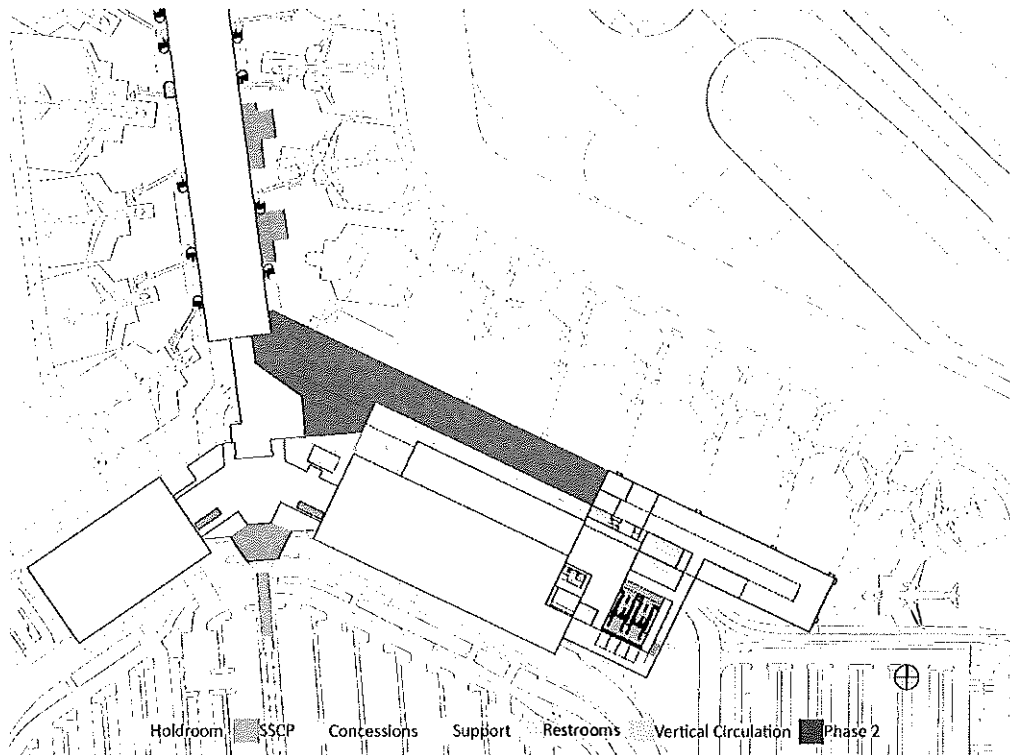
FL Qualifier No. AR0013420
FL Registry No. RY3806



TASK 2: Ground Boarding Facility (Gresham Smith):

New 1-story Ground Boarding Facility (GBF) with five (5) aircraft gate positions connected to the east end of the Ticket Wing of the airport. Facility to include:

- Independent SSCP and associated TSA support spaces
- Expansion of ticket counters and associated ATO space
- Ground boarding holdrooms
- Passenger Amenities –
 - Concessions
 - Restrooms (pre-security and post-security)
- Ground service support spaces
- Vertical circulation core for Phase 2 elevated connector
- Site utility relocation to be coordinated with ongoing in-line baggage screening CBIS and civil airfield/apron improvements to support the Ground Boarding Facility
- MEP/CEP improvements and expansion to support the Ground Boarding Facility and other planned terminal expansion. Phase 1 will include analysis of two options:
 - Option 1: Expansion of existing CEP in its current location to handle full facility load
 - Option 2: New standalone CEP to handle new GBF, but sized to eventually handle full facility load as systems are replaced.
 - Note that scope and fee are based on Option 1 above. If Option 2 is selected, additional design scope and fee is required.

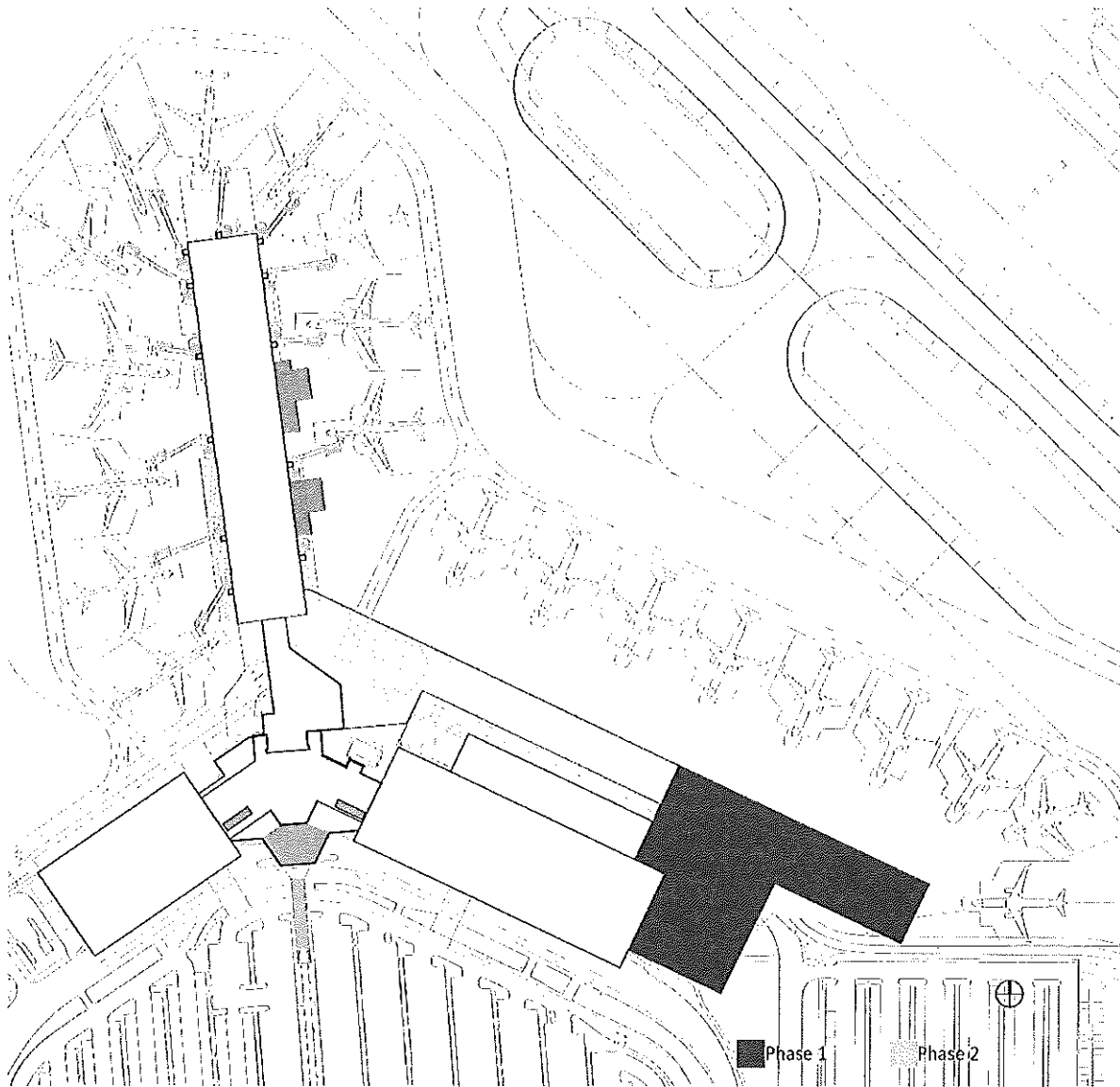




PROJECT DEFINITION

Scope of Services
November 9, 2021

- Design also anticipates:
 - Phase 2 elevated connector and additional gates (Concourse A) that will be designed to 30% SD level only.
 - 2nd level shell space directly above the Ground Boarding Facility holdroom volume for subsequent Phase 2 connection.





TASK 3: Concourse B Decluttering & Expansion and Main Terminal Vertical Circulation Renovation:

Decluttering of existing Concourse B holdroom areas (Gresham Smith):

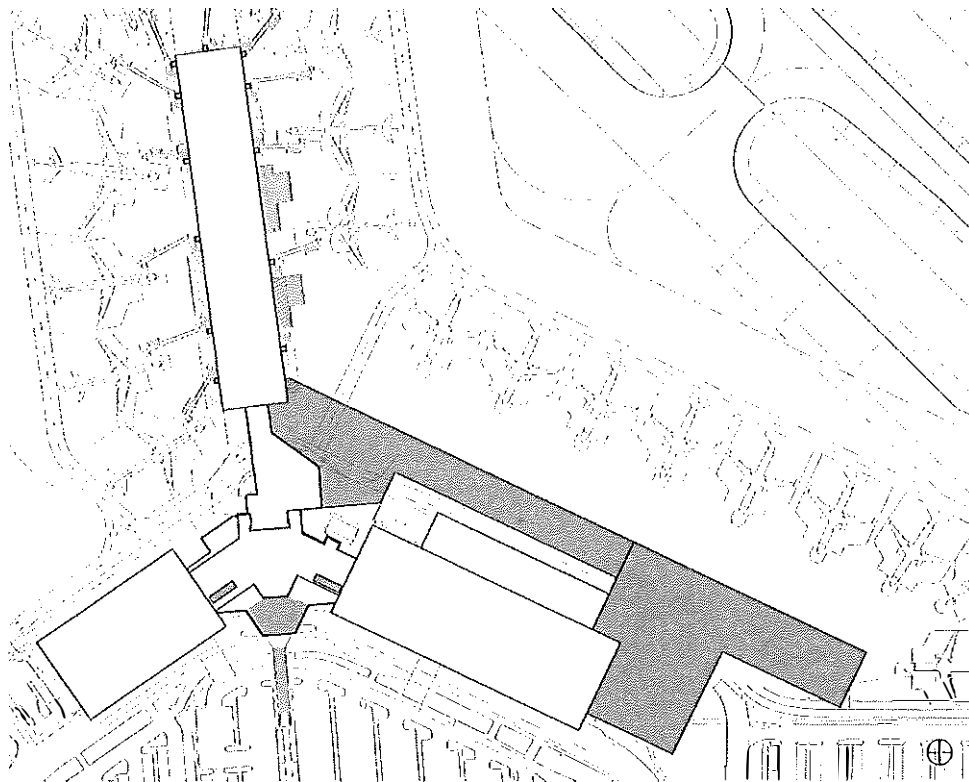
- Analysis of existing holdrooms, concessions, gate counters, and podiums
- Realignment/ modifications to existing gate counters & podiums
- Removal of unnecessary fixtures or furnishings
- Realignment/rearrangement of seating and circulation to improve efficiency
- Additional seating to increase capacity

Expand Concourse B “Bump-out” (MLM-Martin):

- 2- story additions to existing Concourse B footprint
- Includes one additional service elevator for back of house concessions operations
- Create additional concessions area
- Coordinate with decluttering plan to accommodate new concessions areas and holdroom seating

Main Terminal Central Hub (MLM-Martin):

- Add two (2) new escalators (16'-0" Vertical rise), adjacent to the existing escalators at the east and west sides:
 - One (1) up from ticketing to transfer level (east)
 - One (1) down to baggage claim from transfer level (west)
- Replace two (2) existing escalators (16'-0" Vertical rise)
- Renovate second-level concessions area to facilitate the relocation of the Dan McClure Auditorium (SMAA Board Room) from the new GBF expansion to new location





PROJECT SCOPE OF SERVICES – Scope Outline (GRESHAM SMITH – PROJECT MANAGEMENT, ARCHITECTURE, INTERIOR DESIGN)

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 2- GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design
 - a. Project BIM model setup, development, distribution & coordination with consultants
 - b. CMAR budget & schedule coordination
 - c. Drawing development & coordination for Ph. 1 5-Gate GBF
 - d. Conceptual design of Ph. 2 Concourse A to Concourse B Connector (**Phase 2 – scope stops here**)
 - e. Interior space planning development
 - f. Code and Life Safety compliance check
 - g. 3D renderings, drawings, and diagrams
 - h. Client & CMAR review and coordination
2. Design Development
 - a. Coordination of ERP Civil site and Utilities Design for permitting & GMP (Includes MEP/FP sizing & calculations for any underground piping)
 - b. Coordination of ERP Structural Foundation Design for permitting & GMP
 - c. CMAR budget, schedule, phasing, & constructability coordination
 - d. Design Development for all other disciplines to 60% level
 - e. Detail development & building material definition
 - f. Preliminary Technical Specification development
 - g. Code and Life Safety refinement
 - h. Client & CMAR review and coordination
3. Construction Documents for GBF- Work with CM On GMP
 - a. Construction Document completion & coordination
 - b. Completion of GBF design
 - c. Finalize Phasing & Schedule with CMAR
 - d. Finalize Technical Specifications
 - e. Finalize Code & Life Safety
4. Permitting & GMP Assist
 - a. Permit drawing preparation & Plan Review submission
 - b. AHJ Question response meeting(s) & coordination
 - c. CMAR coordination & bidding RFI responses
5. General Project Administration Activities
 - a. Project financial administration
 - b. QA/QC Off-Team reviews
 - c. Contract administration



TASK 3 - MAIN TERMINAL & CONCOURSE B EXPANSION DESIGN, PERMITTING & GMP ASSIST

1. Concourse B Decluttering
 - a. *Analyze existing Concourse layout*
 - b. *Develop efficiency plans – Gate podiums, counters, seating, signage, etc.*
 - c. *Coordinate with Client*
 - d. *Finalize Decluttering documents*
2. Schematic Design
 - a. *Coordinate & assist MLM Martin*
 - b. *QA/QC Review*
3. Design Development:
 - a. *Assistance & coordination of ERP Escalator drawings for permitting & GMP*
 - b. *Coordinate & assist MLM Martin*
 - c. *QA/QC Review*
4. Construction Documents, Permitting, & GMP Assist
 - a. *Coordinate & assist MLM Martin*
 - b. *QA/QC Review*
5. General Project Administration Activities
 - a. *Project design management & coordination*
 - b. *Project financial administration*
 - c. *Project tracking*
 - d. *Contract administration*

**PROJECT SCOPE OF SERVICES – Scope Outline (GRESHAM SMITH – WAYFINDING)**

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 2 – PHASE 1 – GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design
 - a. *Project setup*
 - b. *Field survey to document existing conditions*
 - c. *Codes research*
 - d. *Collect information from SRQ on existing interior signs standards/drawings*
 - e. *Develop preliminary sign and wayfinding plan*
 - f. *Presentation Preparation and Review w/ SRQ*
2. Design Development
 - a. *DD Drawing Development and Coordination*
 - b. *Coordination with other design disciplines*
 - c. *Refine sign and wayfinding plan*
 - d. *Temporary sign phasing plan*
3. Construction Documents
 - a. *Construction Document completion & coordination*
 - b. *Specifications*
 - c. *Temporary sign phasing plan finalization*
4. Permitting
 - a. *Permit drawings*
5. General Project Administration Activities
 - a. *QA/QC Off-Team reviews*

TASK 2 – PHASE 2 - CONNECTION BETWEEN GBF & CONCOURSE B

1. Schematic Design (30% Only)
 - a. *Develop preliminary sign and wayfinding plan*
 - b. *Presentation Preparation and Review w/ SRQ*
 - c. *30% submittal*



PROJECT SCOPE OF SERVICES – Scope Detail (GRESHAM SMITH – ARCHITECTURE, INTERIOR DESIGN & WAYFINDING)

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Schematic Design Documents – Schematic Design will be based on the approved layout/concept from the previous phase of work (Conceptual Programming & Layout). The objective will be to provide design studies and prepare presentation materials for each major component of the building development and to further establish the overall scope of the project by refining the program requirements to allow for preliminary budget confirmation by the Construction Manager for SRQ approval. This phase will begin with the BIM model setup, development, and coordination between disciplines.

1. **Architecture, Interior Design & Wayfinding (GRESHAM SMITH):**
 - a. Building Plans – Shows the relationship of the programmatic space requirements to scale and describe the functional requirements, building support areas, back of house areas, public areas, egress requirements, and relationship to existing terminal.
 - b. Sections and Elevations – Identifies the vertical relationships of the different levels in relation to the existing grades and adjoining existing buildings.
 - c. 3D Conceptual Renderings – Visualization of exterior building elements will be developed.
 - d. Interior Concepts – Interior space planning concepts will be developed.
 - e. Code and life safety information – pre-application meetings with the AHJ
 - f. Note that design is based upon Option 1 for CEP expansion; if Option 2 is selected by SMAA, additional design will be necessary.
 - g. Wayfinding- Major wayfinding elements will be identified and incorporated into documents.
 - i. Field survey of existing conditions to document current sign family and messaging.
 - ii. Identify existing, revised and new customer pedestrian circulation patterns
 - iii. Identify impact of new development on existing signs both within existing terminal.

Task 2 Schematic Design Deliverables include:

- a. Meeting minutes for design meetings
- b. Schematic floor plans
- c. Architectural building sections
- d. Architectural building elevations
- e. Architectural 3-D drawings, diagrams and renderings
- f. Architectural Design Narrative
- g. Wayfinding preliminary sign location plans

Task 3 Schematic Design Deliverables include:

- a. Decluttering documents
- b. QAQC review markup documents
- c. Wayfinding preliminary sign location plans



2. **Scheduling, Phasing & Cost Estimate Reviews:** Work with the selected CM to refine the design and construction schedule and develop construction phasing plans and provide phasing analyses. Review cost estimate prepared by the CM.

Design Development Documents and Early Release Packages (ERP)- The Design Development documents will refine and further develop the design concept and space planning established during the Schematic Design Phase.

1. **Architecture, Interior Design & Wayfinding (GRESHAM SMITH):**
 - a. Coordinate the development of Civil Site & Utilities ERP submission
 - b. Coordinate the development of Structural Foundation ERP submission
 - c. Coordinate the Architecture and Interior design with all Engineering systems, including Civil, Structural, Mechanical / Electrical / Plumbing, Communications/I.T., security /CCTV, systems
 - d. Define building Materials and develop representative construction details and specification for building systems.
 - e. Convey key aspects of the design and building systems in order that SRQ's acceptance of the design can be obtained.
 - f. Note that design is based upon Option 1 for CEP expansion; if Option 2 is selected by SMAA, additional design will be necessary.
 - g. Continue refinement of code and life safety information– attend pre-application meetings with the AHJ
 - h. Preliminary development of Technical Specifications
 - i. Work with the CM to refine the construction schedule and phasing plans.
 - j. Wayfinding- Major wayfinding elements will be identified and incorporated into documents
 - i. Develop requirements for new signs.
 - ii. Develop requirements for revisions to existing signs.
 - iii. Develop requirements for statutory and other room identifications signs.
 - iv. Develop requirements for dynamic signs.
 - v. Prepare butterfly plans of primary wayfinding elements that show how both the new and existing signage will work and flow.

Task 2 Design Development Deliverables include:

- a. Architectural building floor plans
- b. Internal partitions located, drawn and located and dimensioned
- c. All casework and other equipment called out on plans
- d. Color and Finish Selections (Interior and Exterior), provide samples for review and approval by SRQ.
- e. Rooms named and numbered
- f. Locate exterior and interior doors and windows
- g. Locate typical and fire rated partition types
- h. All keyed references: match lines, building sections, enlarged plans, etc. keyed notes
- i. Finish floor elevations noted
- j. Expansion joints indicated
- k. Building cores (stairs, elevators, toilets, shafts, etc) drawn to a larger scale (+/- ¼"), dimensioned and keyed to larger plans. Enlarged floor plans to contain more detailed information e.g. restrooms with plumbing fixtures, toilet partitions and toilet accessories identified.



- l. Plans and elevations of feature areas (public spaces) drawn to a larger scale (+/- 1/4") with all surfaces shown and materials called out and keyed to larger plans
 - m. Demolition plans
 - n. Roof plans
 - o. Architectural reflected ceiling plans for all finished spaces
 - p. Architectural building elevations
 - q. Detailed elevations at a larger scale (+/- 1/4") as necessary to explain intent
 - r. Major keyed references: match lines, buildings sections, wall sections
 - s. Architectural building sections
 - t. Representative enlarged Construction details – plan and section
 - u. Technical specifications - Draft
 - v. Div. 00 & Div. 01 specifications – Draft
- Task 3 Design Development Deliverables include:
- a. QAQC review markup documents
 - b. Wayfinding butterfly plans
2. **Scheduling, Phasing, DD Cost Estimate & GMP Reviews:** Work with the selected CM to refine the design and construction schedule, and further develop construction phasing plans and provide phasing analyses. Review DD cost estimate prepared by the CM. Assist SRQ and CM on GMP preparation and review for the Civil & Foundation ERP's.

Construction Documents: The main objective of the Construction Document Phase will be to prepare documents which include sufficient detail required to construct the project.

1. **Architecture, Interior Design & Wayfinding (GRESHAM SMITH):**
 - a. Coordinate with design team/CM to answer/clarify questions and ensure construction documents are completed and consistent with the criteria established to bid the project. Provide additional information as required to facilitate 'the 'buy-out' of the project following bidding based on CD documents.
 - b. Finalize Design Issues
 - c. Finalize phasing plans and coordinate schedule requirements with CM and SRQ
 - d. Completion of Long Form Technical specifications.
 - e. Completion of floor plans, roof plans and reflected ceiling plans.
 - f. Identification of all wall, partition types and appropriate fire ratings.
 - g. Completion of building sections and elevations.
 - h. Completion of enlarged plans such as restrooms with associated toilet accessory schedules, toilet partition arrangements and enlarged details for vanity units and other design features.
 - i. Enlarged wall sections.
 - j. Completion of large-scale construction details– plan, section and 3-dimensional where required.
 - k. Completion of door, window and louver schedules.
 - l. Millwork elevations and details.
 - m. Custom fabrications required for EVIDS supports, touchscreen displays and other similar systems.
 - n. Staircase details, guard rail details, escalator sections, elevator shaft sections.



- o. Finalize all Color and Finish Selections (Interior and Exterior), provide samples for review and approval by SRQ.
- p. Coordination with building signage and dynamic signage.
- q. Coordination with miscellaneous devices such as fire extinguisher cabinets, customer phones/ emergency call stations.
- r. Complete finish plans and finish schedules.
- s. Note that design is based upon Option 1 for CEP expansion; if Option 2 is selected by SMAA, additional design will be necessary.
- t. Wayfinding- Major wayfinding elements will be identified and incorporated into documents
 - i. Develop temporary signage requirements to allow existing signage and customer circulation patterns to remain in use while new and revised signage is being constructed. Document proposed phasing of temporary signage
 - ii. Coordinate with architecture, interior design, civil, electrical, communications and structural engineers in development of detailed sign drawings.
 - iii. Develop final sign location plans to locate signs to be installed as part of the project. Each sign to be labelled with unique identifier.
 - iv. Develop signage message schedule and or sign face layouts which will identify each sign and the sign type to be used at each location.
 - v. Detailed construction drawings of each sign type, to include fabrication requirements, materials and overall layout of text, symbols, graphics, colors, ADA braille requirements and installation/mounting details.

Task 2 Construction Document Deliverables include:

- a. Final Architectural building floor plans, reflected ceiling plans, roof plans, enlarged plans, sections, elevations, details.
- b. Final Color and Finish Selections (Interior and Exterior)
- c. Final technical specifications
- d. Final Div. 00 & Div. 01 specifications

Task 3 Construction Document Deliverables include:

- a. QAQC review markup documents
- b. Wayfinding final sign location plans
- c. Wayfinding message schedule/sign face layouts
- d. Wayfinding detailed sign drawings

- 2. **Scheduling & Phasing:** Work with the selected CM to refine the design and construction schedule, and further develop construction phasing plans and provide phasing analyses as well as define any early or enabling drawing packages.

Permitting: Prepare drawings for the Plan Review submissions to the AHJ (Authorities having Jurisdiction) and respond to questions and provide supplemental information as required to complete the Plan Review process. Ensure bid documents are updated to reflect additional information provided to the AHJ. Attend meetings as required with the AHJ's to complete the plan review process.



Bidding and GMP Support Services: Coordinate with the CM and respond to questions and requests for information arising from bidding the project:

- a. Provide supplemental drawings, respond to RFI's, issue addenda.
- b. Assist the CM with sub-contractor meetings
- c. Assist in price evaluation meetings

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement.
- c. Design of new interior wayfinding sign standards is excluded from this agreement.

**PROJECT SCOPE OF SERVICES – Scope Outline (MLM-MARTIN -- ARCHITECTURE, INTERIOR DESIGN)**

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 2- GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design- Work with CM on budget & schedule
 - a. *5 Gate GBF schematic design, MLM will assist in an Advisory role and will provide Quality Control Review and comments of documents.*
 - b. *Remaining Conc A layout connection to Conc B- Conceptual design, MLM will assist in an Advisory role and will provide Quality Control*
 - c. *MLM will provide design services design for the proposed TSA Public Security Check Point, Associate TSA spaces serving the check point as well as LEO space.*
 - d. *Coordination with SRQ Ops Security and TSA local and national with implementation of TSA requirements and approval for layout.*
 - e. *MLM will work with GS/Team, Client & CM review and estimate to the extent of the work performed at TSA check point.*
 - f. *Meeting with AHJ to review the proposed project and present code analysis with a list of questions regarding local interpretation and resolution/concurrence.*
 - g. *MLM has provided an allowance of for trips to SRQ. It is anticipated that work will be consolidated to address multiple Task during trips. See attached spread sheet for reimbursable expense.*
2. Design Development for GBF- Work with CM on budget & schedule & constructability
 - a. *5 Gate GBF design development, MLM will provide Quality Control Review and comments of documents.*
 - b. *TSA Check point Architectural Design Development and coordination of Design Development for all other disciplines to 60% level. Coordination with GS for integration of Check point with GBF work.*
 - c. *TSA Check Point Design review with Client & CM review and estimate*
 - d. *MLM has provided an allowance of for trips to SRQ. It is anticipated that work will be consolidated to address multiple Task during trips. See attached spread sheet for reimbursable expense.*
3. Construction Documents for GBF- Work with CM On GMP
 - a. *5 Gate GBF Construction Documents, MLM will provide Quality Control Review and comments of documents.*
 - b. *Construction Documents preparation for TSA Public Security Passenger Check point. Drawings and selected specifications specific to checkpoint elements.*
 - c. *TSA package-Coordination with GS and Team of Construction Documents*
 - d. *Review meetings with SRQ and TSA regarding the check point.*
 - e. *Permitting & GMP documents for all disciplines. MLM will sign and seal specific sheets for TSA Checkpoint for permit*
 - f. *MLM has provided an allowance of far trips to SRQ. It is anticipated that work will be consolidated to address multiple Task during trips. See attached spread sheet for reimbursable expense.*

TASK 3 - MAIN TERMINAL & CONCOURSE B EXPANSION DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design
 - a. *MLM will coordinate TASK- B Concourse Bump Out work with GS TASK-B Concourse B Decluttering package of existing Conc B.- Gate counters, seating, signage, etc.*



- b. *MLM will be the Architect of Record and Coordinate with GS, SRQ and consultant team on Concourse B Bump-outs*
- c. *MLM will be the Architect of Record and Coordinate with GS, SRQ and consultant team on proposed addition of two new escalators and replacement of two existing escalators. We anticipate MLM will present various options and or combinations for consideration by SRQ Operations and Pricing by CM to determine an optimum design solution. The agreed to scheme will then be further developed and submitted as an advanced 50% Design as the Schematic submittal.*
- d. *MLM will be the Architect of Record and Coordinate with GS, SRQ and consultant team on proposed relocation of SRQ Board Room Suite. We anticipate MLM will present various options for consideration by SRQ and Pricing by CM to determine an optimum design solution. It is anticipated that the proposed location is as shown on the GS program and design scope exhibit on the Transfer level, South side at the fulcrum of the Landside terminal.*
- e. *Team, Client & CM review, and coordinate and assist CM with pricing and GMP for Task*
2. Design Development:
 - a. *Concourse B bump out-MLM will provide drawings and assist GS in the review of master specifications and provide specific sections unique to work being performed in our Task Area (my assumption is that we will have a common set of specifications which will include sections prepared and needed by MLM area of work and GS and will require coordination and review by both) and Coordinate with GS, SRQ and consultant team on Concourse B Bump-outs*
 - b. *MLM will Prepare and ERP which will take the advanced 50% to a CD and Coordinate with GS, SRQ and consultant team on proposed addition of two new escalators and replacement of two existing escalators. The CD for this Escalator project will be completed at the DD of Task 3.*
 - c. *MLM will be the Architect of Record and Coordinate with GS, SRQ and consultant team on proposed relocation of SRQ Board Room Suite. MLM will prepare DD documents and review by SRQ and Team.*
 - d. *ERP Escalator signed and sealed drawings and specification for permitting & assist CM with pricing process and final GMP.*
 - e. *MLM will work with GS/Team, SRQ & CM review estimate for Concourse B Bump out and Board Room.*
3. Construction Documents:
 - a. *MLM will prepare Construction Documents for Concourse B Bump-outs*
 - b. *MLM will prepare Construction Documents for Board Room.*
 - c. *MLM Coordinate with SRQ, GS and consultant design teamwork associated with Concourse B Bump Out, and Board Room Relocation*
 - d. *Attend meeting with GS/Team, Client & CM review.*
 - e. *Submit Signed and Seal Documents for both projects to AHJ for permits and follow up responses.*
 - f. *Assist CM with pricing process to obtain GMP for projects.*

**PROJECT SCOPE OF SERVICES – Scope Detail (MLM-MARTIN – ARCHITECTURE, INTERIOR DESIGN)**

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Schematic Design Documents – Schematic Design will be based on the approved layout/concept from the previous phase of work (Conceptual Programming & Layout). The objective will be to provide design studies and prepare presentation materials for each major component of the building development and to further establish the overall scope of the project by refining the program requirements to allow for preliminary budget confirmation by the Construction Manager for SRQ approval. This phase will begin with the BIM model setup, development, and coordination between disciplines.

1. Architecture, Interior Design & Wayfinding (MLM-MARTIN):

- a. Please note that wayfinding will be by GS and MLM will coordinate and show location on Architectural drawings being prepared by MLM.
- b. Please note that GS as Master Architect will control Material Selections for entire project, MLM will coordinate with GS in include information on Documents such as plans, elevations, and schedules to reflect the intent of design.
- c. Building Plans – Shows the relationship of the programmatic space requirements to scale and describe the functional requirements, building support areas, back of house areas, public areas, egress requirements, and relationship to existing terminal.
- d. Sections and Elevations – Identifies the vertical relationships of the different levels in relation to the existing grades and adjoining existing buildings.
- e. Interior Concepts – Interior space planning concepts will be developed.
- f. Existing conditions, Field investigation and demolition concepts plans
- g. Code and life safety information – pre-application meetings with the AHJ
- h. Coordinate with GS -Wayfinding- Major wayfinding elements will be identified and incorporated into documents.
 - i. Identify existing, revised, and new customer circulation patterns both vehicular and pedestrian.
 - ii. Identify impact of new development on existing signs both on roadways and within existing terminal and garage facilities.

Task 2 Schematic Design Deliverables include:

- a. QAQC review markup documents

Task 3 Schematic Design Deliverables include:

- a. Schematic floor plans
- b. Existing/Demo plans
- c. Life Safety Analysis Plan
- d. Architectural building sections
- e. Architectural building elevations
- f. Architectural 3-D drawings, diagrams, and renderings



- g. Architectural Design Narrative
- 2. **Scheduling, Phasing & Cost Estimate Reviews:** Work with the selected CM to refine the design and construction schedule, and develop construction phasing plans and provide phasing analyses. Review cost estimate prepared by the CM.

Design Development Documents and Early Release Packages (ERP)- The Design Development documents will refine and further develop the design concept and space planning established during the Schematic Design Phase.

1. Architecture, Interior Design & Wayfinding (MLM-MARTIN):

- a. MLM will coordinate the Task assignment designs with all Engineering systems, including Civil, Structural, Mechanical / Electrical / Plumbing, Communications/I.T., security /CCTV, systems, and GS.
- b. Define building Materials and develop representative construction details and specification for building systems. MLM will coordinate with GS overall strategies for selected for building Materials for the project.
- c. Convey key aspects of the design and building systems in order that the SRQ's acceptance of the design can be obtained. Coordinate with GS to achieve this goal for work being performed by MLM.
- d. Continue refinement of code and life safety information– attend pre-application meetings with the AHJ and coordinate with GS in this effort for work being performed by MLM.
- e. Conduct follow up field visits required to verify visible existing condition.
- f. Wayfinding- Major wayfinding elements will be identified and incorporated into documents. MLM will coordinate with GS to incorporate Wayfinding developed by GS into MLM work.
 - i. Develop requirements for new signs.
 - ii. Develop designs for new sign type families.
 - iii. Develop requirements for revisions to existing signs.
 - iv. Develop requirements for statutory and other room identifications signs.
 - v. Develop requirements for dynamic signs.

Task 2 Design Development Deliverables include:

- a. QAQC review markup documents

Task 3 Design Development Deliverables include: MLM will adopt GS drawing convention in the preparation of the deliverables.

- a. Architectural building floor plans
- b. Structural grid identified and dimensioned and main structural elements identified. Coordinate with Structural Engineer special consideration for required vertical and horizontal tolerances and requirements for renovated areas at point of intersection between new and proposed.
- c. IT requirements coordination for Communication Room size and locations for project. SRQ, TSA and Tenant.
- d. Electrical room location/size coordination.
- e. MEP coordination for HVAC and Plumbing chases. IE proposed or existing.
- f. Internal partitions located, drawn, and located and dimensioned
- g. All casework and other equipment called out on plans
- h. Color and Finish Selections (Interior and Exterior), provide samples for review and approval by SRQ.



- i. Major mechanical/electrical systems determined, and their requirements reflected and indicated on the plans including louvers, areaways, and utility entrances
 - j. Rooms named and numbered
 - k. Locate exterior and interior doors and windows
 - l. Locate typical and fire rated partition types
 - m. All keyed references: match lines, building sections, enlarged plans, etc. keyed notes
 - n. Finish floor elevations noted
 - o. Expansion joints indicated
 - p. Building cores (stairs, elevators, toilets, shafts, etc.) drawn to a larger scale (+/- 1/4"), dimensioned and keyed to larger plans. Enlarged floor plans to contain more detailed information e.g., restrooms with plumbing fixtures, toilet partitions and toilet accessories identified.
 - q. Plans and elevations of feature areas (public spaces) drawn to a larger scale (+/- 1/4") with all surfaces shown and materials called out and keyed to larger plans
 - r. Demolition plans
 - s. Demising wall types, coordinate location with Demolition plans and temporary way finding.
 - t. Roof plans
 - u. Architectural reflected ceiling plans for all finished spaces
 - v. Architectural building elevations
 - w. Detailed elevations at a larger scale (+/- 1/4") as necessary to explain intent
 - x. Major keyed references: match lines, buildings sections, wall sections
 - y. Architectural building sections
 - z. Representative enlarged Construction details – plan and section
 - aa. Long form technical specifications- Draft MLM will work with GS to develop a base specification where MLM can contribute sections specifically and uniquely required in our Tasks and review common specification generated by GS to include requirements, products and execution required to address work in MLM Tasks.
1. **Scheduling, Phasing, DD Cost Estimate & GMP Reviews:** Work with the selected CM to refine the design and construction schedule, and further develop construction phasing plans and provide phasing analyses. Review DD cost estimate prepared by the CM. Assist SRQ and CM on GMP preparation and review for the Civil & Foundation ERP's.

Construction Documents: The main objective of the Construction Document Phase will be to prepare documents which include sufficient detail required to construct the project.

1. Architecture, Interior Design & Wayfinding (MLM-MARTIN):

- a. Coordinate with design team/GS and CM to answer/clarify questions and ensure construction documents are completed and consistent with the criteria established to bid the project. Provide additional information as required to facilitate 'the 'buy-out' of the project following bidding based on CD documents.
- b. Finalize Design Issues
- c. Finalize phasing plans and coordinate schedule requirements with CM and SRQ
- d. Based on the Life Safety Plan Coordinate with CM for AHJ requirements for interim Life safety drawings required for permit.



- e. Completion of Long Form Technical specifications. Draft MLM will work with GS to develop a base specification where MLM can contribute sections specifically and uniquely required in our Tasks and review common specification generated by GS to include requirements, products and execution required to address work in MLM Tasks.
 - f. Completion of floor plans, roof plans and reflected ceiling plans.
 - g. Identification of all wall, partition types and appropriate fire ratings.
 - h. Completion of building sections and elevations.
 - i. Completion of enlarged plans such as restrooms with associated toilet accessory schedules, toilet partition arrangements and enlarged details for vanity units and other design features.
 - j. Enlarged wall sections.
 - k. Completion of large-scale construction details – plan, section and 3-dimensional where required.
 - l. Completion of door, window, and louver schedules. Coordination with GS and SRQ Locksmith door and door hardware requirements to include in construction documents.
 - m. Millwork elevations and details. Coordinate with GS for uniform implementation in our projects.
 - n. Custom fabrications required for EVIDS supports, touchscreen displays and other similar systems.
 - o. Staircase details, guard rail details, escalator sections, elevator shaft sections.
 - p. Finalize all Color and Finish Selections (Interior and Exterior), provide samples for review and approval by SRQ. Coordinate with GS for uniform implementation in our projects and in finish schedules.
 - q. Coordination with building signage and dynamic signage.
 - r. Coordination with miscellaneous devices such as fire extinguisher cabinets, customer phones/ emergency call stations.
 - s. Complete finish plans and finish schedules. Coordinate with GS for implementation in MLM projects.
- Task 2 Construction Document Deliverables include:
- a. QAQC review markup documents
- Task 3 Construction Document Deliverables Include:
- a. Final Architectural building floor plans, reflected ceiling plans, roof plans, enlarged plans, sections, elevations, details.
 - b. Final Color and Finish Selections (Interior and Exterior).
 - c. Final technical specifications
 - d. Final Div. 00 & Div. 01 specifications
2. **Scheduling & Phasing:** Work with the selected CM to refine the design and construction schedule, and further develop construction phasing plans and provide phasing analyses as well as define any early or enabling drawing packages.

Permitting: Prepare drawings for the Plan Review submissions to the AHJ (Authorities having Jurisdiction) and respond to questions and provide supplemental information as required to complete the Plan Review process. Ensure bid documents are updated to reflect additional information provided to the AHJ. Attend meetings as required with the AHJ's to complete the plan review process.



Bidding and GMP Support Services: Coordinate with the CM and respond to questions and requests for information arising from bidding the project:

- a. Provide supplemental drawings, respond to RFI's, issue addenda.
- b. Assist the CM with sub-contractor meetings
- c. Assist in price evaluation meetings

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement.

**PROJECT SCOPE OF SERVICES – Scope Outline (AECOM -- CIVIL & STRUCTURAL ENGINEERING)**

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 2 – GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Administrative Effort
 - a. Kick-Off Meeting/Pre-Design Meeting
 - b. Project set up activities, files, APIC, others
 - c. Coordination of Disciplines field work
 - d. Detailed Site Inspection to Verify Existing Conditions
 - e. Review and process geotechnical & survey data
 - f. Cost Estimating coordination (at each milestone)
 - g. 60% Submittal - QA/QC and review with GS/CMR
 - h. 90% Submittal - QA/QC and review with GS/CMR
 - i. 100% Submittal - QA/QC and review with GS/CMR
 - j. Plans Preparation (drawing coordination)
 - k. CSPP
 - l. FAA OE-AAA (7460-1) process
 - m. Project Specifications
 - n. Budget support/CMR Meetings
2. Structural Effort
 - a. General Notes
 - b. Wind pressure sheet
 - c. Foundation Plan Terminal
 - d. Floor Plan Terminal
 - e. Roof Plan Terminal
 - f. Concourse A SD Foundation Plan
 - g. Concourse A SD Floor Plan
 - h. Concourse A SD Roof Plan
 - i. GBF Foundation Sections and Details
 - j. GBF Floor Sections and Details
 - k. GBF Roof Sections and Details
 - l. Beam Schedule
 - m. Column Schedule
 - n. Wall Elevations
 - o. Specification
 - p. Blast Mitigation Analysis
 - q. Blast Fence Foundation Design
 - r. SD Review
 - s. DD Review
 - t. CD Review
3. Civil Effort
 - a. Coordination Meetings
 - b. General, Safety, Security Notes



SCOPE OUTLINE

Scope of Services
November 9, 2021

- c. Phasing Drawings*
- d. Utilities-Water Lines Relocation*
- e. Utilities-Sewer Line Relocation and Lift Station*
- f. Utilities-Gas Line Relocation*
- g. Utilities-Stormwater Relocation*
- h. Apron Demo*
- i. Apron Reconstruction*
- j. Gate Planning for Ramp Marking*
- k. Ramp Marking Plan and Details*
- l. Shade Parking Lot Reconfiguration*
- m. Shade Parking Lot Entrance Relocation*
- n. Sidewalk and Pedestrian Canopy Relocation*
- o. Wayfinding Signage Revisions*
- p. Utility Permitting*
- q. Specifications*

**PROJECT SCOPE OF SERVICES – Scope Detail (AECOM – CIVIL & STRUCTURAL ENGINEERING)**

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Schematic Design Documents – Schematic Design will be based on the approved layout/concept from the previous phase of work (Conceptual Programming & Layout). The objective will be to provide design studies and prepare presentation materials for each major component of the building development and to further establish the overall scope of the project by refining the program requirements to allow for preliminary budget confirmation by the Construction Manager for SRQ approval. This phase will begin with the BIM model setup, development, and coordination between disciplines.

1. Civil Site Design (AECOM):

- a. Utilities – water, sanitary sewer, gas, storm sewer. Schematically design the relocation of the utility corridor and meet with the agencies to discuss locations, separations, and design criteria. Document discussions and decisions in a formal file memo.
- b. Apron – based on the building footprint and blast mitigation analysis, develop a site plan indicating aircraft layout, utility corridor, shade parking lot modifications, covered sidewalk relocation, etc. The site plan layout will be shared and meetings held to validate/accept for final design purposes. Aircraft layouts will include preliminary parking positions with preferred aircraft fleet mix. Tug drives and service vehicle lanes will be indicated at proposed locations.
- c. Shade Parking Lot – The entrance to the shade lot will be relocated from the existing west side to the south side of the lot. The parking lot may be reconfigured for better traffic flow and possible impacts based on the blast mitigation analysis recommendations. Modify existing roadway wayfinding signage.
- d. Construction Safety and Phasing Plan – A draft plan will be developed in coordination with SRQ and design team/CM to determine proposed project phasing and related impacts to airport operations.

Task 2 Schematic Design Deliverables include:

- a. Schematic utility corridor drawings showing proposed locations of utilities.
- b. Schematic drawings showing proposed apron, site plan, parking modifications, service lanes and aircraft layout.
- c. Schematic plans showing the shade parking reconfiguration, relocation of the parking lot entrance and the road wayfinding signage.
- d. A first draft of the proposed CSPP and phasing plans.
- e. Meeting minutes and decisions with agencies and utility owners related to design criteria.

2. Structural (AECOM - TASK 2): The major building structural systems will be identified, analyzed, and coordinated with the architectural drawings.

- a. Compilation of Data
 - i. Confirm that all available relevant existing documentation and survey information has been obtained and reviewed.



- b. Foundation Design
 - i. Review completed Geotechnical report.
 - ii. Select the appropriate foundation system for the facility.
 - iii. Advance the structural design of selected foundation system.
 - iv. Preliminary coordination with existing, new, and relocated underground utilities, and jet blast fence requirements to protect auto parking.
- c. Blast Mitigation Analysis
 - i. Select the bomb size and location to perform the analysis.
 - ii. Present the analysis in report format with best practice recommendations to be incorporated into the design.
- d. Structural Framing Design
 - i. Select and advance the structural design of the selected framing systems.
 - ii. Produce preliminary size and reinforcement quantity information for columns, beams, and slabs.
 - iii. Identify possible systems routings.
 - iv. Identify connection points between the existing and new structures.
 - v. Further the electronic documents showing the structural framing layout.
- e. Design Production
 - i. Coordinate structural layout with other disciplines.
 - ii. Start developing details pertaining to the structure.
 - iii. Generate loading plan for all levels and roof including wind pressures for all components.
 - iv. Identify the required specification sections and coordinate the list with other disciplines.

Task 2 Schematic Design Deliverables include:

- a. Record in a memo format the review and findings of the existing documentation and survey information.
- b. Schematic design/drawings of the foundation system for the facility.
- c. Report on the Blast Mitigation including best practices recommendations.
- d. Schematic drawings of the framing layout.
- e. Schematic drawings showing structural details and preliminary load calculations.

Design Development Documents and Early Release Packages (ERP)- The Design Development documents will refine and further develop the design concept and space planning established during the Schematic Design Phase.

1. **Civil Site Design ERP (AECOM):** Continue to develop the design to issue ERP documents for permitting and GMP preparation by the CM. This will include development of the designs started in the previous task, along with the design of erosion control measures and technical specifications for the civil/site portion of the project. The civil/site plans will be updated to reflect the level of design as follows:
 - a. **Utilities:**
 - i. Water – prepare plan and profile drawings for relocation and submit for permitting through Manatee County and FDEP.
 - ii. Sanitary Sewer – prepare plan and profile drawings, sanitary lift station design and details, and



- submit for permitting through Manatee County.
 - iii. Gas – coordinate relocation with People’s Gas and develop design documents and details in accordance with their standards.
 - iv. Storm Sewer – develop plan and profiles of the new and relocated storm sewer system and coordinate connection point to the airfield drainage system.
 - v. Develop demolition plans for the removal or capping and plugging of the underground utilities to be abandoned or removed.
 - b. Apron
 - i. Develop demolition plan of apron based on building footprint and utility relocations.
 - ii. Develop pavement design and joint pattern for tie-in to existing apron.
 - iii. Develop final aircraft parking plan/gate position marking plan including tug drives and service roads.
 - iv. Develop erosion control plans associated with each potential project construction phase.
 - v. Develop technical specifications for each respective facet of work.
 - c. Shade Parking Lot
 - i. Prepare demolition plan for removal of pavement and shade parking lot configurations.
 - ii. Develop design drawings for the relocation of the parking lot entrance and ticketing, and revised traffic circulation if required.
 - iii. Develop marking plans and roadway wayfinding signage revisions.
 - d. Construction Safety and Phasing Plan
 - i. Finalize the CSPP and submit to FAA for comments/approval.
 - ii. Develop 7460-1 Notice of Proposed Construction application for both temporary and permanent structures and submit to FAA for comments/approval.
- Task 2 Design Development Deliverables include:
- a. Develop plan and profile drawings of water, sanitary sewer, gas, and storm sewer, including demolition, relocation layouts and abandoned or removed utilities. Develop details or incorporate details in accordance to utility Owner or County/City standards. Submit for permitting to the appropriate Agency/County.
 - b. Develop apron demolition plans, pavement and joints drawings, final aircraft parking/gate positions drawings, service road geometry, pavement markings, and pavement sections. Drawings will include details, erosion control and utility relocation.
 - c. Develop demolition plans, parking lot reconfiguration, traffic lanes, and entrance relocation. Plans will include marking plans and road wayfinding signage.
 - d. Develop the final CSPP and phasing plan and submit both the CSPP and 7460 form to the FAA via the OE-AAA website.
 - e. Develop preliminary technical specifications, reports, calculations and required documentation for the civil work component.
2. **Structural (AECOM - TASK 2):** The design concepts and framing systems have already been established for the foundations and framing layout.
- a. **Foundation Design ERP**
 - i. Finalize Structural design of selected foundation system.
 - ii. Coordinate foundation layout with all underground utilities and modify foundations as needed.



- iii. Continue to develop the design to issue ERP documents for permitting and GMP preparation by the CM.
- iv. Finalize the foundation design for the jet blast fence to protect auto parking.
- b. Structural Framing Design
 - i. Advance the design of columns, beams, slabs, and lateral resisting elements.
 - ii. Coordinate and advance the details
 - iii. Further the electronic documents showing the structural framing layout.
- c. Design Production
 - i. Coordinate structural framing with other disciplines.
 - ii. Prepare Structural General Notes.
 - iii. Create plan drawings for the following:
 - Foundations
 - Floor and roof framing plans
 - Prepare column and wall schedules.
 - Provide elevations of Lateral resisting elements.
 - Advance the detailing of structural conditions.
 - Generate building sections and elevations as appropriate.
 - Prepare long form technical specifications.

Task 2 Design Development Deliverables include:

- a. Develop and complete foundation drawings and calculations, including blast fence foundation plans.
- b. Develop drawings and documents for the framing design.
- c. Develop drawings for building foundations, columns, walls, structural elevations, details and sections.
- d. Develop preliminary technical specifications, reports, calculations and required documentation for the structural work component.

Construction Documents: The main objective of the Construction Document Phase will be to prepare documents which include sufficient detail required to construct the project.

1. **Civil Site Design (AECOM):** Construction Contract Administration scope for the ERP package will be submitted separately and not included as part of this scope.
 - a. Utilities – incorporate all comments received from permitting agencies and the design team/CM and finalize the designs. Respond to permitting comments.
 - b. Apron – incorporate all comments received from the design team/CM and finalize design.
 - c. Shade Parking Lot – incorporate all comments received from the design team/CM and finalize design.
 - d. Construction Safety and Phasing Plan and 7460-1 Notice of Proposed Construction – respond to comments received from FAA and resubmit as required.

Task 2 Construction Document Deliverables include:

- a. Finalize all utility drawings and plans. Respond to any permitting comments that have not been incorporated.
- b. Finalize all apron drawings and plans. Finalize erosion control and apron utility plans and drawings.
- c. Finalize all shade parking plans and drawings. Finalize marking plans and road wayfinding signage.
- d. Incorporate or incorporate any FAA comments to the CSPP or phasing plan and re-submit if required.
- e. Finalize technical specifications, reports, calculations and required documentation for the civil work component.



2. **Structural (AECOM - TASK 2):** The design concepts and framing systems have already been established for the foundations and framing layout.
 - a. **Foundation Design:** Continue coordination with the design team and the contractor. Construction Contract Administration scope for the ERP package will be submitted separately and not included as part of this scope.
 - b. **Structural Framing Design**
 - i. Finalize the structural design of the primary framing systems, incorporate information from GMP bid process
 - ii. Advance the details for unique conditions, special structures, and connections between new and existing structural members.
 - iii. Develop strengthening details as required for modifications to existing structures
 - iv. Detailed design of all girders, bents, columns, supports bearing details and perimeter panels.
 - v. Details of connections to existing structures
 - vi. Detailed design of station roof framing.
 - vii. Coordination of escalators.
 - viii. Exterior wall support design.

Task 2 Construction Document Deliverables include:

- a. Finalize foundation drawings and calculations, including blast fence foundation plans.
- b. Finalize all drawings and documents for the framing design.
- c. Finalize drawings for building framing foundations, columns, walls, structural elevations, details and sections.
- d. Finalize technical specifications, reports, calculations and required documentation for the structural work component.

Permitting: Prepare drawings for the Plan Review submissions to the AHJ (Authorities having Jurisdiction) and respond to questions and provide supplemental information as required to complete the Plan Review process. Ensure bid documents are updated to reflect additional information provided to the AHJ. Attend meetings as required with the AHJ's to complete the plan review process.

Bidding and GMP Support Services: Coordinate with the CM and respond to questions and requests for information arising from bidding the project:

- a. Provide supplemental drawings, respond to RFI's, issue addenda.
- b. Assist the CM with sub-contractor meetings
- c. Assist in price evaluation meetings

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement.

**PROJECT SCOPE OF SERVICES – Scope Outline (HEES & ASSOCIATES – STRUCTURAL)**

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 3 - CONCOURSE B EXPANSION

1. Schematic Design
 - a. *SD-Structural Design & Drafting (BIM Production)*
 - b. *SD-Quality Control & Review*
2. Design Development for GBF:
 - a. *DD-Structural Design & Drafting (BIM Production)*
 - b. *DD-Quality Control & Review*
3. Construction Documents for GBF- Work with CM On GMP
 - a. *CD-Structural Design & Drafting (BIM Production)*
 - b. *CD-Quality Control & Review*
 - c. *Coordination Meetings*
 - d. *Site Visits*
 - e. *Clerical*

TASK 3 - MAIN TERMINAL HUB ESCALATORS & BOARD ROOM

1. Schematic Design
 - a. *SD-Structural Design & Drafting (BIM Production)*
 - b. *SD-Quality Control & Review*
2. Design Development:
 - a. *DD-Structural Design & Drafting (BIM Production)*
 - b. *DD-Quality Control & Review*
3. Construction Documents for Bumpouts Work with CM On GMP
 - a. *CD-Structural Design & Drafting (BIM Production)*
 - b. *CD-Quality Control & Review*
 - c. *Coordination Meetings*
 - d. *Site Visits*
 - e. *Clerical*

**PROJECT SCOPE OF SERVICES – Scope Detail (HEES & ASSOCIATES -- STRUCTURAL)**

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Schematic Design Documents – Schematic Design will be based on the approved layout/concept from the previous phase of work (Conceptual Programming & Layout). The objective will be to provide design studies and prepare presentation materials for each major component of the building development and to further establish the overall scope of the project by refining the program requirements to allow for preliminary budget confirmation by the Construction Manager for SRQ approval. This phase will begin with the BIM model setup, development, and coordination between disciplines.

1. **Structural (HEES - TASK 3):** The major building structural systems will be identified, analyzed, and coordinated with the architectural drawings and provided as a written structural narrative.
 - a. Compilation of Data
 - i. Confirm that all available relevant existing documentation and survey information has been obtained and reviewed.
 - b. Foundation Design
 - i. Review completed Geotechnical report.
 - ii. Select the appropriate foundation system for the facility.
 - iii. Preliminary coordination with existing, new, and relocated underground utilities.
 - c. Structural Framing Design
 - i. Select and advance the structural design of the selected framing systems.
 - ii. Produce preliminary size and reinforcement quantity information for columns, beams and slabs.
 - iii. Identify connection points between the existing and new structures.
 - d. Design Production
 - e. Generate wind pressures for all components.
 - f. Identify the required specification sections and coordinate the list with other disciplines.

Task 3 Schematic Design Deliverables include:

- a. Written structural narrative on proposed structural elements to be used.

Design Development Documents and Early Release Packages (ERP)- The Design Development documents will refine and further develop the design concept and space planning established during the Schematic Design Phase.

1. **Structural (HEES - TASK 3):** The design concepts and framing systems have already been established for the foundations and framing layout.
 - a. **Foundation Design ERP**
 - i. Advance the structural design of selected foundation system.
 - ii. Coordinate foundation layout with all underground utilities and modify foundations as needed.



- iii. Continue to develop the design to issue ERP documents for permitting and GMP preparation by the CM
- b. Structural Framing Design
 - i. Advance the design of columns, beams, slabs, and lateral resisting elements.
 - ii. Coordinate and advance the details
 - iii. Further the electronic documents showing the structural framing layout.
- c. Design Production
 - i. Coordinate structural framing with other disciplines.
 - ii. Prepare Structural General Notes.
 - iii. Create plan drawings for the following:
 - Foundations
 - Floor and roof framing plans
 - Prepare column and wall schedules if appropriate.
 - Provide elevations of lateral resisting elements if appropriate.
 - Advance the detailing of structural conditions.
 - Generate building sections and elevations as appropriate.
 - Prepare long form technical specifications.

Task 3 Design Development Deliverables include:

- a. Structural plans with major structural element types noted on plans.
- b. Preliminary structural technical specifications.

Construction Documents: The main objective of the Construction Document Phase will be to prepare documents which include sufficient detail required to construct the project.

1. **Structural (HEES - TASK 3):** The design concepts and framing systems have already been established for the foundations and framing layout.
 - a. Foundation Design: Continue coordination with the design team and the contractor. Construction Contract Administration scope for the ERP package will be submitted separately and not included as part of this scope.
 - b. Structural Framing Design
 - i. Finalize the structural design of the primary framing systems, incorporate information from GMP bid process
 - ii. Advance the details for unique conditions, special structures and connections between new and existing structural members.
 - iii. Develop strengthening details as required for modifications to existing structures
 - iv. Detailed design of all girders, bents, columns, supports bearing details and perimeter panels.
 - v. Details of connections to existing structures
 - vi. Detail design of roof framing.
 - vii. Coordination of escalators.
 - viii. Exterior wall support design.

Task 3 Construction Document Deliverables include:

- a. Final structural building floor plans, sections & details.
- b. Final structural technical specifications.



Permitting: Prepare drawings for the Plan Review submissions to the AHJ (Authorities having Jurisdiction) and respond to questions and provide supplemental information as required to complete the Plan Review process. Ensure bid documents are updated to reflect additional information provided to the AHJ. Attend meetings as required with the AHJ's to complete the plan review process.

Bidding and GMP Support Services: Coordinate with the CM and respond to questions and requests for information arising from bidding the project:

- a. Provide supplemental drawings, respond to RFI's, issue addenda.
- b. Assist the CM with sub-contractor meetings
- c. Assist in price evaluation meetings

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement.

**PROJECT SCOPE OF SERVICES – Scope Outline (TLC-- MEP&FP)**

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 2 – GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design – 30% Narrative and Drawings
 - a. Project Management
 - b. Weekly Design Meetings
 - c. Weekly OAC Meetings
 - d. Site Visits
 - e. Calculations
 - f. Narratives to SMAA w/CEP Option #1
 - g. Narratives to SMAA w/CEP Option #2
 - h. Drawing Development
 - i. Specification Development
 - j. Coordination
 - k. Quality Control
 - l. Response to Comments
2. Design Development – 60% Drawings and Specifications
 - a. Project Management
 - b. Weekly Design Meetings
 - c. Weekly OAC Meetings
 - d. Drawing Development
 - e. Specification Development
 - f. Coordination
 - g. Quality Control
 - h. Response to Comments
3. Construction Documents – 100% Drawings and Specifications
 - a. Project Management
 - b. Weekly Design Meetings
 - c. Weekly OAC Meetings
 - d. Drawing Development
 - e. Specification Development
 - f. Coordination
 - g. Quality Control
 - h. Response to Comments
4. Permitting – Signed and Sealed documents.
 - a. Permit Drawing Preparation/Plan Review Submission
 - b. AHJ Question/Response Meetings & Coordination
5. GMP Assist
 - a. CMAR Coordination & Bidding RFI Responses



TASK 3 - MAIN TERMINAL & CONCOURSE B EXPANSION DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design – 30% Narrative and Drawings
 - a. *Project Management*
 - b. *Weekly Design Meetings*
 - c. *Weekly OAC Meetings*
 - d. *Site Visits*
 - e. *Calculations*
 - f. *Narratives to SMAA*
 - g. *Drawing Development*
 - h. *Specification Development*
 - i. *Coordination*
 - j. *Quality Control*
 - k. *Response to Comments*
2. Design Development – 60% Drawings and Specifications
 - a. *Project Management*
 - b. *Weekly Design Meetings*
 - c. *Weekly OAC Meetings*
 - d. *Drawing Development*
 - e. *Specification Development*
 - f. *Coordination*
 - g. *Quality Control*
 - h. *Response to Comments*
3. Construction Documents – 100% Drawings and Specifications
 - a. *Project Management*
 - b. *Weekly Design Meetings*
 - c. *Weekly OAC Meetings*
 - d. *Drawing Development*
 - e. *Specification Development*
 - f. *Coordination*
 - g. *Quality Control*
 - h. *Response to Comments*
4. *Permitting – Signed and Sealed documents.*
 - a. *Permit Drawing Preparation/Plan Review Submission*
 - b. *AHJ Question/Response Meetings & Coordination*
5. *GMP Assist*
 - a. *CMAR Coordination & Bidding RFI Responses*

**PROJECT SCOPE OF SERVICES – Scope Detail (TLC – MEP&FP)**

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Scope items to be determined and defined separately, not included in this fee: Baggage Claim area modifications

Schematic Design Documents – Schematic Design will be based on the approved layout/concept from the previous phase of work (Conceptual Programming & Layout). The objective will be to provide design studies and prepare presentation materials for each major component of the building development and to further establish the overall scope of the project by refining the program requirements to allow for preliminary budget confirmation by the Construction Manager for SRQ approval. This phase will begin with the BIM model setup, development, and coordination between disciplines.

1. MEP&FP Systems (TLC):

- a. Schematic Design shall provide evaluation of one CEP/Electrical Service option to support MEP & FP work for all project components [Ground Boarding Facility; Future Concourse A (to SD level); Concourse B de-clutter and expansion (Bump-outs) and Main Terminal Expansion elements] to include the following:
 - i. Preliminary load calculations
 - ii. Identify scope of work based on existing conditions survey for review and pricing.
 - iii. Concourse B de-clutter: MEP/FP system expansion to support bump outs; 7500 sf, and maintain existing infrastructure for the remainder of the concourse, with a review for specific item replacement; i.e. lighting, power for modified concessions, downstream of AHU HVAC modifications, and miscellaneous plumbing and FP for ceiling modifications. Major MEP/FP infrastructure within the Concourse to remain for existing areas.
 - iv. MEP & FP Systems Design Narrative
 1. Service size verifications and coordination with Utility companies and Civil.
 2. Existing Terminal Building Automation Trending, Electrical Usage Trending.
 3. Existing conditions survey and recommendations for replacement of equipment.
 4. Central Energy Plant and Main Electrical Service Design Option Review – perform a 15% level review of concepts that will include site, capacity, efficiency, cost, and payback:
 5. Option 1 – upgrade the existing CEP and Electrical by expanding the existing location at the Hub.
 6. Option 2 – provide a design narrative with LCCA for a new CEP and Electrical service location sized to serve the GBF, with N+1 redundancy.
 7. Life Cycle Cost Analysis for multiple options – Provide an LCCA to compare Options for decision making of MEP+FP system design and modifications. In order to prepare this analysis, building electrical power usage for cooling and



general electrical services needs to be trended, and a proposed energy model will be used to simulate the usage of the proposed system. Coupled with a cost estimator, the team will run an LCCA based on 30 years, with an acceptable payback of 6 years for options.

- v. Presentations to SRQ for stakeholder review.
 - 1. Identify the Energy Conservation Measures (ECMs) required to meet the 2020 Florida Energy Code.
- vi. Major equipment room allocations determined.
- vii. Coordination Meetings
- viii. Sustainability and Energy Modeling concepts for code compliance
- ix. Riser and Flow Diagrams Development
 - x. Preliminary lighting and power layout
 - xi. Phasing Development for the MEP/FP systems and coordination with the CM
 - xii. Concession Design Criteria Manual – outlining budgeted HVAC, Plumbing, and Electrical loads based on type of concessionaire. Inclusive of proposed routing for grease duct by the concessionaires.
- xiii. Master Plan concept review for approval of schematic design approach.
- xiv. Internal Quality Assurance / Quality Control
- xv. 30% page turn with SRQ, address review comments.

Task 2 Schematic Design Deliverables include:

- a. Design Narrative
- b. Symbol Legends, Abbreviations, Code Compliance
- c. Floor Plans
- d. One-line diagrams
- e. Details
- f. Schedules

Task 3 Schematic Design Deliverables include:

- a. Design Narrative
- b. Symbol Legends, Abbreviations, Code Compliance
- c. Floor Plans
- d. One-line diagrams
- e. Details
- f. Schedules

Design Development Documents and Early Release Packages (ERP)- The Design Development documents will refine and further develop the design concept and space planning established during the Schematic Design Phase.

1. **MEP&FP Systems (TLC):** Perform MEP&FP engineering design services for each project component including the CEP improvements (design is based on Option 1 being selected; if SMAA selects Option 2, additional design will be necessary), Ground Boarding Facility, Concourse B Expansion and Main Terminal Expansion elements. The drawings will show the location of major MEP&FP equipment in mechanical and electrical rooms, system distribution, and preliminary location of end devices such as air distribution, plumbing fixtures, sprinklers, lighting, and receptacles. Specifications will focus on identifying the quality for the scope of work for the major pieces of equipment.



- a. Design development shall provide further refinement of Schematic Design documents, to include the following:
 - i. Coordination Meetings
 - ii. Updated load calculations
 - iii. Prepare long form technical specifications.
 - iv. Sustainability and Energy Modeling refinement for code compliance
 - v. Riser and Flow Diagrams Development
 - vi. Lighting and Power Development
 - vii. Fire protection plans showing scope of work, delegated design level.
 - viii. Phasing Development
 - ix. Controls Diagrams Development, including coordination with Owner on overall controls schemes.
 - x. Additional existing conditions survey work, as required, to support Design Development.
 - xi. Internal Quality Assurance / Quality Control
 - xii. 60% page turn with SRQ, address review comments.

Task 2 Design Development Deliverables include:

- a. Symbol Legends, Abbreviations, Code Compliance
- b. Floor Plans
- c. Enlarged Floor Plans for Mechanical and Electrical Rooms
- d. One-line diagrams
- e. Details
- f. Schedules
- g. Specifications for Divisions 21, 22, 23, 26

Task 3 Design Development Deliverables include:

- a. Symbol Legends, Abbreviations, Code Compliance
- b. Floor Plans
- c. Enlarged Floor Plans for Mechanical and Electrical Rooms
- d. One-line diagrams
- e. Details
- f. Schedules
- g. Specifications for Divisions 21, 22, 23, 26

Construction Documents: The main objective of the Construction Document Phase will be to prepare documents which include sufficient detail required to construct the project.

1. **MEP&FP Systems (TLC):** Perform MEP&FP engineering design services for each project component including the CEP improvements (design is based on Option 1 being selected; if SMAA selects Option 2, additional design will be necessary), Ground Boarding Facility, Concourse B Expansion and Main Terminal Expansion elements. The construction documents will be fully coordinated with respective disciplines within the Revit model in accordance with the BIM execution plan.
 - a. Continuation of the Design Development phase of work
 - b. Owner/Architect Meetings
 - c. Construction Documents shall provide further refinement of Design Development, to include the following:



SCOPE DETAIL

Scope of Services
November 9, 2021

- i. Final load calculations
- ii. Final specification development
- iii. Construction Manager interface
- iv. Coordination Meetings
- v. Sustainability and Energy Modeling completion for code compliance
- vi. Riser and Flow Diagrams completion for MEP&FP
- vii. Lighting and Power completion
- viii. Fire protection plans showing scope of work, delegated design level.
- ix. Phasing Development
- x. Controls Diagrams completion, including coordination with Owner on overall controls schemes.
- xi. Additional existing conditions survey work, as required, to support Construction Documents.
- xii. Internal Quality Assurance / Quality Control
- xiii. 100% page turn with SRQ, address review comments.

Task 2 Construction Document Deliverables include:

- a. Symbol Legends, Abbreviations, Code Compliance
- b. Floor Plans
- c. Enlarged Floor Plans for Mechanical and Electrical Rooms
- d. One-line diagrams
- e. Control Diagrams
- f. Details
- g. Schedules
- h. Specifications for Divisions 21, 22, 23, 26
- i. Code Compliance Energy Model

Task 3 Construction Document Deliverables include:

- a. Symbol Legends, Abbreviations, Code Compliance
- b. Floor Plans
- c. Enlarged Floor Plans for Mechanical and Electrical Rooms
- d. One-line diagrams
- e. Control Diagrams
- f. Details
- g. Schedules for Divisions 21, 22, 23, 26
- h. Specifications

Permitting: Prepare drawings for the Plan Review submissions to the AHJ (Authorities having Jurisdiction) and respond to questions and provide supplemental information as required to complete the Plan Review process. Ensure bid documents are updated to reflect additional information provided to the AHJ. Attend meetings as required with the AHJ's to complete the plan review process.



Bidding and GMP Support Services: Coordinate with the CM and respond to questions and requests for information arising from bidding the project:

- a. Provide supplemental drawings, respond to RFI's, issue addenda.
- b. Assist the CM with sub-contractor meetings
- c. Assist in price evaluation meetings

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement.
- c. CEP evaluation Option 3 narrative with future capacity and space to be a replacement for the entire Terminal and all Concourses in the Master Plan is excluded from this agreement.

**PROJECT SCOPE OF SERVICES – Scope Outline (ARORA – SPECIAL SYSTEMS)**

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 2 – GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design
 - a. *Telecommunications*
 - b. *Audio/Visual*
 - c. *Security*
2. Design Development
 - a. *Telecommunications*
 - b. *Audio/Visual*
 - c. *Security*
3. Construction Documents, Permit, GMP
 - a. *Telecommunications*
 - b. *Audio/Visual*
 - c. *Security*

TASK 3 - MAIN TERMINAL & CONCOURSE B EXPANSION DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design
 - a. *Telecommunications*
 - b. *Audio/Visual*
 - c. *Security*
2. Design Development
 - a. *Telecommunications*
 - b. *Audio/Visual*
 - c. *Security*
3. Construction Documents, Permit, GMP
 - a. *Telecommunications*
 - b. *Audio/Visual*
 - c. *Security*

**PROJECT SCOPE OF SERVICES – Scope Detail (ARORA – SPECIAL SYSTEMS)**

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Schematic Design Documents – Schematic Design will be based on the approved layout/concept from the previous phase of work (Conceptual Programming & Layout). The objective will be to provide design studies and prepare presentation materials for each major component of the building development and to further establish the overall scope of the project by refining the program requirements to allow for preliminary budget confirmation by the Construction Manager for SRQ approval. This phase will begin with the BIM model setup, development, and coordination between disciplines.

1. Special Systems (ARORA)**a. Telecommunications:**

- i. Provide updated analysis of the building systems that require data transmission and how they will impact network performance. Identify transmission media and general routes for redundancy. Identify any individual cabling systems for owner vs. tenant etc...
- ii. Perform a wireless spectrum analysis and provide solution identifying the need for a Wi-Fi and/or Distributed Antenna System. Provide approximate quantities and topology based spectrum analysis findings (Task 2 only).
- iii. Define a network security schema to protect/separate the individual systems behind the IDS/IPS. Identify equipment list for EF/ER/TR's. Include quantities and BOD for equipment cabinets/racks, cable trays and topology (Centralized, Top of Rack, End of Row), and other typical Telecommunication Space requirements (Task 2 only).
- iv. Work with the Electrical Designer to determine equipment loads for UPS and Generator requirements, Grounding and Bonding design and Power Distribution for devices.
- v. Work with the Mechanical Designer to determine heat loads for telecommunication spaces.

b. Security:

- i. Provide CCTV device distribution plan based on asset identification and the owners security plan.
- ii. Provide BOD for CCTV system, identifying critical network equipment. Identify if it will be integrated with an existing system and the requirements for integration. Determine basis for data transmission, camera parameters, and storage requirements. Provide an equipment list for a Command Center or viewing station(s).
- iii. Identify points of vulnerability where electronic access control should be provided. Identify points of integration for camera call ups with CCTV system.
- iv. Identify if ACS is the extension of an existing system. Provide system BOD, including a high-level sequence of operation for each type of access-controlled door.
- v. Provide monitoring points for an intrusion detection system and integration requirements to other on or off premises systems. Identify monitoring and response procedures.



- vi. Work with Telecommunications Designer to identify the network requirements and impacts along with a network security plan for protecting critical systems.
- c. Audio Visual Systems:
 - i. Conduct a formal Needs Analysis to determine the specific activities the end users must perform.
 - ii. Determine the required A/V presentation applications and the supporting tasks and functions to perform these functions. This includes systems such as audio/videoconferencing, public-address, digital signage, Cable TV distribution, etc. and the required level of integration between each system.
 - iii. Define the physical and environmental conditions including size and layout of A/V centers (i.e. conference room, training room, auditorium, etc.) and begin to define the granular A/V task parameters.
- d. Software:
 - i. Develop list of software that is required in specifications for the operation and function of any and all systems above.

Task 2 Schematic Design Deliverables include:

- a. Telecommunications summary BOD taking into account the existing systems assessment.
- b. Telecom backbone cable proposed architecture
- c. Theoretical Wi-Fi Spectrum analysis
- d. ICT space requirements
- e. A/V needs assessment
- f. Identification of all software needs for all systems
- g. Access control and CCTV system architecture diagrams
- h. Proposed access-controlled points
- i. CCTV design criteria

Task 3 Schematic Design Deliverables include:

- a. Telecommunications summary BOD considering the existing systems assessment.
- b. Wi-Fi Spectrum analysis
- c. Proposed network architecture, network expansion requirements, if any
- d. ICT space requirements
- e. A/V needs assessment and BOD
- f. Identification of all software needs for all systems
- g. Access control and CCTV system architecture diagrams
- h. Proposed access-controlled points
- i. CCTV design criteria

Design Development Documents and Early Release Packages (ERP)- The Design Development documents will refine and further develop the design concept and space planning established during the Schematic Design Phase.

1. Special Systems (ARORA)

- a. Telecommunications:
 - i. Layout telecommunications pathways and routing plan. Provide pathway types and sizes, cable quantities and characteristics. Layout end devices. Provide installations details.



- ii. Show telecommunication space equipment and furniture layout. Identify key components including monitoring sensors, raised floor and cable tray systems, and interdisciplinary device coordination.
- iii. Provide network cabinet and wall elevations detailing equipment positions and interconnections (Task 2 only)
- iv. Provide single line and system diagrams, for all intended telecommunications systems.
- v. Provide equipment and installation details, riser diagrams, schedules and set coordination.
- vi. Provide outline division 27 specifications
- b. Security:
 - i. Layout communication and power pathways and routing plan for security devices provide pathway types and sizes, cable quantities and characteristics.
 - ii. Show camera locations, view angles, and installation details for CCTV based on SD report.
 - iii. Show door locations, specific electronic access control devices, and movement sensor device locations based on SD report.
 - iv. Provide sequence of operations for ACS including integration with CCTV and/or existing systems. Include detailed information on normally open or closed characteristics and other parameters.
 - v. Detail security riser diagrams, security rack layouts, and wall elevations. Provide detailed schedules for CCTV and ACS doors outlining all essential installation and configuration parameters.
 - vi. Provide outline division 28 specifications
- c. Audio Visual Systems:
 - i. Speaker, microphone, digital display, amplification, control and distribution equipment layout for conference rooms, auditoriums, lobbies, etc. based on calculations and findings from SD phase.
 - ii. A/V block diagrams for audio, video and control distribution, including system interconnection and integration.
 - iii. Installation details for displays, speakers, etc. including coordination with architectural and structural enclosures.
 - iv. Equipment rack layouts and elevations
 - v. Specifications defining hardware and software parameters, control requirements, and installation details and configurations.
- d. Software:
 - i. Software requirements must be defined in specifications including all workstations required.

Task 2 Design Development Deliverables include:

- a. New and removal work drawings including
 - i. Devices to be removed
 - ii. Backbone pathways
 - iii. Proposed device locations all systems
- b. Telecommunications rooms preliminary layouts and elevations
- c. Preliminary rack and cabinet elevations
- d. Systems diagrams



- e. Specifications

Task 3 Design Development Deliverables include:

- a. New and removal work drawings including
 - i. Devices to be removed
 - ii. Proposed device locations all systems
- b. Telecommunications rooms preliminary layouts and elevations
- c. Preliminary rack and cabinet elevations
- d. Systems diagrams
- e. Specifications

Construction Documents: The main objective of the Construction Document Phase will be to prepare documents which include sufficient detail required to construct the project.

1. Special Systems (ARORA):

- a. Telecommunications, Security, Audio Visual Systems:
 - i. Refine all plan work, details, diagrams, and schedules based on DD and review set comments and final design coordination.
 - ii. Perform final interdisciplinary review.
 - iii. Finalize specifications to include detailed product lists, installation procedures and close out process.
 - iv. Finalize software specifications including set up and testing requirements, demonstration, O&M and training requirements.

Task 2 Construction Document Deliverables include:

- a. New and removal work drawings including
 - i. Devices to be removed
 - ii. Finalized Backbone pathways and cable trays
 - iii. Proposed device locations all systems including appropriate details references and tags
- b. Details
- c. Schedules
- d. Telecommunications Rooms Layouts and elevations including MEP/FP equipment, coordinated.
- e. Rack and Cabinet Elevations
- f. Patch Panel Schedules
- g. Telecommunications rooms preliminary layouts
- h. Systems diagrams, Complete
- i. Specifications

Task 3 Construction Document Deliverables include:

- a. New and removal work drawings including
 - i. Devices to be removed
 - ii. Proposed device locations all systems including appropriate details references and tags
- b. Details
- c. Schedules
- d. Telecommunications Rooms Layouts and elevations including MEP/FP equipment, coordinated.
- e. Rack and Cabinet Elevations



- f. Patch Panel Schedules
- g. Telecommunications rooms preliminary layouts
- h. Systems diagrams, Complete
- i. Specifications

Permitting: Prepare drawings for the Plan Review submissions to the AHJ (Authorities having Jurisdiction) and respond to questions and provide supplemental information as required to complete the Plan Review process. Ensure bid documents are updated to reflect additional information provided to the AHJ. Attend meetings as required with the AHJ's to complete the plan review process.

Bidding and GMP Support Services: Coordinate with the CM and respond to questions and requests for information arising from bidding the project:

- d. Provide supplemental drawings, respond to RFI's, issue addenda.
- e. Assist the CM with sub-contractor meetings
- f. Assist in price evaluation meetings

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement.



PROJECT SCOPE OF SERVICES – Scope Outline (JSVI – BAGGAGE HANDLING)

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

TASK 2- GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Schematic Design Phase - Equipment Requirement Assessment - Inbound
 - a. *Site Observation – 1 trip – 2 days – 2 people*
 - b. *Incoming Baggage Model Creation*
 - c. *Issue Analysis Report*

**PROJECT SCOPE OF SERVICES – Scope Detail (JSM – BAGGAGE HANDLING)**

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Schematic Design Phase –The objective will be to provide an analysis of the existing inbound baggage handling system against increased inbound baggage volumes resulting from the project with recommendations for potential new equipment requirements.

1. Baggage Handling System (JSM)

- a. Perform site observation to understand current airline operation and existing inbound equipment utilization
- b. Construct a design model based on observations and airport/airline-provided data
- c. Produce a report that presents the analysis and the resultant recommendations

Task 2 Schematic Design Deliverables include:

- a. BHS Inbound Equipment Requirement Assessment Report

Schematic Design Documents – Not applicable to JSM under base scope. Design of inbound baggage systems can be offered as an additional service as analysis recommends.

Design Development Documents – Not applicable to JSM under base scope. Design of inbound baggage systems can be offered as an additional service as analysis recommends.

Construction Documents – Not applicable to JSM under base scope. Design of inbound baggage systems can be offered as an additional service as analysis recommends.

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement
- c. Schematic Design, Design Development and Construction Document services for outbound baggage systems.

**PROJECT SCOPE OF SERVICES – Scope Outline (CMC - ENVELOPE)**

This Scope Outline lists tasks and individual Elements of Work the consultant will undertake to achieve the overall project design and are listed in the fee spreadsheet. The Level of Service, definition of tasks, list of deliverables, and excluded services are more fully defined in the Scope Detail that follows.

PRE-DESIGN SERVICES

1. Envelope/Water Intrusion Consultant (CMC) will conduct a 1 full-day site visit to review existing conditions and related considerations for new building envelope penetrations (e.g., wall fenestrations, etc.) and related requirements for tie-in junctures between new/renovation and existing construction.
2. Envelope/Water Intrusion Consultant (CMC) will provide an electronic (PDF) summary report outlining field investigation findings and related recommendations pertaining to building envelope waterproofing.
3. Participate in virtual meeting with GS to review Envelope/Water Intrusion (CMC) summary report of field investigation and related recommendations.

TASK 2- GROUND BOARDING FACILITY (GBF) DESIGN, PERMITTING & GMP ASSIST

1. Design Development
 - a. 100% Design Development Internal CMC Review
 - b. 100% Design Development 1-Day Workshop with AOR (GS)
2. Construction Documents for GBF
 - a. 60% Construction Documents Internal CMC Review
 - b. 60% Construction Documents 1-Day Workshop with AOR (GS)
 - c. 90% Construction Documents Review
 - d. 90% Construction Documents Review Follow Up Meeting with AOR (GS)

TASK 3 - MAIN TERMINAL & CONCOURSE B EXPANSION DESIGN, PERMITTING & GMP ASSIST

1. Design Development
 - a. 100% Design Development Internal CMC Review
 - b. 100% Design Development 1-Day Workshop with AOR (MLM)
2. Construction Documents for GBF
 - a. 60% Construction Documents Internal CMC Review
 - b. 60% Construction Documents 1-Day Workshop with AOR (MLM)
 - c. 90% Construction Documents Review
 - d. 90% Construction Documents Review Follow Up Meeting with AOR (MLM)

**PROJECT SCOPE OF SERVICES – Scope Detail (CMC - ENVELOPE)**

These Scope Details define the level of service and the processes involved, and describe the characteristics of the deliverables the consultant will produce while engaging in the tasks and Elements of Work listed in the Scope Outline above.

Pre-Design Services – Envelope/Water Intrusion Consultant (CMC) to perform existing conditions survey to review existing building envelope conditions and related considerations for new building envelope penetrations (e.g., wall fenestrations, etc.) and requirements for tie-in junctures between new/renovation and existing construction.

1. **Existing Envelope Survey (CMC):** Envelope/ Water Intrusion Consultant (CMC) will perform the following tasks to complete the survey described above.
 - a. **Site Visit:** One (1) full-day site visit with Gresham Smith to walk the affected existing site conditions, photograph and otherwise document existing conditions and potential existing issues/concerns. Produce site visit report for Gresham Smith and the Authority for review
 - b. **Site Visit Report Review:** Virtual meeting with Gresham Smith and Authority to review site visit report.

Pre-Design Services Deliverables include:

- a. Electronic (PDF) site visit report.

Design Development Documents and **Early Release Packages (ERP)**- The Design Development documents will refine and further develop the design concept and space planning established during the Schematic Design Phase.

1. **Building Envelope Review (CMC):** Envelope/Water Intrusion Consultant (CMC) to perform the following building envelope review services/tasks for each of the following project components at the completion of 100% Design Development with deliverables in the form of narrative commentary (PDF) for applicable technical specifications and “redline” comments on the drawings.: Ground Boarding Facility (GBF), Concourse B Expansion (Bump-outs), Main terminal Hub—escalator work (pit waterproofing).
 - a. One (1) review of final DD Documents for each of the above project components.
 - i. Include summary of review comments and recommendations to guide workshop activity.
 - b. One (1) 1-day workshop to review comments and recommendations as well as additional design concerns/considerations

Task 2 Design Development Deliverables include (to Gresham Smith only):

- a. Electronic (PDF) “redline” markups on drawings for workshop
- b. Narrative commentary of applicable specification sections for workshop

Task 3 Design Development Deliverables include (to MLM Martin only):

- a. Electronic (PDF) “redline” markups on drawings for workshop
- b. Narrative commentary of applicable specification sections for workshop



Construction Documents: The main objective of the Construction Document Phase will be to prepare documents which include sufficient detail required to construct the project.

1. **Building Envelope Review (CMC):** Envelope/Water Intrusion Consultant (CMC) to perform the following building envelope review services/tasks for each of the following project components during the 60% and 90% construction document phases with deliverables in the form of narrative (PDF) commentary for applicable technical specifications and “redline” comments on the drawings: Ground Boarding Facility (GBF), Concourse B Expansion (Bump-outs), Main terminal Hub—escalator work (pit waterproofing).
 - a. One (1) review of interim (60%) CD documents for each of the above project components.
 - i. Include summary of review comments and recommendations to guide workshop activity.
 - b. One (1) 1-day workshop with AOR to review comments and recommendations as well as additional design concerns/considerations.
 - c. One (1) review of final CD documents for each of the above project components
 - i. Include summary of review comments and recommendations for follow-up meeting.
 - d. One (1) follow-up meeting/work-session with AOR to discuss final comments and recommendations.

Task 2 60% Construction Document Deliverables include (to Gresham Smith only):

- a. Electronic (PDF) “redline” markups on drawings for workshop
- b. Narrative commentary of applicable specification sections for workshop

Task 2 90% Construction Document Deliverables include:

- a. Electronic (PDF) “redline” markups on drawings
- b. Narrative commentary of applicable specification sections

Task 3 60% Construction Document Deliverables include (to MLM Martin only):

- a. Electronic (PDF) “redline” markups on drawings for workshop
- b. Narrative commentary of applicable specification sections for workshop

Task 3 90% Construction Document Deliverables include:

- a. Electronic (PDF) “redline” markups on drawings
- b. Narrative commentary of applicable specification sections

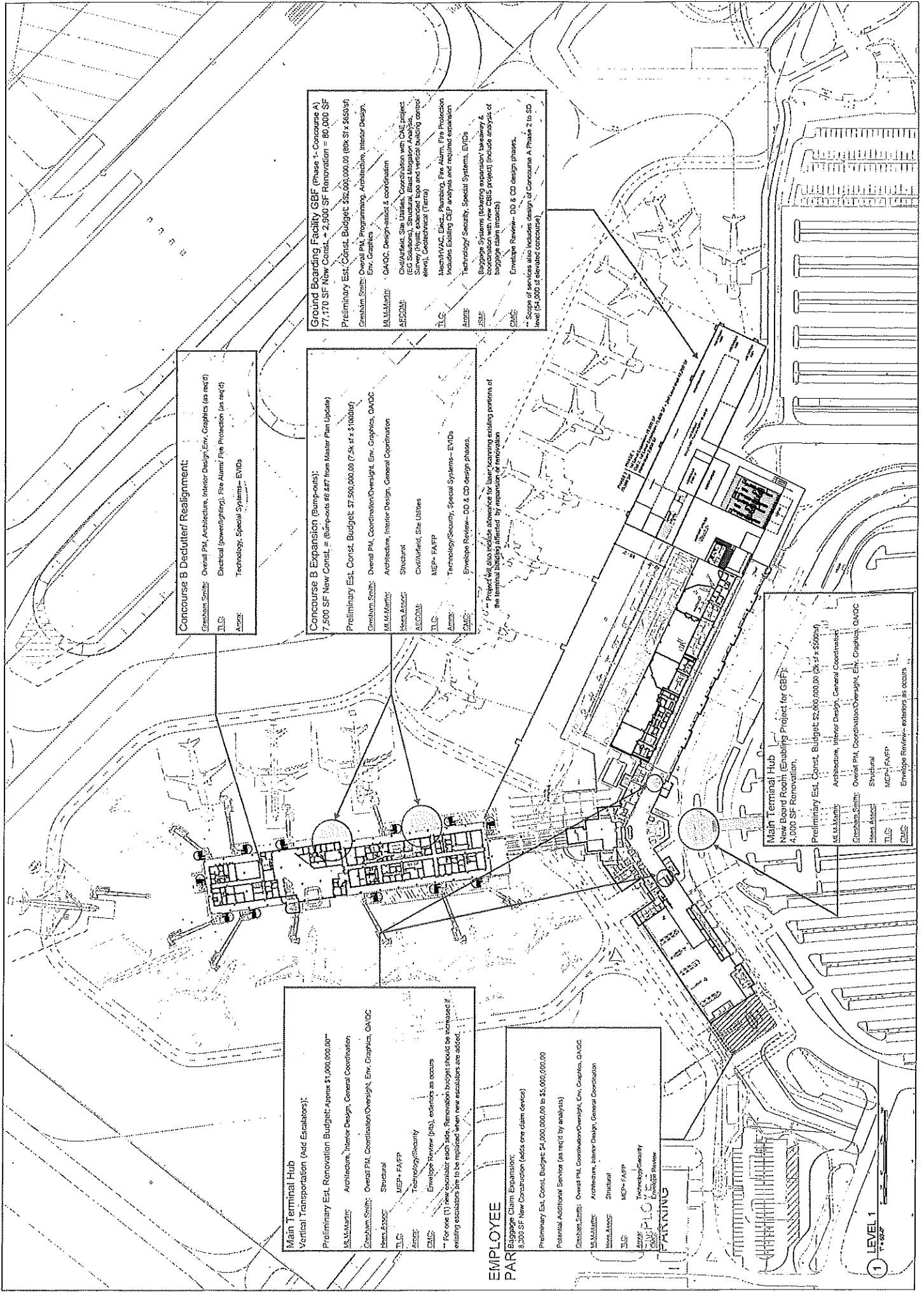
Bidding and GMP Support Services: Coordinate with the CM and respond to questions and requests for information arising from bidding the project:

- a. Provide supplemental drawings, respond to RFI's, issue addenda.
- b. Assist the CM with sub-contractor meetings
- c. Assist in price evaluation meetings

Excluded Requirements

- a. All Construction Administration is excluded from this agreement and will be determined and added later in conjunction with the approved construction schedule and phasing plan.
- b. Any hazardous materials surveying is excluded from this agreement.

End Scope of Services



Concourse B Ductwork Realignment:

Contractor/Scope: Overall PM, Architecture, Interior Design, Env. Graphics (as req'd)
 T.L.C.: Electrical (power/lighting), Fire Alarm, Fire Protection (as req'd)
 A/E/C/MS: Technology, Special Systems, EVIDS

Concourse B Expansion (Bump-outs):

7,500 SF New Const. = (bump-outs #8, #9, #10 from Master Plan Update)
 Preliminary Est. Const. Budget: \$7,500,000.00 (7.5k sf x \$1,000/sf)

Contractor/Scope: Overall PM, Coordination/ Oversight, Env. Graphics, O&M/C
 M.A./M.A./M: Architecture, Interior Design, General Coordination
 M.A./M.A./M: Structural
 M.A./M.A./M: Civil/Airfield, Site Utilities
 A/E/C/MS: MEP-FA/FP
 T.L.C.: Technology/Security, Special Systems-EVIDS
 A/E/C/MS: Envelope Review- DD & CD design phases.

*** Project will also include allowance for laser scanning existing portions of the terminal building affected by expansion/renovation

Ground Boarding Facility GBF (Phase 1- Concourse A)

77,170 SF New Const. + 2,900 SF Renovation = 80,000 SF
 Preliminary Est. Const. Budget: \$32,000,000.00 (80k SF x \$400/sf)

Contractor/Scope: Overall PM, Programming, Architecture, Interior Design, Env. Graphics
 M.A./M.A./M: O&M/C, Design-assist & coordination
 M.A./M.A./M: Civil/Airfield, Site Utilities, Coordination with O&M subject (EG Solutions), Structural, Blast Mitigation Analysis, Survey (Hydro: extended topo and vertical building control elevs), Geotechnical (Terra)
 T.L.C.: Mech/EVAC, Elect., Plumbing, Fire Alarm, Fire Protection
 A/E/C/MS: Includes Existing CEP analysis and required expansion
 Technology/Security, Special Systems, EVIDS
 Envelope Review- DD & CD design phases
 Baggage Systems (existing expansion) baggage & coordination with new CBS project (includes analysis of baggage claim inlets)
 Envelope Review- DD & CD design phases
 *** Scope of services also includes design of Concourse A Phase 2 to SD level (54,000 SF elevated concourse)

**Main Terminal Hub
 New Board Room (Enabling Project for GBF):**

4,000 SF Renovation.

Preliminary Est. Const. Budget: \$2,000,000.00 (2k sf x \$500/sf)

M.A./M.A./M: Architecture, Interior Design, General Coordination
 Contractor/Scope: Overall PM, Coordination/ Oversight, Env. Graphics, O&M/C
 M.A./M.A./M: Structural
 T.L.C.: MEP-FA/FP
 A/E/C/MS: Envelope Review- exterior as occurs

**Main Terminal Hub
 Vertical Transportation (Add Escalators):**

Preliminary Est. Renovation Budget: Approx \$1,000,000.00**

M.A./M.A./M: Architecture, Interior Design, General Coordination
 Contractor/Scope: Overall PM, Coordination/ Oversight, Env. Graphics, O&M/C
 M.A./M.A./M: Structural
 T.L.C.: MEP-FA/FP
 A/E/C/MS: Technology/Security
 Envelope Review (ext), exterior as occurs
 *** For one (1) new escalator, each side, Renovation budget should be increased if existing escalators are to be replaced when new escalators are added.

**EMPLOYEE
 PARKING CLAIM EXPANSION:**

8,300 SF New Construction (adds one claim device)

Preliminary Est. Const. Budget: \$4,000,000.00 to \$5,000,000.00
 Potential Additional Service (as req'd by analysis)

Contractor/Scope: Overall PM, Coordination/ Oversight, Env. Graphics, O&M/C
 M.A./M.A./M: Architecture, Interior Design, General Coordination
 M.A./M.A./M: Structural
 T.L.C.: MEP-FA/FP
 A/E/C/MS: Technology/Security
 Envelope Review

Project Fee Proposal
Sarasota Bradenton International Airport
SRQ TERMINAL CONCOURSE EXPANSION PROJECT
SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, PERMITTING, AND GMP ASSIST BASIC SERVICES
November 11, 2021

Task		DBE PARTICIPATION	Total
Basic Services			
1	GS - Project Management, Planning, Architecture, Interiors		\$ 1,569,692.88
2	GS - Wayfinding		\$ 125,006.34
3	MLM MARTIN - Architecture, Interiors	DBE	\$ 797,583.12
4	AECOM - Structural & Civil		\$ 597,155.00
5	HEES - Structural		\$ 99,950.00
6	TLC - MEP & FP		\$ 868,480.00
7	ARORA- Special Systems (Security, CCTV, Communications)	DBE	\$ 281,800.00
8	JSM - Baggage Handling System		\$ 24,454.23
9	CMC- Envelope Consultation	DBE	\$ 64,840.00
Basic Services Sub Total			\$ 4,428,961.57
Conceptual Programming & Layout Services			
Programming services under SMAA Letter of Agreement-CEO Signing Authority (Task 1-- completed)			\$ 80,000.00
Basic & Additional Services Total Fees			\$ 4,508,961.57
Reimbursable Expenses			
1	Travel Expenses, Repographic Services & Other Expenses		\$ 33,972.20
Reimbursable Expenses Sub Total			\$ 33,972.20
Overall Fees and Reimbursable Expenses			\$ 4,542,933.77
(Overall Project DBE Participation Goal = 8.9%)			Overall DBE Participation 25.38%

EXHIBIT C

Project Fee Proposal - (M.M. Martin Architects, Inc.)														
SRO TERMINAL CONCOURSE EXPANSION PROJECT														
SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, PERMITTING, AND GMP for Task 2 GBF ASSIST, QC, & TSA check point and Task 3 Concourse B Bump Out, Escalator Expansion & Board Room														
11/11/2021														
SD, DD, CD, Permitting, GMP Assist	Principal	Sr. Project Manager	Project Architect	Specification Writer	Sr. Interior Designer	Revit/I	Architectural Designer	Document Control	Clerical II	Clerical I	Fill in sta/Title	Fill in sta/Title	Fill in sta/Title	Total
1a. Coordinate with GS Concourse B Decluttering package, counter, seating, signage, Etc.	4	16	16			8				4				48
1b. MLM is Architect of record and will coordinate with GS, SRQ and Consultant Team and prepare SD documents for Concourse B Bump-out.	36	84	80			154	32			12				398
1c. MLM is Architect of Record and coordinate with GS/Team and SRQ. Prepare option for Escalator Expansion. Developed to 50% Design and submitted in this phase	29	107	116	8		244	144			16				664
1d. MLM is Architect of Record and will coordinate with GS/Team and SRQ. Prepare options for consideration by SRQ and pricing by CM. Documents for relocation of Board Room Suite.		33	28			72	24			3				160
1e. Team Client & CM project review. MLM will assist CM with Pricing and GMP for Task.	8	32	16							8				64
2 Design Development														0
2a. Concourse B Bump out. MLM will prepare drawings and assist GS review and specific master specifications Sections and coordinate with GS/Team and SRQ.	26	140	46	20		244	212			12				708
2b. MLM will prepare Escalator Expansion Project ERP and coordinate with GS/Team and SRQ.	32	118	84	28		228	244			24				758
2c. MLM is Architect of Record for Board Room and coordinate with GS/Team and SRQ. Prepare DD documents for review by SRQ.		40	18	8		64	44			8				182
2d. ERP Escalator Signed and sealed drawings and specifications for permitting & CM pricing process and assist with final GMP	14	26	6			20								66
2e. MLM will work with GS/Team, SRQ & CM review estimates for Concourse B Bump out and Board Room	2	24												26
3 Construction Documents														0
3a. MLM will prepare Construction Documents for Concourse B Bump outs	18	68	57	28		390	308			16				915
3b. MLM will prepare Construction Documents for Board Room		32	16	14		80	56			8				206
3c. MLM Coordinate with SRQ, GS and consultant design team work associated with Bump out and Board Room Relocation.	8	48	32											88
3d. Attend meeting with GS/Team, Client & CM review	8	16												24
3e. Submit Signed and Seal Documents for both projects to AHJ for permits and follow up with responses	6	22	6			16								50
3f. Assist CM with pricing process to obtain GMP for projects	16	32				4								52
Subtotal Hours	207.00	838.00	551.00	186.00	-	1,524.00	1,864.00	-	-	111.00	-	-	-	4401
Billing Rate	\$ 216.19	\$ 201.40	\$ 127.16	\$ 100.90	\$ 134.01	\$ 94.78	\$ 127.71	\$ 127.30	\$ 98.24	\$ 64.21	-	-	-	-
TASK 3 Concourse B Expansion Subtotal Direct Labor	\$ 44,751.33	\$ 168,773.20	\$ 70,065.16	\$ 10,695.40	\$ -	\$ 144,444.72	\$ 135,883.44	\$ -	\$ -	\$ 7,127.31	\$ -	\$ -	\$ -	\$ 81,740.56
Grand Total Hours	383.00	1,188.00	788.00	148.00	-	1,862.00	1,348.00	-	-	183.00	-	-	-	5900
Billing Rate	\$ 216.19	\$ 201.40	\$ 127.16	\$ 100.90	\$ 134.01	\$ 94.78	\$ 127.71	\$ 127.30	\$ 98.24	\$ 64.21	-	-	-	-
Grand Total Direct Labor	\$ 82,800.77	\$ 239,263.20	\$ 100,202.08	\$ 14,933.20	\$ -	\$ 176,480.36	\$ 172,351.08	\$ -	\$ -	\$ 11,750.43	\$ -	\$ -	\$ -	\$ 227,983.12
TASK 3 Concourse B Expansion - Escalator Expansion - Relocation of Board Room													TOTAL FEE	\$ 81,740.56

Project Fee Proposal - (MAM Martin Architects, Inc.)														
SRQ TERMINAL CONCOURSE EXPANSION PROJECT														
SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, PERMITTING, AND GMP for Task 2, GPF ASSIST, QC, & TSA check point and Task 3, Concurrence B, Bump Out, Escalator Expansion & Board Room														
11/1/2021														
SD, DD, CD, Permitting, GMP Assist	Principal	Sr. Project Manager	Project Architect	Specification Writer	Sr. Interior Designer	Revit II	Architectural Designer	Document Control	Clerical II	Clerical I	Fill in staff title	Fill in staff title	Fill in staff title	Total
TOTAL FEE \$													777,683.12	

Project Fee Proposal - Hess & Associates											
SRQ Terminal Construction Expansion Project											
SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, PERMITTING, AND O&M ASSIST SERVICES											
11/1/2021											
NO.	Task Description	Staff Engineer	Senior Designer	Engineering Manager	Managing Principal	Office Administrator	Fill in staff title	Fill in staff title	Fill in staff title	Fill in staff title	Total
I	Task 1 - Conceptual Programming and Layout										0
1	Not included in Scope & Associates Scope of Services										
II	Task 2 - Concept B Expansion										116
1a	SD-Structural Design & Drafting (RBM production)	56	60	15	5						20
1b	DD-Structural Design & Drafting (RBM production)	96	60	15	5						156
1c	CD-Structural Design & Drafting (RBM production)	236	80	20	8						316
1d	CO-Structural Design & Drafting (RBM production)										28
1e	CO-Quality Control & Review										0
2	Coordination Meetings				12						12
3	Site Visits										12
4	Client					50					50
III	Task 3 - Main Terminal High Exhalators & Barrel Room										0
1	Excavation										0
1a	SD-Structural Design & Drafting (RBM production)	7	7								14
1b	DD-Structural Design & Drafting (RBM production)	10	8	3	1						4
1c	CD-Structural Design & Drafting (RBM production)	30	10	3	1						18
1d	CO-Structural Design & Drafting (RBM production)										4
1e	CO-Quality Control & Review										8
1f	CO-Construction Meetings										4
2	Client					11					11
IV	Barrel Room										0
1a	SD-Structural Design & Drafting (RBM production)	30	15	6	2						53
1b	DD-Structural Design & Drafting (RBM production)	30	15	7	3						55
1c	CD-Structural Design & Drafting (RBM production)	38	20	9	4						71
1d	CO-Structural Design & Drafting (RBM production)										13
1e	CO-Quality Control & Review										4
1f	CO-Construction Meetings										4
2	Site Visits										4
3	Client					22					22
Subtotal Hours		553.00	275.00	83.00	52.00	83.00					1046
Billing Rate \$		95.00	85.00	125.00	175.00	25.00					
Subtotal Direct Labor \$		\$52,535.00	\$23,375.00	\$10,375.00	\$9,100.00	\$4,662.50					\$99,052.50
TOTAL FEE \$ 99,052.50											

Project Fee Proposal - AmeriChemistry, Inc.													
SCHEDULED DESIGN, CONSTRUCTION DOCUMENTS, PERMITTING, AND O&M ASSIST SERVICES													
SCHEDULED DESIGN, CONSTRUCTION DOCUMENTS, PERMITTING, AND O&M ASSIST SERVICES													
11/1/2001													
SD, DD, CD, Permitting, O&M Assist	Principal	Chief Engineer II	Discipline Lead	Engineering/Design the Manager	Sr. Project Manager	Sr. Specialist I	Sr. Specialist II	Designer III	Designer II	BIM Manager	BIM Technician	Project Coordinator	Total
I. Task 1 - Conceptual Programming & Layout													0
1a. Telecom													0
1b. AOV													0
1c. Security													0
2. Design Development													0
2a. Telecom													0
2b. AOV													0
2c. Security													0
3. Construction Documents, Permit, O&M													0
3a. Telecom													0
3b. AOV													0
3c. Security													0
III. Task 3 - Terminal & Cane B Expansion Design, Permit, O&M													0
1. Schematic Design													0
1a. Telecom													0
1b. AOV													0
1c. Security													0
2. Design Development													0
2a. Telecom													0
2b. AOV													0
2c. Security													0
3. Construction Documents, Permit, O&M													0
3a. Telecom													0
3b. AOV													0
3c. Security													0
Subtotal Hours	13.00	30.00	2.00	2.00	90.00	246.00	284.00	116.00	720.00	36.00	326.00	116.00	2077
Hourly Rate	136.00	258.00	231.00	215.00	230.00	171.00	150.00	149.00	103.00	150.00	136.00	90.00	90.00
Subtotal Direct Labor	4,368.00	7,740.00	463.80	430.50	20,700.00	42,066.00	45,156.00	17,284.00	74,160.00	5,400.00	44,576.00	10,440.00	291,800.00
TOTAL FEE \$												291,800.00	

Price/Fee Proposal - JSM & Associates
 SRQ TERMINAL CONCOURSE EXPANSION PROJECT

SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, PERMITTING, AND GMP ASSIST SERVICES

11/17/2023

SD, DD, CD, Permitting, GMP Assist	Program Manager	Project Manager	B/E/S Designer	Mechanical Engineer	Electric Controls Eng	PE	CAD Designer	HVAC Installation Specialist	Admin	Fill in staff title	Fill in staff title	Fill in staff title	Fill in staff title	Total
Task Description														
0a Task 1 - Conceptual Programming & Layout														
0a Flight Demand Analysis														0
0c System Requirement Definition														0
0d Equipment Requirement Definition														0
0e Space Requirements Definition														0
0f Site Survey														0
Task 2 - Ground Boarding Facility Design, Permit, GMP Assist														
1 BHS Equipment Requirement Assessment - Inbound	\$													8
1a Site Observation					16									16
1b Modeling					48		8							56
1c Report		24			40		8							72
														0
														0
Subtotal Hours	8.00	24.00	-	-	104.00	-	16.00	-	-	-	-	-	-	152
Billing Rate	\$ 211.30	\$ 190.17	\$ 176.08	\$ 176.08	\$ 162.88	\$ 190.17	\$ 84.52	\$ 154.95	\$ 70.43					
Subtotal Direct Labor	\$ 1,690.38	\$ 4,564.04	\$ -	\$ -	\$ 16,947.50	\$ -	\$ 1,352.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,454.23
TOTAL FEE \$														24,454.23

Name of Traveler	Name of Firm	Length of Trip (nights)	Travel Origination City	Travel Destination City	Mileage Cost (\$)		Parking Cost (\$)	Air Fare Cost (\$)	Hotel Cost (\$)		Rental Car Cost (\$ At Destination City (Daily Rate))	Total Fuel Cost (\$ At Destination City (Daily Rate))		Meal Costs (\$ (Daily Rate))	Total Trip Cost (\$)	Number of Trips	Trip Costs (\$)	Total (\$)
					At Origination City	At Origination City (Daily Rate)			At Destination City	At Destination City (Nightly Rate)		At Destination City	At Destination City					
1 Jim Harding	GS	1	BNA	SRQ	\$ 30.00	\$ 20.00	\$ 500.00	\$ 190.00	\$ 85.00	\$ 20.00	\$ 75.00	\$ 920.00	2	\$ 1,840.00	\$ 1,840.00			
2 Jim Alderman	GS	1	BNA	SRQ	\$ 30.00	\$ 20.00	\$ 500.00	\$ 190.00	\$ 85.00	\$ 20.00	\$ 75.00	\$ 920.00	2	\$ 1,840.00	\$ 1,840.00			
3 Miguel L. Martin	MLM	1	Maitland	SRQ	\$ 162.40	\$ 13.00	\$ -	\$ 164.00	\$ -	\$ 25.00	\$ 364.40	7	\$ 2,550.80	\$ 2,550.80				
4 Miguel L. Martin	MLM	1	Maitland	SRQ	\$ 162.40	\$ 13.00	\$ -	\$ -	\$ -	\$ -	\$ 175.40	14	\$ 2,455.60	\$ 2,455.60				
5 Project Manager	JSM	1	Tavares	SRQ	\$ 156.80	\$ 18.00	\$ -	\$ 150.00	\$ -	\$ 50.00	\$ 374.80	1	\$ 374.80	\$ 374.80				
6 Engineer	JSM	1	Tavares	SRQ	\$ -	\$ -	\$ -	\$ 150.00	\$ -	\$ 200.00	\$ 200.00	1	\$ 200.00	\$ 200.00				
7 Jon Macias	CMC	1	Tampa	SRQ	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00	1	\$ 75.00	\$ 75.00				
8 Consultant (Name TBD)	CMC	1	Tampa	SRQ	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00	1	\$ 75.00	\$ 75.00				
9 Steve Henriquez	AECOM	1	Tampa	SRQ	\$ 75.00	\$ 20.00	\$ -	\$ -	\$ 20.00	\$ 35.00	\$ 150.00	12	\$ 1,800.00	\$ 1,800.00				
10 Ben Raposa/Matt Wilson	GS	1	Tampa	SRQ	\$ 50.00	\$ 16.00	\$ -	\$ -	\$ -	\$ -	\$ 66.00	21	\$ 1,386.00	\$ 1,386.00				
11 TBD	Arora	2	Philadelphia	SRQ	\$ 15.00	\$ 20.00	\$ 500.00	\$ 190.00	\$ 85.00	\$ 20.00	\$ 75.00	\$ 1,275.00	5	\$ 6,375.00	\$ 6,375.00			
																67	\$ 18,972.20	\$ 18,972.20