

July 11, 2025 Special Meeting at 3:00 p.m.

Dan McClure Auditorium East
6000 Airport Circle
Sarasota, Florida 34243



July 11, 2025 03:00 PM

Agenda Topic	Presenter	Page
1. Call to Order, Invocation, and Pledge to Flag	Chairman Biter	
2. Public Comments - Items on the Agenda	Chairman Biter	
Members of the public who wish to speak on a topic, whether on the agenda or not, are asked to fill out a Citizen's Comment card and present it to the Board Secretary. This is the time for anyone wishing to speak on ANY agenda item, even those that may involve a contract in excess of the \$500,000 threshold amount. A later item on the agenda is set aside for those wishing to speak on items NOT on the agenda		
3. Items Needing Action	Fredrick J. Piccolo	2
3.1 Approval: Employment Agreement for New President, Chief Executive Officer		2
3.2 Approval: Increase Contract Scope for Construction of Baggage Handling System Project with Archer Western Construction		17
4. Items Needing Action - Over \$500,000 Threshold	Fredrick J. Piccolo	24
The following item(s) involve a contract in excess of the threshold of \$500,000 and pursuant to Section 332.0075(3)(b) F.S., a reasonable opportunity for public comment must be offered before their approval, award, or ratification.		
4.1 Approval: Professional Engineering Services for the Emergency Operations And Public Safety Complex		24
4.2 Approval: Increase Contract Scope for West Apron Expansion & Employee Lot Relocation Project With Kimley-Horn and Associates		83
5. Discussion: Miscellaneous Matters		106
6. Adjournment		

AGENDA ITEM NO. 3.1

**SARASOTA MANATEE AIRPORT AUTHORITY
JULY 11, 2025, SPECIAL BOARD MEETING
STAFF NARRATIVE**

EMPLOYMENT AGREEMENT FOR NEW PRESIDENT, CHIEF EXECUTIVE OFFICER

EXECUTIVE SUMMARY: The Board has selected Paul Hoback to serve as the next President, Chief Executive Officer of the Airport and the attached Employment Agreement memorializes the terms of employment that are agreeable.

NARRATIVE: On May 19, 2025, the Airport Authority received presentations from three candidates for the position of President, Chief Executive Officer, at the conclusion of which the Board unanimously selected Paul Hoback who is presently Vice President, Chief Development Officer at Allegheny County Airport Authority in Pittsburgh, PA. The Board authorized Commissioner Beruff to meet with him to ascertain his proposed terms of employment. They subsequently met, and the attached term sheet contains the proposed terms and conditions of employment that are agreeable. Airport legal counsel has drafted the attached Employment Agreement consistent therewith, and Mr. Hoback has executed it. It contemplates an initial employment period of three years, commencing October 19, 2025.

RECOMMENDATION: It is hereby recommended that the SMAA governing board approve the attached Employment Agreement.

ATTACHMENTS: Term Sheet and Employment Agreement



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SARASOTA MANATEE AIRPORT AUTHORITY

COMMISSIONERS

Carlos Beruff
Jesse Biter
Doug Holder
Kristin Incrocci
Jeffrey Jackson
Robert Spencer

PRESIDENT, CEO

Fredrick J. Piccolo

My Fellow Commissioners:

Per the Board direction at the May 19, 2025, Regular Board Meeting, I have concluded discussions with the top-rated candidate for the position of President, Chief Executive Officer, Mr. Paul Hoback. I want to acknowledge the assistance of Michael Bell of Korn Ferry who provided valuable input into market conditions that helped guide the discussion.

While a prior schedule commitment prevents my attendance at the special board meeting, I hereby strongly recommend approval of the proposed Agreement as well as the final extension of the Employment Agreement with our incumbent President, CEO, Rick Piccolo. The documents are attached for your review, and I look forward to continued progress and success with our Incoming President, CEO.

Sincerely,


Carlos Beruff, Commissioner/Secretary
Sarasota Manatee Airport Authority

Enclosures: P. Hoback, Proposed Agreement
F. Piccolo, Final Employment Agreement Extension

Term Sheet

May 27, 2025

Paul Hoback

Chief Executive Officer

Sarasota Manatee Airport Authority

Position: Chief Executive Officer, as outlined in the position and candidate specification provided to you earlier

Reporting to: Board of Directors

Location: Sarasota-Bradenton, with the expectation that you relocate to the area within three months of start date, with the understanding that your wife may follow you at a later date. That said, it is the expectation of the Authority that you will both move permanently to the Sarasota-Bradenton area in due course

Base Salary: \$450,000, reviewed annually with any adjustment at the discretion of the board between 0% and the maximum merit increase allowed for all employees as determined by the budget

Annual Bonus: You will be eligible for a discretionary, performance-based annual bonus with a target payout of 25% of base salary, with the actual amount determined on the basis of performance relative to pre-agree organizational and individual performance objectives that are SMART – Specific, Measurable, Achievable, Relevant, and Time-Bound.

457(b) Plan: The Authority will make the maximum allowable contribution into a 457(b) plan

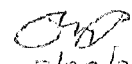
457(f) Plan: The Authority will establish a 457(f) plan on your behalf and make an annual contribution equal to 20% of your base salary into such plan

403(b) Plan: You are eligible to participate in the 403(b) plan into which the Authority puts 6% of base salary annually with a match of employee contribution, up to a further 3%

Employment benefits: Health, dental, and vision benefits; details to be provided under separate cover

Life insurance: Two times annual salary, subject to policy maximum

Car allowance: \$1,500 per month plus gasoline


5/27/25

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (the "Agreement") is between the SARASOTA-MANATEE AIRPORT AUTHORITY (the "Authority"), a political subdivision of the State of Florida, and PAUL HOBACK (the "Executive") (collectively, the "Parties").

WHEREAS The Authority desires to employ the services of Executive as President, Chief Executive Officer of Sarasota Bradenton International Airport (the "Airport"), and

WHEREAS Executive desires to be employed as President, Chief Executive Officer of the Sarasota-Manatee Airport Authority.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations herein contained, the parties have agreed as follows:

1. **EMPLOYMENT.** The Authority retains and employs the Executive, and the Executive accepts employment during the period from October 19, 2025 ("Start Date"), through September 30, 2028 ("Employment Period").

2. **EXTENT OF SERVICES.**

(A) The Executive will serve as the President, Chief Executive Officer of the Authority and devote all of his working time and energies, faithfully and to the best of his ability, to the business of the Authority and the furtherance of its interests. The Authority or the Authority's designee(s) shall provide support to the Executive by providing written goals and guidance as determined by the Authority with input from the Executive. During the Employment Period, the Executive will not engage in any other business or employment (except the management of private investments) without the prior written consent of the Authority.

(B) The Executive understands that he will be required to relocate to the Sarasota-Bradenton area on or before January 19, 2026. Executive agrees that he and his family will move permanently to the Sarasota-Bradenton area in due course.

(C) Executive's duties and responsibilities are described in Exhibit A to this Agreement.

3. **COMPENSATION.**

(A) **Salary.** Executive's initial annual salary will be \$450,000 (the "Salary"). The Salary will be paid in equal portions in accordance with the Employer's payroll policies and procedures. The Salary will be reviewed each year at or near the anniversary of the Executive's Start Date and may be increased by the Authority, in its sole discretion, between 0% and the maximum merit increase allowed for all employees as determined by the budget.

(B) **Bonus.** If the Executive is an employee at the end of each fiscal year, the Executive will be eligible for a discretionary performance based annual bonus (the "Annual Bonus") with a target payout of 25% of Executive's base salary. Any Annual Bonus awarded to the Executive will be paid by the Authority within thirty (30) days of the approval of the Annual Bonus. Although the Executive does have to be employed on the last day of a fiscal year to be eligible for the Annual Bonus, he does not have to be employed by the Authority when the bonus is

paid in order to be eligible to receive it. The actual amount of the Annual Bonus is determined based on performance relative to pre-agreed upon organizational and individual performance objectives that are SMART – Specific, Measurable, Achievable, Relevant, and Time-Bound. As part of the annual performance review, the Authority or the Authority's designee(s) shall work together with the Executive to create SMART performance objectives with the Authority having final approval over the SMART performance objectives. The Parties agree that once set the SMART performance objectives may be modified after mutual input from both Parties throughout Executive's employment with the Authority, with the Authority retaining final approval over all SMART performance objectives.

(C) **Benefits.** Unless specifically addressed in this Agreement, either in this paragraph or any other, Executive shall be eligible to participate in the Authority's employee welfare plans, pursuant to the terms of such plans, including major medical insurance, dental insurance, vision insurance, life insurance, and hospitalization coverage and any other Authority employee welfare, pension, deferred compensation, benefit, which are made available to the employees of the Authority. To the extent there is a conflict between the employee policies and this Agreement, this Agreement will control.

(1) *Time Off.* In addition to the sick time and floating holidays provided for in the Authority's Handbook, Executive will receive two hundred (200) hours of vacation each year (with the first year to be pro-rated). These hours are instead of not in addition to the allotment of hours set forth for vacation in the Handbook. Executive shall not be permitted to roll over any unused hours from one year to the next, but to the extent he has unused vacation at the end of any year, the Authority will pay out up to 40 hours, and the remainder will be forfeited without compensation. The Executive may not take more than 10 consecutive vacation days unless approved in writing by the board or Chairman.

(2) *Life Insurance.* The Executive's life insurance coverage shall be equal to two times his annual salary, subject to the policy's maximum limits. The Authority will pay the premium for Executive's life insurance policy throughout Executive's employment with the Authority.

(3) *Retirement Accounts.*

(a) The Authority shall make monthly contributions to the Executive's account in the Authority's 457(b) Plan, up to the maximum annual amount permitted by law, including any applicable catch-up contributions for individuals over the age of 50. Additionally, the Authority shall establish a 457(f) Plan on behalf of the Executive and contribute an amount equal to 20% of the Executive's base salary annually into that plan.

(b) The Executive is also eligible to participate in the Authority's 401(a) Plan. The Authority shall contribute annually an amount equal to 6% of the Executive's base salary, or such higher percentage as may be designated by the Board each year. The Authority will also provide a matching contribution of up to

3% of the Executive's base salary, or such higher percentage as may be designated by the Board, with the match deposited into the 401(a) Plan.

(c) All retirement plan contributions by the Authority shall be based on the Executive's salary at the time the contribution is made.

(D) **Car Allowance.** The Authority will provide the Executive with \$1,500 per month for car allowance, plus reimbursement for gasoline in compliance with Authority policy. This allowance will be taxable and will not be grossed up to address any tax consequences.

(E) **Relocation Expenses.** The Authority will provide the Executive with relocation support to the Sarasota-Bradenton area, in compliance with Authority policy, to include coverage or reimbursement of customary and reasonable relocation expenses, including packing, shipping, and transportation of household goods from the Pittsburgh area to the Sarasota-Bradenton area, as well as temporary living expenses for a period of up to three (3) months from Start Date, with all reimbursements grossed up to address tax consequences, but in no event will the total of such reimbursement exceed \$40,000.

(F) **Reimbursement.**

(1) To the extent the Executive does not use the Authority credit card for all reasonable and necessary items of travel and other expenses reasonably incurred by him in connection with the performance of his duties, in accordance with Authority policy, the Authority shall reimburse the Executive. . Any memberships or community functions not covered by SMAA policies or budgetary line appropriations shall be submitted by the Executive to the Chairman for consideration and review.

(2) To the extent the Executive does not use the Authority credit card for reasonable expenses for Continuing Education, in accordance with Authority policy, the Authority shall reimburse the Executive. If the Executive is elected to a position of the governing board of any professional or aviation-related organization, he shall be authorized to devote such time and be reimbursed for such travel in accordance with policy as is reasonably necessary, commensurate with the responsibilities normally attendant to such office, provided such authorization is approved by the Authority.

4. **AUTHORITY PROPERTY.** All Authority data and all correspondence, memoranda, notes, records, reports, plans and other papers, IDs and passwords used to access computer networks, software, phone systems, online accounts, keys, computers, monitors, and items received or made by the Executive in connection with his employment or engagement by the Authority during his employment hereunder, shall be the property of the Authority, and the Executive will promptly deliver the originals and all copies thereof to the Authority upon any termination of his employment or engagement under this Agreement, or upon request of the Authority at any time.

5. TERMINATION OF EMPLOYMENT.

(A) Early "For Cause" Termination by the Authority.

(1) The Authority may terminate the Executive's employment "For Cause" without prior notice. A "For Cause" termination requires an affirmative vote of four (4) members of the Authority's governing board in open session. In the event the Executive's employment is terminated "For Cause", the Authority will pay the Executive's Salary up to the last day worked or as described in paragraph 5(A)(2) below, but no severance or any additional amounts will be paid. For purposes of this Agreement, "For Cause" means the occurrence of any of the following, as determined by the Authority:

(i) Executive's guilty or nolo contendere plea to, or conviction of a felony or a crime of moral turpitude;

(ii) The Board's determination that the Executive engaged in any material dishonest, immoral, or unethical conduct, including but not limited to any material and intentional misrepresentation, relating to this Agreement or the Services described in Exhibit A, or any act or attempted act of fraud, theft, conversion, or misappropriation of property or business of the Authority or its clients or third-parties;

(iii) Executive's failure to comply with a lawful directive from the Authority related to his employment or a written Authority policy and within the Executive's obligations hereunder;

(iv) Executive's material violation of any of the terms of this Agreement, including but not limited to a material breach of this Agreement

(v) Executive's repeated failure to perform services as stated in this Agreement and described in Exhibit A; or

(vi) Executive acts in a way which has a direct, substantial, and adverse effect upon the business or the reputation of the Authority.

(2) In the event that the Authority votes to terminate the Executive "For Cause" under this provision, he shall then be placed on administrative leave with pay for at least three business (3) days. At or before the conclusion of the paid administrative leave, Executive shall be advised in writing of the nature of the charges supporting the Authority's decision. Upon receipt of the written charges, the Executive shall thereafter be placed on administrative leave without pay (although Executive may utilize such personal leave time as is available to him). Should the Executive deny or contest the charge(s), he shall have ten (10) business days from the delivery of the written notice of charges (such time period running from the date of such notice or the date of delivery, whichever is later), to notify the Authority, through its Chairperson, of such intent. Thereafter, the Authority shall provide a hearing before an independent neutral selected by the Authority, with consultation with the Executive. The hearing shall

comport with fundamental due process, and §120.57, F.S. formal administrative hearing requirements shall serve as the guide for such hearing. The results of the hearing shall be binding on all parties. The Authority shall not retaliate against the Executive in any fashion for exercising his rights under this provision. If no challenge in made by the Executive to the For Cause termination his termination will be effective at the expiration of the 10-day period.

(B) Early Termination by the Authority Without Cause or by Executive With Good Reason.

(1) The Authority may terminate the Executive's employment at any time without cause upon an affirmative vote of at least five (5) members of the Authority's governing board in open session.

(2) Executive may terminate his employment for "**Good Reason**" (defined below) upon delivery of a written resignation for Good Reason notice to Employer. For purposes of this Agreement, "**Good Reason**" means only any of the following:

(i) The Authority's material violation of any of the terms of this Agreement, including the Authority's failure to pay and provide compensation and benefits as provided herein, or other material breach of this Agreement, which violation or breach is not cured within thirty (30) days following written notice to the Authority of such violation or breach;

(ii) any insistence that Executive perform a responsibility that is illegal, or fraudulent, or otherwise materially inconsistent with the Authority's code of conduct; or

(iii) Executive is assigned duties which are materially different than his duties, and responsibilities as the President, Chief Executive Officer.

(3) In the event the Authority terminates this Agreement without cause, or Executive resigns for Good Reason, the Executive will be offered a severance as defined below:

(i) twenty (20) weeks of pay based on his salary at the time of termination and paid out in installments in accordance with the Authority's normal payroll; and,

(ii) upon proof of COBRA election, twenty (20) weeks of COBRA premiums for coverage at the same level as in place by the Executive at the time of the termination. Authority will pay the insurance carrier directly for the premiums for the twenty (20) weeks of COBRA premiums.

(iii) the twenty (20) weeks of pay and the twenty (20) weeks of COBRA payments shall be deemed for purposes of this Agreement the "Severance."

To receive the Severance, Executive must sign and deliver to the Authority a release agreement in a form acceptable to the Authority within twenty-one (21) days of the

Authority's providing the release agreement which severance is further contingent upon Executive not revoking his acceptance of the release agreement in accordance with applicable law).

(4) If notice of termination of employment is given by either party pursuant to this subparagraph 5(B), the Authority may, in its sole discretion, thereupon forthwith relieve the Executive of all or any of his duties as an employee hereunder, and Executive is entitled to pay for the remainder of the notice period even if his performance is excused by the Authority

(C) Termination by Executive Without Cause or Without Good Reason

(1) At any time with ninety (90) days written notice prior to the expiration of the Term of employment provided for in this Agreement, the Executive can notify the Authority of Executive's intent to terminate his employment Without Cause or Without Good Reason.

(2) If notice of termination of employment is given pursuant to this 5(C), the Authority may, in its sole discretion, relieve the Executive of all or any of his duties. Executive will only be entitled to pay for days actually worked during the notice period. No severance or any additional amounts will be paid to Executive.

(D) Termination By Mutual Agreement. This Agreement may be terminated by mutual written agreement of both Parties.

(E) Termination on Death or Disability.

(1) The Executive's employment will automatically terminate on the date of his death, and Executive's employment may be terminated at any time by the Authority upon the Disability of Executive.

(2) For purposes of this Agreement, the term "Disability" will mean with respect to Executive that if, as a result of his incapacity due to physical or mental illness, Executive is determined to be disabled under the Authority's long-term disability insurance plan such that Executive is entitled to receive long term disability benefits under such plan or, in the absence of such plan, Executive is unable to perform the essential duties, responsibilities, and functions of his position with the Authority as a result of any mental or physical disability or incapacity even with reasonable accommodations of such disability or incapacity provided by the Authority or if providing such accommodations would be unreasonable, for a period of thirty (30) consecutive days or ninety (90) days during any 365-day period. If a question arises as to whether Executive is disabled and Executive has not provided medical documentation from appropriate health care physician, Executive will provide the Authority medical documentation. If the Executive's physician's documentation does not resolve the issue, Executive will submit to an examination by medical doctor or such other health care specialist to discuss Executive's condition with the Authority. If, following an examination by a medical doctor or other healthcare specialist selected by

the Executive does not resolve the issue, then Executive will submit to an examination with a medical doctor or other healthcare provider selected by agreement of the Authority and the Executive and Executive will permit that doctor or specialist to discuss Executive's condition with the Authority. This provision shall not affect the requirements or provisions of the Americans with Disabilities Act or the Family Medical Leave Act, which shall control to the extent that they may conflict with this provision.

(3) Any action by the Authority to terminate the Executive's employment due to a Disability shall require an affirmative vote of four (4) members of the Authority's governing board in open session.

(4) In the event Executive's employment is terminated due to the Executive's death or disability, the Authority will pay Executive or Executive's estate his base Salary for the period up to and including the termination date, as well as any bonus that he was entitled to receive under paragraph 3(C) as of his termination date.

(F) **Termination on Cessation of Operations.** If the Authority should, for any reason, cease to operate its airport at any time during the term of this Agreement, such cessation of operation shall terminate this Agreement. If this occurs, Authority will pay Executive or Executive's estate his base Salary for the period up to and including the termination date, as well as any bonus that he was entitled to receive under paragraph 3(C) as of his termination date.

(G) **Effect of Termination.** Upon Termination of this Agreement, neither Party will have any further obligation hereunder except for (a) obligations accruing before the date of termination, and (b) obligations or covenants contained within this Agreement that are expressly intended to extend beyond the term of this Agreement. The payments set forth in this Section 5 will be in full and complete discharge of any and all liabilities or obligations of the Authority to Executive under this Agreement, and Executive will be entitled to no further benefits under this Agreement.

6. **ASSIGNMENT.** The rights of the Executive under this Agreement are not assignable (voluntarily or involuntarily, by operation of law or otherwise), nor may any of his duties or obligations under this Agreement be delegated, without the prior written consent of the Authority.

7. **ENTIRE AGREEMENT AND MODIFICATION.** This Agreement contains the entire agreement between the Parties and supersedes any prior oral and written agreements, understandings, commitments, and practices between the parties with respect to the employment or engagement of the Executive by the Authority. Any further amendment or modification hereof must be in writing signed by both parties.

8. **NOTICES.** All notices, consents or demands of any kind which either party to this Agreement may be required or may desire to serve on the other party hereto in connection with this Agreement shall be in writing and may be delivered by personal service or by email to the Chairman or the Executive. Copies of any notice to the Authority should be copied to

counsel, Jennifer M. Fowler, Williams Parker, jfowler@williamsparker.com, 50 Central Ave, 8th Floor, Sarasota, Florida 34240.

9. **SEVERABILITY.** The provisions of this Agreement are severable. The invalidity, in whole or in part, of any provision of this Agreement shall not affect the validity or enforceability of any other of its provisions. If one or more provisions hereof shall be so declared invalid or unenforceable, the remaining provisions hereof shall remain in full force and effect and shall be construed in the broadest possible manner to effectuate the purposes hereof.

10. **WAIVER.** No waiver of any term, provisions or condition of this Agreement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be or construed as a further or continuing waiver of any such term, provision or condition or as a waiver of any other term, provision or condition of this Agreement.

11. **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, applied without reference to principles of conflict of laws. Both the Executive and the Authority agree to appear before and submit exclusively to the jurisdiction of the federal courts located within Florida, if appropriate, or the Courts located in Sarasota or Manatee County, Florida with respect to any controversy, dispute or claim arising out of or relating to this Agreement.

12. **DISPUTE RESOLUTION AND PROCESS VENUE.** If any dispute arises under this Agreement, such dispute shall be first referred to a mediator mutually selected by the Parties. If this dispute is not resolved by mediation or if either Party unreasonably delays scheduling mediation, then the exclusive venue for any legal issues that arise out of this Agreement or Executive's employment shall be in the courts with jurisdiction over Sarasota or Manatee County, Florida. The Parties further agree that the costs of mediation shall be borne equally by Executive and the Authority. The prevailing party in any dispute pursuant to this Agreement shall be entitled to recover from the non-prevailing party all reasonable costs and reasonable attorney's fees incurred as a result of the dispute.

13. **WAIVER OF JURY TRIAL.** To the extent permitted by law, in the event of a dispute between the Parties, Executive and the Authority hereby elect to have a judge rather than a jury resolve any future disputes and hereby waive a trial by jury of any and all issues arising in any action or proceeding relating to this Agreement or to their employment relationship. The Parties understand that the right to a trial by jury is a constitutional right and that this election to have a judge determine any claim, rather than a jury, is a voluntary choice. nothing herein prohibits the parties from mutually agreeing to resolve any dispute between the parties by trial by jury.

14. **Captions.** The captions of this Agreement are not part of the provisions hereof and shall have no force or effect.

15. **COUNTERPARTS AND DELIVERY.** This Agreement may be executed in two counterparts, each of which will be treated as an original for all purposes, and all of which, together, will evidence one and the same instrument. The Parties may evidence their execution

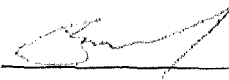
and delivery of this Agreement by facsimile or electronic transmission of a copy of this Agreement bearing the respective Party's signature, and such facsimile or electronic copy will be binding for all purposes as fully as a copy bearing the original signature of such Party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

SARASOTA-MANATEE AIRPORT AUTHORITY "EXECUTIVE"

By: _____
Date

As Chairman

By:  6/19/25
Date

PAUL HOBACK
Executive

Attest: _____
Date

As Secretary

EXHIBIT A
POSITION DESCRIPTION

Organization: Sarasota Manatee Airport Authority ("Board")

Position: President and Chief Executive Officer

Employed by a majority vote of the Sarasota Manatee Airport Authority. The President and Chief Executive Officer is charged with overall administrative responsibility for the operation of the Sarasota Bradenton International Airport pursuant to and consistent with the policies established by the Board.

Duties and Responsibilities

- Develops and recommends long and short term capital development, administrative and operating programs and policies to the Board. Establishes calendar year goals each January which shall guide management activity that year.
- Directs enforcement of Airport operating rules. The President and Chief Executive Officer shall review, initiate and recommend operating rules and regulations as required, which shall become operating policy after adoption by the Board pursuant to its bylaws. The President and Chief Executive Officer shall have the responsibility to interpret and apply such rules and regulations on a day-to-day basis in a fair and non discriminatory manner.
- Directs the financial activities of the Airport. The President and Chief Executive Officer is responsible to formulate a long term financial plan for the development of capital facilities and operation of the Airport. Such plan shall be reduced to rational annual budgets which have been coordinated as required with principal tenants, and which shall be subject to the approval of the Board. Such budget shall guide the operations and development of the Airport for that budget year. Consistent with applicable policy, the President and Chief Executive Officer has the authority and responsibility, including the use of reasonable discretion, to operate the Airport in accordance with that budget. The President and Chief Executive Officer is responsible to ensure the financial staff is maintaining records and investments pursuant to legal requirements and in conformance with generally accepted governmental accounting practices and principles, and that the Airport is meeting its financial obligations at all times. An internal audit program shall be continuously employed and monitored, to ensure Board assets and receivables are protected. Specific procedures shall be established to ensure purchasing activities and control of inventory are the most cost effective and minimize loss.
- Recognizing that legal counsel operates on behalf of the Board itself, and not for the direct benefit of Airport employees or their interests, directs the day-to-day activities

of Airport legal counsel, to the extent such activities are related to the administrative duties herein. Such direction shall be consistent with the policy objectives of the Board including the protection of Airport assets and other important interests.

- Directs the Airport staff and administers the personnel, benefit and payroll policies, including those associated with affirmative action and the Americans With Disabilities Act. The President and Chief Executive Officer is responsible for the employment, training and development, evaluation, promotion, demotion, discipline, termination or any other action affecting employees of the Authority. Such action shall be consistent with the personnel policy established by the Board, except that where such policy is silent, the President and Chief Executive Officer shall have the responsibility to act in the absence of express policy. Staffing positions shall be approved by the Board, but decisions whether to staff shall be at the discretion of the President and Chief Executive Officer.
- Directs design, engineering and construction programs in all respects, including supervision of all consultants employed by the Airport for such activities.
- Directs the overall marketing effort.
- Seeks to maximize the receipt of federal and state grants, and prepares all documentation required.
- Represents the Board in negotiations with concessionaires and other tenants and users of Airport facilities. Promotes the development of Airport facilities.
- Develops, interprets and enforces provisions of contracts. The President and Chief Executive Officer may enter into contracts of less or potentially less than one year in duration, or where the Board has expressly authorized such action. Ensures that contractual obligations of the Airport are satisfied.
- Represents the Airport publicly. Serves as liaison for the Board with outside entities.
- Prepares required operational records and reports, and transmits such documents to the Board and other agencies as required.
- Directs the risk management activities of the Airport. Ensures that tenants and others doing business on Airport property are properly insured at levels established by the Board.
- Performs other related duties or assignments as required.

Relationship With Board

The activities of the President and Chief Executive Officer shall be directed only by 1) a majority of a quorum of the Board or, 2) the Chairman between Board meetings. Direction to administrative staff shall be channeled through the President and Chief Executive Officer. The President and Chief Executive Officer shall enjoy authority consistent with the duties delegated to him herein.

The President and Chief Executive Officer shall be included in or made aware of all substantive discussions and written communications between commissioners and vendors, tenants and others doing business with the Airport. The President and Chief Executive Officer shall be the Airport representative in the negotiation of any collective bargaining agreement and commissioners shall avoid all contact with union representatives while negotiations are taking place; provided, however, that the President and Chief Executive Officer will keep the Board apprised of the progress of such negotiations, and obtain Board approval of the final collective bargaining agreement.

The President and Chief Executive Officer shall inform the Board of current activities in either committee or Board meetings. In particular, the President and Chief Executive Officer shall advise the Board in matters which are policy or border on policy decisions reserved to the Board.

Because Board decisions may only be made by a majority of a quorum of the Board, individual commissioners shall refrain from directing the President and Chief Executive Officer or staff in the implementation of Board decisions. Furthermore, in the absence of an emergency, the Chairman shall refrain from directing the President and Chief Executive Officer or staff (1) in a manner contrary to a Board decision, or (2) in matters upon which no Board decision has been made. Nor shall the President and Chief Executive Officer accede to any request from individual commissioners to (1) take action contrary to a Board decision or (2) withhold taking action mandated by a Board decision. Commissioners shall support the President and Chief Executive Officer and staff so long as the President and Chief Executive Officer and staff are acting consistently with Board direction. All matters which affect the performance of an employee shall be raised with the President and Chief Executive Officer or otherwise channeled through an ad hoc internal affairs committee.

In January of each year, the President and Chief Executive Officer shall present the Board with a statement of his goals and objectives for the coming year. In April of the same year, each commissioner shall prepare a written evaluation assessing the President and Chief Executive Officer's performance during the past year and the extent to which he has achieved the goals and objectives established for the prior year. The written evaluation of each commissioner shall be presented to the Board in a workshop in April. At the workshop, the Board shall identify any areas in which the President and Chief Executive Officer's performance may be in need of improvement, and suggest strategies for achieving such improvement.

Nothing herein shall preclude the Board from reconsidering the goals and objectives established by the President and Chief Executive Officer or from assessing the performance of the President and Chief Executive Officer, at any time during the course of the year.

Relationship to V. P. Chief Financial Officer

The President and Chief Executive Officer and the Board (by the affirmative vote of a majority of a quorum) shall concur in the employment, discipline, termination or compensation of the V. P. Chief Financial Officer.

9108156.v1

AGENDA ITEM NO. 3.2

**SARASOTA MANATEE AIRPORT AUTHORITY
JULY 11, 2025 MEETING
STAFF NARRATIVE**

**RE APPROVAL: INCREASE CONTRACT SCOPE FOR CONSTRUCTION OF BAGGAGE HANDLING SYSTEM
PROJECT WITH ARCHER WESTERN CONSTRUCTION**

EXECUTIVE SUMMARY: Staff request authorization from the Board to approve an increase in contract scope for the Baggage Handling System (BHS) Project with Archer Western Construction. The additional scope will add an Uninterruptable Power Supply (UPS) to BHS's scanners that will minimize disruptions due to power losses.

NARRATIVE: At the May 2022 Board meeting, the Authority awarded the low responsive bidder, Archer Western Construction, Inc., a contract to replace the existing three mini-inline bag handling system with one fully integrated Bag Handling System (BHS).

In this change order request, staff are requesting an increase in scope to Archer Western Construction contract to add 120KVA Uninterruptable Power Supply (UPS) that is sufficient to power all three baggage scanners during power losses. This change order also includes the necessary electrical work to accommodate the new unit. Currently, each small power loss causes the scanners to shut down, thus causing the baggage system to stop. Each shutdown requires approximately 15 minutes to restart and calibrate the scanners. The new UPS will eliminate this shutdown and allow the baggage system to continue running during power events.

Staff are requesting an increase to Archer Western's contract of \$288,348.00. The TSA has agreed to fund up to \$250,000.00 for this cost. Additional funding has been requested from TSA, and this request is being evaluated.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority approve the increase in contract scope and fee of \$288,348.00 with Archer Western Construction. Staff also request authorization to prepare all documents necessary to implement this action.

ATTACHMENTS: Change Order Letter

June 13, 2025

Revised June 27, 2025

Mr. Kenneth Hinkle
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Subject: Notice of Potential Change in Scope #070 – Addition of UPS for EDS Machines

Dear Mr. Hinkle,

In accordance with the Project Manual Section 50-16 *Claims for Adjustment and Disputes*, Archer Western Construction (“AWC”) provides Sarasota Manatee Airport Authority (“SMAA”) with this Notice of Potential Change in Scope of Work for the SRQ Baggage Handling System (“BHS”)/ Checked Baggage Inspection System (“CBIS”) Consolidation Project. This Change in Scope is related to SMAA’s request for a 120kVA Uninterruptible Power Supply (“UPS”) for the existing EDS machines, and associated electrical upgrades to support the UPS.

The scope of work is inclusive of:

- Submission of design documents (produced by Others) to the Sarasota County Building Department, plan review fee, permit fees, and inspection fees.
- Furnish and install new 400A electrical panel and connection of the panel to existing DP-7.
- Furnish and install new 120kVA UPS with 6.5 minutes of backup battery. The size of the UPS was dictated through conversation with Smith’s Detection and the TSA. The UPS shall be purchased by NCN Electric, and furnished and installed by Power Innovations International (“PII”).
- AWC oversight and management for all services described above, including travel to and from site.

Schedule Assumptions:

- The lead time for the 400A panel is expected to be approximately 8 weeks from the date of release. The lead time for the 120kVA UPS is expected to be approximately 22 weeks from the date of release. AWC will complete installation equipment upon their respective delivery.

General Assumptions and Exclusions:

- It’s assumed that all design services will be completed by VTC and Hanson.
- It’s assumed connection of the UPS to the EDS machines, any modifications to the EDS machines, and shutdown/ startup of the EDS machines will be by Smith’s Detection. AWC will assist SMAA with coordination of these scopes.
- Training for Operation and Maintenance purposes is specifically excluded. It’s assumed SMAA will coordinate with PII for desired O&M services or training of staff.

- We assume any conduit abandoned will be left in place for future use. Any wire no longer needed will be pulled back and safed off.
- No rerouting of conflicting utilities is anticipated or included besides relocation of one (1) outlet.
- No fireproofing patching is anticipated or included in this scope.
- Builder's Risk insurance is specifically excluded. It's assumed any property damage typically covered under Builder's Risk will be the responsibility of SMAA and covered under SMAAA's property insurance.

The cost to complete this added scope of work is \$288,348.00. A detailed breakdown is provided in the attached cost estimate (see Attachment #1). The cost above is inclusive of labor, material, equipment, applicable taxes, general conditions, general requirements and profit. No schedule impact is anticipated for this change in scope.

AWC appreciates SMAA's continued partnership for a successful turnover of the SRQ BHS/ CBIS Consolidation Project.

AWC reserves all rights and remedies under the contract.

Sincerely,

Michelle Martucci
Project Manager
Archer Western Construction

CC: Jay Rose, SMAA; Elisa Traub, SMAA; Bill Allen, VTC; Jimmy Dufinetz, VTC; Ferika Farooghi, VTC; Chris Norton, VTC; Xavier Salazar, VTC; Ian Avey, AWC; Ryan LeForce.

Attachments:

1. NCS-070 Cost Estimate
2. Electrical Design from VTC/ Hanson

Proposed Change Order - Primary Contractor Pricing Breakdown

Project Name: SRQ Baggage Handling (BHS)/ Consolidated Baggage Inspection System (CBIS) Consolidation

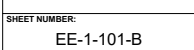
NCS Description: Notice of Scope Change #070 - UPS for EDS Machines

Contractor Name: Archer Western Construction

Date: 06/18/25



NCS-070 - UPS for EDS Machines					
Subcontractor Scope	Cost	Sales Tax	Unit	Total Cost	
1 Furnish & Install 120kVA UPS with 6.5 min of backup battery; Facility electrical modifications including F&I new 400A electrical panel. All to be completed by NCN.	\$ 244,239.00	Incl.	LS	\$	244,239.00
Subtotal Subcontractor Cost				\$	244,239.00
General Requirements (7%)				\$	17,097.00
Profit (6.3%)				\$	15,387.00
Total Subcontractor Cost				\$	276,723.00
Archer Western Material / Equipment	Cost	Hours	Unit	Total Cost	
1 Remobilization (Includes 2 trips to SRQ + hotel + rental car)	\$ 4,500.00	\$ -	LS	\$	4,500.00
2 AWC Supervision	\$ 120.00	40.00	HR	\$	4,800.00
3 Sarasota County Permitting - Plan Review	\$ 317.00	\$ -	LS	\$	317.00
4 Sarasota County Permitting - Inspections	\$ 2,008.00	\$ -	LS	\$	2,008.00
Subtotal Material/ Equipment				\$	11,625.00
N/A					
N/A					
Total Material/ Equipment Cost				\$	11,625.00
Total Cost				\$	288,348.00



A/C RATING: 35K AC										MAINS: 225 A MCO	
TYPE: SQUARE D I-20										BUS RATING: 225 A	
MOUNTING: SURFACE										VOLTAGE: 208/120V, 3Ø, 4W	
ENCLOSURE: NEMA 1X										FED FROM: T10A	
CONDITION: NEW										LOCATION: CBIS 121	

CKT	CIRCUIT DESCRIPTION	CB	P	A (VA)	B (VA)	C (VA)	A (VA)	B (VA)	C (VA)	CIRCUIT DESCRIPTION	CKT
1	CU-1/JAC-1	15A	2	1248	1248	1248	1	20A	BHS PRINTER	1	4
2	CU-2/JAC-2	15A	2	1248	1248	1248	1	20A	RECEPTACLES SERVER ROOM	2	6
3	CU-3/JAC-3	15A	2	1248	1248	1248	1	20A	BHS WORKSTATION	3	8
4	CU-4/JAC-4	15A	2	1248	1248	1248	1	20A	BHS MONITOR	4	10
5	CU-5/JAC-5	15A	2	1000	1000	600	1	20A	EF-15 14 RECEPT	5	13
6	CU-6/JAC-6	15A	2	1000	1000	600	1	20A	EF-15 14 RECEPT	6	15
7	CU-7/JAC-7	15A	2	2000	2000	360	1	20A	EF-15 14 RECEPT	7	17
8	SERVER CABINET	30A	2	2000	2000	360	1	20A	MUX SERVER RECEPT	8	19
9	CU-9/JAC-9	15A	2	2000	2000	360	1	20A	MUX SERVER RECEPT	9	21
10	CU-10/JAC-10	15A	2	2000	2000	360	1	20A	SPACE	10	23
11	SERVER CABINET	30A	2	2000	2000	360	1	20A	SPACE	11	25
12	CU-12/JAC-12	15A	2	2000	2000	360	1	20A	SPACE	12	27
13	SERVER CABINET	30A	2	2000	2000	360	1	20A	SPACE	13	29
14	CU-14/JAC-14	15A	2	2000	2000	360	1	20A	SPACE	14	31
15	SERVER CABINET	30A	2	2000	2000	360	1	20A	SPACE	15	33
16	CU-16/JAC-16	15A	2	2000	2000	360	1	20A	SPACE	16	35
17	SERVER CABINET	30A	2	2000	2000	360	1	20A	SPACE	17	37
18	SPACE	--	--	0	0	0	0	--	SPACE	18	39
19	SPACE	--	--	0	0	0	0	--	SPACE	19	41
20	SPACE	--	--	0	0	0	0	--	SPACE	20	43
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27	SPACE	--	--	0	0	0	0	--	SPACE	27	57
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30	SPACE	--	--	0	0	0	0	--	SPACE	30	63
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32	SPACE	--	--	0	0	0	0	--	SPACE	32	67
33	SPACE	--	--	0	0	0	0	--	SPACE	33	69
34	SPACE	--	--	0	0	0	0	--	SPACE	34	71
35	SPACE	--	--	0	0	0	0	--	SPACE	35	73
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148	SPACE	--	--	0	0	0	0	--	SPACE	148	299
149	SPACE	--	--	0	0	0	0	--	SPACE	149	301
150	SPACE	--	--	0	0	0					

AGENDA ITEM NO. 4.1

**SARASOTA MANATEE AIRPORT AUTHORITY
JULY 11, 2025 MEETING
STAFF NARRATIVE**

**REQUEST FOR APPROVAL: PROFESSIONAL ENGINEERING SERVICES FOR THE EMERGENCY OPERATIONS
AND PUBLIC SAFETY COMPLEX**

EXECUTIVE SUMMARY: The Board selected Mead & Hunt, Inc. as the number one ranked firm at the March Board meeting to provide professional engineering services to design, permit, and provide bidding services for the Emergency Operations and Public Safety Complex. The design will include demolition of the existing ARFF facility and construction of a new, expanded ARFF, emergency operation, and Ops facility. In addition, the project will be phased to allow for continuous operation by ARFF during construction. The design, permitting and bidding service fees were negotiated in the amount of \$2,819,887.00.

NARRATIVE: The project will construct a new Emergency Operations and Public Safety Complex. The facility will be located at the existing Aircraft Rescue and Fire Fighting (ARFF) Building and will accommodate ARFF operations, Emergency/Airport operations, Police and Records. The complex may be phased as financing may not be available to fully build out complex in single phase. The Complex shall be designed and constructed in accordance with the International Code Counce's ICC/NSSA Standard for the Design and Construction of Storm Shelters (ICC 500-2014) or where hurricane provisions are more stringent, the 2020 Florida Building Code, 7th Edition (Risk Category IV Buildings).

A detailed scope was prepared by Mead & Hunt, Inc. and was submitted to staff for review. An Independent Fee Analysis was conducted, and a fee was negotiated in the amount of \$2,819,887.00. This project is partially funded with a grant in the amount of \$1,350,000.00 from the Florida Division of Emergency Management.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority authorize the Chairman to execute a design contract with Mead & Hunt, Inc. in the amount of \$2,819,887.00 with a 10% contingency providing an authorized level of \$3,101,876.00. Staff also request authorization to prepare all documents necessary to implement this action.

ATTACHMENTS: Scope and Fee



June 27, 2025

Mr. John Wright
Project Manager
Engineering, Planning, and Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243-2105

Subject: Professional Design Services Proposal- Emergency Operations and Public Safety Complex
Design Services- REVISED 6/27/25

Dear Mr. Wright:

As requested, Mead & Hunt, Inc. is pleased to submit our proposal for professional services for planning, design, and bid phase services for the Emergency Operations and Public Safety Complex at Sarasota Bradenton International Airport (SRQ).

A detailed scope defining the project tasks to be completed has been attached as Exhibit A and our fee proposal including a breakdown of costs by tasks and subconsultants is included as Exhibit B. We have also attached our subconsultant proposals which are referenced in our proposed scope.

Please let us know if you have any questions, comments, or would like to discuss any specific items. We appreciate the opportunity to submit this proposal to the Sarasota Manatee Airport Authority.

Sincerely,

MEAD & HUNT, Inc.

A handwritten signature in blue ink, appearing to read 'Dave Schmidgall'.

Dave Schmidgall, PE
Project/Client Manager, Aviation Services
MEAD & HUNT, Inc.

A handwritten signature in blue ink, appearing to read 'Matt Dubbe'.

Matt Dubbe, AIA, LEED AIP, NCARB
Principal-In-Charge
MEAD & HUNT Inc.

Attachments

Exhibit A- Emergency Operations and Public Safety Complex Scope of Services

Exhibit B- Emergency Operations and Public Safety Complex Fee Basis

Appendix- Subconsultants Scope of Work and Fee Proposals

Exhibit A
Aviation Architecture Design Services Work Scope
Rev 3 - June 27, 2025
Sarasota Bradenton International Airport
Emergency Operations and Public Safety Complex

The purpose of this narrative scope identifies consulting services required for the Design and Engineering for an Aircraft Rescue and Fire Fighting (ARFF) and Emergency Operations Center (EOC) at Sarasota Bradenton International Airport (SRQ).

Project Understanding

SRQ has identified the need to construct a new ARFF facility to serve the on-going operational, safety, and maintenance needs at the airport. SRQ has also identified the need for having a hardened EOC facility to support the airport in emergency events. The design of the complex will address the critical functions of the facility, including ARFF operations, emergency operations, police and records, as well as local hurricane provisions, storm shelter requirements, and emergency operations logistics.

The complex must be resilient and remain operational throughout emergencies to maintain the continuity of operations at the airport and safeguard its passengers, staff, and other support personnel. Consideration must be given to maintaining the existing building and access, providing for temporary facilities, redundant communication systems, and phasing construction.

The design should also follow Federal Aviation Administration (FAA), Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and Manatee County standards and procedures for its airside operations and site. Site work including roadway and parking improvements, and the incorporation of additional storage on the site will also be required.

The existing ARFF building is aging, requires significant on-going maintenance, and is operationally inefficient. A larger 32,000 square foot facility with five (5) drive-thru bays has been proposed in the same location as the existing facility.

The functional purpose of the facility includes:

- ARFF vehicle/equipment storage
- Vehicle Wash Bay
- Vehicle/equipment maintenance
- Parts and materials storage
- Maintenance shops and work rooms
- Training/Study areas
- Kitchen/Dining
- Gear turn-out storage
- Sleeping areas
- Hose drying

- Wash/Dryer
- Day room
- Storage
- Watch/Alarm/Public Safety
- Emergency Operations Center (EOC)
- Lobby
- Offices
- Conference
- Circulation and vestibules
- Administrative support spaces
- Toilet Rooms
- Showers/Lockers
- Mechanical
- Electrical
- IT/Communications
- Janitorial and Utility
- First Aid
- Medical Decontamination
- SCBA

A preliminary sketch showing the location and size of the facility, and a preliminary floor plan can be seen below and on the following page.



Figure 1- Preliminary Project Layout



Figure 2- Preliminary Floorplan

Funding for the design is anticipated to be comprised of local, state and federal sources including a Florida Department of Emergency Management grant. Eligibility reviews will be required for the overall ARFF with an advanced eligibility and justification report completed for the ARFF portion of the work.

Related site provisions are anticipated to include environmental review and permits; land side public access and parking; modifications to airfield access; building site grading; utility services to the new buildings; security fencing and gates; site drainage and stormwater improvements; vehicle and equipment storage areas, and turf establishment.

Design will include making accommodations for phased construction. The existing facility must remain operational throughout design and construction. Construction is anticipated to be completed in a minimum of three phases which may require temporary facilities (i.e. trailers) for portions of construction.

Scope of Services

Mead & Hunt, Inc. will provide the following Engineering and Architectural services through Bidding Phase:

1. Civil Engineering including site and utility design, pavement, fencing, marking, signage
2. Grading and Stormwater Design (to be completed by a subconsultant)
3. Architecture & Interior Design
4. Fixtures, Furniture, & Equipment (FFE) Design
5. Interior and Exterior Wayfinding
6. Structural Engineering
7. Mechanical Engineering
8. Plumbing Engineering
9. Fire Protection Engineering
10. Electrical Engineering
11. Technology Systems Engineering
12. Topographic Survey and Subsurface Utility Engineering (to be completed by subconsultants)
13. Geotechnical Testing (to be completed by a subconsultant)
14. Permitting and Agency Coordination (to be completed in conjunction with a subconsultant)
15. Cost Estimating (to be completed in conjunction with a subconsultant)

Task 1- Project Management

Project Management and administration will take place throughout the course of this project. The Consultant will communicate project progress and issues with the Owner, manage the team's activities, manage the Consultant's work, provide oversight and quality control, check documents and organize project information.

Project Management tasks include:

1.1 General Project Coordination

Set up and monitor project files, cost accounting and invoicing with owner and subconsultant, owner communications, development of task plans and updates, project closeout, review and response to owner comments via owner's design review software system utilized for this purpose. Consultant shall also assist owner with quarterly reports required for Florida Department of Emergency Management Grant Compliance.

1.2 Internal correspondence and documentation

Coordination with internal team and subconsultants including internal and external scheduling and coordination, and weekly design team meetings for the duration of the project.

1.3 Quality Control

Perform project Quality Control reviews of consultant and subconsultant work of each submittal for the duration of the project. Quality control reviews will be documented, approved by the Project Manager and Quality Control Manager, and provided to the owner within one week of each deliverable.

1.4 Agency Coordination

General coordination with local utilities and permitting agencies including SWFWMD and Manatee County. Assist Owner in coordination with FAA for the purpose of funding and project approvals.

Specific agency review meetings have been defined and accounted for in each phase of work.

1.5 Project Meetings

Bi-weekly project status meetings shall be held during design with the owner, project manager, and key members of the design team. The consultant shall prepare and distribute meeting agendas and meeting minutes to record progress of the work and decisions made. ***Specific milestone project review meetings have been defined and accounted for in their respective phases of work.***

Deliverables Include:

1. Meeting minutes of all planning and review meetings with owner
2. Meeting minutes of all meetings with FAA and local agencies.
3. Detailed project schedule at project kickoff.
4. Project status reports to Owner including updates to schedule, budget, and work accomplished will be provided on a monthly basis and at each deliverable.
5. Data for Florida Department of Emergency Management Quarterly Reports

In the following phases of the work, participation by design disciplines is identified as follows: PM for Project Manager, PA for Architect, ID for Interior Designer, S for Structural, M for Mechanical, P for Plumbing, FP for Fire Protection, E for Electrical, T for Technology Systems, and C for Civil.

Deliverables at each phase will be provided in electronic PDF format. Printed copies will be provided as requested, at actual cost and charged against the project printing allowance.

Task 2- Programming & Preliminary Design

Architectural programming effort to understand the project parameters, establish the needs, goals, and objectives, gather relevant information and standards, determine the qualitative space requirements, sizes, and relationships, and summarize the work in a program document. Programming will be in accordance with Owner design standards and with Federal Aviation Administration (FAA) ARFF standards and requirements. The program and functional requirements for the building will be developed based on the following design standards and requirements:

FAA ARFF and Owner Design Standards and Requirements

1. Identification and sizing of spaces in accordance with *FAA Advisory Circular 150/5210-15A Aircraft Rescue and Firefighting Station Building Design*.
2. Review for conformance with *FAA Order 5100.38D, Airport Improvement Program (AIP) Handbook* for consideration of future funding through the AIP program.
3. Inclusion of an FAA AIP Eligibility analysis as part of the Program development and space matrix.
4. Development of an Eligibility and Justification Narrative for supporting the preferred ARFF program.
5. If requested, FAA Eligibility Review meeting (by phone) with FAA.
6. Inclusion of physical separation or airlock system between public/ employee areas and secured zones.
7. Review and compliance with SRQ Design Standards Manual applicable. Review and compliance with Sarasota Fire-Rescue Standards as applicable.
8. Design of HVAC systems that are connected to building automation system and capable of cooling so that a temperature of 65 degrees Fahrenheit can be maintained in the facility.
9. Incorporation of additional parking (20 plus parking spaces), site access and roadway improvements, exterior storage, and other miscellaneous site improvements.
10. Provisions for phased construction including temporary facilities to be used during construction.

ICC 500 Storm Shelter Design Standards and Requirements

1. Evaluate Construction and Occupancy
2. Define peer review requirements
3. Determine areas of facility that will require storm shelter design
4. Define structural design and testing criteria.
5. Define code requirements for wind loads and load combinations based on ASCE 7 and ICC 500.
6. Define rain loads, floor live loads, roof live loads, hydrostatic loads that differ from ASCE 7.
7. Evaluate the siting of the building for floor hazard areas.
8. Evaluate occupancy density, access, accessibility, egress and signage.
9. Evaluate fire safety
10. Determine essential features and accessories.
11. Determine required test methods.
12. Evaluate resistance to wind-borne debris hazards through missile impact testing requirements.
13. Evaluate laydown and falling debris hazard requirements.
14. Independent Certified Review of Building Envelope Requirements

EOC Design Standards and Requirements

1. Determine security considerations for access control and CCTV coverage per *TSA CFR 1542*.
2. Identify functional design of the EOC layout based on SRQ's operational model outlined in the Airport Emergency Plan (AEP)/ FEMA Incident Command Structure (ICS) layout.
3. Develop redundant communications systems and infrastructure inclusive to landline, radio, cellular, satellite, and data that assures interoperability with airport stakeholders; operations, public safety, TSA, FAA, NTSB, CBP, etc.

4. Inclusion of dispatch console capabilities.
5. Video wall(s) or large screens for situational awareness will be considered in stakeholder engagement meetings and, if desired, its infrastructure design will be included as part of this project; however, the equipment and wiring / cabling will be budgeted, purchased and installed separately by the Owner. (DAVE / HAN CONFIRM)
6. Determine depth of common operating picture with stakeholders and potentially integrate GIS and airport grid maps.
7. Real-time feeds from CCTV, airport and airfield cameras, weather, FAA systems, etc.
8. EOC includes scalable surge capacity, redundant power requirements (standby and backup) per *FAA Airport Design and Engineering Standards and the Electrical Power Policy (JO 6030.20G)*.
9. Implement cyber security controls with secured and logically segmented networks for critical systems per *NIST Special Publication 800-53 Revision 5*.
10. Physical cyber protections for a secure IT/ server closet/ room with dual factor access per *NIST SP 800-53 and 800-171*.
11. Inclusion of a new standby generator to power the facility in the event of power loss so all ARFF and EOC facilities can remain operational.
12. Determine technology equipment room(s) requirements including locations, sizing, environmental controls, fire protection, lighting, associated hardware and equipment, and cabling requirements (backbone and horizontal).
13. Identify and determine any redundant / resilient campus connectivity (fiber backbone) requirements. This may include a new 144 strand fiber run from the terminal building to the new facility as well as additional space for redundant systems (backup server room, relocation of servers to the new facility, etc.)

Tasks include:

2.1 Project Kickoff

- Lead project kick-off meeting with Owner and verify project goals, performance goals, requirements, and vision. Meeting will be a review of the existing facilities currently occupied by the user groups to understand strengths and weaknesses, as well as important elements of the existing facilities
- Establish Stakeholders to be included in the design process and setup targeted stakeholder engagement check-ins

2.2 Project Coordination and Meetings

- Outline key meetings, milestone deliverables and other design phase activities with durations and dates for design, bidding and permitting to incorporate into a preliminary project schedule.
- Review / respond to Owner's comments and finalize Programming Document.
- Three (3) Preliminary and Concept Review meetings including one (1) meeting to review the programming deliverable at the end of the Preliminary Design Phase.

2.3 Existing Data Collection

- Collect owner's existing information, establishing an inventory of furniture, furnishings and equipment (FFE) that will be relocated to the new facility. This will also be used to establish what FFE will need to be specified as a part of the design.
- Inventory owner's ARFF Fleet both current and out an additional five (5) years for planning and programming.

2.4 Program Validation

- Validate existing programming and space adjacency diagrams to expand in detail the Owner's previously developed layouts. Develop adjacency diagrams, layouts and plans to visually identify spaces, sizes and relationships to assist in design.
- Develop Room Data Sheets based upon an evaluation of the Owner's and FAA standards for the facility and functional requirements for the users
- Validate requirements for IT including all those defined in the EOC design standards. This will include validation of all other items stated in the EOC design standards and requirements.
- Provide a draft Programming Document to the Owner's staff and stakeholders to review and confirm the findings of the programming work.

2.5 Geotechnical Investigation

Borings, soils analysis, report and foundation recommendations, including evaluation of subsurface conditions (completed by a subconsultant) to be utilized as a basis for structural design for the new facility. A detailed scope of services has been attached.

2.6 Survey and Subsurface Utility Engineering –

Topographic survey and location of all features (above and below grade) on the approximate 5-acre site (to be completed by subconsultants). Detailed scope of services is been attached.

2.7 Preliminary Facility Drawings

Develop preliminary design drawings concepts for the building and site and incorporate Owner feedback.

2.8 Consultants Estimate of Probable Construction Cost

Develop a rough order of magnitude (ROM) opinion of probable construction cost based on area, volume or unit prices.

Meetings Include:

1. Attendance at one (1) Project Kick-Off Meeting and Site Inventory – PM, PA, C, ,T(2), shall attend in person. Others may attend virtually.
2. Attendance at up to three (3) Programming and Concept Review Meetings (including sustainability)– PM, PA, C, T, , FP, M others as required. The PM will attend in person and the PA

and two staff shall attend one (1) meetings in person. Others will join virtually. One of these meetings shall be the review of the Preliminary Design Package.

Deliverables Include:

1. Program Document with executive summary, table of contents, program space summary, space plan adjacency diagrams and room data sheets with building engineering / technology criteria. This document shall also include a narrative of the existing and proposed site analysis, preliminary security diagram, building envelope requirements, and thermal envelope requirements.
2. Provide (2) concept drawings for building and site to select preferred concept for schematic development
3. ROM Opinion of Probable Construction Cost
4. Geotechnical Testing Report
5. Permit Matrix
6. Preliminary Project Schedule and updated project schedule at conclusion of phase
7. Documented responses to all owner design review comments

Task 3 - Schematic Design Phase (30%)

Schematic Design is a part of the design process where expectations are set, budget and schedule are established. Schematic Design determines the general scope, preliminary design, scale and relationships among the components of the project. The primary objective is to develop a clearly defined design with a comprehensive scope, budget and schedule. Initial building code review and identification of governmental authorities having jurisdiction (AHJ) to review, approve and permit the project.

Tasks include:

3.1. Project Coordination and Meetings

- Identify elements of the project that may be eligible for FAA AIP funding and provide supporting documentation
- Outline key meetings, milestone deliverables and other design phase activities with durations and dates for design, bidding and permitting to incorporate into a preliminary project schedule.
- Lead meeting with owner to present concepts and assist owner in selection of preferred concept for further schematic development
- Provide updated Project Schedule
- Lead meeting with owner to review Schematic Design documents and receive owner review comments
- Access, review and respond to owner comments and incorporate comments into the documents
- Receive owner approval to proceed with next phase of the work

3.2. Facility and Site Inventory and Analysis

- Identify building equipment, services, furnishings, etc. that are to be included in the project scope and cost or are to be provided by others outside of the project scope and costs
- Inventory and review existing site conditions that may impact the design of the project. Identify issues that may impact the feasibility of construction at the location and identify required site elements

3.3. Develop Schematic Design Documents

These documents generally include site plan, utility (gas, water, sanitary sewer, electric and communications) locations, grading, building floor plan, building elevations, roof plan and main building section and typical wall section as required to fix the size and character of the project. Floor plan will include walls, doors, typical furnishings and equipment, etc. to allow owner to ascertain the function, size and use of the spaces.

3.4. Project Phasing

Develop preliminary phasing plans to determine temporary construction measures that will be required.

3.5. Project Narrative Report

Develop a preliminary design narrative scope of work for the civil, grading / stormwater design, architecture / interior design, structural, mechanical, plumbing, fire protection, electrical and technology systems based on the preliminary design.

3.6. Consultants Estimate of Probable Construction Cost

Provide Engineer's estimate at Schematic Design. A full cost estimate by a subconsultant will be included in this deliverable.

3.7. Permitting

Identify governmental authorities having jurisdiction (AHJ) to review, approve and permit the project. Develop initial Life Safety Analysis and Code Compliance Review. Attend pre-applications meetings with SWFWMD and Manatee County.

Meetings Include:

1. Attend up to two (2) Schematic Design Review Meetings – PM to attend both in person. PA and T to attend one meeting in person. Others to attend virtually. (M, E, T, S, FP, P, C, ID).
2. Attend one (1) initial pre-application meeting with SWFWMD (PM and C to attend) and (1) initial pre-application meeting with Manatee County (PM and C to attend) including planning / zoning review (if required) to review the scope of the project and initial Life Safety Analysis and Code Compliance. Other disciplines to attend virtually if required.

Deliverables Include:

1. Schematic drawings, including exterior building form massing / Tier 1 rendering (massing, silhouette entourage, basic lighting, no materials / post processing). Mechanical, Electrical, Plumbing, Fire Protection riser diagrams and schematic level layouts of main equipment and main equipment rooms only.
2. Preliminary Phasing Plans
3. Preliminary energy efficiency and high-performance buildings scorecard/checklist.
4. Develop potable water use reduction strategies and associated costs and cost savings.
5. Written schematic narrative
6. Engineer's opinion of probable construction cost - Budget level estimate based on cost per square foot of each of the major building systems and site scope
7. Life Safety Analysis and Code Review
8. Updated project design schedule
9. Documented responses to all owner design review comments

Task 4- Design Development Phase (60%)

In the Design Development Phase, the documents will further define building size and character. Drawings will delineate, develop and describe construction material and systems used in the project and incorporate said components into the documents. Cross-discipline coordination will be updated to verify appropriate room sizes, spaces, and interaction. Detailed building code investigation will be undertaken to verify exiting requirements, building classification and other life-safety requirements.

Tasks include:

4.1. Project Coordination and Meetings

- Provide updated Project Schedule
- Lead meeting with owner to review design development documents and receive owner review comments
- Access, review and respond to owner comments and incorporate comments into the documents
- Receive owner approval to proceed with next phase of the work

4.2. Design Development Drawings

Produce design development drawings to include site plans, utility (gas, water, sanitary sewer, electric and communications) plans, grading and storm water plans, building floor plan(s), enlarged plans, building sections, wall sections and details, roof plans, reflected ceiling plans, schedules, interior elevations, selections for materials for exterior and interior finishes, plans and details of structural elements, plans and details for mechanical and plumbing systems, plans and details for electrical, security, and technology systems, plans and details for fire protection systems

4.3. Graphics and Renderings

Provide exterior and interior renderings of building mounted on foam board for owner use and presentations. A Tier 2 Rendering will be provided showing detailed massing, silhouette entourage, basic lighting, materials and some of internal spaces.

4.4. Technical Specifications

Produce draft version of technical specifications describing the material specifications that are intended for use in the project. Include cut sheets as appropriate for owner review and concurrence

4.5. Project Narrative Report

Update the preliminary design narrative report for the civil, grading / stormwater design, architecture / interior design, structural, mechanical, plumbing, fire protection, electrical and technology systems based on the 60% design development package.

4.6. Consultants Estimate of Probable Construction Cost

Develop a revised and updated opinion of probable construction cost. A full cost estimate report prepared by a subconsultant will be included in this deliverable.

4.7. Code and Material Review

- Develop updated Life Safety Analysis and Code Compliance Review
- Develop criteria for the selection of healthy, responsible, low VOC, durable, and low carbon materials for inclusion in the project.

4.8. Agency Permitting and FAA Coordination

- Submit Environmental Resource Permit to SWFWMD
- Attend preliminary review meeting(s) with Manatee County to ascertain general agreement with the code interpretation and design of the project
- Attend one FAA Plan/Eligibility Review meeting and development of FAA Justification and Eligibility document.
- Development of draft Construction Safety and Phasing Plan (CSPP)

Meetings Include:

1. Attendance at (1) Design Development Review Meeting – PM, PA, M, E, T, C, ID (PM, PA and 1 staff to attend in person, other staff to be virtual)
2. Attendance at (1) FAA Plan/Eligibility Review Meeting – PM to attend in person if required and support staff available virtually as needed
3. Attend one (1) meeting with Manatee County to review the development of the design and Life Safety Analysis and Code Compliance – PM will attend in person and support staff virtually as required.

Deliverables Include:

1. Design development drawings
2. Draft Technical Specifications
3. Exterior Building Rendering
4. Interior Building Renderings
5. Interior Design and Finish Board
6. Project Narrative Report
7. Update engineer's opinion of probable construction cost - Detailed estimate based on designed quantities and quality of materials, products, equipment and systems.
8. Update Life Safety Analysis and Code Review
9. Updated project schedule
10. Documented responses to all owner design review comments
11. Environmental Resource Permit application to SWFWMD
12. FAA Submittal
 - Draft Construction Safety and Phasing Plan
 - FAA Eligibility and Justification Document
 - Preliminary Engineer's Design Report (project narrative report)

Task 5- Construction Documents Phase (90% and 100%)

In the Construction Documents Phase, final drawings and specifications will be generated for bidding purposes. Discipline drawings, details and full technical specifications will be finalized. Documents will incorporate Owner's comments from previous phases.

Tasks include:

5.1. Project Coordination and Meetings

- Provide updated Project Schedule
- Lead meeting with owner to review construction documents and receive final owner review comments
- Access, review and respond to owner comments and incorporate comments into the documents
- Receive owner approval to proceed with next phase of the work

5.2. Provide Construction Drawings (90%)

Produce construction drawings to include drawings and details necessary for bidding and construction of the project

5.3. Provide Technical Specifications (90%)

Produce technical specifications to include requirements necessary for selection, procurement and installation of the components of the project. Consultant shall incorporate Airport provided front end specification documents and required FAA General and Special Provision documents.

5.4. Consultants Design Report

Update the design development design narrative report for the civil, grading / stormwater design, architecture / interior design, structural, mechanical, plumbing, fire protection, electrical and technology systems based on the construction document package.

5.5. Bid Documents (100%)

- Produce the documents (drawings and specifications) supporting the procurement and contracting requirements for the project
- Incorporate final owner review comments on documents and submit Final Bid Documents (100%)

5.6. Consultant's Opinion of Probable Construction Cost

Produce a final updated opinion of probable construction cost. A full cost estimate report will NOT be provided. This will be an update to the 60% cost estimate.

5.7. Code Updates

Provide updates to the Life Safety Analysis and Code Compliance Review; produce Life Safety plans

5.8. Building Envelope Requirements

Independent review of building envelope to certify the building meets all building envelope requirements including waterproofing, cladding, glazing, and roofing. This shall be completed by Mead & Hunt staff not affiliated with the project and are certified Building Enclosure Commissioning Providers. A report of this independent analysis will be provided to the Airport. This task will occur throughout the project but all costs associated with this effort shall be captured under this task and phase.

5.9 Building Permit Submittal

Submit construction documents with governmental authorities having jurisdiction (AHJ) to review, approve and permit the project. Owner will pay associated plans review or impact fees. Successful bidder/contractor will be responsible for obtaining and paying construction permit and fees

Meetings Include:

1. Attendance at 90% complete Construction Documents Review Meeting –PM, PA, M, E, T, C, ID (PM to attend in person, all other staff to attend virtually)
2. Attendance up to (1) Permitting/Code Review Meeting with permitting agencies – PM and support staff as warranted.

Deliverables Include:

1. Two submittals including:
 - a. 90% and 100% construction document drawings

- b. 90% and 100% Technical Specifications
 - c. 90% and 100% Front End specifications
- 2. Update engineer's opinion of probable construction cost - Detailed estimate based on designed quantities and quality of materials, products, equipment, and systems.
- 3. Update Life Safety Analysis and Code Review
- 4. Updated project schedule
- 5. Documented responses to all owner design review comments
- 6. Response to SWFWMD review comments
- 7. Submit bid documents to Airport and FAA.
- 8. 90% and Final Project Narrative Design Report
- 9. Building Envelope Analysis Report
- 10. Copy of Building Permit Submittal
- 11. Final Construction Safety and Phasing Plan and FAA 7460
- 12. All CAD and BIM files of bid documents in State Plane coordinates.

Task 6- Bidding Phase

This phase of work includes the solicitation and contracting of a single general contractor to construct the work of the project. Contractors will be asked to prepare and submit bids with intended selection based upon low and responsive bid price. Bidding documents will be distributed to interested bidders and plan holders. Mead & Hunt will attend a scheduled pre-bid meeting, answer questions from contractors and provide clarifications of the bidding documents. Mead & Hunt will prepare and distribute addenda to plan holders. Mead & Hunt will assist owner with bid tabulation and recommendation to award to apparent low bidder.

Tasks include:

6.1. Bid Preparation

- Prepare advertisement of bids. Owner will arrange for and pay costs associated with advertisement.
- Assemble, reproduce and distribute Bid Documents to Airport for posting onto OpenGov procurement site.

6.2. Pre-Bid Meeting

Project Manager and Project Architect to prepare for and attend pre-bid meeting in person. Consultant will support airport in meeting, provide project overview, and answer questions as needed.

6.3. Bid Clarifications

- Respond to bidder questions.
- Prepare and issue technical clarifications and addenda to plan holders as necessary.

6.4. Bid Evaluation

- Assist owner with opening and recording bids received.
- Evaluate and prepare Bid Tabulation and Recommendation to Award. Consultant shall not be required to perform extensive, exhaustive or detailed review of qualifications beyond that indicated in the Bid Documents.
- Correspond with apparent low bidder as necessary to determine bidder's commitment to bid and confirm required documentation.

Meetings Include:

1. Attendance at (1) Pre-Bid meeting – PM, PA (both staff to attend in person)
2. Attendance at (1) Bid Opening – PM (virtual)

Deliverables Include:

1. Assemble and distribute Bid Documents electronically.
2. Assemble and distribute addenda as necessary electronically
3. Bid Tabulation and Recommendation to Award

Owner Responsibilities throughout the project:

1. Provide access to existing facilities
2. Provide copies of available data on existing facilities & equipment and proposed site, such as:
 - a. Existing drawings and data on existing facilities
 - b. Legal descriptions of property and easements at proposed site
 - c. Previous related studies and investigations
 - d. Lists and data on equipment and vehicles to accommodate
3. Provide contact information for local utilities and agencies
4. Provide copies of local ordinances and covenants pertinent to this project
5. Provide a representative with complete authority to transmit instructions, receive information, and provide directives
6. Provide timely review, feedback, and directives to maintain project schedule
7. Protect Mead & Hunt-supplied digital information, if any, from contamination, misuse or alteration
8. Coordinate with other project stakeholders

Schedule

A proposed design schedule was included in our response to qualifications and provided to the Florida Department of Emergency Management. This schedule will serve as a baseline for development and be further detailed upon notice to proceed. This preliminary schedule is as follows:

Design Phase	Calendar Days
Preliminary Design	90 Calendar Days from Notice to Proceed
Schematic Design (30%)	90 Calendar Days from Receipt of Preliminary Design Comments
Design Development (60%)	90 Calendar Days from Receipt of Schematic Design Comments
Construction Documents (90%)	90 Calendar Days from Receipt of 60% Comments
Bid Documents (100%)	30 Calendar Days from Receipt of 90% Comments

Clarifications

1. Project manager travel costs account for mileage to SRQ. PM will attend meetings in person and only staff where indicated will attend meetings in person. All other meeting attendance will be virtual.
2. Permit costs for SWFWMD and Manatee County permits have been estimated and included under direct expenses. These permit fees will be paid for by the consultant and charged at actual cost.
3. Costs for printing and reproduction for documents to be used at meetings has been included. This accounts for selected sheets to be printed full size for review during meetings and any other material or display boards presented to the Airport.
4. Signage and wayfinding shall include those required per life safety requirements. It shall also include owner provided standard signage requirements as well as FDOT, Manatee County, and/or MUTCD standard signage. No special or custom design signage is included in the scope of services.

Work not included in scope of work:

1. Public meetings
2. Drawings or specifications beyond those specifically noted
3. Site visits or meetings beyond those specifically noted
4. Emissions Analysis and Credit Evaluation, Permitting for Generator
5. Life Cycle Cost Analysis
6. Vehicle Response Time Analysis
7. Building Commissioning Services
8. Hazardous Materials Investigation, Survey and Remediation
9. Full cost estimate report deliverables at the schematic design and construction document deliverables. A preliminary ROM cost estimate will be provided with the schematic design submittal and updates to the design development (60%) cost estimate will be provided at the 90% and 100% deliverables.
10. The following delegated design items are not included in this proposal:
 - Design of miscellaneous metals (stairs, handrails, guardrails, etc.)
 - Design of exterior cladding systems assumed to be delegated design by the contractor's engineer using the design criteria indicated in our drawings (curtainwall, precast, cold-formed framing, etc.)
11. Sustainability and Resiliency services including:
 - LEED documentation and certification
 - Energy Star tracking and reporting and Green House Gas (GHG) tracking and reporting.
 - Detailed on-site renewable energy analysis
 - Life Cycle Cost Analysis (LCCA)
 - Whole Building Life Cycle Cost Analysis (WBLCA) and embodied carbon reporting.
12. Utility incentive programs and applications, if applicable
13. Construction Administration Services
14. Planning and Building Inspection Department review meetings beyond those indicated in scope of services
15. The cost to re-bid or redesign the project in the event the project bids exceed project budget

Compensation

A summary of costs and breakdown of costs by phase, consultant, and labor/expenses as been included with this proposal as Exhibit B.

EXHIBIT B - FEE BASIS

**Sarasota Bradenton International Airport (SRQ)
Emergency Operations and Public Safety Complex
Sarasota, Florida
Revised 6/27/25**

FEE SUMMARY BY PHASE

<u>Task</u>	<u>Fee</u>
Task 1- Project Management	\$207,228
Task 2- Programming and Preliminary Design	\$329,084
Task 3- Schematic Design Phase (30%)	\$428,614
Task 4- Design Development Phase (60%)	\$700,202
Task 5- Construction Documents Phase (90% and 100%)	\$1,085,627
Task 6- Bidding Phase	\$69,132
Total	\$2,819,887

FEE SUMMARY BY CONSULTANT

<u>Firm</u>	<u>Fee</u>
Mead & Hunt Labor	\$2,456,925
Mead & Hunt Expenses	\$37,752
MDG*	\$158,686
Hyatt Survey *	\$16,710
ECHO*	\$13,196
Tierra	\$36,027
Connico*	\$82,700
EG Solutions*	\$17,890
Total	\$2,819,887

***DBE/MBE FIRM PERCENTAGE**

10.26%

EXHIBIT B - FEE BASIS
Sarasota Bradenton International Airport (SRQ)
Emergency Operations and Public Safety Complex
Sarasota, Florida
5/16/2025

TASK DESCRIPTION	Principal		Senior Project Manager		Senior Prj Eng / Architect		Prj Eng / Architect		Senior Eng / Architect		Eng / Architect III		Eng / Architect II		Eng / Architect I		Technician		Project Assistant / Admin		Total Person Hours	Total Labor Cost
	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost		
		\$355		\$323		\$289		\$250		\$227		\$204		\$180		\$153		\$125		\$95		
Task 1- Project Management																						
1.1. General Project Coordination	16	\$5,680	96	\$31,008	48	\$13,872	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	96	\$9,120	256	\$59,680
1.2. Internal Correspondence and Documentation	0	\$0	96	\$31,008	48	\$13,872	48	\$12,000	0	\$0	48	\$9,792	48	\$8,640	24	\$3,672	0	\$0	0	\$0	312	\$78,984
1.3. Quality Control	0	\$0	10	\$3,230	40	\$11,560	40	\$10,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	90	\$24,790
1.4. Agency Coordination	0	\$0	20	\$6,460	0	\$0	20	\$5,000	0	\$0	0	\$0	0	\$0	20	\$3,060	0	\$0	0	\$0	60	\$14,520
1.5. Project Meetings	0	\$0	24	\$7,752	24	\$6,936	24	\$6,000	0	\$0	6	\$1,224	0	\$0	24	\$3,672	0	\$0	24	\$2,280	126	\$27,864
Subtotal Task 1	16	\$5,680	246	\$79,458	160	\$46,240	132	\$33,000	0	\$0	54	\$11,016	48	\$8,640	68	\$10,404	0	\$0	120	\$11,400	844	\$205,838

DIRECT EXPENSES

Document Printing / Reproduction/Assembly
Travel Costs (Local PM mileage duration of project)

\$500

\$890

\$1,390

SUBTOTAL- DIRECT EXPENSES

TOTAL - TASK 1 PROJECT MANAGEMENT

\$207,228

EXHIBIT B - FEE BASIS
Sarasota Bradenton International Airport (SRQ)
Emergency Operations and Public Safety Complex
Sarasota, Florida
5/16/2025

TASK DESCRIPTION	Principal		Senior Project Manager		Senior Prj Eng / Architect		Prj Eng / Architect		Senior Eng / Architect		Eng / Architect III		Eng / Architect II		Eng / Architect I		Technician		Project Assistant / Admin		Total Person Hours	Total Labor Cost
	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost		
		\$355		\$323		\$289		\$250		\$227		\$204		\$180		\$153		\$125		\$95		
Task 2- Programming and Preliminary Design																						
2.1. Project Kickoff	0	\$0	24	\$7,752	52	\$15,028	24	\$6,000	0	\$0	48	\$9,792	20	\$3,600	0	\$0	0	\$0	0	\$0	168	\$42,172
2.2. Project Coordination and Meetings	0	\$0	48	\$15,504	64	\$18,496	24	\$6,000	0	\$0	44	\$8,976	24	\$4,320	0	\$0	0	\$0	12	\$1,140	216	\$54,436
2.3. Existing Data Collection	0	\$0	2	\$646	36	\$10,404	0	\$0	0	\$0	68	\$13,872	32	\$5,760	0	\$0	0	\$0	0	\$0	138	\$30,682
2.4. Program Validation	0	\$0	6	\$1,938	56	\$16,184	72	\$18,000	0	\$0	104	\$21,216	16	\$2,880	0	\$0	0	\$0	0	\$0	254	\$60,218
2.5. Geotechnical Investigation	0	\$0	1	\$323	0	\$0	2	\$500	0	\$0	0	\$0	2	\$360	2	\$306	0	\$0	0	\$0	7	\$1,489
2.6. Topographic Survey and Subsurface Utility Engineering	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	2	\$306	16	\$2,000	0	\$0	19	\$2,629
2.7. Preliminary Facility Drawings	0	\$0	6	\$1,938	24	\$6,936	44	\$11,000	8	\$1,816	40	\$8,160	48	\$8,640	16	\$2,448	24	\$3,000	0	\$0	210	\$43,938
2.8. Consultants Estimate of Probable Construction Cost	0	\$0	6	\$1,938	20	\$5,780	10	\$2,500	0	\$0	16	\$3,264	2	\$360	4	\$612	8	\$1,000	0	\$0	66	\$15,454
Subtotal Task 2	0	\$0	94	\$30,362	252	\$72,828	176	\$44,000	8	\$1,816	320	\$65,280	144	\$25,920	24	\$3,672	48	\$6,000	12	\$1,140	1,078	\$251,018

DIRECT EXPENSES

Document Printing / Reproduction/Assembly	\$500
Travel Costs (Kickoff Meeting + 2 programming meetings)	<u>\$5,328</u>
SUBTOTAL- DIRECT EXPENSES	\$5,828

SUBCONSULTANTS

Connico (Cost Estimating)	\$0.00
Hyatt Survey (Topographic Survey)	\$16,710.00
ECHO (Subsurface Utility Engineering)	\$13,196.20
Tierra (Geotechnical Testing)	\$36,027.41
Mohsen Design Group (Grading & Stormwater Design)	<u>\$6,304.00</u>
SUBTOTAL- SUBCONSULTANTS	\$72,238

TOTAL - TASK 2 PROGRAMMING AND PRELIMINARY DESIGN

\$329,084

EXHIBIT B - FEE BASIS
Sarasota Bradenton International Airport (SRQ)
Emergency Operations and Public Safety Complex
Sarasota, Florida
5/16/2025

TASK DESCRIPTION	Principal		Senior Project Manager		Senior Prj Eng / Architect		Prj Eng / Architect		Senior Eng / Architect		Eng / Architect III		Eng / Architect II		Eng / Architect I		Technician		Project Assistant / Admin		Total Person Hours	Total Labor Cost
	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost		
		\$355		\$323		\$289		\$250		\$227		\$204		\$180		\$153		\$125		\$95		
Task 3- Schematic Design Phase (30%)																						
3.1. Project Coordination and Meetings	4	\$1,420	64	\$20,672	80	\$23,120	24	\$6,000	0	\$0	24	\$4,896	32	\$5,760	0	\$0	0	\$0	12	\$1,140	240	\$63,008
3.2. Facility and Site Inventory and Analysis	0	\$0	10	\$3,230	24	\$6,936	4	\$1,000	0	\$0	16	\$3,264	4	\$720	0	\$0	0	\$0	0	\$0	58	\$15,150
3.3. Develop Schematic Design Documents				\$0																		
General and Civil Drawings	0	\$0	1	\$323	4	\$1,156	4	\$1,000	0	\$0	8	\$1,632	16	\$2,880	40	\$6,120	80	\$10,000	0	\$0	153	\$23,111
Architectural & Interior Design Drawings	0	\$0	9	\$2,907	80	\$23,120	40	\$10,000	0	\$0	120	\$24,480	120	\$21,600	0	\$0	0	\$0	0	\$0	369	\$82,107
Structural Drawings	0	\$0	1	\$323	0	\$0	64	\$16,000	0	\$0	0	\$0	80	\$14,400	0	\$0	0	\$0	0	\$0	145	\$30,723
Mechanical Drawings	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	16	\$3,264	24	\$4,320	0	\$0	0	\$0	0	\$0	41	\$7,907
Plumbing and Fire Protection Drawings	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	16	\$3,264	12	\$2,160	0	\$0	0	\$0	0	\$0	29	\$5,747
Electrical Drawings	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	16	\$3,264	0	\$0	0	\$0	0	\$0	0	\$0	17	\$3,587
Technology / Special Systems Drawings	0	\$0	1	\$323	6	\$1,734	60	\$15,000	0	\$0	0	\$0	0	\$0	20	\$3,060	0	\$0	0	\$0	87	\$20,117
3.4. Project Phasing Analysis	0	\$0	8	\$2,584	40	\$11,560	16	\$4,000	0	\$0	0	\$0	20	\$3,600	16	\$2,448	24	\$3,000	0	\$0	124	\$27,192
3.5. Project Narrative Report				\$0																		
General and Civil Narrative	0	\$0	2	\$646	0	\$0	0	\$0	0	\$0	0	\$0	4	\$720	8	\$1,224	0	\$0	0	\$0	14	\$2,590
Architectural & Interior Design Narrative	0	\$0	9	\$2,907	40	\$11,560	20	\$5,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	69	\$19,467
Structural Narrative	0	\$0	1	\$323	0	\$0	8	\$2,000	0	\$0	0	\$0	8	\$1,440	0	\$0	0	\$0	0	\$0	17	\$3,763
Mechanical Narrative	0	\$0	1	\$323	0	\$0	0	\$0	4	\$908	24	\$4,896	0	\$0	0	\$0	0	\$0	0	\$0	29	\$6,127
Plumbing and Fire Protection Narrative	0	\$0	1	\$323	0	\$0	0	\$0	4	\$908	16	\$3,264	0	\$0	0	\$0	0	\$0	0	\$0	21	\$4,495
Electrical Narrative	0	\$0	1	\$323	0	\$0	0	\$0	4	\$908	24	\$4,896	0	\$0	0	\$0	0	\$0	0	\$0	29	\$6,127
Technology / Special Systems Narrative	0	\$0	1	\$323	6	\$1,734	24	\$6,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	31	\$8,057
3.6. Consultants Estimate of Probable Construction Cost	0	\$0	6	\$1,938	12	\$3,468	8	\$2,000	4	\$908	0	\$0	4	\$720	0	\$0	0	\$0	0	\$0	34	\$9,034
3.7. Permitting	0	\$0	8	\$2,584	16	\$4,624	0	\$0	10	\$2,270	28	\$5,712	0	\$0	0	\$0	0	\$0	0	\$0	62	\$15,190
Subtotal Task 3	4	\$1,420	127	\$41,021	308	\$89,012	272	\$68,000	26	\$5,902	308	\$62,832	324	\$58,320	84	\$12,852	104	\$13,000	12	\$1,140	1,569	\$353,499

DIRECT EXPENSES

Document Printing / Reproduction/Assembly
Travel Costs (1 schematic design meeting)

\$1,500
\$1,826
\$3,326

SUBTOTAL- DIRECT EXPENSES

SUBCONSULTANTS

Connico (Cost Estimating)
Mohsen Design Group (Grading & Stormwater Design)
EG Solutions (Permitting Support)

\$39,700
\$26,126.00
\$5,963.00
\$71,789

SUBTOTAL- SUBCONSULTANTS

TOTAL - TASK 3 SCHEMATIC DESIGN PHASE

\$428,614

EXHIBIT B - FEE BASIS

Sarasota Bradenton International Airport (SRQ)
Emergency Operations and Public Safety Complex
Sarasota, Florida
5/16/2025

TASK DESCRIPTION	Principal		Senior Project Manager		Senior Prj Eng / Architect		Prj Eng / Architect		Senior Eng / Architect		Eng / Architect III		Eng / Architect II		Eng / Architect I		Technician		Project Assistant / Admin		Total Person Hours	Total Labor Cost
	Hours	Labor Cost \$355	Hours	Labor Cost \$323	Hours	Labor Cost \$289	Hours	Labor Cost \$250	Hours	Labor Cost \$227	Hours	Labor Cost \$204	Hours	Labor Cost \$180	Hours	Labor Cost \$153	Hours	Labor Cost \$125	Hours	Labor Cost \$95		
Task 4- Design Development Phase (60%)																						
4.1. Project Coordination and Meetings	0	\$0	64	\$20,672	72	\$25,560	20	\$5,780	0	\$0	32	\$9,248	32	\$11,360	0	\$0	0	\$0	12	\$3,468	232	\$76,088
4.2. Design Development Drawings																						
General and Civil Drawings	0	\$0	4	\$1,292	8	\$2,312	8	\$2,000	0	\$0	40	\$8,160	16	\$2,880	40	\$6,120	80	\$10,000	0	\$0	196	\$32,764
Architectural & Interior Design Drawings	0	\$0	17	\$5,491	60	\$17,340	60	\$15,000	0	\$0	120	\$24,480	120	\$21,600	0	\$0	0	\$0	0	\$0	377	\$83,911
Structural Drawings	0	\$0	1	\$323	0	\$0	164	\$41,000	0	\$0	0	\$0	206	\$37,080	0	\$0	0	\$0	0	\$0	371	\$78,403
Mechanical Drawings	0	\$0	1	\$323	6	\$1,734	0	\$0	0	\$0	40	\$8,160	80	\$14,400	0	\$0	0	\$0	0	\$0	127	\$24,617
Plumbing and Fire Protection Drawings	0	\$0	1	\$323	6	\$1,734	0	\$0	0	\$0	30	\$6,120	40	\$7,200	0	\$0	0	\$0	0	\$0	77	\$15,377
Electrical Drawings	0	\$0	1	\$323	6	\$1,734	0	\$0	0	\$0	40	\$8,160	60	\$10,800	0	\$0	0	\$0	0	\$0	107	\$21,017
Technology / Special Systems Drawings	0	\$0	1	\$323	10	\$2,890	130	\$32,500	0	\$0	0	\$0	80	\$14,400	0	\$0	0	\$0	0	\$0	221	\$50,113
Fixtures, Furniture, & Equipment (FFE) Drawings	0	\$0	3	\$969	22	\$6,358	20	\$5,000	0	\$0	40	\$8,160	80	\$14,400	0	\$0	0	\$0	0	\$0	165	\$34,887
4.3. Graphics and Renderings	0	\$0	6	\$1,938	0	\$0	0	\$0	0	\$0	40	\$11,560	48	\$17,040	0	\$0	0	\$0	0	\$0	94	\$30,538
4.4. Draft Technical Specifications																						
General and Civil Specifications	0	\$0	4	\$1,292	0	\$0	0	\$0	0	\$0	16	\$3,264	0	\$0	24	\$3,672	0	\$0	16	\$1,520	60	\$9,748
Architectural & Interior Design Specifications	0	\$0	9	\$2,907	20	\$5,780	20	\$5,000	0	\$0	8	\$1,632	8	\$1,440	0	\$0	0	\$0	0	\$0	65	\$16,759
Structural Specifications	0	\$0	1	\$323	0	\$0	8	\$2,000	0	\$0	0	\$0	4	\$720	0	\$0	0	\$0	0	\$0	13	\$3,043
Mechanical Specifications	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	32	\$6,528	0	\$0	0	\$0	0	\$0	0	\$0	33	\$6,851
Plumbing and Fire Protection Specifications	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	28	\$5,712	0	\$0	0	\$0	0	\$0	0	\$0	29	\$6,035
Electrical Specifications	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	32	\$6,528	0	\$0	0	\$0	0	\$0	0	\$0	33	\$6,851
Technology / Special Systems Specifications	0	\$0	1	\$323	8	\$2,312	60	\$15,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	69	\$17,635
4.5. Project Narrative Report																						
General and Civil Narrative	0	\$0	4	\$1,292	0	\$0	0	\$0	0	\$0	8	\$1,632	0	\$0	12	\$1,836	0	\$0	16	\$1,520	40	\$6,280
Architectural & Interior Design Narrative	0	\$0	9	\$2,907	20	\$5,780	20	\$5,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	49	\$13,687
Structural Narrative	0	\$0	1	\$323	0	\$0	8	\$2,000	0	\$0	0	\$0	4	\$720	0	\$0	0	\$0	0	\$0	13	\$3,043
Mechanical Narrative	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	4	\$816	0	\$0	0	\$0	0	\$0	0	\$0	5	\$1,139
Plumbing and Fire Protection Narrative	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	3	\$612	0	\$0	0	\$0	0	\$0	0	\$0	4	\$935
Electrical Narrative	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	4	\$816	0	\$0	0	\$0	0	\$0	0	\$0	5	\$1,139
Technology / Special Systems Narrative	0	\$0	1	\$323	2	\$578	16	\$4,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	19	\$4,901
4.6. Consultants Estimate of Probable Construction Cost	0	\$0	6	\$1,938	8	\$2,840	4	\$1,156	0	\$0	4	\$1,156	2	\$710	4	\$1,156	0	\$0	0	\$0	28	\$8,956
4.7. Code and Material Review	0	\$0	6	\$1,938	20	\$7,100	2	\$578	0	\$0	8	\$2,312	2	\$710	0	\$0	0	\$0	0	\$0	38	\$12,638
4.8. Agency Permitting and FAA Coordination	0	\$0	8	\$2,584	16	\$5,680	2	\$578	0	\$0	8	\$2,312	0	\$0	0	\$0	0	\$0	4	\$1,156	38	\$12,310
Subtotal Task 4	0	\$0	155	\$50,065	284	\$89,732	542	\$136,592	0	\$0	537	\$117,368	782	\$155,460	80	\$12,784	80	\$10,000	48	\$7,664	2,508	\$579,665

DIRECT EXPENSES

SWFWMD Permit Modification

Document Printing / Reproduction/Assembly

Travel Costs

SUBTOTAL- DIRECT EXPENSES

\$500

\$2,500

\$1,826

\$4,826

TASK DESCRIPTION	Principal		Senior Project Manager		Senior Prj Eng / Architect		Prj Eng / Architect		Senior Eng / Architect		Eng / Architect III		Eng / Architect II		Eng / Architect I		Technician		Project Assistant / Admin		Total Person	Total Labor		
	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost		
		\$355		\$323		\$289		\$250		\$227		\$204		\$180		\$153		\$125		\$95				
Task 4- Design Development Phase (60%)																								
SUBCONSULTANTS																								
Connico (Cost Estimating)																							\$43,000	
Mohsen Design Group (Grading & Stormwater Design)																							\$66,748.00	
EG Solutions (Permitting Support)																							\$5,963.00	
SUBTOTAL- SUBCONSULTANTS																							\$115,711	
TOTAL - TASK 4 DESIGN DEVELOPMENT PHASE																								\$700,202

EXHIBIT B - FEE BASIS

Sarasota Bradenton International Airport (SRQ)

Emergency Operations and Public Safety Complex

Sarasota, Florida

5/16/2025

TASK DESCRIPTION	Principal Hours	Labor Cost \$355	Senior Project Manager Hours	Labor Cost \$323	Senior Prj Eng / Architect Hours	Labor Cost \$289	Prj Eng / Architect Hours	Labor Cost \$250	Senior Eng / Architect Hours	Labor Cost \$227	Eng / Architect III Hours	Labor Cost \$204	Eng / Architect II Hours	Labor Cost \$180	Eng / Architect I Hours	Labor Cost \$153	Technician Hours	Labor Cost \$125	Project Assistant / Admin Hours	Labor Cost \$95	Total Person Hours	Total Labor Cost
Task 5- Construction Documents Phase (90% and 100%)																						
5.1. Project Coordination and Meetings	0	\$0	72	\$23,256	84	\$29,820	0	\$0	0	\$0	32	\$9,248	32	\$11,360	0	\$0	0	\$0	12	\$3,468	232	\$77,152
5.2. Provide Construction Drawings (90%)																						
General and Civil Drawings	0	\$0	8	\$2,584	8	\$2,312	8	\$2,000	0	\$0	44	\$8,976	20	\$3,600	40	\$6,120	80	\$10,000	0	\$0	208	\$35,592
Architectural & Interior Design Drawings	0	\$0	25	\$8,075	120	\$34,680	60	\$15,000	0	\$0	1,080	\$220,320	720	\$129,600	0	\$0	0	\$0	0	\$0	2,005	\$407,675
Structural Drawings	0	\$0	1	\$323	0	\$0	284	\$71,000	0	\$0	0	\$0	322	\$57,960	0	\$0	0	\$0	0	\$0	607	\$129,283
Mechanical Drawings	0	\$0	1	\$323	0	\$0	0	\$0	8	\$1,816	40	\$8,160	80	\$14,400	0	\$0	0	\$0	0	\$0	129	\$24,699
Plumbing and Fire Protection Drawings	0	\$0	1	\$323	0	\$0	0	\$0	8	\$1,816	44	\$8,976	52	\$9,360	0	\$0	0	\$0	0	\$0	105	\$20,475
Electrical Drawings	0	\$0	1	\$323	0	\$0	0	\$0	6	\$1,362	40	\$8,160	70	\$12,600	0	\$0	0	\$0	0	\$0	117	\$22,445
Technology / Special Systems Drawings	0	\$0	1	\$323	10	\$2,890	80	\$20,000	0	\$0	0	\$0	40	\$7,200	0	\$0	0	\$0	0	\$0	131	\$30,413
Fixtures, Furniture, & Equipment (FFE) Drawings	0	\$0	1	\$323	22	\$6,358	40	\$10,000	0	\$0	40	\$8,160	80	\$14,400	0	\$0	0	\$0	0	\$0	183	\$39,241
5.3. Provide Technical Specifications (90%)																						
General and Civil Specifications	0	\$0	4	\$1,292	0	\$0	0	\$0	0	\$0	8	\$1,632	0	\$0	16	\$2,448	0	\$0	16	\$1,520	44	\$6,892
Architectural & Interior Design Specifications	0	\$0	17	\$5,491	40	\$11,560	40	\$10,000	0	\$0	20	\$4,080	20	\$3,600	0	\$0	0	\$0	0	\$0	137	\$34,731
Structural Specifications	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1	\$323
Mechanical Specifications	0	\$0	1	\$323	0	\$0	4	\$1,000	0	\$0	28	\$5,712	4	\$720	0	\$0	0	\$0	0	\$0	37	\$7,755
Plumbing and Fire Protection Specifications	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	36	\$7,344	0	\$0	0	\$0	0	\$0	0	\$0	37	\$7,667
Electrical Specifications	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	28	\$5,712	0	\$0	0	\$0	0	\$0	0	\$0	29	\$6,035
Technology / Special Systems Specifications	0	\$0	1	\$323	8	\$2,312	16	\$4,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	25	\$6,635
5.4. Design Report																						
General and Civil Narrative	0	\$0	4	\$1,292	0	\$0	0	\$0	0	\$0	4	\$816	0	\$0	4	\$612	0	\$0	16	\$1,520	28	\$4,240
Architectural & Interior Design Narrative	0	\$0	9	\$2,907	16	\$4,624	16	\$4,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	41	\$11,531
Structural Narrative	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1	\$323
Mechanical Narrative	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	4	\$816	4	\$720	0	\$0	0	\$0	0	\$0	9	\$1,859
Plumbing and Fire Protection Narrative	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	4	\$816	0	\$0	0	\$0	0	\$0	0	\$0	5	\$1,139
Electrical Narrative	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	4	\$816	0	\$0	0	\$0	0	\$0	0	\$0	5	\$1,139
Technology / Special Systems Narrative	0	\$0	1	\$323	2	\$578	8	\$2,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	11	\$2,901
5.5. Bid Documents (100% Plans and Specifications)																						
General and Civil Drawings and Specs	0	\$0	2	\$646	0	\$0	0	\$0	0	\$0	8	\$1,632	0	\$0	16	\$2,448	24	\$3,000	16	\$1,520	66	\$9,246
Architectural & Interior Design Drawings and Specs	0	\$0	9	\$2,907	16	\$4,624	16	\$4,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	41	\$11,531
Structural Drawings and Specs	0	\$0	1	\$323	0	\$0	4	\$1,000	0	\$0	0	\$0	12	\$2,160	0	\$0	0	\$0	0	\$0	17	\$3,483
Mechanical Drawings and Specs	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	12	\$2,448	16	\$2,880	0	\$0	0	\$0	0	\$0	29	\$5,651
Plumbing and Fire Protection Drawings and Specs	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	8	\$1,632	16	\$2,880	0	\$0	0	\$0	0	\$0	25	\$4,835
Electrical Drawings and Specs	0	\$0	1	\$323	0	\$0	0	\$0	0	\$0	12	\$2,448	16	\$2,880	0	\$0	0	\$0	0	\$0	29	\$5,651
Technology / Special Systems Drawings and Specs	0	\$0	1	\$323	2	\$578	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	3	\$901
5.6. Consultant's Option of Probable Construction Cost	0	\$0	18	\$5,814	24	\$8,520	8	\$2,312	0	\$0	4	\$1,156	2	\$710	4	\$1,156	0	\$0	0	\$0	60	\$19,668
5.7. Code Updates	0	\$0	6	\$1,938	8	\$2,840	0	\$0	0	\$0	0	\$0	2	\$710	0	\$0	0	\$0	0	\$0	16	\$5,488
5.8. Building Envelope Requirements	0	\$0	4	\$1,292	22	\$7,810	20	\$5,780	40	\$14,200	0	\$0	4	\$1,420	80	\$23,120	0	\$0	0	\$0	170	\$53,622
5.9. Building Permit Submittal	0	\$0	8	\$2,584	4	\$1,420	0	\$0	0	\$0	0	\$0	8	\$1,440	0	\$0	0	\$0	0	\$0	20	\$5,444
Subtotal Task 5	0	\$0	207	\$66,861	386	\$120,926	604	\$152,092	62	\$19,194	1,500	\$309,060	1,520	\$280,600	160	\$35,904	104	\$13,000	60	\$8,028	4,603	\$1,005,665

TASK DESCRIPTION	Principal		Senior Project Manager		Senior Prj Eng / Architect		Prj Eng / Architect		Senior Eng / Architect		Eng / Architect III		Eng / Architect II		Eng / Architect I		Technician		Project Assistant / Admin		Total Person Hours	Total Labor Cost
	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost		
Task 5- Construction Documents Phase (90% and 100%)																						
DIRECT EXPENSES																						
Manatee County Building Permit Allowance																						\$15,000
Document Printing / Reproduction																						\$2,500
Travel Costs																						\$0
SUBTOTAL- DIRECT EXPENSES																						\$17,500
SUBCONSULTANTS																						
Connico (Cost Estimating)																						\$0
Mohsen Design Group (Grading & Stormwater Design)																						\$56,498.00
EG Solutions (Permitting Support)																						\$5,964.00
SUBTOTAL- SUBCONSULTANTS																						\$62,462
TOTAL - TASK 5 CONSTRUCTION DOCUMENTS																						\$1,085,627

EXHIBIT B - FEE BASIS
Sarasota Bradenton International Airport (SRQ)
Emergency Operations and Public Safety Complex
Sarasota, Florida
5/16/2025

TASK DESCRIPTION	Principal		Senior Project Manager		Senior Prj Eng / Architect		Prj Eng / Architect		Senior Eng / Architect		Eng / Architect III		Eng / Architect II		Eng / Architect I		Technician		Project Assistant / Admin		Total Person Hours	Total Labor Cost
	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost	Hours	Labor Cost		
		\$355		\$323		\$289		\$250		\$227		\$204		\$180		\$153		\$125		\$95		
Task 6- Bidding Phase																						
6.1. Bid Preparation	0	\$0	4	\$1,292	32	\$9,248	0	\$0	0	\$0	12	\$2,448	12	\$2,160	0	\$0	4	\$500	2	\$190	66	\$15,838
6.2. Pre-Bid Meeting	0	\$0	8	\$2,584	12	\$3,468	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	20	\$6,052
6.3. Bid Clarifications	0	\$0	18	\$5,814	32	\$9,248	12	\$3,000	0	\$0	32	\$6,528	32	\$5,760	0	\$0	0	\$0	0	\$0	126	\$30,350
6.4. Bid Evaluation	0	\$0	6	\$1,938	12	\$3,468	10	\$2,500	0	\$0	2	\$408	0	\$0	2	\$306	0	\$0	4	\$380	36	\$9,000
Subtotal Task 6	0	\$0	36	\$11,628	88	\$25,432	22	\$5,500	0	\$0	46	\$9,384	44	\$7,920	2	\$306	4	\$500	6	\$570	248	\$61,240

DIRECT EXPENSES

Document Printing / Reproduction/Assembly
Travel Costs

\$2,500

\$2,382

\$4,882

SUBTOTAL- DIRECT EXPENSES

SUBCONSULTANTS

Mohsen Design Group (Grading & Stormwater Design)

\$3,010.00

TOTAL - TASK 6 BIDDING PHASE

\$69,132

Expenses						
Sarasota Bradenton International Airport (SRQ)						
Emergency Operations and Public Safety Complex					Revised 6/27/25	
Sarasota, Florida						<i>Expense</i>
Meeting	Detail	Notes	Unit	Unit Cost	Quantity	Total
Task 1	Meetings (Project Manager)- 12 total meetings/trips*					
	In person attendance for all defined meetings	Mileage Tampa to SRQ	Mile	\$0.70	106	\$74.20
	SubTotal			12 trips @ \$74.20 per trip		\$890.40
Task 2	Kickoff Meeting & Site Visit- PA, T(2) - 3 total staff (2 total days)					
	Site Visit / Evaluation	Per Diem - Meals	DAY	\$69.00	6	\$414.00
	Site Visit / Evaluation	Lodging	DAY	\$200.00	3	\$600.00
	Site Visit / Evaluation	Airfare	TRIP	\$500.00	3	\$1,500.00
	Site Visit / Evaluation	Rental Car	DAY	\$75.00	2	\$150.00
	SubTotal					\$2,664.00
Task 2	1 Programming Meetings- PA & 2 staff - 3 total staff (2 total days each)					
	Working Session	Per Diem - Meals	DAY	\$69.00	6	\$414.00
	Working Session	Lodging	DAY	\$200.00	3	\$600.00
	Working Session	Airfare	TRIP	\$500.00	3	\$1,500.00
	Working Session	Rental Car	DAY	\$75.00	2	\$150.00
	SubTotal					\$2,664.00
Task 3	Schematic Design Meeting- PA & 1 staff - 2 total staff (2 total days)					
	Working Session	Per Diem - Meals	DAY	\$69.00	4	\$276.00
	Working Session	Lodging	DAY	\$200.00	2	\$400.00
	Working Session	Airfare	TRIP	\$500.00	2	\$1,000.00
	Working Session	Rental Car	DAY	\$75.00	2	\$150.00
	SubTotal					\$1,826.00
Task 4	Design Development Meeting- PA & 1 staff - 2 total staff (2 total days)					
	Working Session	Per Diem - Meals	DAY	\$69.00	4	\$276.00
	Working Session	Lodging	DAY	\$200.00	2	\$400.00
	Working Session	Airfare	TRIP	\$500.00	2	\$1,000.00
	Working Session	Rental Car	DAY	\$75.00	2	\$150.00
	SubTotal					\$1,826.00
Task 6	Prebid Meeting- PA (2 total days)					
	Prebid Meeting	Per Diem - Meals	DAY	\$69.00	3	\$207.00
	Prebid Meeting	Lodging	DAY	\$200.00	3	\$600.00
	Prebid Meeting	Airfare	TRIP	\$500.00	3	\$1,500.00
	Prebid Meeting	Rental Car	DAY	\$75.00	1	\$75.00
	SubTotal					\$2,382.00
					Total Expenses	\$10,426.40
* PM is local and will attend all meetings in person- not accounted for in each meetings expenses						
** Construction document review meetings shall be virtual with exception of PM						

SUBCONSULTANT PROPOSALS

Exhibit A- Scope of Work
Sarasota Manatee Airport Authority – ARFF-EOC
Sarasota-Bradenton International Airport (SRQ)

Sarasota Manatee Airport Authority (SMAA) intends to construct an Emergency Operations and Public Safety Complex. The facility will be located at the existing Aircraft Rescue and Fire Fighting (ARFF) Building and must accommodate ARFF operations, emergency operations, police and records for Sarasota-Bradenton International Airport (SRQ). Mohsen Design Group Incorporated (MDG) will provide Professional Civil Engineering Services for the stormwater design, grading, and erosion control measures for all phases of the proposed ARFF construction and associated site improvements. MDG will work directly with Mead & Hunt (MAH) to prepare the architectural and civil bid documents. Figure 1 below provides a proposed area of interest:

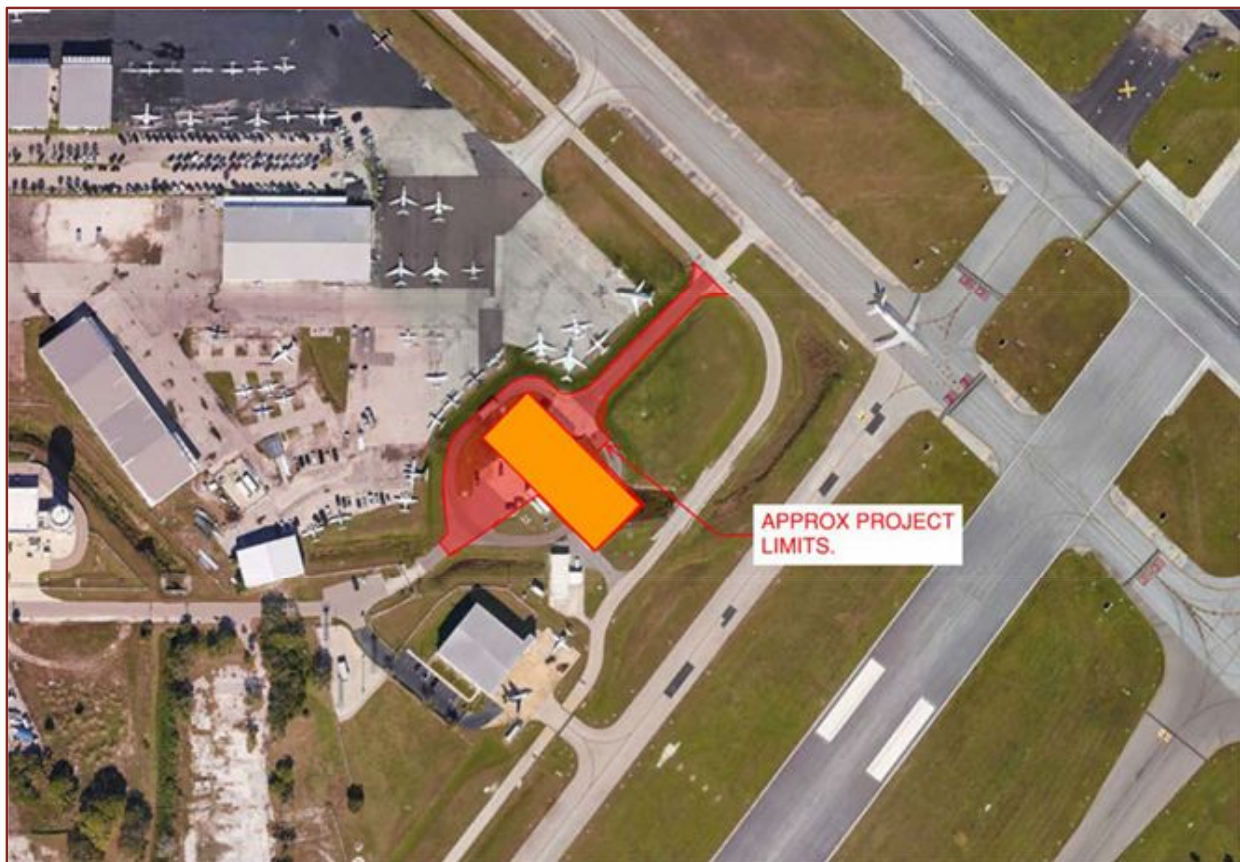


Figure 1 – Project Area of Interest

1.0 GENERAL SCOPE

MDG will provide the following general services for this project:

1. Coordinate with MAH during the due diligence and design phases.



2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607

2. Design and preparation of the construction contract documents related to the stormwater system, grading, and erosion control measures.
3. Stormwater drainage system design and analysis.
4. Coordination and assistance with SWFWMD permitting.
5. Support for grading and drainage related questions during bidding.

Specific tasks (Basic and Special Services) related to the above items are identified in each phase of the project as described below.

2.0 DESIGN CRITERIA

This project will be designed in general accordance with the following technical criteria:

- FAA AC 150/5300-13B, "Airport Design"
- FAA AC 150/5320-5D, "Airport Drainage Design"
- FAA AC 150/5320-6G, "Airport Pavement Design and Evaluation"
- FAA AC 150/5340-1M, "Standards for Airport Marking"
- FAA AC 150/5340-18G, "Standards for Airport Sign System"
- FAA AC 150/5340-30J, "Design and Installation Details for Airport Visual Aids"
- FAA AC 150/5370-2G, "Operational Safety on Airports During Construction"
- FAA AC 150/5370-10H, "Standards for Specifying Construction of Airports"
- Manatee County Public Works Standards

Construction drawings will be prepared in AutoCAD 2023 format.

BASIC SERVICES:

Pre-Design and Due Diligence:

MDG will coordinate with MAH and provide assistance on stormwater and grading related matters during pre-design coordination. In addition a site visit is included in this phase.

Design Development (30%):

MDG will proceed with the 30% level design and plans production. Specifically, the following preliminary tasks will be performed under this phase:

1. Prepare 30% drawings
 - a. Erosion Control Plan
 - b. Drainage design
2. Review Geotechnical Investigation Report
3. Coordination with MAH

MDG will submit electronic copies of the 30% drawings to MAH for review. Upon receipt of review comments, MDG will proceed with the 60% level contract documents.





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Tampa, Florida 33607

Contract Documents (60%):

MDG will proceed with the 60% level design and plans production. Specifically, the following tasks will be performed under this phase:

1. Prepare 60% drawings to include
 - a. Erosion Control Plan
 - b. Grading and Drainage Plan
 - c. Paving and Grading Plans
 - d. Stormwater Plans and Details
2. Preliminary Stormwater System Design
3. Coordination with MAH
4. Design Site visits (1 for each Project Phase, 3 in total during design)

MDG will submit electronic copies of the 60% drawings to MAH for review. Upon receipt of review comments, MDG will proceed with the 90% level contract documents.

Contract Documents (90%):

MDG will proceed with 90% contract documents and design analysis. Specifically, the following tasks will be performed under this phase:

1. Prepare 90% drawings to include
 - a. Erosion Control Plan
 - b. Grading and Drainage Plan
 - c. Paving and Grading Plans
 - d. Stormwater Plans and Details
2. Final Stormwater System Design
3. Coordination with MAH

MDG will submit electronic copies of the 90% contract documents to MAH for review. MDG will meet with the Airport (and the Contractor) as necessary to address final comments regarding the construction of this project.

Contract Documents (100%):

Upon receipt of final comments, MDG will proceed with the preparation of the final documents. This effort includes incorporating comments by updating the construction drawings and Drainage Report. MDG will submit electronic copies of the 100% contract documents to MAH to compile the final bid documents.

Bidding Coordination:

MDG will be available during the bidding and award process to answer any questions relating to the project stormwater, grading, and erosion control measures.

Phase 5 – Construction Administration Services – Not included:



2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607

EXCLUSIONS AND ASSUMPTIONS:

Any services not specifically provided for in the above scope as well as any changes in the scope requested by the SMAA will be considered additional services and will be performed at our current hourly rates and as agreed upon prior to their performance. Services not covered under this scope include:

1. It is assumed that no Environmental Site Assessments (Phase I or II ESAs) will be required and that the site is clear of all contaminants.
2. It is assumed that the design of this project will take place in three (3) separate phases, and the design fees have been calculated as such. Design work associated with additional phases is not a part of this scope of work.
3. It is assumed that MDG will provide the requested stormwater, grading, and erosion control materials needed for permitting through both SWFWMD and Manatee County. Assembly of permit packages and permit submittal are not a part of this scope of work.
4. NEPA process is not anticipated.
5. Fire protection engineering and related services are not a part of this scope of work.
6. Threatened or endangered species relocation and mitigation plans are not a part of this scope of work.
7. Airspace Analysis is not a part of this scope of work.
8. Preparation of a CSPP is not a part of this scope of work.
9. It is assumed that no protected species are present at the project site.
10. Preparation of Conformed Documents after Bidding are not a part of this scope of work.
11. Construction Administration Services are not a part of this scope of work.
12. Resident Project Representative (RPR) Services during construction are not a part of this scope of work.
13. Quality Assurance Testing during construction is not a part of this scope of work.
14. Electrical engineering services are not a part of this scope of work.



EXHIBIT B - COMPENSATION SCHEDULE

SARASOTA MANATEE AIRPORT AUTHORITY – ARFF-EOC / SARASOTA-BRADENTON INTERNATIONAL AIRPORT (SRQ)

April 24, 2025

CONSULTANT NAME
ADDRESS
CITY, STATE, ZIP
PHONE:

Mohsen Design Group Incorporated
2202 N. Westshore Blvd., Suite 200
Tampa, Florida 33607
813-244-6609

FEES											EST. REIMBURSABLES
Scope of Work by PHASE	Firm	Due Diligence and Conceptual	Schematic Design - 30%	Design Development - 60%	90% Construction Documents	100% Construction Documents	Bid & Negotiation	Construction Administration	TOTAL		
Civil Engineering Services	Mohsen Design Group	\$ 6,304	\$ 26,126	\$ 66,748	\$ 38,072	\$ 18,426	\$ 3,010	\$ -	\$ 158,686	\$ 500	
GRAND TOTAL		\$ 6,304	\$ 26,126	\$ 66,748	\$ 38,072	\$ 18,426	\$ 3,010	\$ -	\$ 158,686	\$ 500	



2594 N. Mount Juliet Road
Mount Juliet, TN 37122

June 25, 2025

(615) 994-1980
www.connico.com

Dave Schmidgall, PE, MBA
Mead & Hunt
4010 W Boy Scout Blvd, Suite 1000
Tampa, FL 33607

**RE: Connico Scope and Fee Proposal
Emergency Operations and Public Safety Complex with ARFF Operations
Sarasota Manatee Airport Authority
Sarasota. FL 34243**

Dear Dave:

We are pleased to present our revised fee proposal for the referenced project. Connico will perform the services outlined in this proposal.

We appreciate the opportunity to team with you on this project. Should you have any questions or need additional information, please contact us at your convenience.

Sincerely,

The Connico Team

A handwritten signature in blue ink, appearing to read "Charl J. Nesor".

Charl J. Nesor, MRICS, CCP
Director
cjneser@connico.com

Connico File No. 6616.25



Emergency Operations and Public Safety
Complex with ARFF Operations
Sarasota Manatee Airport Authority
June 25, 2025
Connico Project No. 6616.25 cjn
Page 2

SCOPE OF WORK AND FEE

Project Scope

It is understood that the project scope consists of a new Emergency Operations and Public Safety Complex. The facility will be located at the existing Aircraft Rescue and Fire Fighting (ARFF) Building and must accommodate ARFF operations, emergency operations, police, and records. The complex may be phased as financing may not be available to fully build out complex in single phase. Construction must also account for temporary accommodation for ARFF staff and their equipment.

The Complex shall be designed and constructed in accordance with the International Code Council's ICC/NSSA Standard for the Design and Construction of Storm Shelters (ICC 500-2014) or where hurricane provisions are more stringent, the 2020 Florida Building Code, 7th Edition (Risk Category IV Buildings).

The construction budget has not been established or estimated.

Basic Scope of Services

Connico proposes to provide the following services:

- ⇓ Schematic Design Estimate (30% Design)
- ⇓ Design Development Estimate (60% Design)

Each phase includes an initial scope of work review meeting and a draft deliverable review meeting via teleconference. The teleconference meeting is to occur prior to issuing an electronic copy of the report. A site visit for the purpose of providing an opinion of probable cost is not included. No onsite meetings have been included. Should they be required, they will be considered Additional Services and compensated as such. The only weekly design meetings included in this proposal are the ones that will occur a couple of weeks before our work begins. Should attendance at all weekly design meetings be required, this will be considered Additional Services and compensated for as such. This proposal is for planning and design phase services only; construction phase services are not included.

Hazardous Materials Abatement is not included. If the Client provides an estimate for hazardous materials, Connico will include it in the estimate and cite the source.

In providing estimates of probable construction cost, the Client understands that Connico has no control over the cost or availability of labor, equipment, or materials, or over market conditions or the contractor's method of pricing, and that Connico's estimates of probable construction costs are made on the basis of Connico's professional judgment and experience. Connico makes no warranty, express or implied, that the bids, or the negotiated cost of the Work will not vary from Connico's estimate of probable construction cost.

Connico will require an electronic version (PDF) of the drawings and specifications, and a copy of any other applicable documentation which applies to the project. *Where more than one version of the project plans or contract documents exists, or where more than one version is provided to Connico, or where no static*



Emergency Operations and Public Safety
Complex with ARFF Operations
Sarasota Manatee Airport Authority
June 25, 2025
Connico Project No. 6616.25 cjn
Page 3

SCOPE OF WORK AND FEE

set of documents exists, Client shall, before the start of Connico's work, designate in writing the set to be utilized by Connico for the performance of its services.

Deliverables

Work will commence on deliverables **only upon the receipt by Connico of the contract** in its complete form, including any agreements or exhibits referenced in the contract.

The estimate will be prepared in a format to fit the requirements of the Client, provided the format is established prior to the start of work. The estimate will identify Connico's opinion of probable construction cost of the project, based on the documents provided by the Client. Connico is entitled to rely and will rely on the accuracy and completeness of all such documents without undertaking an independent investigation to confirm the same.

Also included within the report shall be the estimate notes. The notes will contain assumptions, criteria, and clarifications for the estimate, based on Connico's professional experience and information provided by the design team. The notes will also include any other comments about the project that Connico believes are relevant.

Connico will provide an electronic copy (PDF) of the report. *The report shall be prepared within **fifteen (15) business days, which excludes any holidays recognized by Connico**, from the date all design information required is received by Connico.* In the event that supplemental information is furnished to Connico after a task has begun, and such information requires changes to any quantity take-off currently in progress, Connico reserves the right to request additional compensation for any such additional work. No additional time shall be expended on work affected by such supplemental information without the prior written consent of the Client and an executed Change Order reflecting the scope and additional fee required.

The Client acknowledges that Connico's know-how, techniques, goodwill, sources of supply, pricing mechanisms, cost-factor analyses, and other trade secrets and proprietary information not generally known to the general public, or not known to others engaged in similar business, constitute proprietary information and will not be disclosed during the course of the project or in any deliverable.

Proposed Fees (Basic Scope of Services)

↓ Schematic Design Estimate (30%)	\$39,700.00
↓ Design Development Estimate (60%)	\$43,000.00

Total Proposed Fees (Lump Sum) **\$82,700.00**

The proposed fees are based on providing all listed deliverables. Should the Client elect to change the scope of services, Connico reserves the right to renegotiate fees. Proposed fees are based on providing one draft report for review and comment, and one final report. Should additional revisions be requested, these shall be considered additional services. *Should the Client elect to change the scope of services, including the scope associated with any deliverable, the number of requested revisions on any deliverable,*



Emergency Operations and Public Safety
Complex with ARFF Operations
Sarasota Manatee Airport Authority
June 25, 2025
Connico Project No. 6616.25 cjn
Page 4

SCOPE OF WORK AND FEE

or specific deliverables added or removed from the scope, Connico reserves the right to renegotiate fees. Any scope and fee revisions shall be documented via Change Order.

Alternatives are included as indicated in the project scope of services. Should additional alternative requests be made, these shall be considered additional services.

Services not set forth above are specifically excluded from the scope of Connico's services. Connico assumes no responsibility to perform any services not specifically listed herein.

Additional Services

The Basic Scope Services does not include cost management, evaluating or making recommendations regarding substitution of materials, products, or equipment proposed, design alternatives or value engineering building or site systems, reconciliation estimates or services, and meetings not included within the base proposal. Additional Services are not included as part of the Basic Scope of Services and shall be paid for by the Client, in addition to payment for the Basic Scope of Services, in accordance with Connico's schedule below, which shall remain in effect through December 2025, or as agreed to by the Client and Connico.

Principal	\$306.00/hour
Director	\$290.00/hour
Subject Matter Expert	\$283.00/hour
Senior Cost Specialist	\$260.00/hour
Senior Project Specialist	\$260.00/hour
Senior Field Specialist	\$260.00/hour
Cost Specialist	\$214.00/hour
Project Specialist	\$214.00/hour
Analyst III	\$168.00/hour
Analyst II	\$138.00/hour
Analyst I	\$122.00/hour
Administrative Director	\$222.00/hour
Administrator 1	\$138.00/hour
Administrative Assistant	\$107.00/hour

Proposal submitted by:

A handwritten signature in blue ink, appearing to read "J. Nesor".

Charl J. Nesor, MRICS, CCP
Director



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

SARASOTA BRADENTON INTERNATIONAL AIRPORT
Emergency Operations and Public Safety Complex
Stormwater Permitting
SCOPE OF SERVICES
5/1/2025

PROJECT DESCRIPTION

The Emergency Operations and Public Safety Complex (EOPSC) project proposes improvements to the existing SRQ Aircraft Rescue and Firefighting (ARFF) station and is understood to include an expansion to the existing building and associated site improvements which may include expansion of parking areas and driveway improvements to accommodate the proposed building expansion. The project will be designed by Mead & Hunt (MH) who is the prime consultant for the project. EG Solutions, Inc. will provide stormwater permitting services for the project.

The project will require stormwater permitting through Southwest Florida Water Management District (SWFWMD) for the additional impervious area for the project. This is anticipated to consist of a minor modification of the airport's existing conceptual Environmental Resource Permit (ERP) including adjustments to the existing stormwater credit ledger(s). The project will also require site permitting including applicable stormwater reviews through Manatee County. The scope of services for the project is limited to the items below.

I. Site Plans Review and Design Assistance

Provide input to the design team during the programming and design phases of the project with respect to compliance with the MDP and conceptual ERP. This includes two (2) virtual meetings with the design team to discuss site design, grading and drainage design, and permitting requirements/limitations.

Review proposed site plans for the project, limited to review for compliance with the Master Drainage Plan (MDP) and the conceptual Environmental Resource Permit (ERP) for the airport. Confirm interface of site drainage with the Master Drainage System. Internal site drainage design is excluded from this review and is the responsibility of the design engineer (MH). This scope assumes no modification to existing ponds, channels, downstream culverts, or outfalls.

II. Narrative and Ledger Adjustments

Prepare a short water management narrative and adjustments to the ledger(s) of the airport's Master Drainage Plan ERP supporting a minor modification of the ERP for the project. MH will be responsible for providing EG Solutions with impervious areas based on land uses, consistent with the Master Drainage Plan. EG Solutions will provide guidance on the land use classifications that shall be utilized to define and establish the areas. This scope presumes that SWFWMD and Manatee County will concur with classification of the new site impervious area as an airside land use. Further, this scope presumes that west quadrant airside credits which currently exist in the ledger system will be available at the time of permitting and used for this project.

III. Minor Modification Construction ERP Application

Prepare and submit to the Southwest Florida Water Management District (SWFWMD) a request for a minor modification of the airport's ERP for construction of the improvements. Digitally signed and sealed site plans, grading and drainage plans, stormwater pollution prevention plans, graphic exhibits, and internal drainage design calculations (inlets, pipes, and swales) from the design consultant will be provided to EG Solutions to support the minor modification. EG Solutions will not review or check these documents beyond confirming they are consistent with the Master Drainage System.

IV. Manatee County Permit Assistance

Assist design consultant with water management sections for site permits for Manatee County.

V. Meetings

Two (2) meetings with SWFWMD are anticipated to complete the Scope of Services. A pre-application meeting with SWFWMD will be conducted to discuss the project permitting, minor modification, and confirm land use classifications for the project. An additional meeting during the application review is anticipated to discuss specifics of the application.

VI. RAIs

Provide water management responses for up to two (2) Requests for Additional Information (RAI) from SWFWMD. Coordinate the responses to each RAI that are necessary to address other plan, calculation, or environmental information related to stormwater that will be supplied by MH.

The fee for the above services will be based on hourly rates and actual expenses, with a not to exceed (NTE) without prior written approval fee of seventeen thousand eight hundred ninety dollars (\$17,890). A fee estimate is provided with this scope of services. Invoices will be provided monthly based on costs incurred at the time of billing

Exclusions

- Services not specifically identified in Tasks I through VI above.
- EPA SWMM or other computer modeling for water quality or quantity management
- Resolution of conflicts with other projects that may exceed available ledger capacity
- Permitting fees
- Drainage design, including inlets, pipes, swales, and outlets.
- Preparing drawings and exhibits
- Quality and quantity models
- Environmental determinations and studies including, but not limited to, wetlands, wildlife, hazardous materials, Environmental Assessments or Impact Statements, or similar.
- Construction phase services, Resident Project Representative services, and site observations. These services will be included in a separate or amended task order.
- As-built drawings, construction certifications, transfer to operation, or permit closeout services

FEE ESTIMATE - EG SOLUTIONS
EMERGENCY OPERATIONS AND PUBLIC SAFETY COMPLEX
Sarasota Bradenton International Airport (SRQ)
Stormwater Permitting

5/1/2025	Dophin Hangars Stormwater Permitting	Total Cost Billing Rate	Total Hours	Chief Engineer	Sr. Consultant	Chief Designer	Senior Engineer	Project Engineer	Technician	Project Coordinator	Admin	Sub-Consultant Fees
	Task Description			325.00	265.00	300.00	220.00	150.00	125.00	165.00	110.00	
	Task 1 - Stormwater Permitting											
I.	Site Plans Review and Design Assistance	\$ 4,995.00	19	1	4	8	4			2		\$ -
II.	Narrative and Ledger Adjustments	\$ 4,355.00	21	1	2	4	4	8			2	\$ -
III.	Minor Modification ERP Application	\$ 1,555.00	7		1	1	4				1	\$ -
IV	Meetings	\$ 1,270.00	5		2	1	2					\$ -
V.	Manatee County Permit Assistance	\$ 1,685.00	6		1	4	1					\$ -
VI.	RAIs	\$ 4,030.00	20		2	4	4	8			2	\$ -
		\$ -	0									\$ -
	Labor Costs	\$ 17,890.00	0									
	Direct Expenses (printing/mileage/etc)	\$ -										\$ -
	Task 1. Services Sub-Total:	\$ 17,890.00	78	2	12	22	19	16	0	2	5	\$ -
						Total Salary Related Costs						\$ 17,890.00
						Subconsultant Fees						\$ -
						Direct Expenses						\$ -
						NOT TO EXCEED FEE AMOUNT						\$ 17,890.00



April 21, 2025

Dave Schmidgall, PE, MBA
Client Manager | Aviation
Direct: 813-210-8742 | Cell: 727-501-5681
Dave.Schmidgall@meadhunt.com

PROPOSAL FOR SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES

Project: SRQ ARFF and EOC, Sarasota County

Dear Mr. Schmidgall:

At ECHO UES, Inc. (ECHO) we value your consideration and the opportunity to provide a technical proposal for the provision of professional services. This technical proposal, inclusive of an economic offer, details the approach we consider the most suitable for this project.

Project Synopsis: Based on the information made available to ECHO, we understand the project consists of design services for a small service road realignment at the **SRQ ARFF and EOC**, in Sarasota County as shown on the attached graphic exhibit. ECHO's professional services were requested to provide subsurface utility engineering (SUE) services within a portion of the project limits shown in the attached exhibits. Specifically, ECHO will perform utility investigation and a utility survey, as directed by the EOR, searching for specific utilities at specific locations only.

Project Limits: ECHO's proposed services will be performed within well-defined limits (i.e. Project Limits) as shown in the attached graphic representation.

Subsurface Utility Engineering (SUE) Services

Using a combination of field investigative techniques and technology, including surface geophysical instruments (e.g. GPR, pipe/cable locators) and vacuum excavation if needed, ECHO will perform the following services.

1. **Identification and marking of existing utilities.** Utilities potentially in conflict with the project and located within the project limits will be investigated in the attempt to identify their position. The results will be marked on the ground surface using the most appropriate method (i.e. pin flags, paint etc.) and showing the approximate position of the identified utilities.

ECHO will attempt to identify and mark detectable utilities located within the project limits, as requested by the EOR and at select locations only, with the exclusion of irrigation lines, services lines and gravity (sanitary and storm) lines.

2. **Verification of utility location and characteristics.** At specific locations ECHO will attempt to expose utilities via minimally intrusive methods (e.g. use of vacuum excavation) to confirm their characteristics (e.g. type, size, material, direction, configuration) and provide an accurate location. At completion of each excavation (test hole) ECHO will record all verifiable utility information, mark the utility location with the most appropriate method (e.g. wooden lathes, "X" mark on concrete, disc and nail on asphalt) and restore the field to as close as possible to its original conditions. **ECHO anticipates eight (8) test holes to be performed for this project.**

Utility Survey

- Mead & Hunt is to provide the horizontal and vertical control for the purpose of collecting the subsurface utility engineering information.
- Collect utility information as identified per steps above.
- All survey efforts will be conducted in accordance with the Standards of Practice set forth in Rule Chapter 5J-17, F.A.C., pursuant to Section 472.027, F.S.

Deliverables:

- Field deliverables will consist of field marks (e.g. pin flags, paint marks, wooden lathes, nails/discs etc.) showing the position of the designated and located utilities.
- Office deliverables will consist of:
 - Images and a sketch (not to scale unless otherwise stated) based on the project plans or aerial imagery publicly available.
 - Survey digital CADD file, and a signed and sealed surveyor's report.

Proposed Schedule: To be discussed and agreed upon with the client following acceptance of this proposal. The proposed schedules shall be valid barring any unforeseen conditions.

Notes and Limitations:

1. Client shall facilitate access to the site and provide any relevant project information.
2. Site must be clear from obstacles impeding access to any portion of the project limits.
3. Standard work hours are from 7:00am to 4:00pm, Monday through Friday; additional charges may occur (following discussion with the Client) in case of weekend or nighttime work.
4. ECHO will not work on any site that is known to be contaminated with any hazardous or harmful substance.
5. Any permit or fee requested to perform the work complying with any stakeholder's requirement will be submitted to the Client with a 5% administrative markup.
6. FDOT Design Standards (Index 600 Series) will be utilized for the Maintenance of Traffic (MOT). Should the site require modification to the Index 600 for non-standard MOT arrangements, ECHO will seek the Client's concurrence to obtain signed and sealed project's specific MOT plans (to be provided by others).
7. Any cost associated with signed and sealed MOT plans will be submitted to the Client with a 5% administrative markup.
8. Unless otherwise stated within this proposal, test holes have usual depth of up to eight (8) ft. from the ground surface, and diameter of up to 1 ft. Should there be a need for deeper or wider excavations, additional charges may apply.

9. The original ground surface at each test hole location will be restored to as close as possible to its original conditions, using concrete mix or asphalt cold patch as applicable. Any deviation from this standard (e.g. use of hot asphalt, flowable fill etc.) may require additional charges and the use of specialty subcontractors.
10. Regardless of the type of estimate proposed (e.g. lump sum, time and materials, etc.) such estimate should be considered indicative and based on preliminary information. Should any situation out of ECHO's control heavily impact ECHO's field work performance (e.g. adverse site conditions), ECHO reserves the right to seek additional funds to complete the work.
11. The exact location of any underground utility is not guaranteed unless clearly exposed and visually verified at a specific location. Utility characteristics, methods of installation, soil conditions and the surrounding environment all may impact adversely the results of any utility investigation with surface geophysical instruments and technology. No guarantee is made that all utilities will be found and identified.
12. Independently from ECHO's scope of work and performance, the Client shall comply with the relative chapter from the Florida (or any other applicable) Statutes: "Underground Facility Damage Prevention and Safety Act" and call 811 prior to any excavation taking place.
13. Subsurface Utility Engineering, Designating and Locating terms all refer to the American Society of Civil Engineers / Utility Engineering and Surveying Institute / Construction Institute "Standard Guideline for Investigating and Documenting Existing Utilities" (ASCE/UESI/CI 38-22). Should ECHO adopt this standard for the performance of the scope of work and preparation of deliverables, clear mention to the Standard shall be made throughout the deliverable.

Fee: ECHO's competitive offer, which is inclusive of all field, office, materials, supplies, and equipment costs are detailed below.

- **Subsurface Utility Engineering (Limiting Amount) = \$13,196.20**

Acceptance: We will honor this proposal for 90 days. If accepted, please return to our attention together with a professional services agreement/task work order authorization and official Notice to Proceed.

At ECHO UES, Inc. we believe in collaboration and communication with our clients and are driven to understand their needs and provide time-efficient and cost-effective solutions. ECHO strives to provide quality utility and survey reliable data to design better, build faster, and safely enhance Engineering, Design, Construction and Maintenance of infrastructure.

Thank you for considering ECHO for this important project and please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,



Jerry Comellas, Jr., PE
President
ECHO UES, Inc.

Vicinity Map:



Project Limits:





May 6, 2025

Mr. David Schmidgall, PE, M.B.A.

Meade & Hunt

2203 N. Lois Avenue Ste 225

Tampa, FL 33607

Re: Professional Surveying Services

SRQ A R F F & E O C : Topographic Survey

Manatee County, FL

Dear Mr. Schmidgall:

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

SCOPE OF SERVICES

I. Topographic Survey:

- a. Hyatt Survey will perform a Topographic Survey of the areas referenced above attached exhibits, located at the Sarasota Bradenton International Airport.
- b. No Boundary Survey is included in this scope of services.
- c. Hyatt Survey will locate visible above ground site improvements, utilities and underground utilities may be graphical by depicting the survey in accordance with visible appearance. Hyatt Survey Services, Inc. will not be responsible for the completeness and/or accuracy of any subsurface utility drawing (from information provided by others).
- d. Hyatt Survey will determine site elevations on a maximum of 50% of the site, at foot of curb, at grade changes in direction on curbing / paving to the nearest back of curb or edge of pavement, at adjoining right-of-way or to 10' of face of accessible.
- e. Hyatt Survey will locate/identify living trees within the site boundary with a 4" diameter or greater (at breast height).
- f. This survey will be referenced to NAD 83 / Florida State Plane Coordinates.
- g. All elevations will be referenced to published NGSB bench marks relative to the datum.

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



Mr. David Schmidgall, PE, MBA
Mea d & Hunt
May 6, 2025
Page 2

- h. Hyatt Survey will deliver the final survey in both CAD and PDF formats and deliver as hard copies.
- i. This survey will require no more than (45) days to complete from our receipt of "notice to proceed."

Hyatt Survey proposes the services to be performed as follows:

1. A R F F & E O : C o n s u l t a n t S e r v i c e s \$ 6 0 7, 0 0 0 .

All work will be performed in accordance with the standards of practice set forth in Chapter 5J Florida Administrative Code, and Section 472. 02 Florida Statutes.

I have attached our standard "General Contract, Provisions and Conditions" as part of this agreement. I accept this proposal, please sign where indicated below and return a copy of this document as acceptance of this agreement and our authorization to proceed.

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

Sincerely,
H Y A S U R V E Y S E R V I C E S , C .

Pamela A. Hyatt

Pamela A. Hyatt, P. S. M.
President

Accepted by **Mea d & Hunt**

Signature: _____ Date: _____

Print name: _____



EX H IB IT S



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



ATTACHMENT "A"
GENERAL CONTRACT
Provisions & Conditions

Services to be rendered under this Contract Agreement (Agreement) between Hyatt Survey Services, Inc. (Hyatt Survey) and the Client are based upon those provisions as set forth in the original proposal letter (Proposal) and are included together with and made part of this Agreement. The Proposal and these General Contract Provisions & Conditions represent the entire understanding between the Client and Hyatt Survey. Any modifications in the terms of this Agreement must be executed in writing and accepted by both parties involved.

A. Description of Services:

1. The Basic Services to be performed under this contract are limited to those "Scope of Services" items as specifically stated on the attached proposal and no others.
2. Any Additional Services requested after the commencement date of this project will be considered as Additional Services to the Basic Services. All additional Services will be subject to additional compensation either at Hyatt Survey's current hourly rate schedule or at a rate as agreed to by both Hyatt Survey and the Client.

B. Standard Provisions:

1. The Proposal is valid for a period of thirty (30) days from the date thereon. All hourly rates quoted are subject to revision quarterly, unless otherwise agreed upon by both parties.
2. Hyatt Survey will carry and maintain worker's compensation, general liability, professional liability and comprehensive automobile liability insurances for the period of this contract. Proof of insurance will be furnished upon request. Coverage requested above the established company limits may be available upon agreement for reimbursement for additional expenses by the Client.
3. Payments to Hyatt Survey are the sole responsibility of the signatory of the Agreement and are not subject to any third-party compensation condition or agreement. Invoices are rendered as agreed upon, but not to exceed monthly, and are deemed due and payable upon receipt. Outstanding invoices over thirty (30) days past due from the date on the invoices are deemed "past due" and subject to a finance charge of 1 ½ percent per month. Invoice payments must be kept current and are not to exceed 30 days. After this 30 days all work may be subject to suspension, unless otherwise agreed upon by both parties.
4. Either the Client or Hyatt Survey may, with seven (7) days written notice, terminate this agreement, if the other party fails to perform under the terms of this contract. If termination of the project is through no fault of Hyatt Survey, Hyatt Survey will be compensated for all services performed to date, including all reimbursable expenses along with a 10% "Termination Expense Assessment" of all remaining unbilled project fees per this agreement. Additional project mobilization or start up fees may be added to any fee remaining after termination of a project, if the project is reactivated after a period of ten (10) days.



5. Hyatt Survey's services under this contract do not include participation in any actions of litigation. All expert witness services are to be provided by and compensated for under a separate contract as negotiated and executed by the parties.
6. The Client and Hyatt Survey agree that no warranties, guarantees, representations, or statements of any nature have been relied upon and used as a basis for this agreement, unless contained herein or as may be implied to in Florida Statutes.
7. Hyatt Survey is not responsible for any failure to perform under any conditions which arise from causes beyond Hyatt Survey's reasonable control, or which may be caused by any unavoidable or unforeseeable action arising beyond any reasonable Hyatt Survey or Client control.
8. To the fullest extent provided by law, and withstanding any other provision of this Agreement, the total aggregate liability due to any error, omission or other professional negligence will be limited to a total sum of \$10,000.00 or the fee agreed upon under this Agreement (less any third part costs), whichever is greater.
9. Any errors, omissions or deficiencies on any document issued by Hyatt Survey and observed by the Client or his representative, must be reported only to Hyatt Survey promptly in order to facilitate mitigation of any claimed losses, which may arise or be due.
10. Hyatt Survey will be entitled to collect its costs and reasonable attorney's fee incurred in the collection of any fee due Hyatt Survey; including all fees incurred in any litigation resulting from the enforcement of any of the terms of this Agreement.
11. All original documents and files, both digital and hardcopy, resulting from the Agreement are and will remain the property of Hyatt Survey. Hyatt Survey will furnish six (6) copies of the final product as directed for delivery by the Client. Any reuse or reissue of drawings or documents must be approved by Hyatt Survey and must be limited to the specific purpose stated on the face of the document. The Client will hold Hyatt Survey harmless from all claims arising from unauthorized acts of reissuance or reuse of any document of service in this Agreement.
12. The Client will approve all sub-contracts or sub-consultants prior to engagement by Hyatt Survey on their behalf. Hyatt Survey may act as an Authorized Agent only when both the Client and Hyatt Survey properly execute a written agreement.

TIERRA

April 24, 2025

Mead & Hunt
4010 W Boy Scout Blvd # 1000
Tampa, FL 33607

Attn: Mr. Dave Schmidgall, P.E.

**RE: Proposal for Geotechnical Engineering Services
Sarasota Bradenton International Airport
Aircraft Rescue and Fire Fighting and Emergency Operations Center
Tierra Project No. 6511-25-111**

Mr. Schmidgall:

Tierra, Inc. appreciates the opportunity to be of service to Mead & Hunt. Please find this proposal for the requested scope of services for the referenced project.

Project Description

The project is located at Sarasota Bradenton International Airport (SRQ) and consists of designing new Aircraft Rescue and Fire Fighting (ARFF) and Emergency Operations Center (EOC) structures.

Tierra is currently badged for access to the airport and it's our understanding the site will be accessible to our equipment and personnel once coordination has occurred.

Scope of Services

1. Review published soils and topographic information. This published information will be obtained from the appropriate Quadrangle Map published by the United States Geological Survey (USGS) and the Soil Surveys of Sarasota and Manatee Counties, Florida, published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS)
2. Conduct a visual site reconnaissance of the project site and coordinate with the airport for access and utility clearance. Obtain required utility clearance ticket via Sunshine One Call.
3. Perform a Ground Penetration Radar (GPR) survey at the proposed boring locations to identify, if possible, utility conflicts.
4. Identify general location and description of potentially deleterious materials discovered in the borings, which may interfere with construction progress and performance.
5. Perform a field work program as described below:
 - Perform five (5) pavement cores to document the existing pavement section and identify subgrade soil characteristics.

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

Proposal for Geotechnical Engineering Services
Sarasota Bradenton International Airport
Aircraft Rescue and Fire Fighting and Emergency Operations Center
Tierra Project No. 6511-25-111
Page 2 of 2

- Perform ten (10) Standard Penetration Test (SPT) borings to depths of 50 feet below grade.
- 6. Measure groundwater levels and estimate the Seasonal High Groundwater Table (SHGWT) at select locations.
- 7. Visually classify and stratify all recovered soil samples in the laboratory using the Unified Soil Classification System (USCS). Perform laboratory classification testing on representative soil samples.
- 8. Prepare an engineering report, which summarizes the course of study pursued, the field and laboratory data generated, the subsurface conditions encountered and our recommendations.

Service Fee

It is proposed that the fee for the performance of the above-outlined services be determined on a unit price basis, in accordance with our attached Fee Schedule. A copy of our Fee Schedule is enclosed herewith. On the basis of the estimated quantities, it is estimated the fees to perform the geotechnical study are **\$36,027.41**.

We will provide you with verbal results of tested conditions and immediately notify you should conditions impacting our scope, schedule, or cost of services occur. The proposal is based on the assumption that no hazardous materials exist on-site that would impact our investigation. This proposal is based on the borings being readily accessible to our standard drilling equipment.

Closing

We appreciate the opportunity to offer our services to you. We look forward to working with you on this project. Should you have any questions concerning this proposal, please do not hesitate to contact this office.

Respectfully Submitted,

TIERRA, INC.



Daniel R. Ruel, P.E.
Geotechnical Engineer



Kevin H. Scott, P.E.
Senior Geotechnical Engineer

Attachment: Fee Sheet
Geotechnical Boring Plan

Tierra Project No. 6511-25-111

Tierra Inc - Table 6
Standard Fee Schedule 2024-2025

Sarasota-Bradenton International Airport
ARFF and EOC

Item Description	Unit	Unit Price	Quantity	Total
101-Aggregate Carbonates & Organic Matter FM 5-514	Test	\$ 164.00		\$ -
102-Aggregate Org. Impurities S& for Concrete AASHTO T21	Test	\$ 89.00		\$ -
103-Aggregate Shell Content of Coarse Aggregate FM 5-555	Test	\$ 124.00		\$ -
104-Aggregate Sieve Anlsys of Fine & Coarse AASHTO T27	Test	\$ 94.50		\$ -
105-Aggregate Soundness AASHTO T104	Test	\$ 371.00		\$ -
106-Aggregate Specific Gravity/Absorption Coarse AASHTO T85	Test	\$ 115.50		\$ -
107-Aggregate Total Moisture Content by Drying AASHTO T255	Test	\$ 68.50		\$ -
108-Aggregate Unit Mass & Voids AASHTO T19	Test	\$ 71.50		\$ -
109-Aggregate Specific Gravity/Absorption Fine AASHTO T84	Test	\$ 137.50		\$ -
200-Asphalt Bulk Specific Gravity FM 1-T166	Test	\$ 78.50		\$ -
201-Asphalt Content FM 5-563	Test			\$ -
204-Asphalt Gradation FM 1-T030	Test	\$ 111.00		\$ -
206-Asphalt Los Angeles (LA) Abrasion Coarse Agg FM 3-C535	Test	\$ 456.00		\$ -
207-Asphalt Los Angeles (LA) Abrasion Small Agg FM 1-T096	Test	\$ 363.00		\$ -
209-Asphalt Pavement Coring – 4" dia with Base Depth Check	Each	\$ 275.00	5	\$ 1,375.00
210-Asphalt Pavement Coring – 4" dia without Base Depth Check	Each	\$ 227.00		\$ -
211-Asphalt Pavement Coring – 6" dia with Base Depth Check	Each	\$ 340.00		\$ -
212-Asphalt Pavement Coring – 6" dia without Base Depth Check	Each	\$ 267.00		\$ -
300-Concrete Beam Flexural Testing ASTM C78	Test	\$ 66.35		\$ -
301-Concrete Compressive Strength of Grout/Mortar ASTM C109	Test	\$ 38.00		\$ -
302-Concrete Cylinder Curing, Capping & Breaking ASTM C39	Test	\$ 52.25		\$ -
303-Concrete Drilled Cores & Sawed Beams ASTM C42	Test	\$ 74.50		\$ -
305-Concrete Pavement Coring - 4" Dia	Each	\$ 276.00		\$ -
306-Concrete Pavement Coring - 6" Dia	Each	\$ 300.00		\$ -
401-Geo Auger Borings- Hand & Truck/Mud Bug	LF	\$ 14.00		\$ -
402-Geo Auger Borings- Track	LF	\$ 19.00		\$ -
403-Geo Backhoe (Owned)	Day	\$ 1,500.00		\$ -
405-Geo Barge (Owned)	Day	\$ 4,200.00		\$ -
407-Geo Chainsaw (Owned)	Day	\$ 130.00		\$ -
415-Geo Double Ring Infiltration ASTM D3385	Each	\$ 700.00		\$ -
416-Geo Dozer (Owned)	Day	\$ 1,780.00		\$ -
418-Geo Drill Crew Support Vehicle	Day	\$ 295.00	5	\$ 1,475.00
421-Geo Dynamic Pile Testing/Pile Driving Analyzer	Day	\$ 630.00		\$ -
422-Geo Extra SPT Samples-Barge/Track/Amphibious 000-050 Ft	Each	\$ 115.00		\$ -
423-Geo Extra SPT Samples-Barge/Track/Amphibious 050-100 Ft	Each	\$ 115.00		\$ -
424-Geo Extra SPT Samples-Barge/Track/Amphibious 100-150 Ft	Each	\$ 130.00		\$ -
425-Geo Extra SPT Samples-Barge/Track/Amphibious 150-200 Ft	Each	\$ 170.00		\$ -
427-Geo Extra SPT Samples-Truck/Mud Bug 000-050 Ft	Each	\$ 115.00		\$ -
428-Geo Extra SPT Samples-Truck/Mud Bug 050-100 Ft	Each	\$ 115.00		\$ -
429-Geo Extra SPT Samples-Truck/Mud Bug 100-150 Ft	Each	\$ 130.00		\$ -
430-Geo Extra SPT Samples-Truck/Mud Bug 150-200 Ft	Each	\$ 130.00		\$ -
432-Geo Field Permeability 0-10 Ft (Open - End Borehole Method)	Each	\$ 440.00		\$ -
434-Geo Ground Penetrating Radar (GPR)	Hour	\$ 430.00	4	\$ 1,720.00
435-Geo Grout Boreholes- Barge/Track/Amphibious 000-050 Ft	LF	\$ 11.00		\$ -
436-Geo Grout Boreholes- Barge/Track/Amphibious 050-100 Ft	LF	\$ 12.60		\$ -
437-Geo Grout Boreholes- Barge/Track/Amphibious 100-150 Ft	LF	\$ 18.90		\$ -
438-Geo Grout Boreholes- Barge/Track/Amphibious 150-200 Ft	LF	\$ 27.00		\$ -
440-Geo Grout Boreholes- Truck/Mud Bug 000-050 Ft	LF	\$ 7.90	500	\$ 3,950.00
441-Geo Grout Boreholes- Truck/Mud Bug 050-100 Ft	LF	\$ 9.70		\$ -
442-Geo Grout Boreholes- Truck/Mud Bug 100-150 Ft	LF	\$ 14.70		\$ -
443-Geo Grout Boreholes- Truck/Mud Bug 150-200 Ft	LF	\$ 19.95		\$ -
445-Geo Grouted Monitor Well 2" 000-050 Ft	LF	\$ 45.00		\$ -
450-Geo Piezometer 2" 000-050 Ft	LF	\$ 55.00		\$ -
453-Geo Rock Coring Barge/Track/Amphibious 000-050 Ft less than 4" ID	LF	\$ 75.00		\$ -

Tierra Project No. 6511-25-111

Tierra Inc - Table 6
Standard Fee Schedule 2024-2025

Sarasota-Bradenton International Airport
ARFF and EOC

Item Description	Unit	Unit Price	Quantity	Total
455-Geo Rock Coring Barge/Track/Amphibious 050-100 Ft less than 4" ID	LF	\$ 88.00		\$ -
457-Geo Rock Coring Barge/Track/Amphibious 100-150 Ft less than 4" ID	LF	\$ 95.00		\$ -
459-Geo Rock Coring Barge/Track/Amphibious 150-200 Ft less than 4" ID	LF	\$ 115.50		\$ -
463-Geo Rock Coring Truck/Mud Bug 000-050 Ft less than 4" ID	LF	\$ 53.00		\$ -
465-Geo Rock Coring Truck/Mud Bug 050-100 Ft less than 4" ID	LF	\$ 62.00		\$ -
467-Geo Rock Coring Truck/Mud Bug 100-150 Ft less than 4" ID	LF	\$ 70.00		\$ -
473-Geo SPT Barge/Track/Amphibious 000-050 Ft	LF	\$ 28.50		\$ -
474-Geo SPT Barge/Track/Amphibious 050-100 Ft	LF	\$ 37.00		\$ -
475-Geo SPT Barge/Track/Amphibious 100-150 Ft	LF	\$ 58.00		\$ -
476-Geo SPT Barge/Track/Amphibious 150-200 Ft	LF	\$ 78.00		\$ -
478-Geo SPT Truck-Mud Bug 0-50 Ft	LF	\$ 18.50	500	\$ 9,250.00
479-Geo SPT Truck-Mud Bug 50-100 Ft	LF	\$ 22.00		\$ -
480-Geo SPT Truck-Mud Bug 100-150 Ft	LF	\$ 37.00		\$ -
481-Geo SPT Truck-Mud Bug 150-200 Ft	LF	\$ 50.00		\$ -
483-Geo Temp Casing 3" Barge/Track/Amphibious 0-050 Ft	LF	\$ 17.00		\$ -
484-Geo Temp Casing 3" Barge/Track/Amphibious 50-100 Ft	LF	\$ 21.00		\$ -
485-Geo Temp Casing 3" Barge/Track/Amphibious 100-150 Ft	LF	\$ 27.00		\$ -
486-Geo Temp Casing 3" Barge/Track/Amphibious 150-200 Ft	LF	\$ 33.00		\$ -
488-Geo Temp Casing 3" Truck/Mud Bug 000-050 Ft	LF	\$ 12.00	200	\$ 2,400.00
489-Geo Temp Casing 3" Truck/Mud Bug 050-100 Ft	LF	\$ 15.75		\$ -
490-Geo Temp Casing 3" Truck/Mud Bug 100-150 Ft	LF	\$ 19.00		\$ -
491-Geo Temp Casing 3" Truck/Mud Bug 150-200 Ft	LF	\$ 24.25		\$ -
514-Geo Truck/Mud Bug Mobil (30 miles straightline distance)	Each	\$ 840.00		\$ -
515-Geo Undisturbed Samples Barge/Track/Amphibious 000-050 Ft	Each	\$ 308.00		\$ -
516-Geo Undisturbed Samples Barge/Track/Amphibious 050-100 Ft	Each	\$ 350.00		\$ -
517-Geo Undisturbed Samples Barge/Track/Amphibious 100-150 Ft	Each	\$ 430.00		\$ -
518-Geo Undisturbed Samples Barge/Track/Amphibious 150-200 Ft	Each	\$ 500.00		\$ -
519-Geo Undisturbed Samples Truck/Mud Bug 000-050 Ft	Each	\$ 220.00		\$ -
520-Geo Undisturbed Samples Truck/Mud Bug 050-100 Ft	Each	\$ 240.00		\$ -
521-Geo Undisturbed Samples Truck/Mud Bug 100-150 Ft	Each	\$ 300.00		\$ -
522-Geo Undisturbed Samples Truck/Mud Bug 150-200 Ft	Each	\$ 350.00		\$ -
525-Geo Well Development	Hour	\$ 205.00		\$ -
531-Geo Truck/Mudbug Drill Rig and Crew (2-person)	Hour	\$ 280.00		\$ -
532-Geo Truck/Mudbug Drill Rig and Crew (3-person)	Hour	\$ 360.00		\$ -
533-Geo Track/Barge Drill Rig and Crew (2-person)	Hour	\$ 305.00		\$ -
534-Geo Track/Barge Drill Rig and Crew (3-person)	Hour	\$ 460.00		\$ -
535-Geo Clearing Equip- Tractor, Bush Hog Attachment	Day	\$ 1,700.00		\$ -
536-Geo Clearing Equip-Skid Steer/ASV, ForestMulching Attach	Day	\$ 2,400.00		\$ -
537-Geo Clearing Equip-Skid Steer/ASV, Brush Cutter Attach	Day	\$ 1,850.00		\$ -
538-Geo Clearing Equipment	Day	\$ 2,400.00		\$ -
539-Geo Wash Boring for Rock Cores 0-50 Ft	LF	\$ 14.00		\$ -
540-Geo Wash Boring for Rock Cores 50-100 Ft	LF	\$ 15.00		\$ -
541-Geo Wash Boring for Rock Cores 100-150 Ft	LF	\$ 24.00		\$ -
542-Geo Wash Boring for Rock Cores 150-200 Ft	LF	\$ 27.25		\$ -
602-Mobilization-Vibration Monitoring Equipment	Each	\$ 399.00		\$ -
603-Mobilization Asphalt Coring Equipment	Each	\$ 515.00	1	\$ 515.00
606-Mobilization Concrete Coring	Each	\$ 510.00		\$ -
608 Mobilization Drill Rig Amphibious	Each	\$ 12,600.00		\$ -
609-Geo Mobilization Drill Rig Barge Mount	Each	\$ 13,000.00		\$ -
610-Geo Mobilization Drill Rig Track Mount	Each	\$ 3,500.00		\$ -
612-Geo Mobilization Drill Rig Truck Mount	Each	\$ 640.00	2	\$ 1,280.00
614-Geo Mobilization Mudbug/All Terrain Vehicle	Each	\$ 1,225.00		\$ -
618-Geo Mobilization Support Boat	Each	\$ 670.00		\$ -
619-Geo Mobilization Tri-Pod	Each	\$ 1,900.00		\$ -

Tierra Project No. 6511-25-111

Tierra Inc - Table 6
Standard Fee Schedule 2024-2025

Sarasota-Bradenton International Airport
ARFF and EOC

Item Description	Unit	Unit Price	Quantity	Total
620-Mobilization of Clearing Equipment	Each	\$ 700.00		\$ -
701-MOT Attenuator Truck	Hour	\$ 300.00		\$ -
702-MOT Channelizing Devices - Type I, II, VP, Drum (each)	Each	\$ 5.30		\$ -
706-MOT Portable Sign	Each	\$ 52.50		\$ -
708-MOT Provide Channelizing Devices - Cone	Each	\$ 9.00		\$ -
710-MOT Shadow Vhcle w/ Adv. Warning Arrow & Attenuator	Hour	\$ 310.00		\$ -
712-MOT Support Vehicle	Hour	\$ 162.00		\$ -
800-Soils Chloride Soil or Water (FM 5-552)	Test	\$ 115.00		\$ -
803-Soils Consolidation - Constant Strain (ASTM D4186)	Test	\$ 670.00		\$ -
804-Soils Consolidation - Extended Load Increments (AASHTO T216)	Day	\$ 218.00		\$ -
805-Soils Corrosion Series (FM 5-550 through 5-553)	Test	\$ 320.00		\$ -
806-Soils Direct Shear Consolidated Drained/ Point AASHTO T 236	Test	\$ 420.00		\$ -
810-Soils Limerock Bearing Ratio (LBR)(FM 5-515)/CBR	Test	\$ 450.00		\$ -
811-Soils Liquid Limit (AASHTO T 89)	Test	\$ 75.00	6	\$ 450.00
812-Soils Materials Finer than 200 Sieve (FM 1-T011)	Test	\$ 65.00	16	\$ 1,040.00
817-Soils Moisture Content Laboratory (AASHTO T 265)	Test	\$ 21.00	8	\$ 168.00
819-Soils Organic Content Ignition (FM 1 T-267)	Test	\$ 61.00	2	\$ 122.00
821-Soils Particle Size Analysis (AASHTO T 88) (Including Hydrometer)	Test	\$ 250.00		\$ -
822-Soils Particle Size Analysis (AASHTO T 88) (No Hydrometer)	Test	\$ 98.00		\$ -
823-Soils Permeability Constant Head (AASHTO T 215)	Test	\$ 435.00		\$ -
824-Soils Permeability Falling Head (FM 5-513)	Test	\$ 385.00		\$ -
825-Soils pH Soil or Water (FM 5-550)	Test	\$ 44.00		\$ -
826-Soils Plastic Limit & Plasticity Index (AASHTO T 90)	Test	\$ 76.00	6	\$ 456.00
827-Soils Proctor Modified (FM 1-T 180)	Test	\$ 160.00		\$ -
828-Soils Proctor Standard (AASHTO T 99)	Test	\$ 160.00		\$ -
829-Soils Resistivity Soil or Water (FM 5-551)	Test	\$ 73.00		\$ -
832-Soils Splitting Tensile Strength of Rock Cores (ASTM D3967)	Test	\$ 195.00		\$ -
833-Soils Sulfate Soil or Water (FM 5-553)	Test	\$ 80.00		\$ -
838-Soils Unconfined Compression - Rock (ASTM D7012, Method C)	Test	\$ 250.00		\$ -
Arsenic (Method 6010/7471)	Each	\$ 9.00		\$ -
Asbestos Samples	Each	\$ 15.00		\$ -
BTEX and MTBE (Method 8260)	Each	\$ 65.00		\$ -
Chlorinated Herbicides (Method 8151)	Each	\$ 100.00		\$ -
Drilling Permit Costs IE DEP	Each	\$ 250.00		\$ -
EDR Report	Each	\$ 500.00		\$ -
Field Sampling Kit (soil)	Each	\$ 75.00		\$ -
Field Sampling Survey Kit (water)	Each	\$ 75.00		\$ -
Flagman and Barricades 2-Man Crew Own Equipment	Day	\$ 1,080.00		\$ -
Handheld GPS	Per Day	\$ 80.34		\$ -
Mercury Individual (Method 6010/7471)	Each	\$ 25.00		\$ -
Organic Vapor Analyzer (OVA)	Day	\$ 150.00		\$ -
Organochlorine Pesticides (Method 8081)	Each	\$ 100.00		\$ -
Organophosphorous Pesticides (Method 8141)	Each	\$ 125.00		\$ -
Polyaromatic Hydrocarbons (Method 8270)	Each	\$ 100.00		\$ -
Polychlorinated Biphenals (8082)	Each	\$ 75.00		\$ -
Power Auger Boring (includes decontamination to a depth of 25 feet)	Foot	\$ 11.90		\$ -
RCRA 8 Metals (Method 6010/7471)	Each	\$ 65.00		\$ -
RCRA Metals Individual (Method 6010/7471)	Each	\$ 9.00		\$ -
Semi-Volatiles (Method 8270)	Each	\$ 200.00		\$ -
Site Clearing to Access Boring or Test Locations	Hour	\$ 210.00		\$ -
SPLP/TCLP Metals	Each	\$ 198.00		\$ -
TPH Method FL-Pro	Each	\$ 65.00		\$ -
Ultr Low Trace Mercury GW Individual (Method 1631)	Each	\$ 75.00		\$ -
Volatile Organics (Method 8260)	Each	\$ 95.00		\$ -

Tierra Project No. 6511-25-111

Tierra Inc - Table 6
Standard Fee Schedule 2024-2025

Sarasota-Bradenton International Airport
ARFF and EOC

Item Description	Unit	Unit Price	Quantity	Total
Volatile Organics BTEX/MTBE(Method 8260)	Each	\$ 60.00		\$ -
Engineering and Technical Support Services				
Chief Engineer	Hour	\$ 242.94	4	\$ 971.75
Chief Scientist	Hour	\$ 207.00		\$ -
Engineer	Hour	\$ 164.12	16	\$ 2,625.94
Engineering Intern	Hour	\$ 126.03	24	\$ 3,024.68
Engineering Technician	Hour	\$ 97.18	12	\$ 1,166.10
Principal Engineer	Hour	\$ 257.32		\$ -
Secretarial/Clerical	Hour	\$ 118.11		\$ -
Senior Designer	Hour	\$ 140.53	8	\$ 1,124.24
Senior Engineer	Hour	\$ 239.71	8	\$ 1,917.67
Senior Engineering Technician	Hour	\$ 124.50	8	\$ 996.03
	Total Estimated Fee			\$ 36,027.41



AGENDA ITEM NO. 4.2

**SARASOTA MANATEE AIRPORT AUTHORITY
JULY 11, 2025 MEETING
STAFF NARRATIVE**

**REQUEST FOR APPROVAL: INCREASE CONTRACT SCOPE FOR WEST APRON EXPANSION & EMPLOYEE LOT
RELOCATION PROJECT WITH KIMLEY-HORN AND ASSOCIATES**

EXECUTIVE SUMMARY: The Board approved a contract for professional engineering services with Kimley-Horn and Associates at the May 2022 Board meeting. These services included the design, permitting, bidding, and construction phase services for the West Apron Expansion & Employee Lot Relocation. SRQ staff have determined a need to further expand the employee parking lot and remove, relocate, or reduce the existing stormwater pond. This amendment to Kimley-Horn's contract will include design and permitting to expand the employee parking lot into the existing stormwater pond. The fees for these services were negotiated by staff. Staff are requesting the Board approve the negotiated scope and fee of \$1,016,656.80 and execute necessary contracts with Kimley-Horn and Associates.

NARRATIVE: With the significant increases in airline traffic, an expansion of the commercial concrete west apron was required to accommodate additional Remain Overnight (RON) aircraft parking stands. The expansion required relocation and the expansion of a portion of the employee parking lot. The expansion of the employee parking was limited by the adjacent stormwater pond. Staff reevaluated the required space needed to accommodate current employee levels in future growth over the next 10-year period. It was determined a minimum of 250 spaces are needed. Staff requested Kimley-Horn and Associates (KHA) and EG Solutions (EG) to provide a concept that could eliminate, relocate, or reduce the existing stormwater pond adjacent to the employee parking lot which would allow further expansion of the lot. KHA and EG have determined a concept that will provide 250+ spaces, will relocate a portion of the pond west and reduce a majority of the pond utilizing gabion filled basket lined channels. To permit this concept, an application to SWFWMD must be submitted in early Fall, and a permit received prior to rule changes beginning in 2026.

This project amendment will design and permit plans to eliminate, relocate, and reduce the existing stormwater pond, and will also design an employee parking lot expansion that will accommodate a minimum of 250 spaces. The parking lot will include fence, lighting, and emergency call boxes.

A detailed scope and fee were prepared by KHA and negotiated with staff. Staff are requesting additional funding from FDOT.

RECOMMENDATION: It is hereby recommended that the Board authorize the Chairman to amend the KHA's contract in the amount of \$1,016,656.80 with a 10% contingency for a total budget of \$1,118,322.48.

ATTACHMENTS: Scope and Fee

**PROFESSIONAL SERVICES FOR
WEST COMMERCIAL APRON HARDSTAND EXPANSION AND SMAA EMPLOYEE PARKING LOT
RELOCATION AND IMPROVEMENTS
AT
SARASOTA BRADENTON INTERNATIONAL AIRPORT (SRQ)**

**Amendment #8 – Employee Parking Lot Expansion and Drainage Improvements – Design and
Permitting**

6/25/2025

Project Description and Understanding

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

Kimley-Horn is Engineer of Record (EOR) for the SRQ West Apron Project, and prepared the bid documents for the project, including Plans, Technical Specifications, Front-End Documents, Construction Safety and Phasing Plan (CSPP), Engineer’s Report, and Engineer’s Opinion of Probable Construction Costs. The Project was publicly bid in 2023, with the construction contract being awarded by SMAA to E.O. Koch Construction. At the time of this Amendment’s preparation, the Project is under construction.

The additional professional services requested by SMAA to be performed under this Amendment include design and permitting tasks required for the implementation of drainage improvements desired by SMAA, as well as design and permitting tasks required to expand the employee parking lot (completed previously within this Project) to provide approximately 250 additional parking stalls. Drainage improvements and employee parking lot expansion elements to be included within the services of this Amendment are shown in Figure 1.

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

Project Location, Applicable Standards, and Assumed Permitting Authorities:

- Improvements within the Project under Amendment 8 are assumed to be located within the general vicinity depicted in Figure 1, which is located within SMAA property
- The Conformed Project Documents (Plans, Technical Specifications, Front-End Contract Documents, and CSPP) currently incorporated into the construction contract between SMAA and E.O. Koch Construction will be utilized as the basis of the Amendment 8 tasks
- Sarasota County – Site Development Permit
- Manatee County – Utility Permit
- Southwest Florida Water Management District (SWFWMD)

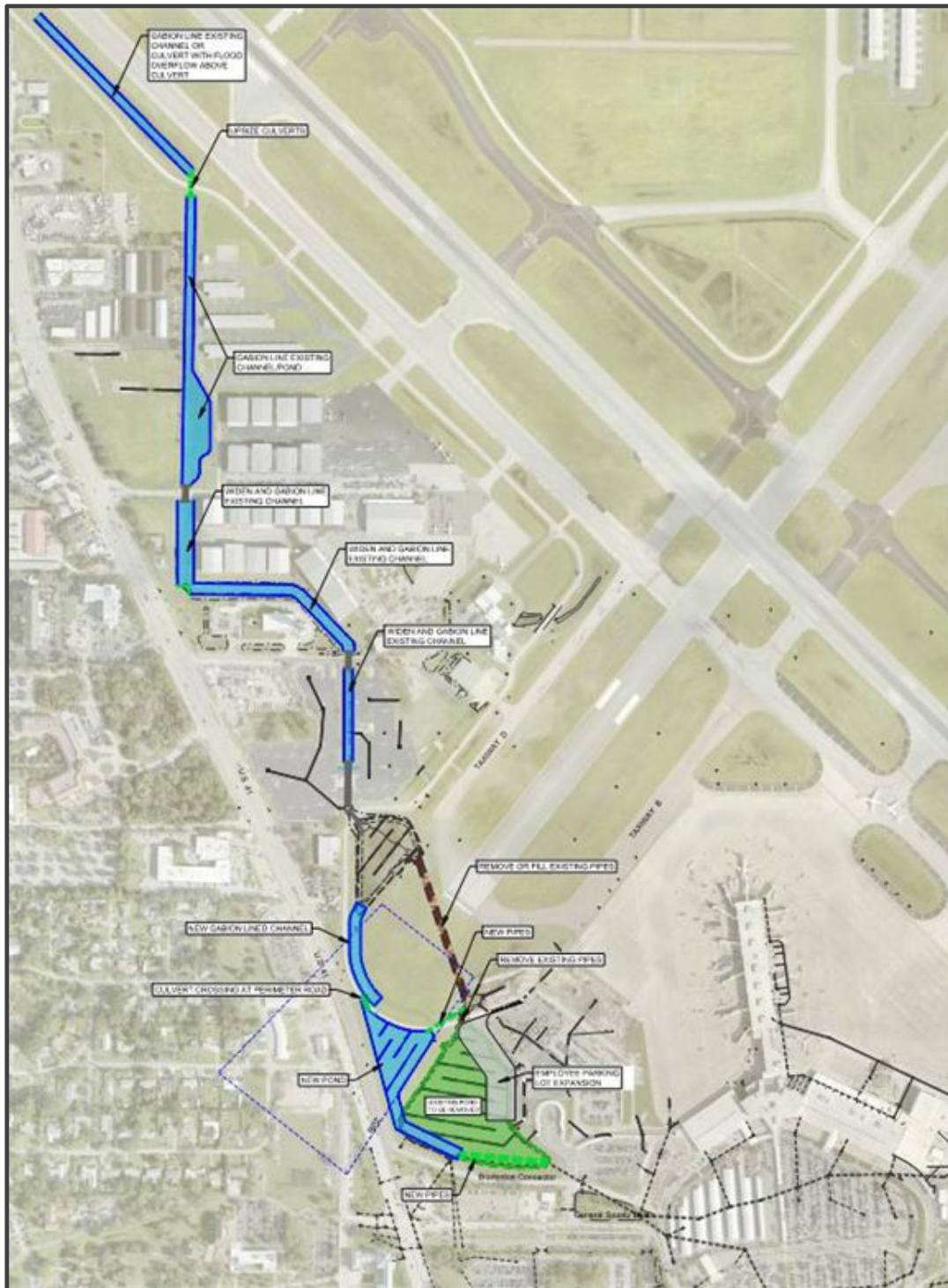


Figure 1 – Amendment 8 Approximate Project Limits

Team

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

Kimley-Horn and Associates, Inc.:

- Lead/Prime Consultant
- Engineer of Record for Employee Parking Lot Expansion
- Engineer of Record for Structural Engineering of Sheet Pile Walls
- Engineer of Record for Electrical/CCTV for Parking Lot Expansion

EG Solutions, Inc.:

- Engineer of Record for Drainage Improvements
- Stormwater Permitting
- Geotechnical Engineering

Hyatt Survey Services:

- Topographic Surveying

Tierra, Inc.:

- Geotechnical Field and Laboratory Testing

Proposed Project Schedule

Services performed by KH under Amendment 8 will begin following amendment execution by SMAA.

<i>Anticipated Notice to Proceed for Design</i>	<i>July 11th, 2025</i>
<i>Task 1 – Design Services – Preliminary ESI</i>	<i>Approx. two (2) months – Estimated*</i>
<i>Task 2 – Permitting Services</i>	<i>Approx. six (6) months – Estimated**</i>
<i>Task 3 – Design Services – Final ESI</i>	<i>Approx. one (1) month following Task 2 completion</i>
<i>Task 4 – Ongoing Project Coordination</i>	<i>Approx ten (10) months</i>

****Note: The timelines indicated above have been estimated based on the nature of each task's objectives and technical aspects; however, Kimley-Horn and EG Solutions have no control over permitting agency/authorities having jurisdiction approval timelines.***

*****Note: Assumes that the SWFWMD ERP application is deemed complete (by SWFWMD) by December 28th, 2025. Sarasota and Manatee County Permits generally require SWFWMD evaluations of technical adequacy prior to their processing.***

Scope of Services

Task 1 – Design Services – Preliminary ESI

Under Task 1, KH will perform design analysis and plans modifications required to prepare a preliminary Engineer's Supplemental Instructions (ESI) reflective of the Amendment 8 work as described below:

- 1.1 Civil Site Design – Drainage Improvements** – KH will utilize survey data provided by SMAA, as well as new topographic survey obtained on an as-needed basis, to prepare preliminary construction plans depicting drainage improvements and details to be included within the preliminary ESI. Design of all drainage improvements, including pipe and inlet sizes, pond removal, new ponds, inlet/outlet control structures, etc., and all supporting calculations will be prepared by EG Solutions. KH will prepare plans and details depicting drainage improvements under the direction of EG Solutions.

DELIVERABLES:

- Included in Task 1.7 Deliverables

- 1.2 Civil Site Design – Employee Parking Lot Expansion** – KH will utilize as-built survey data provided by EO Koch Construction, survey obtained during the original design phase of the Project, and supplemental survey as-needed to prepare the preliminary ESI plans depicting the employee parking lot expansion. Plans prepared under this task will be based on the preferred concept alternative selected by SMAA (developed previously under Amendment 7), and will depict parking stalls, drive isles, and landscaped islands to meet Sarasota County requirements. Utilities to be included in the preliminary ESI are assumed to be limited to extension of water mains and proposed fire hydrants within the parking lot. Drainage inlets, curbing, and stormwater pipe locations will be designed to consider other site features such as parking stalls, drive isles, light poles, and other stormwater infrastructure. Stormwater pipe and inlet sizes, as modelled and recommended by EG Solutions, will be reflected in the grading and drainage plans prepared by KH.

DELIVERABLES:

- Included in Task 1.7 Deliverables

- 1.3 Electrical/CCTV Design** – Based on the expanded employee parking lot layout and geometric design performed in Task 1.2, KH will prepare parking lot area lighting plans and details to be included in the preliminary ESI. KH's design will assume that parking lot light poles, luminaire fixtures, light bases, lighting control cabinets, emergency phone pedestals, CCTV cameras, and all associated infrastructure will match those previously specified in the Project, and that new electrical/CCTV features will be designed to integrate with the systems previously installed. Parking lot lighting will be designed using the guidance and recommended practices in IES RP-37-25 *Recommended Practice: Lighting Airport Outdoor Environments* and IES RP-8-25 *Recommended Practice: Lighting Roadway and Parking Facilities*.

DELIVERABLES:

- Included in Task 1.7 Deliverables

- 1.4 Sheet Pile Wall Design** – KH will provide structural design for sheet pile walls based on the 2023 Florida Building Code, Building, Eighth Edition. KH will provide designs for up to three (3) sheet pile wall typical sections. Locations of proposed sheet pile walls and all geotechnical information needed for sheet pile wall design will be provided by EG Solutions. Sheet pile wall designs prepared under this task assume that no utility protection or utility mitigation will be required. Should utility protection/mitigation or additional sheet pile wall sections be required, additional fees will be prepared.

DELIVERABLES:

- Included in Task 1.7 Deliverables

1.5 Construction Safety and Phasing Plan (CSPP)

KH will prepare a Construction Safety and Phasing Plan (CSPP). This document will be submitted to SMAA Staff for review and comment. Comments received from SMAA will be incorporated into the CSPP and finalized for submission to FAA.

DELIVERABLES:

- Construction Safety and Phasing Plan (CSPP) - .pdf

1.6 Airspace Obstruction Evaluation, 7460-1

In accordance with Title 14 of the Code of Federal Regulations (CFR 14), Part 77, KH will compile the necessary data to prepare and submit 7460-1's to the FAA for the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA). KH will coordinate with SMAA Staff for filing of the 7460-1(s) by SMAA through OE/AAA.

DELIVERABLES:

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

1.7 Conformed Plans Production for Engineer's Supplemental Instructions (Preliminary) – KH

will reflect the design modifications included in Amendment 8 (refer to Tasks 1.1-1.4) in the Conformed Plans, which will be packaged as a preliminary Engineer's Supplemental Instructions (ESI). This preliminary ESI is intended to be utilized by SMAA for internal review and comment, as well as to obtain preliminary pricing from the Prime Contractor (E.O. Koch Construction) for the Amendment 8 work. Plans prepared under this task will also be utilized as the basis of permit modification packages to be submitted to permitting agencies/Authorities Having Jurisdiction (AHJs). Anticipated plans to be prepared under this task include:

Cover (modified)	Construction Stormwater Pollution
Project Drawing List (modified)	Prevention Plans
Summary of Quantities (modified)	Construction Stormwater Pollution
Contract Layout and Haul Route Plan	Details
(modified)	Crenellation Plan
Phasing Plans	Gabion Wall and Crenellation Details
Maintenance of Traffic Plans	Drainage Profiles
Geotechnical Information	Grading and Drainage Details
Subsurface Utility Data (Updated)	Civil Utility Plans
Existing Conditions/Survey (Updated)	Civil Utility Profiles
Horizontal and Vertical Control Plans	Civil Utility Details
(modified)	Sheet Pile Wall – Plans
Erosion & Sed. Control Plans	Sheet Pile Wall – Details
Erosion & Sed. Control Details	Fencing Plans
Site Demolition Plans	Fencing Details
Site Demolition Details	Electrical Demolition Plans
Geometry and Paving Plans	Electrical Demolition Details
Paving Details and Typical Pavement	Electrical Lighting Site Plans
Sections	Electrical Lighting Details
Finish Grade Elevation Plans	Area Lighting Photometry Plans
Pavement Marking Plans	Panel Schedule Details - Electrical
Pavement Marking Details	One Line Diagrams - Electrical
Grading and Drainage Plans	Telecom/CCTV Site Plans and Details
Channel Construction and	Panel Schedule Details – Telecom/CCTV
Dewatering Plans	One Line Diagrams – Telecom/CCTV

DELIVERABLES:

- Electronic PDF of Preliminary ESI/Modified Conformed Plans



Task 2 – Permitting Services

Under Task 2, KH will pursue approvals from Authorities Having Jurisdiction (AHJs) for permits required. Amendment 8 includes permitting services as described below:

- 2.1 **Sarasota County Site Development Permit** – KH will endeavor to pursue approval from Sarasota County to obtain a site development permit for the Project reflective of the design changes incorporated through Amendment 8. KH will prepare the necessary permit application package and file the request electronically through the County's online system. Plans developed under Task 1 will be utilized as the basis of the permit package. KH will respond to up to two (2) rounds of comments from the County. Additional rounds of comments may be included for additional fees and time.
- 2.2 **Manatee County Utility Permit** – KH will endeavor to pursue approval from Manatee County to obtain a utility development permit for the Project reflective of the design changes incorporated through Amendment 8. KH will prepare the necessary permit application package and file the request electronically through the County's online system. Plans developed under Task 1 will be utilized as the basis of the permit package. KH will respond to up to two (2) rounds of comments from the County. Additional rounds of comments may be included for additional fees and time.
- 2.3 **SWFWMD ERP** – Please refer to the attached scope of services from EG Solutions, Inc. for services to prepare and submit the SWFWMD ERP. The preliminary ESI plans developed under Task 1 will be utilized as the basis of the permit modification package. KH will coordinate with EG Solutions to provide exhibits and plans required to complete the permit application.
- 2.4 **SWFWMD ERP Support: Site Visit and Surface Water Delineation** - Based on a preliminary review of the site, jurisdictional surface waters appear to be present on-site and will be impacted by the proposed project. KH will conduct a site visit to delineate the extents of on-site surface waters (or determine top of bank) in accordance with the State unified wetland delineation methodologies described in Chapter 62-340, Florida Administrative Code (FAC) and the US Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and regional supplement. It is assumed that the site visit will require up to one (1) day in the field for a team of two (2) biologists. It is anticipated that impacts to surface waters will not require mitigation; therefore, a preliminary Uniform Mitigation Assessment Method (UMAM) assessment will not be performed as part of this scope. Top of bank or surface water points will be collected in the field using a sub-meter Trimble GPS device. The delineated surface water limits will be used to support the permit application prepared by EG Solutions. Preliminary evaluation of the limits of on-site surface waters is subject to verification by the applicable regulatory agencies during the permitting process.

It is assumed that no wetland or surface water mitigation will be required. Should wetlands or surface water mitigation be required, additional scope and fee will be prepared.

- 2.5 **SWFWMD ERP Support - Environmental Support** - KH will attend one (1) virtual pre-application meeting with the Southwest Florida Water Management (SWFWMD) and one (1) virtual meeting with EG Solutions to confirm the permitting requirements.

KH will submit relevant SWFWMD environmental information to EG Solutions in support of the Environmental Resource Permit (ERP) package. KH will prepare an environmental narrative to document existing conditions of the project site utilizing the results of Task 2.4. KH will prepare supporting information such as Section C, surface water impact tables, figures depicting the limits of surface waters, and surface water impact exhibits. KH will compile the environmental information and submit to EG Solutions and SMAA for review.

Following SMAA review, KH will assist EG Solutions in submitting the ERP package to the SWFWMD, attend one (1) site visit with the SWFWMD to verify existing conditions, and assist in preparing responses to up to two (2) Requests for Additional Information (RAI) from the SWFWMD.



As part of the RAI, KH will correspond with FFWC and DHR and respond to any relevant comments from reviewing agencies.

This task includes the preparation of permit exhibits showing the extent of surface water impacts only.

- 2.6 USACE No Permit Required Request** – KH assumes all impacts to wetlands and/or surface waters are considered non-jurisdictional to the U.S. Army Corps of Engineers (USACE). KH will submit a “No Permit Required” request letter to the USACE including all relevant information to support the request. KH will produce jurisdictional exhibits, USACE data forms, and justification for lack of connection to Waters of the U.S.

KH will respond to up to one (1) RAI from the USACE.

Task 3 – Design Services – Final ESI

Under Task 3, KH will incorporate directives and comments received from SMAA and permitting agencies/AHJs following completion of Task 2 into a final Engineer’s Supplemental Instructions (ESI) reflective of the Amendment 8 work as described below:

- 3.1 Conformed Plans Production and Engineer’s Supplemental Instructions (Final)** – Following receipt of permit modification approvals from permitting agencies/AHJs in Task 2, and upon concurrence from SMAA, KH will finalize Conformed Plans modifications to be inclusive of Amendment 8 work, which will be packaged as the final Engineer’s Supplemental Instructions (ESI) to be issued by SMAA to the Prime Contractor. This ESI will serve as the basis of a change order the construction contract between SMAA and E.O. Koch Construction, and will be incorporated into the SRQ West Apron Project Conformed Documents to facilitate the implementation of Amendment 8 work.

DELIVERABLES:

- Electronic PDF of Final ESI/Modified Conformed Plans

- 3.2 Change Order Review** – Following issuance of the Final ESI reflective of Amendment 8 work to the Prime Contractor, KH will assist SMAA in review of the Contractor’s change order request. KH’s review of the change order request will be limited to providing SMAA commentary on the Contractor’s substantiation of their requested price and additional contract days. KH’s review will be limited to comparing the Contractor’s change order request against the established bid unit prices of the Project and requirements of the Contract Documents relevant to submission of change order requests, as well as providing rough judgment of the reasonableness of the Contractor’s request for additional contract time in comparison to the Amendment 8 work.

DELIVERABLES:

- Electronic PDF Letter of Change Order Review



Task 4 – Ongoing Project Coordination

Under Task 4, ongoing project coordination items will occur throughout the duration of the services rendered under Tasks 1 through 3 as described below:

4.1 Project Management

KH shall manage the services included in Amendment 8 in accordance with customary practices for design projects. KH's internal administration for staffing, subconsultant management and coordination, production coordination, schedule, scope and budget adherence are part of this task.

DELIVERABLES:

- Submission of Design Team's invoicing

4.2 Quality Control

Prior to submission of deliverables described in Tasks 1 through 3, KH will perform an internal technical review of deliverables. This review will include appropriate checklists and written comments with responses for each.

DELIVERABLES:

- Submission of Quality Control Documentation at the request of SMAA

4.3 Meetings with SMAA

KH will conduct weekly meetings with SMAA and EG Solutions in a virtual teleconferencing platform of SMAA's choosing to review the design and gain input from SMAA Staff. KH will prepare a meeting summary with action items. Each meeting is assumed to take up to one (1) hour, including meeting facilitation and preparation of meeting summaries.

DELIVERABLES:

- Electronic PDF of meeting summaries

Other Services:

Refer to attached scope of services from EG Solutions, Inc. for drainage design and permitting

Refer to attached scope of services from Hyatt Surveying for topographic survey

Refer to attached scope of services from Tierra, Inc. for geotechnical investigations and laboratory testing

Additional Services Presently Excluded and Assumptions

Any services not specifically noted above are excluded from this scope of services. Services below excluded from this scope of services; however, they can be added at the discretion of SMAA for an additional fee:

- KH has prepared this scope of services to reflect the additional project area being constructed as a change order to the existing construction contract between SMAA and the Prime Contractor for the project – E.O. Koch Construction. Should SMAA elect to bid this work as a separate construction contract, additional fees and time will be required.
- KH will utilize the typical pavement sections for parking lot pavements previously developed for the SRQ West Apron Project in preparing the Amendment 8 design. It is assumed that the vehicle traffic utilizing the proposed pavements will mirror the vehicle traffic assumed in the previous parking lot pavement design; therefore, no redesign of the pavement sections is anticipated under Amendment 8. Should SMAA desire usage of the pavements that vary from the previously designed pavement sections (such as parking for heavy equipment), additional fees will be required to support the analysis.



- This scope of services assumes that the Conformed Project Manual, including technical specifications, prepared for the SRQ West Apron project will be utilized for Amendment 8 work, and that no additional technical specifications or bid items preparation is required. Should additional specifications be requested by SMAA, additional fees and contract time will be required.
- Post-design services, including construction administration by KH, RPR observation, and Owner's Quality Assurance (QA) materials testing during the construction of Amendment 8 work is presently excluded. It is anticipated that these additional services will be negotiated for inclusion in a future amendment to KH's services following negotiation of the construction change order to the Project reflective of the additional contract time required to facilitate Amendment 8 work.
- It is assumed SMAA will serve as the liaison and principal point of contact between KH and the Contractor.
- It is assumed that existing permits obtained during the original design phase for the project through Sarasota County and Manatee County will be modified to reflect the improvements proposed under this scope of services. Should new permitting processes be required to be initiated with Sarasota and Manatee Counties, additional fees and contract time will be required.
- KH does not guarantee the issuance of permits or approvals. If permits are issued for this project, the conditions and expiration dates are the sole responsibility of SMAA. Kimley-Horn is not responsible for extending time-limited entitlements or permits. Kimley-Horn can provide hourly additional services to file for extensions, if applicable, provided SMAA issues a direct written request for each requested entitlement, prior to the dates of expiration.
- All permitting fees will be paid by SMAA directly to permitting agencies/AHJs.
- Permitting through City of Sarasota is presently excluded
- Modifications to FAA Standards is excluded.
- Hard copy reproduction of documents except where specifically noted in this scope of services.
- KH assumes that existing electrical infrastructure and circuits are in a condition that will permit the installation of electrical infrastructure required by the Project. It is assumed that no modifications to or work within the Airfield Electrical Vault will be required.
- Redesign because of changes to adjacent projects shall be considered additional services.
- Pavement Classification Number (PCN) calculations are excluded.
- Updates to the Airport Layout Plan/FAA AGIS required from this project may be negotiated under a separate task order.

END OF SCOPE OF SERVICES



EG Solutions, Inc.

SARASOTA BRADENTON INTERNATIONAL AIRPORT Employee Parking Lot Expansion and Drainage Improvements Design and Permitting Services SCOPE OF SERVICES

I. Surveys

a. Control Surveys

Establish control surveys as needed for the project.

b. Wetland and OSW limit surveys

Field locate the wetland and/or OSW limit stakes with the required precision and control to prepare a special purpose survey and legal description of the wetland boundaries and the OSW limits. The information will be used to establish wetland and OSW areas and to set the regulatory jurisdiction limits on the wetlands and OSW's. Also, collect topographic information for the ground surface elevation at the wetland stake to the nearest 0.1 foot. Collect any water surface information such as standing water elevation at the stake or nearby flagged information on Seasonal High Water set by environmental scientists based on vegetation or other visual indications.

c. Inlets, Pipes and Outlets

Field locate all drainage inlets, pipes/culverts and outlets in the areas of the drainage system that will be updated as shown on Figure 1. Determine top and invert elevations, sizes and measurements, pipe type, and the ground surface and channel bottom elevations, as applicable. Include digital photographs of each inlet or outlet structure.

d. Channel Cross Sections

Obtain cross sections of channels and swales on 250 ft intervals in the areas of the drainage system that will be updated as shown on Figure 1. Cross sections will include top of bank, waterline, toe of slope, and bottom at mid-point of channel, along with any definitive slope breaks above the normal waterline. Record elevation data to nearest 0.1 foot.

Surveys will be completed by a subcontractor to Kimley Horn, with input from EGS. EGS responsibilities under this task will include coordination of field data collection, review and compilation of new and existing surveys, as-builts, and other information necessary for completion of the water management design and permitting for the project.

II. Geotechnical Exploration

a. Soil Borings

Conduct 19 soil borings with Standard Penetration Tests (SPT) to depths of 30 feet at locations to be determined. Visually classify all samples returned. Record ground water levels on completion. Also collect bulk samples from auger cuttings



EG Solutions, Inc.

representative of the various materials and strata encountered during the exploration for laboratory compaction and California Bearing Ratio (CBR) tests. Backfill borings.

b. Laboratory Testing

Test all SPT split spoon samples collected for natural moisture content and gradation. Conduct specific gravity tests on representative bulk samples of auger cuttings. Conduct up to 5 laboratory Modified Proctor compaction tests on representative bulk samples from the upper 5 feet of the soil profile. Conduct up to 5 laboratory-soaked California Bearing Ratio (CBR) tests on laboratory compacted sample

c. Report Laboratory Testing

Prepare and submit a geotechnical report for the project. The report for this project may reference or include data from the 2019 Master Drainage System Upgrade in addition to the data collected specifically for this project under this task.

Geotechnical field and laboratory testing will be performed by a subcontractor to Kimley Horn. EGS responsibilities under this task will include coordination of field data collection, review and compilation of field and laboratory data, and preparation of the geotechnical report for the project.

III. Calculations, Simulations and Models

a. Basins

Update drainage basin limits and characteristics for the planned future conditions at partial (one model) and full-buildout (one model) based on the updated terminal area development and Airport Layout Plan (ALP). These documents may be “pen and ink” changes to the current, FAA conditionally approved ALP.

b. Treatment Efficiencies

i. Literature and data

Negotiate SWFWMD regulatory concurrence for the treatment efficiencies to be used for modeling any Best Management Practices.

ii. CFD

Develop Computational Fluid Dynamics (CFD) or other models or calculations to predict water quality management behavior of the proposed system.

iii. Regulatory Concurrence

Meet with SWFWMD to obtain regulatory concurrence for the treatment efficiencies to be used for subsequent modeling of the revised system in EPA SWMM.

c. EPA SWMM Models

i. Continuous Simulations for Water Quality Management

Evaluate average annual loads from the proposed conditions’ runoff quality, quantity and management using computer program EPA SWMM



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as one year continuous simulations. One model for each of the two (partial and full buildout) conditions will be prepared.

ii. Event Models for Quantity and Flood Management

Evaluate proposed conditions runoff quantity and flood management for the 25-year, 24-hour and the 100-year, 24-hour design storm events defined by SWFWMD using computer program EPA SWMM. One model for each of the two (partial and full buildout) conditions will be prepared.

d. Dewatering Calculations and Models

Using computer models or other applicable calculations in conjunction with EPA SWMM models, evaluate dewatering activities that may be needed to construct the project improvements. Pumping rates, bypass system requirements, drawdown effects and mitigation are expected results of this task.

IV. Water Management Narrative Report and System Maintenance Plan

a. Narrative Report

Prepare the Water Management Narrative Report describing the approach, analyses, results, conclusions and recommendations for the project. Calculations may be included as appendices to the report or submitted as separate documents.

b. Ledger Updates

Update the ledger system for the airport (all quadrants) to reflect the changes to the Master Drainage System.

c. System Maintenance Plan

d. Phasing Plan

Finalize phasing plan for construction of the water management improvements in consultation with Airport Management. The phasing plan is for planning and permitting guidance. Actual phasing may be demand or funding driven and may differ from the proposed phasing plan.

V. Design Documents

a. Construction Plans – Drainage Improvements

Prepare construction plans for the drainage improvements. The following plans and detail sheets depicting the drainage improvements will be prepared by KH under the direction of EGS. EGS serve as EOR for the drainage improvements.

- Channel Construction and Dewatering Plans
- Construction Stormwater Pollution Prevention Plans
- Construction Stormwater Pollution Details
- Crenellation Plan
- Gabion Wall and Crenellation Details

b. Specifications – Drainage Improvements

EGS will prepare the following Technical Specifications related to the project drainage improvements. These will be prepared consistent with FAA Standard Specifications, including FAA General Conditions. Specifications will be



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coordinated with KH for inclusion in the project conformed construction documents.

- C-102 Prevention, Control and Abatement of Erosion and Water Pollution
- P-152 Excavation, Subgrade and Embankment
- M-101 Geosynthetic Materials
- D-755 Dewatering
- D-756 Gabions
- D-757 Drainage and Gabion Aggregate

c. Special Conditions

EGS will prepare a Special Condition Specification, SP-1.0 Definitions associated with specific water management requirements. These will be supplemental FAA General Conditions.

VI. Ongoing Project Coordination

a. Team Progress Meetings

Meet weekly with KHA to update progress and coordinate work product. This will be a virtual meeting.

b. Airport Progress Meetings

Meet weekly with SMAA to update progress and issues. This may be either a virtual or on-site meeting at the airport offices.

c. SWFWMD Updates

If SWFWMD concurs, provide informal updates of information relevant to project permitting on a bi-weekly basis. This may be done via e-mail briefs, web-based meetings or conference calls.

d. Manatee County Updates

If Manatee County concurs, provide informal updates of information relevant to project permitting monthly. This may be done via e-mail briefs, web-based meetings, in-person meetings or conference calls.

e. Sarasota County Updates

If Sarasota County concurs, provide informal updates of information relevant to project permitting monthly. This may be done via e-mail briefs, web-based meetings, in-person meetings or conference calls.

VII. Approvals and Permitting

a. SWFWMD ERP

Prepare an application for a Construction ERP for SMAA to submit to SWFWMD. Respond to Requests for Additional Information (RAI) from SWFWMD. **Owner recognizes and accepts that EG Solutions cannot guarantee the issuance of an ERP for this project or any specific element of it, although EGS has previous success in such efforts.** EGS will endeavor to obtain regulatory concurrence through regular updates to SWFWMD and will advise the airport if at any time issuance of the ERP appears in jeopardy. Airport will assist EG Solutions in ERP negotiations.



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- b. SWFWMD Water Use Permit
Depending on the results of Task III.d above, provide information in either the construction documents or as a stand-alone narrative that the contractor for the project can use to apply for a Water Use Permit for project dewatering activities. Assist the application process by responding to up to two RAIs with respect to calculations only. Design, construction, operation and/or monitoring of the dewatering system is specifically excluded.
- c. Manatee County Site Development Permitting
Provide stormwater management narrative and drainage information supporting a modification of the existing site development permit (or submittal of a new site development permit) with Manatee County. KH will prepare the necessary permit package and file the request electronically through the County's online system. Respond to up to two (2) rounds of comments from the County related to stormwater management and drainage components. Additional rounds of comments may be included for additional fees.
- d. Sarasota County Site Development Permitting
Provide stormwater management narrative and/or Appendices C26A and C26B supporting Sarasota County permit requirements. KH will prepare the necessary permit package and file the request electronically through the County's online system. Respond to up to two (2) rounds of comments from the County related to stormwater management and drainage components. Additional rounds of comments may be included for additional fees.

VIII. Exclusions

- a. Any scope of service items not fully described in I through VII above.
- b. Permit fees.
- c. Evaluations or scope changes due to hazardous material in the project area.
- d. Major design modifications following submittal of design documents for permitting. Major is defined as items requiring re-analysis or re-design of more than 20% of the project elements.
- e. Calculations or computer models for interim phases of work beyond one partial and one full buildout condition. These may be required if analyses are required to establish how much ledger capacity is available if only parts of the total improvements are in-place and functioning. They can be authorized for additional negotiated fees
- f. Structural design of project elements
- g. Airport Layout Plan updates
- h. Environmental determinations and studies including hazardous materials, Environmental Assessments or Impact Statements, or similar.
- i. Wetland and other surface water identification, delineations, mapping, permitting, mitigation design. These services, if identified in the scope, will be performed by others.
- j. US Army Corps of Engineers permitting



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- k. Wildlife surveys, listed species impacts or mitigation permitting
- l. Construction phase services. These services will be provided as part of a supplemental or amended task order.

Fee Summary

Project Fee Proposal - Kimley-Horn Team- Summary Sheet							
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation and Improvements							
Sarasota Bradenton International Airport (SRQ)							
Amendment 8							
6/25/2025							
Basic Design Services - Lump Sum			TASK 1	TASK 2	TASK 3	TASK 4	TOTAL
	Kimley-Horn and Associates		\$ 156,768.00	\$ 68,864.00	\$ 15,208.00	\$ 73,176.00	\$ 314,016.00
		Sub Total	\$ 156,768.00	\$ 68,864.00	\$ 15,208.00	\$ 73,176.00	\$ 314,016.00
Reimbursible Expenses - Not To Exceed							
	Kimley-Horn and Associates		\$ -	\$ 324.80	\$ -	\$ -	\$ 324.80
		Sub Total	\$ -	\$ 324.80	\$ -	\$ -	\$ 324.80
Other Services - Lump Sum							
	EG Solutions (DBE) - Design/Permitting			\$ 622,316.00			\$ 622,316.00
Other Services - Not to Exceed							
	Hyatt Survey (DBE) (Allowance)		\$ 40,000.00				\$ 40,000.00
	Tierra (MBE) (Allowance)		\$ 40,000.00				\$ 40,000.00
		Subtotal	\$ 80,000.00	\$ 622,316.00	\$ -	\$ -	\$ 702,316.00
		TOTAL	\$ 236,768.00	\$ 691,504.80	\$ 15,208.00	\$ 73,176.00	\$ 1,016,656.80

TASK 1

Project Fee Proposal - Kimley-Horn Team								
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation and Improvements								
Sarasota Bradenton International Airport (SRQ)								
6/25/2025								
Scope/Task	Senior Professional II	Project Manager	Senior Professional I	Professional Engineer	Engineer Analyst	Senior Design Support	Clerical Support	Total
	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Basic Design Services: Kimley-Horn and Associates								
Task 1 - Design Services - Preliminary ESI								
1.1 Civil Site Design - Drainage Improvements		40		80	80			200
1.2 Civil Site Design - Employee Parking Lot Expansion		40		80	80			200
1.3 Electrical/CCTV Design		8	24	8	24			64
1.4 Sheet Pile Wall Design		16	36	40				92
1.5 Construction Safety and Phasing Plan (CSPP)		4		8				12
1.6 Airspace Obstruction Evaluation, 7460-1	4	4		8	8			24
1.7 Conformed Plans Production and Engineer's Supplemental Instructions		8		60	80			148
Subtotal Hours	4.00	120.00	60.00	284.00	272.00	-	-	740
Rate	\$ 350.00	\$ 280.00	\$ 280.00	\$ 202.00	\$ 175.00	\$ 225.00	\$ 130.00	
Total Burdened Labor	\$ 1,400.00	\$ 33,600.00	\$ 16,800.00	\$ 57,368.00	\$ 47,600.00	\$ -	\$ -	\$ 156,768.00

TASK 2

Project Fee Proposal - Kimley-Horn Team								
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation and Improvements								
Sarasota Bradenton International Airport (SRQ)								
6/25/2025								
Scope/Task	Senior Professional II	Project Manager	Senior Professional I	Professional Engineer	Engineer Analyst	Senior Design Support	Clerical Support	Total
	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Basic Design Services: Kimley-Horn and Associates								
Task 2 - Permitting Services								
2.1 Sarasota County Site Development Permit		16		40				56
2.2 Manatee County Utility Permit		16		40				56
2.3 SWFWMD ERP		16		24				40
2.4 SWFWMD ERP Support: Site Visit and Surface Water Delineation		8		24	24			56
2.5 SWFWMD ERP Support: Environmental Support		8		60	16			84
2.6 USACE No Permit Required Request		4		24				28
Subtotal Hours	-	68.00	-	212.00	40.00	-	-	320
Rate	\$ 350.00	\$ 280.00	\$ 280.00	\$ 202.00	\$ 175.00	\$ 225.00	\$ 130.00	
Total Burdened Labor	\$ -	\$ 19,040.00	\$ -	\$ 42,824.00	\$ 7,000.00	\$ -	\$ -	\$ 68,864.00

TASK 3

Project Fee Proposal - Kimley-Horn Team								
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation and Improvements								
Sarasota Bradenton International Airport (SRQ)								
6/25/2025								
Scope/Task	Senior Professional II	Project Manager	Senior Professional I	Professional Engineer	Engineer Analyst	Senior Design Support	Clerical Support	Total
	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Basic Design Services: Kimley-Horn and Associates								
Task 3 - Design Services - Final ESI								
3.1 Conformed Plans Production and Engineer's Supplemental Instructions (Final)		8	4	24	24			60
3.2 Change Order Review		8	2					10
Subtotal Hours	-	16.00	6.00	24.00	24.00	-	-	70
Rate	\$ 350.00	\$ 280.00	\$ 280.00	\$ 202.00	\$ 175.00	\$ 225.00	\$ 130.00	
Total Burdened Labor	\$ -	\$ 4,480.00	\$ 1,680.00	\$ 4,848.00	\$ 4,200.00	\$ -	\$ -	\$ 15,208.00

TASK 4

Project Fee Proposal - Kimley-Horn Team								
West Commercial Apron Hardstand Expansion and SMAA Employee Parking Lot Relocation and Improvements								
Sarasota Bradenton International Airport (SRQ)								
6/25/2025								
Scope/Task	Senior Professional II	Project Manager	Senior Professional I	Professional Engineer	Engineer Analyst	Senior Design Support	Clerical Support	Total
	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Basic Design Services: Kimley-Horn and Associates								
Task 4 - Ongoing Project Coordination								
4.1 Project Management		160					8	168
4.2 Quality Control	8	8		8	8			32
4.3 Meetings with SMAA		40		40				80
Subtotal Hours	8.00	208.00	-	48.00	8.00	-	8.00	280
Rate	\$ 350.00	\$ 280.00	\$ 280.00	\$ 202.00	\$ 175.00	\$ 225.00	\$ 130.00	
Total Burdened Labor	\$ 2,800.00	\$ 58,240.00	\$ -	\$ 9,696.00	\$ 1,400.00	\$ -	\$ 1,040.00	\$ 73,176.00

EXPENSES

DESIGN EXPENSES - Kimley-Horn						
	Mileage @ \$0.70 per Mile (116 miles/round trip)	Hard Copy Prints (8.5x11) (\$0.12 per copy)	Hard Copy Plots (22x34) (\$6.50 per sheet)	Airfare (Round Trip Assumed at \$400/Trip)	Hotel (Assumed at \$200/Night)	Expenses Subtotal
Task 1 - Design Services - Preliminary ESI						\$ -
Task 2 - Permitting Services	\$ 324.80					\$ 324.80
Task 3 - Design Services - Final ESI						\$ -
Task 4 - Ongoing Project Coordination						\$ -
TOTAL KIMLEY-HORN EXPENSES						\$ 324.80

Fee Summary

Project Fee Proposal - EG Solutions - Summary Sheet										
Employee Parking Lot Expansion and Drainage Improvements										
Sarasota Bradenton International Airport (SRQ)										
6/23/2025										
Basic Services - Lump Sum		TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	TASK 7	TOTAL	
EG Solutions		\$ 6,000.00	\$ 15,440.00	\$ 307,728.00	\$ 150,360.00	\$ 41,560.00	\$ 48,360.00	\$ 52,868.00	\$	622,316.00
	Sub Total	\$ 6,000.00	\$ 15,440.00	\$ 307,728.00	\$ 150,360.00	\$ 41,560.00	\$ 48,360.00	\$ 52,868.00	\$	622,316.00
Reimbursable Expenses - Not To Exceed										
EG Solutions		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-
	Sub Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-
Other Services - Not to Exceed										
									\$	-
									\$	-
	Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	-
	TOTAL	\$ 6,000.00	\$ 15,440.00	\$ 307,728.00	\$ 150,360.00	\$ 41,560.00	\$ 48,360.00	\$ 52,868.00	\$	622,316.00

EIGHTH AMENDMENT TO EMPLOYMENT AGREEMENT

THIS EIGHTH AMENDMENT TO EMPLOYMENT AGREEMENT dated June __, 2025, by and between SARASOTA MANATEE AIRPORT AUTHORITY (the “Authority”), a political subdivision of the State of Florida, and FREDRICK J. PICCOLO (the “Executive”).

WITNESSETH, THAT WHEREAS:

- A. The Authority currently employs the services of Executive as President, Chief Executive Officer, of the Sarasota Bradenton International Airport (the “Airport”) pursuant to an Amended and Restated Employment Agreement dated June 27, 2011; as amended by a First Amendment to Employee Agreement dated March 24, 2014; a Second Amendment to Employment Agreement dated November 20, 2017; a Third Amendment to Employment Agreement dated January 29, 2018; a Fourth Amendment to Employment Agreement dated November 25, 2019; a Fifth Amendment to Employment Agreement dated November 22, 2022; a Sixth Amendment to Employment Agreement dated January 29, 2024; and a Seventh Amendment to Employment Agreement dated March 31, 2025 (collectively, the “Agreement”); and
- B. Pursuant to Subparagraph 1(d) of the Agreement, it was automatically renewed and extended for an additional employment period ending on February 28, 2026, of which the final six months are to be as an “Advisor”, and the parties now intend to extend it to June 30, 2026.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations herein contained, the parties have agreed as follows:

1. Subparagraph 1(e) of the Agreement is added to read:

(e) Upon expiration of the Extended Employment Period, this Agreement shall be automatically renewed pursuant to the same terms and conditions as contained herein, extending from February 28, 2026, to June 30, 2026 (“Fourth Extended Employment Period”). For the portion of the Fourth Extended Employment Period through November 30, 2025, the Executive shall bear the title of “President/ Chief Executive Officer”, and for the final seven months, through June 30, 2026, he shall bear the title of “Advisor”.

2. Subparagraph 3(a)(1)(iii) of the Agreement is amended to read:

iii. On March 1, 2026, Executive’s annual base salary shall be increased by 6% over his annual base salary in the prior year.

3. Subparagraph 3(b) of the Agreement is amended to read:

During his employment hereunder, the Executive shall be eligible to participate in the Authority's employee welfare plans, pursuant to the terms of such plans, including major medical, dental insurance, life insurance, and hospitalization coverage and any other Authority employee welfare, pension, deferred compensation, benefit, or bonus plans which are made available to the employees of the Authority. The Executive shall be enrolled in the Authority Premier Disability plan and the life insurance plan for the Executive shall cover the Executive at two times his annual compensation with

no monetary cap. In addition, the Authority shall reimburse the Executive for an annual comprehensive physical examination at a place and with a physician of Executive's choice. Each month the Authority shall contribute one-twelfth of the maximum annual amount permitted by law to the Executive's account in the Authority's 457(b) Plan which is separate from the Performance Based Compensation Payment plan provided for in subparagraph 3(f), below. The Executive is also entitled to benefits under the Sarasota Manatee Authority 457(f) Plan. On January 31, 2026, the Authority shall contribute an amount equal to 33% of the Executive's annual base salary for that year into the Executive's 457(f) Plan. The Executive's participation in all employee welfare plans shall be based upon the amounts payable to him as Regular Compensation hereunder.

4. Except as specifically modified herein, all other terms, conditions, rights and obligations of the Agreement shall remain in full force and effect through the Third Extended Employment Period.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

SARASOTA MANATEE AIRPORT AUTHORITY

By: _____
As Chairman

"EXECUTIVE"

By: _____
Fredrick J. Piccolo
Executive

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