Pinellas County

Staff Report

File #: 26-1364A, **Version:** 1 **Agenda Date:** 9/24/2026

Subject:
Agreement with American Infrastructure Development, Inc. for Passenger Terminal Improvements - Owner's Representative.

Recommended Action:
Approval of the agreement with American Infrastructure Development, Inc. for Passenger Terminal Improvements - Owner's Representative.

- This contract is for owner's representative services for the passenger terminal improvements project.
- Seven firms were evaluated by written proposals, with the top two shortlisted firms presenting. The top ranked firm, American Infrastructure Development, Inc., is recommended for the award in the amount of $1,742,865.82 in accordance with the Consultants Competitive Negotiations Act (CCNA), per Florida Statute 287.055.
- Two certified Small Business Enterprise sub-consultants were included in the award to AID; Advanced Systems Engineering, Inc. in the amount of $163,506.92 and Master Consulting Engineers, Inc. in the amount of $121,849.00 or approximately 17% of the total award amount.
- This agreement is effective for two thousand three hundred twenty days after the issuance of a Notice to Proceed by the County.
- This agreement is budgeted for in the Fiscal Year 2026 Capital Improvement Plan Budget and six-year CIP at the St. Pete-Clearwater International Airport in the Airport Revenue and Operating Fund for the TIP (003343A). In the event that future fiscal year funding is not available, the County maintains the authority to terminate this agreement.

Contract 24-1088-RFP-CCNA; in the total not to exceed amount of $1,742,865.82, effective for two thousand three hundred twenty days from the date of the Notice to Proceed; Authorize the Chairman to sign and the Clerk of the Circuit Court to attest.

Strategic Priorities:
Resilient Infrastructure and Environment
1.2 Maintain and enhance County infrastructure.

Summary:
With the complex scope and size of the program, airport staff will need the services of an Owner's Representative to oversee the management of the program from design through construction.

The services to be provided will be design review and oversight; assist the Construction Manager at Risk (CMAR) in the bidding process; construction coordination between the Owner, FAA, TSA, Stakeholders, and the CMAR; provide full-time inspection and Quality Assurance testing; management of Requests for Information, Architectural/Engineering Supplemental Instructions,

processing of pay requests and change orders.

Background Information:
A Request for Qualifications to comply with the CCNA per Florida Statute 287.055, was released on October 4, 2024, with the negotiation, scoping, and vendor acceptance of the final agreement concluding on September 23, 2025.

The contract includes fully burdened hourly rates that include all labor, direct/indirect overhead margins/profits, and travel within the Tampa Bay Metropolitan Statistical Area (TBMSA). Travel outside of the TBMSA will be reimbursed in accordance with Florida Statutes.

Fiscal Impact:
Total not-to-exceed amount of $1,742,865.82.

This agreement is budgeted for in the FY26 CIP Budget and six-year CIP of PIE in the Airport Revenue and Operating Fund for the TIP (003343A). In the event that future fiscal year funding is not available, the County maintains the authority to terminate this agreement.

Staff Member Responsible:
Mark E. Sprague, C.M., Director, Airport
Merry Celeste, Purchasing Division Director, Office of Management & Budget
Chris Rose, Director, Office of Management & Budget

Partners:
N/A

Attachments:
Final Agreement
Ranking

AGREEMENT

» PINELLAS COUNTY GOVERNMENT IS COMMITTED TO PROGRESSIVE PUBLIC POLICY, SUPERIOR PUBLIC SERVICE, COURTEOUS PUBLIC CONTACT, JUDICIOUS EXERCISE OF AUTHORITY AND SOUND MANAGEMENT OF PUBLIC RESOURCES, TO MEET THE NEEDS AND CONCERNS OF OUR CITIZENS TODAY AND TOMORROW.

NON-CONTINUING PROFESSIONAL SERVICES AGREEMENT

RFP TITLE: Passenger Terminal Improvements – Owner's Representative

RFP CONTRACT NO. 24-1088-RFP-CCNA-Non-Continuing

COUNTY PID NO. 003343A

NON-CONTINUING FIRM: American Infrastructure Development, Inc.

AGREEMENT

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SECTION 1 - INTENT OF AGREEMENT

AGREEMENT FOR PROFESSIONAL OWNER'S REPRESENTATIVE SERVICES FOR DESIGN AND CONSTRUCTION PHASES FOR THE ST. PETE CLEARWATER INTERNATIONAL AIRPORT (PIE) TERMINAL IMPROVEMENTS' PROJECT

This Agreement entered into on the 24th day of September, 2026, between Pinellas County, a political subdivision of the state of Florida, hereinafter referred to as the County, represented by its board of County commissioners, and American Infrastructure Development., Inc, hereinafter referred to as the Owner's Representative, to perform all work "(Work)" in connection with the project management of the County's "Passenger Terminal Improvements' Project (PROJECT)", located at the St. Pete-Clearwater International Airport, in, Pinellas County, Florida. The plans and specifications are being prepared by C&S Companies, the Designer ("Design Professional"). The County's Construction Manager at Risk, (CMAR), is Manhattan Construction Company, LLC an Oklahoma Limited Liability Company, whose General Contractor License Number is CGC1527515, and the CMAR will perform the services detailed in the Pinellas County Contract No. 24-0333-RFP-CMAR.

WITNESSETH, that:

WHEREAS, Pinellas County requires **an** Owner's Representative during the design and construction of the Passenger Terminal Improvements project at the St Pete-Clearwater International Airport in Pinellas County, Florida

WHEREAS, the County desires the Owner's Representative to provide professional services requisite to the development of the project; and

WHEREAS, the Owner's Representative has expressed the willingness and ability to provide the aforementioned Services; and

NOW THEREFORE, the County and the Owner's Representative, in consideration of the mutual covenants hereinafter set forth, agree as follows:

AGREEMENT

SECTION 2 - SCOPE OF PROJECT

1. **PROJECT DESCRIPTION AND PROFESSIONAL REQUIREMENTS**

For the purposes of this Agreement the term project shall include all areas of proposed improvements, all areas that may reasonably be judged to have an impact on the project, and all project development phases and the services and activities attendant thereto. It is not the intent of this Agreement to identify the exact limits or details involved in providing satisfactorily completed project construction documents. The Owner's Representative shall provide the following professional services to assist in the preparation of construction plans, specifications, and complete applications for and receive all federal, state, and local permits required for construction of the project. The scope of services shall be based on the following data:

- Article 3 of this Agreement; and the Scope of Services in the following documents titled "PIE Passenger Terminal Improvements Scope of Work". Prepared by C&S Engineers, Inc. Dated February 26, 2024 and "PIE Passenger Terminal Improvements Scope of Work - Amendment No. 1". Prepared by C&S Engineers, Inc., Dated April 3, 2026.

2. **PROJECT PHASES**

All project phases shall be completed on or before the milestone dates provided in the County approved project design schedule referenced in Exhibit A.

3. **CONSULTING RESPONSIBILITIES**

A. It is the intention of the County that the Owner's Representative is held accountable for its work, including checking and plans review, and that submittals are complete.

B. The Owner's Representative represents that it has secured or will secure all personnel necessary to complete this Agreement; none of whom shall be employees of or have any contractual relationship with the County. Primary liaison with the County will be through the Owner's Representative's project manager. All services required herein will be performed by the Owner's Representative or under the Owner's Representative's supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under law to perform such services.

C. The Owner's Representative shall be responsible for reviewing the CMAR's project schedule, which breaks down all tasks to be performed, and their relationship in achieving the completion of each phase of work for the project. A bar chart schedule showing overall project time frames shall also be prepared by the CMAR and reviewed by the Owner's Representative. These schedules will be used to verify the CMAR's performance in relationship to fees claimed and to allow the County's Project Manager and Owner's Representative to monitor the project progress and CMAR's efforts. The Owner's Representative shall be responsible for reviewing any schedule updates and documenting in writing to the County any major deviations in the actual versus estimated project time frames.

D. The Owner's Representative shall respond, in writing, to all review comments made by the County, within 10 days of their receipt.

4. **GENERAL DESIGN CONDITIONS**

1. The Owner's Representative shall coordinate and solicit appropriate input from the Design Professional or CMAR with the knowledge of the County.
2. All design and construction phase data, plans, and drawings generated by the Owner's Representative as part of the services of this contract shall be delivered electronically and or on travel drives formatted to .PDF, or .DOCX, or XLSX, or .RVT, or .DXF, or .DWG utilizing Autodesk Revit or Civil 3D 2020 or later. All specifications and other documents shall be delivered electronically and or a travel drive.
3. One (1) digital original of all deliverables are required unless specific submittal requirements are specified elsewhere in this Agreement.
4. The Owner's Representative shall assist the Design Professional in the development of acceptable alternates to any and all design recommendations that may be declared unacceptable by the County; however, the Design Professional shall solely remain responsible for the project design and producing the Contract Documents.

AGREEMENT

5. **GOVERNING SPECIFICATIONS REGULATIONS AND PERTINENT DOCUMENTS**

   1. The Owner's Representative shall be responsible for utilizing and maintaining current knowledge of any laws, ordinances, codes, rules, regulations, standards, guidelines, special conditions, specifications, or other mandates relevant to the project or the services to be performed.

   2. The Owner's Representative and their Subconsultant (s) must register with and use the E-verify system in accordance with Florida Statute 448.095. The County will verify the work authorization of the Owner's Representative and Subconsultant. An Owner's Representative and subconsultant may not enter into a contract with the County unless each party registers with and uses the E-verify system.

      If an Owner's Representative enters a contract with a Subconsultant, the Subconsultant must provide the Owner's Representative with an affidavit stating that the Subconsultant does not employ, contract with, or subcontract with unauthorized aliens. The Owner's Representative must maintain a copy of the affidavit for the duration of the contract.

      If the County, Owner's Representative, or Subconsultant has a good faith belief that a person or entity with which it is contracting has knowingly violated Florida Statute 448.09(1) they shall immediately terminate the contract with the person or entity.

      If the County has a good faith belief that a Subconsultant knowingly violated this provision, but the Owner's Representative otherwise complied with this provision, the County will notify the Owner's Representative and order that the Owner's Representative immediately terminates the contract with the Subconsultant.

      A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged to Section 448.095(2)(d), Florida Statute. Owner's Representative acknowledges upon termination of this agreement by the County for violation of this section by Owner's Representative, Owner's Representative may not be awarded a public contract for at least 1 year. Owner's Representative acknowledges that Owner's Representative is liable for any additional costs incurred by the County as a result of termination of any contract for a violation of this section.

      Owner's Representative or Subconsultant shall insert in any subcontracts the clauses set forth in this section, requiring the subcontracts to include these clauses in any lower tier subcontracts. Owner's Representative shall be responsible for compliance by any Subconsultant or Lower Tier Subconsultant with the clause set for in this section.

   3. Owner's Representative shall provide County with an affidavit signed by an officer or a representative of the Owner's Representative under penalty of perjury attesting that the Owner's Representative does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

SECTION 3 - SERVICES TO BE FURNISHED BY THE OWNER'S REPRESENTATIVE

1. **SERVICES/FEE**

   A. SEE EXHIBIT A – SCOPE OF SERVICES.

2. **PRECONSTRUCTION PHASE**

   A. SEE EXHIBIT A – SCOPE OF SERVICES.

3. **PROVISIONS RELATED TO ALL PHASES**

   1. The Owner's Representative will investigate and confirm in writing to the County, to the best of the Owner's Representative's knowledge, conformance with all applicable local public and utility regulations.

   2. The Owner's Representative will coordinate with the County, Design Professional, Construction Manager at Risk (CMAR), and others as needed to execute the project.

   3. The Owner's Representative shall make such reviews, visits, attend such meetings and conferences and make such contacts as are necessary for the proper execution of this project.

   4. The County in no way obligates itself to check the Owner's Representative's work and further is not responsible for maintaining project schedules.

5. Other Owner's Representative responsibilities shall be as listed below:
   a. Assist the County in Owner's Representative claims and/or litigation.
   b. Review the Adequacy and completeness of documents submitted by the Owner's Representative to endeavor to protect the County against claims by suppliers or third parties.
5. The Owner's Representative must be familiar with the intent, thoroughness, safety factors, and design assumptions in the structural calculations; however, the Design Professional shall retain sole responsibility for the structural engineering design and adequacy of the calculations for the project. For the purposes of this Agreement, the Owner's Representative's obligation to "be familiar with the intent, thoroughness, safety factors, and design assumptions in the structural calculations" shall be interpreted to mean that the Owner Representative's designated Threshold Inspector shall review and become reasonably familiar with the basis of design as documented in the signed and sealed structural calculations, drawings, and Contract Documents. This includes an understanding of the primary structural systems, loading conditions, and applicable safety factors necessary to perform threshold inspections and verify field conformance. The Owner's Representative shall not be responsible for independently verifying or recalculating any structural analysis or engineering, but shall identify and report observable deviations from the design and coordinate such findings with the Design Professional and the County for resolution consistent with Florida Statutes §553.79 and Rule 61G15-35, F.A.C.

4. **PERMIT APPLICATIONS AND APPROVALS**
   1. The CMAR will be responsible for obtaining all permits needed for the construction of the project. (Reference the CMARs RFP Contract No. 24-0333-RFP-CMAR). The Design Professional shall provide the CMAR with any drawings or calculations required for submittal by the County for approval of local, state and federal agencies.
   2. The Owner's Representative shall provide the necessary assistance to the CMAR to obtain timely permit approvals for construction of the project.
5. **COORDINATION WITH UTILITY SERVICES AND AFFECTED PUBLIC AGENCIES**
   1. The requirements of the various utility services shall be recognized and properly coordinated in the execution of the project.
   2. Drainage investigations and drainage design shall be reviewed with any city or drainage district that may be affected by or have an effect on the project.

SECTION 4 - SERVICES TO BE FURNISHED BY THE COUNTY

The County shall provide the following for the Owner's Representative's use and guidance:

A. Copies of existing maps, existing aerial photographs, as-built construction plans and data pertinent to the project design, which the County may have in its possession.

B. Reproducible of the County Engineering Department Standard Drawings applicable to the project.

C. Sample copies of the County standard contract documents and specifications.

D. Preparation of legal (front-end) section of the specifications.

SECTION 5 - PRESENTATIONS, PUBLIC MEETINGS AND TECHNICAL LIAISON

The following services shall be provided by Owner's Representative at no additional cost to the County:

1. The Owner's Representative shall make presentations to the County's Airport Director or designee as defined per Exhibit A and at any point in the project development should issues arise which make additional presentations other than those listed elsewhere in this Agreement, in the County's best interest.
2. The Owner's Representative shall participate in Monthly project Conferences with County staff personnel. The meetings will be scheduled by the County at a location provided by the County.

3. The Owner's Representative shall attend, as technical advisor to the County all meetings or hearings conducted by permitting agencies or public bodies in connection with any permit required for the construction of the project, and shall prepare all presentation aids, documents and data required in connection with such meetings or hearings, and at the discretion of the County, shall either plead the County's case with the Design Professionals shall providing engineering and technical assistance to the County in the County's pleading of the case.
4. The Owner's Representative shall keep accurate minutes of all meetings and distribute copies to all attending. These meetings shall be set up through the County and appropriate County staff shall attend. The Design Professional shall provide the meeting agendas and meeting minutes during the Design Phase of the project and the Owner's Representative shall review these minutes and track the completion of action items generated.

SECTION 6 - PAYMENT GUIDELINES AND CATEGORY OF SERVICES

1. **BASIC SERVICES**

The services described and provided for under Sections 2, 3, and 5 and Exhibit A and C (or elsewhere in this Agreement) shall constitute the Basic Services to be performed by the Owner's Representative under this Agreement.

2. **CONTINGENCY SERVICES**

When authorized in writing by the County's Airport Director of or designee, the Owner's Representative shall furnish services resulting from unforeseen circumstances not anticipated under Basic Services due to minor changes in the project scope ("Contingency Services").

Compensation for any Contingency Services assignments shall be negotiated between the County and the Owner's Representative at the time the need for services becomes known.

3. **ADDITIONAL SERVICES**

When executed by the County Administrator or Board of County Commissioners as an amendment to this Agreement, the Owner's Representative shall provide such additional services as may become necessary because of changes in the Scope of project.

4. **INVOICING**

The Owner's Representative may submit invoices for fees earned on a monthly basis. Such invoicing shall be supported by a Progress Report showing the actual tasks performed and their relationship to the percentage of fee claimed for each phase. Billings within each phase of work shall be for the percentage of work effort completed to date for that phase. The County shall make payments to the Owner's Representative for work performed in accordance with the Local Government Prompt Payment Act, Section 218.70 et. seq., F.S.

The following services shall be considered reimbursable services and may be filled in full upon their completion and acceptance. The Owner's Representative shall provide copies of supporting receipts/invoices/billing documentation. Self-performed reimbursable work shall be reimbursed at the firm's standard hourly rates for all related services. A breakdown of man hours and billing rates shall be provided with each invoice. An hourly rate sheet is attached (Exhibit B). Hourly rates shall be adjusted annually.

A. Aerial Photography (if required).

B. Payment of the Public Information Meeting Advertisements, if required.

C. Payment of the Court Reporter for public meetings, if required.

Should an invoiced amount for fees earned appear to exceed the work effort believed to be completed, the County may, prior to processing the invoice for payment, require the Owner's Representative to submit satisfactory evidence to support the invoice.

All progress reports shall be electronically submitted to the attention of the designated Project Manager, Scott Yarley, P.E.

Owner's Representative shall submit invoices for payment due as provided herein with such documentation as required by the County and all payments shall be made in accordance with the requirements of Section 218.70 et. seq, Florida

Statutes, "The Local Government Prompt Payment Act." Invoices shall be submitted to the address below unless instructed otherwise on the purchase order, or if there is no purchase order, by the ordering department:

Finance Division Accounts Payable

Pinellas County Board of County Commissioners

P. O. Box 2438

Clearwater, FL 33757

Each invoice shall include, at a minimum, the Owner's Representative's name, contact information and the standard purchase order number. The County may dispute any payments invoiced by Owner's Representative in accordance with the County's Dispute Resolution Process for Invoiced Payments, established in accordance with Section 218.76, Florida Statutes, and any such disputes shall be resolved in accordance with the County's Dispute Resolution Process.

Fees for contingent or additional services authorized shall be invoiced separately and shall be due and payable in full upon the presentation of satisfactory evidence that the corresponding services have been performed.

SECTION 7 - COMPENSATION TO THE OWNER'S REPRESENTATIVE

1. For the Basic Services provided for in this Agreement, as defined in Section 3.1, the County agrees to pay the Owner's Representative as follows:

A Lump Sum Fee of:	$1,692,865.82	for the Task 1 – Preconstruction Services
A Lump Sum Fee of:	TBD	for the Task 2 – Construction Services (By Amendment)

The above fees shall constitute the total not to exceed the amount of ($1,692,865.82) to the Owner's Representative for the performance of Basic Services. All man hours are billed per the established and agreed hourly rates. The hourly rates are fully loaded and include all labor, overhead, expenses and profit of any nature including travel within the Tampa Bay Metropolitan Statistical area. Travel outside of the Tampa Bay Metropolitan Statistical Area will be reimbursed in accordance with Section 112.061 F.S. and/or the County Travel Policy, as approved by the County.

2. For REIMBURSABLE EXPENSES, the County agrees to pay the Owner's Representative, up to a maximum amount not to exceed ($0.00).
3. For any CONTINGENCY SERVICES performed, the County agrees to pay the Owner's Representative a negotiated fee based on the assignment, up to a maximum amount not to exceed ($50,000.00) for all assignments performed.
4. Total agreement not-to-exceed amount ($1,742,865.82).
5. For any SUPPLEMENTAL and ADDITIONAL SERVICES, the County agrees to pay the Owners Representative a negotiated total fee based on the work to be performed as detailed by a written amendment to this Agreement. Expedited Time-and-Materials Authorization: When the County determines that services are needed so urgently that a formal amendment cannot reasonably be executed in advance, the County's Project Manager may authorize the Owner's Representative to proceed on a T&M basis at the labor rates and reimbursable-cost provisions listed in Exhibit B. Out of town travel expenses shall be considered a reimbursable expense when authorized by the County. The County will: issue the authorization in writing (e-mail is acceptable) describing the requested scope; concur in a proposed not-to-exceed amount submitted by the Owner's Representative within five (5) business days of the start of work; and incorporate the scope, not-to-exceed amount, and any remaining fee negotiations into a follow-up amendment or task order as soon as practicable. The Owner's Representative shall track hours and expenses daily, invoice monthly, and stop work if or when the not-to-exceed amount is reached unless the County provides additional written authorization.
6. In the event that this Agreement is terminated under the provisions of this contract the total and complete compensation due the Owner's Representative shall be as established by the County based on the County's determination of the percentage of work effort completed to date of termination.
7. The hourly rates stipulated in Exhibit B include an annual increase, effective on January 1st of each year. When the work effort spans over multiple years, a negotiated hourly rate between the County's PM and the Owner's Representative will be used for the calculation of the fee; this rate will take into account the work effort and hours to be completed each year.

8. Extraordinary Adjustment: If an unforeseen economic change (e.g., sharp inflation, major labor or supply shock) materially raises the Owner's Representative's cost of performance, either party may request a rate adjustment. The parties will confer in good faith to agree on new rates.

SECTION 8 - PERFORMANCE SCHEDULE

Time is of the essence in this Agreement. The Owner's Representative shall plan and execute the performance of all services provided for in this Agreement in such manner as to ensure their proper and timely completion in accordance with the following schedule:

1. The services to be rendered by the Owner's Representative shall be commenced upon receipt from the County of written "NOTICE TO PROCEED."
2. All project phases shall be completed on or before the milestone dates provided in the County approved project design schedule referenced in Appendix A.
3. The Owner's Representative shall not be held responsible for delays in the completion of the project design when the County causes such delays. The County reviews related to the above submittals shall not exceed 21 days.

SECTION 9 - AUTHORIZATION FOR CONTINGENT OR ADDITIONAL SERVICES

1. The contingency services provided for under this Agreement shall be performed only upon prior written authorization from the Airport Director or designee.
2. The additional services provided for under this Agreement shall be performed only upon approval of the County Administrator or Board of County Commissioners.
3. The Owner's Representative shall perform no services contemplated to merit compensation beyond that provided for in this Agreement unless such services, and compensation, therefore, shall be provided for by appropriate written authorization or amendment(s) to this Agreement.

SECTION 10 - FIRMS AND INDIVIDUALS PROVIDING SUBCONSULTING SERVICES

The County reserves the right to review the qualifications of any and all Subconsultants, and to reject any Subconsultants in a proper and timely manner, deemed not qualified to perform the services for which it shall have been engaged. Any Subconsultant not listed as part of the prime Owner's Representative's team at time of award must be approved by the Director of Purchasing prior to performing any service.

SECTION 11 - SATISFACTORY PERFORMANCE

All services to be provided by the Owner's Representative under the provisions of this Agreement, including services to be provided by Subconsultant's, shall be performed to the reasonable satisfaction of the Airport Director or designee.

SECTION 12 - RESOLUTION OF DISAGREEMENTS

1. The County shall reasonably decide all questions and disputes, of any nature whatsoever, that may arise in the execution and fulfillment of the services provided for under this Agreement.
2. The decision of the County upon all claims, questions, disputes and conflicts shall be final and conclusive, and shall be binding upon all parties to this Agreement, subject to judicial review.
3. The County's Initial Decision implemented by the County's Project Manager (or other written designee) shall, in good faith and within a reasonable time, decide all claims, questions, or disputes arising out of or relating to this Agreement.

SECTION 13 - OWNER'S REPRESENTATIVE'S ACCOUNTING RECORDS

1. Records of expenses pertaining to all services performed shall be kept in accordance with generally accepted accounting principles and procedures.
2. The Owner's Representative's records shall be open to inspection and subject to examination, audit, and/or reproduction during normal working hours by the County's agent or authorized representative to the extent necessary to adequately permit evaluation and verification of any invoices, payments or claims submitted by the Owner's Representative or any of his payees pursuant to the execution of the Agreement. These records shall include, but not be limited to, accounting records, written policies and procedures, Subconsultant files (including proposals of successful and unsuccessful bidders), original estimates, estimating worksheets, correspondence, change order files (including documentation covering negotiated settlements), and any other supporting evidence necessary to substantiate charges related to this Agreement. They shall also include, but not be limited to, those records necessary to evaluate and verify direct and indirect costs (including overhead allocations) as they may apply to costs associated with this Agreement. The County shall not audit payroll and expense records on task assignments paid by lump sum fee.
3. For the purpose of such audits, inspections, examinations and evaluations, the County's agent or authorized representative shall have access to said records from the effective date of the Agreement, for the duration of work, and until 7 years after the date of final payment by the County to the Owner's Representative pursuant to this Agreement.
4. The County's agent or authorized representative shall have access to the Owner's Representative's facilities and all necessary records in order to conduct audits in compliance with this Section. The County's agent or authorized representative shall give the Owner's Representative reasonable advance notice of intended inspections, examinations, and/or audits.

SECTION 14 - OWNERSHIP OF PROJECT DOCUMENTS

Upon completion or termination of this Agreement, all records, documents, tracings, plans, specifications, maps, evaluations, reports and other technical data, other than working papers, prepared or developed by the Owner's Representative under this Agreement shall be delivered to and become the property of the County. The Owner's Representative, at its own expense, may retain copies for its files and internal use. The County shall not reuse any design plans or specifications to construct another project at the same or a different location without the Owner's Representative's specific written verification, adaptation or approval.

SECTION 15 - INSURANCE COVERAGE AND INDEMNIFICATION

1. The Owner's Representative must maintain insurance in at least the amounts required in the Request for Proposal throughout the term of this Contract. The Owner's Representative must provide a Certificate of Insurance in accordance with Insurance Requirements of the Request for Proposal, evidencing such coverage prior to issuance of a purchase order or commencement of any work under this Contract. See Section C Insurance Requirements – Attached
2. If the Owner's Representative is an individual or entity licensed by the State of Florida who holds a current certificate of registration or is qualified under Chapter 481, Florida Statutes, to practice architecture or landscape architecture, under Chapter 472, Florida Statutes, to practice land surveying and mapping, or under Chapter 471, Florida Statutes, to practice engineering, and who enters into a written agreement with the County relating to the planning, design, construction, administration, study, evaluation, consulting, or other professional and technical support services furnished in connection with any actual or proposed construction, improvement, alteration, repair, maintenance, operation, management, relocation, demolition, excavation, or other facility, land, air, water, or utility development or improvement, the Owner's Representative will indemnify and hold harmless the County, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct, or for any violation of requirements of the Americans with Disabilities Act of 1990, as may be amended, and all rules and regulations issued pursuant thereto (collectively the "ADA") of the Owner's Representative and other persons employed or utilized by the Owner's Representative in the performance of the Agreement.

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3. The Owner's Representative further agrees that nothing contained herein is intended to nor shall be construed a waiver of the County's rights and immunities under Section 768.28, Florida Statutes, as amended from time to time. County expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes.

SECTION 16 - EQUAL EMPLOYMENT OPPORTUNITY CLAUSE FOR CONTRACTS NOT SUBJECT TO EXECUTIVE ORDER 11246

In carrying out the Contract, the Owner's Representative shall not discriminate against employee or applicant for employment because of race, color, religion, sex or national origin.

SECTION 17 - INDEPENDENT OWNER'S REPRESENTATIVE STATUS AND COMPLIANCE WITH THE IMMIGRATION REFORM AND CONTROL ACT OF 1986

Owner's Representative acknowledges that it is functioning as an independent Owner's Representative in performing under the terms of this Agreement, and it is not acting as an employee of County. Owner's Representative acknowledges that it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986, located at 8 U.S.C. Section 1324, et seq., and regulations relating thereto. Failure to comply with the above provisions of this contract shall be considered a material breach and shall be grounds for immediate termination of the contract.

SECTION 18 - PROHIBITION AGAINST CONTINGENT FEE

The Owner's Representative warrants that he has not employed or retained any company or person, other than a bona fide employee working solely for the Owner's Representative to solicit or secure this Agreement, and that he has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the Owner's Representative, any fee, commission, percentage, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement.

SECTION 19 - TRUTH IN NEGOTIATIONS

By execution of this Agreement, the Owner's Representative certifies to truth-in-negotiations and that wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting. Further, the original contract amount and any additions thereto shall be adjusted to exclude any significant sums where the County determines the contract price was increased due to inaccurate, incomplete or non-current wage rates and other factual unit costs. Such adjustments must be made within 1 year following the end of the contract.

SECTION 20 - SUCCESSORS AND ASSIGNS

The Owner's Representative shall not assign, sublet, or transfer his interest in this Agreement without the written consent of the County.

SECTION 21 - INTEREST ON JUDGMENTS

In the event of any disputes between the parties to this Agreement, including without limitation thereto, their assignees and/or assigns, arising out of or relating in any way to this Agreement, which results in litigation and a subsequent judgment, award or decree against either party, it is agreed that any entitlement to post judgment interest, to either party and/or their attorneys, shall be fixed by the proper court at the rate of 5%, per annum, simple interest. Under no circumstances shall either party be entitled to pre-judgment interest. The parties expressly acknowledge and, to the extent allowed by law, hereby opt out of any provision of federal or state statute not in agreement with this paragraph.

AGREEMENT

SECTION 22 - TERMINATION OF AGREEMENT

1. Failure of the Owner's Representative to fulfill or abide by any of the terms or conditions specified shall be considered a material breach of contract and, without limiting any other remedies available to the County, whether at law or under this Agreement, upon providing Owner's Representative with written notice of such breach and at least three (3) business days' for Owner's Representative to cure such breach, the County may terminate this Agreement for cause. In the event the County terminates the Agreement pursuant to this paragraph, Owner's Representative shall not be entitled to any further payments until the full extent of the County's damages are determined. If the expense of finishing the Owner's Representative's services and other damages incurred by the County exceeds the unpaid balance of the Owner's' Representative's compensation hereunder, Owner's Representative shall pay the difference to the County upon demand therefore. In the event County terminates the Agreement pursuant to this provision and it is later determined that such termination was not proper, or such termination right was not otherwise available to County, such termination shall be deemed termination for convenience and Owner's Representative's rights and remedies shall be limited to those set forth in subsection 2 below.
2. The County reserves the right to cancel this Agreement, without cause, by giving 10 days prior written notice to the Owner's Representative of such termination for convenience. If County terminates the Agreement for convenience, the Owner's Representative's recovery against the County shall be limited to that portion of the Owner's Representative's compensation earned through date of termination, together with any costs reasonably incurred by the Owner's Representative that are directly attributable to the termination. The Owner's Representative shall not be entitled to any further recovery against the County, including but not limited to anticipated fees or profit on work not required to be performed.
3. Upon any termination of this Agreement, the Owner's Representative shall deliver to the County all original papers, records, documents, drawings, models, and other material set forth and described in this Agreement.
4. In the event that conditions arise, such as lack of available funds, which in the County's opinion make it advisable and in the public interest to terminate this Agreement, it may do so upon written notice.

SECTION 23 - AGREEMENT TERM

1. This Agreement will become effective on the date of execution first written above and shall remain in effect for 2000 consecutive calendar days from the commencement date on the Notice to Proceed) unless terminated at an earlier date under other provisions of this Agreement, or unless extended for a longer term by amendment.

SECTION 24 - CONFLICT OF INTEREST

1. By accepting award of this Contract, the Owner's Representative, which shall include its directors, officers and employees, represents that it presently has no interest in and shall acquire no interest in any business or activity which would conflict in any manner with the performance of services required hereunder, including as described in the Owner's Representative's own professional ethical requirements. An interest in a business or activity which shall be deemed a conflict includes but is not limited to direct financial interest in any of the material and equipment manufacturers suppliers, distributors, or Owner's Representatives who will be eligible to supply material and equipment for the project for which the Owner's Representative is furnishing its services required hereunder.
2. If, in the sole discretion of the County Administrator or designee, a conflict of interest is deemed to exist or arise during the term of the contract, the County Administrator or designee may cancel this contract, effective upon the date so stated in the Written Notice of Cancellation, without penalty to the County.

SECTION 25 - ENTIRE AGREEMENT

This Agreement represents, together with all Exhibits and Appendices, the entire written Agreement between the County and the Owner's Representative and may be amended only by written instrument signed by both the County and the Owner's Representative.

AGREEMENT

SECTION 26 - PUBLIC ENTITY CRIMES

Owner's Representative is directed to the Florida Public Entity Crime Act, Fla. Stat. 287.133, and Fla. Stat. 287.135 regarding Scrutinized Companies, and Owner's Representative agrees that its bid and, if awarded, its performance of the agreement will comply with all applicable laws including those referenced herein. Owner's Representative represents and certifies that Owner's Representative is and will at all times remain eligible to bid for and perform the services subject to the requirements of these, and other applicable, laws. Owner's Representative agrees that any contract awarded to Owner's Representative will be subject to termination by the County if Owner's Representative fails to comply or to maintain such compliance.

SECTION 27 - PUBLIC RECORDS

Owner's Representative acknowledges that information and data it manages as part of the services may be public records in accordance with Chapter 119, Florida Statutes and the County public records policies. Owner's Representative agrees that prior to providing services it will implement policies and procedures to maintain, produce, secure, and retain public records in accordance with applicable laws, regulations, and County policies, including but not limited to the Section 119.0701, Florida Statutes.

The Owner's Representative shall:

i. Keep and maintain public records required by the County to perform the service.
ii. Upon request from the County, provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at no cost.
iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure are not disclosed except as authorized by law for the duration of the contract term and following the completion of the Agreement if the Owner's Representative does not transfer the records to the County.
iv. Upon completion of the Agreement, transfer, at no cost, to the County all public records in possession of the Owner's Representative or keep and maintain public records required by the County to perform the service. If the Owner's Representative transfers all public records to the County upon completion of the contract, the Owner's Representative shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Owner's Representative keeps and maintains public records upon completion of the Agreement, the Owner's Representative shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the County, upon request from the County's custodian of public records, in a format that is compatible with the information technology systems of the County.

OWNER'S REPRESENTATIVE'S DUTY:

IF THE OWNER'S REPRESENTATIVE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE OWNER'S REPRESENTATIVE DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE TELEPHONE NUMBER, EMAIL ADDRESS, AND MAILING ADDRESS PROVIDED BELOW:

Pinellas County Board of County Commissioners
Purchasing and Risk Management Division
400 S. Ft. Harrison Ave, 6th Floor,
Clearwater, FL 33756
Public Records Liaison
Phone: 727-464-5139
Email: wharvey@pinellas.gov

AGREEMENT

Requests to inspect or copy public records relating to the Agreement must be made directly to the County. If Owner's Representative receives any such request, Owner's Representative shall instruct the requestor to contact the County. If the County does not possess the records requested, the County shall immediately notify the Owner's Representative of such request, and the Owner's Representative must provide the records to the County or otherwise allow the records to be inspected or copied within a reasonable time. Owner's Representative acknowledges that failure to provide the public records to the County within a reasonable time may be subject to penalties under section 119.10, Florida Statutes. Owner's Representative further agrees not to release any records that are statutorily confidential or otherwise exempt from disclosure without first receiving prior written authorization from the County. Owner's Representative shall indemnify, defend, and hold the County harmless for and against any and all claims, damage awards, and causes of action arising from the Owner's Representative's failure to comply with the public records disclosure requirements of section 119.07(1), Florida Statutes, or by Owner's Representative's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorney's fees and costs arising therefrom. Owner's Representative authorizes County to seek declaratory, injunctive, or other appropriate relief against Owner's Representative from a Circuit Court in Pinellas County on an expedited basis to enforce the requirements of this section.

AGREEMENT

SECTION 28 - GOVERNING LAW AND AGREEMENT EXECUTION

This Agreement shall be governed by the laws of the State of Florida and venue shall be in Pinellas County, Florida.

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

Firm Name American Infrastructure Development, Inc.

By: Sabina S. Chaudhry

Print Name: Sabina S. Chaudhry

Title: President - CEO

Date: 9/3/2026

PINELLAS COUNTY, by and through its Board of County Commissioners

By: Dave Eggers
Chairman

Date: September 24, 2026.

ATTEST: Ken Burke, Clerk of the Circuit Court

By: Deellyn Keirn
Deputy Clerk

Date: September 24, 2026.

BOARD OF COUNTY COMMISSIONERS SEAL PINELLAS COUNTY, FLORIDA

APPROVED AS TO FORM
By: *Miles Belknap*
Office of the County Attorney

EXHIBIT A

SCOPE OF SERVICES

AGREEMENT

ARTICLE 3 SCOPE OF OWNER'S REPRESENATIVE'S BASIC SERVICES

3.1 Definition

The Owner's Representative's Basic Services consists of those described in this Article 3 and includes usual and customary Preconstruction and Construction Phase Services. Services not set forth in this Article 3 are Supplemental or Additional Services. The County, Owner's Representative, and Construction Manager at Risk (CMAR) may agree, in consultation with the Design Professional, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case both phases will proceed concurrently.

3.2 Preconstruction Phase

3.2.1 The Owner's Representative shall review the program furnished by the County, and any evaluation of the County's program provided by the Design Professional and/or CMAR, to ascertain the requirements of the Project and shall arrive at a mutual understanding of such requirements with the County, Design Professional and CMAR.

3.2.2 The Owner's Representative shall review the work products developed by the various design disciplines for compliance with design standards and applicable building codes. The discipline reviews will occur at the major milestone submittals as follows:

a. Schematic Design (30%)
b. Design Development (60%)
c. Construction Documents (90%)
d. Construction Documents (IFC)-Issued for Construction

3.2.3 The Owner's Representative shall prepare, and deliver to the County, for the County's approval, a written Construction Management Plan that includes, at a minimum, the following: (1) preliminary evaluations required in Section 3.2.2, (2) a Project schedule, (4) recommendations for Project delivery method, and (5) CMAR's scopes of work. The Owner's Representative shall periodically update the Construction Management Plan, for the County's approval, over the course of the Project. This Construction Management Plan shall be prepared with input from and in coordination with the CMAR and Airport Operations. In addition to the items 3.2.3 -1-5 above the Construction Management Plan-project-administrative-procedures shall also include:

1) procedures for FAA 7460 / NOTAM Support – Brief plan showing who prepares Form 7460-1 inputs, coordinates Construction Safety Phasing Plan (CSPP) items, and issues the Notice to Airmen (NOTAMs),
2) a summary of quality control procedures to be implemented;
3) procedures for DBE and SBE participation tracking;
4) procedures for FAA Grant Compliance, Davis Bacon sub-contractor interviews, and certified payrolls;
5) procedures for tracking action items;
6) procedures for routing and review of shop drawings;
7) a project communication plan; and

8) procedures for project closeout and correction of the CMAR's deficient work as part of the Punch List or during the warranty period.

3.2.5 The Owner's Representative shall review and analyze the Project schedule to include the components of the work, including phasing of construction, times of commencement and completion required of each of the CMAR's sub-contractor, ordering and delivery of products, including those that must be ordered in advance of construction, obtaining the required reviews and approvals of authorities having jurisdiction over the Project, and the occupancy requirements of the County.

3.2.6 Based on the preliminary design and information prepared or provided by the Design Professional and other County consultants, the Owner's Representative shall prepare, for the Design Professional's review and County's approval, preliminary estimates of the cost of the work or the cost of program requirements using area, volume or similar conceptual estimating techniques, including the establishment of sufficient contingency to reasonably anticipate the development of the Project's design documents.

3.2.7 The Owner's Representative shall review design documents during their development and advise the County and Design Professional on proposed site use and improvements, selection of materials, building systems, and equipment. The Owner's Representative shall also provide recommendations to the County and Design Professional, consistent with the Project requirements, on constructability; availability of materials and labor; sequencing for phased construction; time requirements for procurement, installation and construction; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions.

3.2.8 The Owner's Representative shall review recommendations for systems, materials, or equipment for the impact upon cost, schedule, sequencing, constructability, and coordination among the CMAR's subcontractors. The Owner's Representative shall discuss its findings with the County and the Design Professional, and coordinate resolution, as necessary, of any such impacts.

3.2.9 As the Design Professional progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the CMAR shall prepare and update, at appropriate intervals agreed to by the County, Owner's Representative and Design Professional, an estimate of the Cost of the Work with increasing detail and refinement. The CMAR shall include in the estimate those costs to allow for further development of the design, bidding or negotiating, price escalation, and market conditions. The estimate shall be provided for the Design Professional's and Owner's Representative review and the County's approval. The CMAR shall inform the County and Design Professional in the event that the estimate of Cost of the Work exceeds the latest approved Project budget and make recommendations for corrective action.

3.2.10 As the Design Professional progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Owner's Representative shall consult with the County and Design Professional and make recommendations whenever the Owner's Representative determines that the design, or details, adversely affect cost, scope, schedule, constructability, or quality of the Project.

3.2.11 The CMAR shall provide recommendations and information to the County and Design Professional regarding the assignment of responsibilities for temporary Project facilities and equipment, materials and services for common use of the CMAR and the CMAR's subcontractors. The Owner's Representative shall verify that such requirements and assignment of responsibilities are included in the proposed Contract Documents.

3.2.12 The CMAR shall solely be responsible for and providing safety recommendations and information to the County and the Owners Representative regarding the allocation of responsibilities for work safety programs.

3.2.13 The CMAR shall provide recommendations to the County on the division of the Project into individual contracts for the construction of various categories of Work, including the method to be used for selecting the CMAR's subcontractors, equipment suppliers and awarding Contracts for Construction. The Owner's Representative shall review the Drawings and Specifications and make recommendations in conjunction with the CMAR, as required to provide that: (1) the Work of the CMAR's subcontractors is coordinated, (2) all requirements for the Project are assigned to the appropriate Contract, (3) the likelihood of jurisdictional disputes is minimized, and (4) proper coordination is provided for phased construction.

3.2.14 The CMAR shall make recommendations about, and coordinate the ordering and delivery of, materials in support of the schedule, including those that must be ordered in advance of construction.

3.2.15 The Owner's Representative shall assist the County in selecting, retaining, and coordinating the professional services of surveyors, geotechnical engineers, special consultants, and construction materials testing required for the Project.

3.2.16 The Owner's Representative shall provide an analysis of the types and quantities of labor required for the Project and review the availability of appropriate categories of labor required for critical phases. The Owner's Representative in conjunction with the CMAR shall make recommendations for actions designed to minimize adverse effects of labor shortages. The CMAR shall be solely responsible for means and methods.

3.2.17 The Owner's Representative shall assist the County in obtaining information regarding applicable requirements for equal employment opportunity programs, and other programs as may be required by governmental and quasi- governmental authorities for inclusion in the Contract Documents.

3.2.18 Following the County's approval of the Drawings and Specifications, the CMAR shall update and submit the latest estimate of the Cost of the Work and the Project schedule for the Design Professional and Owner's Representative review and the County's approval.

3.2.19 The CMAR, in consultation with the County and the Owner's Representative, shall develop bidders' interest in the Project and establish bidding schedules. The Owner's Representative shall assist the County and the Design Professional with the assembly of the Bidding Documents, which consist of bidding requirements and proposed Contract Documents. The Owner's Representative, with the assistance of the Design Professional and the CMAR, shall assemble the Bidding Documents to be issued by the County to bidders. The Owner's Representative, Design Professional, and CMAR in conjunction with the County shall conduct

pre-bid conferences with prospective bidders. The Owner's Representative shall issue the CMAR's current Project schedule with each set of Bidding Documents. The Owner's Representative shall assist the Design Professional with regard to questions from bidders and with the issuance of addenda-supporting documentation shall be prepared by the Design Professional.

3.2.20 The Owner's Representative shall review the list of prospective bidders furnished by the CMAR for the Design Professional's review and the County's approval.

3.2.21 The Owner's Representative, with the assistance of the Design Professional, and CMAR shall review bids, and prepare bid analyses, and make recommendations to the County for the County's award of Contracts for Construction or rejection of bids.

3.2.22 The CMAR shall assist the County in preparing Contracts for Construction. The Owner's Representative, in conjunction with the Design Professional shall advise the County on the acceptability of subcontractors and material suppliers proposed by the CMAR.

3.2.23 The Owner's Representative shall assist the CMAR in obtaining building permits and special permits for permanent improvements, except for permits required to be obtained directly by the CMAR The Owner's Representative shall verify that the County has paid applicable fees and assessments. The Owner's Representative shall assist the County and Design Professional in connection with the County's responsibility for filing documents required for the approvals of governmental authorities having jurisdiction over the Project.

3.2.24 The Owner's Representative shall coordinate with the CMAR to either utilize the CMAR's existing digital document control system (e.g., Procore, BIM 360) or jointly deploy a system, as necessary, to support all phases of the project, including procurement, bidding, design, construction, and closeout. The system shall be capable of managing and organizing bid phase documents (e.g., bid packages, contractor communications, and addenda), as well as submittals, RFIs, meeting minutes, and compliance records. It shall include search capabilities to enable efficient retrieval and tracking of project information. The Owner's Representative shall oversee system implementation, provide training to project stakeholders, and conduct periodic audits to ensure proper use and compliance with project requirements.

3.2.25 The Owner's Representative shall review the design phase development of construction-phasing and temporary facilities, passenger way finding, public safety, including TSA, GSE logistics planning & baggage claim system phasing in coordination with Airport Operations, airlines, TSA/CBP, tenants, and other project stakeholders**.**

3.2.26 The Owner's Representative shall assist in conducting risk workshops and maintain a project risk register that includes utility conflicts, procurement challenges, and schedule float tracking.

3.2.27 The Owner's Representative shall assist the Design Professional and CMAR with pre-permitting meetings and documentation required by Authorities Having Jurisdiction (AHJs) and track permitting schedules**.**

3.2.28 The Owner's Representative shall review CMAR's and Design Professional's- milestone cost estimates, including side-by-side estimate comparisons, unit pricing assumptions, and

value engineering alternatives. The Owner's Representative scope of work will not include the preparation of a full independent cost estimate.

3.2.29 The Owner's Representative shall assist the Airport Operations with preparation of FAA Notice to Airmen (NOTAMs) and FAA 7460 crane notifications. The Airport will be responsible for final filing**.**

3.2.30 Stakeholder Alignment Meetings and Action-Item Tracking: The Owner's Representative as required by the Owner will schedule and facilitate two formal kick-off meetings—one with Airport staff and one with the Design Professional and the CMAR—to confirm project goals, equipment needs, County furnished items, County IT infrastructure data interface, sustainability targets, schedule, procurement objects (e.g. early release packages), grant funding, and preliminary budget; (2) collect operations data from Airport Operations, TSA, CBP, airlines, tenants, Law Enforcement and Fire Chief; and (3) maintain an action-item/tracking assignment log, for all stakeholder issues.

3.2.31 Bidding Phase Services: The Owner's Representative shall assist the County, the Airport and the CMAR in the Bid Phase, including: 1) assembling the Bid Documents and Bid Form 2) coordination with the County and the CMAR on the issuance of Early Release Packages, 3) development of the pre-bid meeting agenda, 4) conducting the pre-bid meeting and generating the meeting minutes, 5) conducting site tours with prospective bidders, 6) coordination with the Design Professional and CMAR on the issuance of any addenda and bid phase RFIs, or substitution requests, 7) review of the bids and assisting the CMAR on the recommendation of the award of the contract, 8) attend the County Commission meeting(s) to address any questions about the bids or the process, 9) conduct a project stakeholder project update meeting, and 10) assist the Airport on the review of pre-construction submittals, schedule updates, and award of the CMAR's trade/subcontracts.

3.3 Construction Phase

3.3.1 The Owner's Representative shall provide on-site administration of the contract with the cooperation of the Design Professional and CMAR.

3.3.2 Subject to Section 4.2 and except as provided in Section 3.3.30, the Owner's Representative's responsibility to provide Construction Phase Services commences with the award of the initial Contract for Construction and terminates on the date the Design Professional issues the final Certificate for Payment or as directed by the County.

3.3.3 The Owner's Representative shall provide a staffing plan to include one or more representatives who shall be in attendance at the Project site whenever the Work is being performed. The Owner's Representative shall provide two full-time Resident Project Representatives (RPRs) on-site throughout the construction phase to observe the construction progress. The RPRs shall perform daily observations, Quality Assurance (QA)testing & coordination, generate daily reports, photo documentation, and coordinate the scheduling of material testing services and Threshold Inspection services. Additional Owner's Representative's (RPR's) may be requested by the County based on the construction schedule and CMAR's pace of work, and the cost of these additional personnel required will be negotiated based on the extent of services required and the County's approved hourly rates and commensurate with the individual's (RPR's) level of experience.

If any of the Key Personnel are substituted, replaced or removed from the Project prior to the date of Final Completion without County's prior written consent, it is acknowledged by the Owner's Representative that completion of the Project will be severely and adversely impacted, in that, there will be a loss of time, a loss of the Project experience and the Project details, a loss of history and understanding of the Project and of discussions with trades and vendors, a loss of confidence by the staff, need for added training, and other adverse consequences all with resulting damages for such breach which will be extensive but difficult to estimate.

Accordingly, if any of the Key Personnel are substituted, replaced or removed from the Project prior to the date of Final Completion without County's prior written consent, then County may, in addition to any other remedy available to County, immediately deduct Seventy-Five Thousand and 00/100 Dollars ($75,000.00) from Owner's Representative's Fee for each Key Personnel so substituted, replaced or removed, and Owner's Representative shall thereafter replace the Key Personnel with individuals acceptable to County in its sole discretion. The Parties expressly agree that the liquidated damages established, and agreed upon, in this are not intended to penalize the Owner's Representative or to induce performance by the Owner's Representative. Owner's Representative hereby waives all claims and defenses that the liquidated damages established, and agreed upon herein, are a penalty. If payments then or thereafter due Owner's Representative are not sufficient to cover such amounts, then Owner's Representative shall promptly pay the difference to County.

3.3.4 The Owner's Representative shall provide administrative, management and related services to coordinate scheduled activities and responsibilities of the CMAR and with those of the County and the Design Professional. The Owner's Representative shall coordinate the activities of the CMAR in accordance with the latest approved Project schedule and the Contract Documents.

3.3.5 The County shall provide the CMAR's schedule in a native format to illustrate and define the critical path. The Owner's Representative shall review and analyze the construction schedules provided by the CMAR to update the Project schedule, incorporating the activities of the County, Design Professional, and CMAR on the Project, including activity sequences and durations, allocation of labor and materials, processing of Shop Drawings, Product Data and Samples, and delivery and procurement of products, including those that must be ordered in advance of construction. The Project schedule shall include the County's occupancy requirements showing portions of the Project having occupancy priority. The CMAR shall update and reissue the Project schedule as required to show current conditions. If an update indicates that the previously approved Project schedule may not be met, the CMAR shall recommend corrective action to the County, the Owner's Representative and Design Professional.

3.3.6 The Owner's Representative shall schedule and conduct meetings to discuss matters such as procedures, progress, coordination, and scheduling of the Work, and to develop solutions to issues identified. The Owner's Representative shall prepare the meeting agendas and promptly distribute minutes and action items to the County, Design Professional and CMAR. The Owner's Representative shall conduct coordination, pre-construction, and pre-demo meetings, prepare meeting agendas, record and distribute minutes, and maintain an action item tracking log. The Owner's Representative shall conduct all pre-work meetings and Definable Feature of Work (DFOW)- of the Contract Documents defined within the Contract Documents

(and as defined below), coordination meetings, prior to any demolition and the start of any new work activity in order to ensure readiness of the CMAR to begin work, including the CMAR's-approved shop drawings and review of any submittals by the Owner's Representative, the Design Professional, key Airport Tenants and key Airport Staff members, scheduling of testing and Threshold Inspection, the CMAR's maintenance of operations, proposed phasing, temporary facilities, work plan, safety plan, public safety and to coordinate the CMAR's work activities and the schedule with Airport Operations and the Airlines.

A DFOW is a task which is separate and distinct from other tasks and has separate control requirements. As a minimum, each section of the specifications shall be considered as a DFOW, all sub-items of work within the specifications, quality assurance activities, pre-construction or pre-demo activities, or an activity within the project schedule that results in a physical product, and critical path activities within the CMAR's schedule.

3.3.7 In accordance with the Contract Documents and the latest approved Project schedule, and utilizing information from the CMAR, the Owner's Representative in conjunction with the County and Airport Operations shall review the overall sequence of construction and assignment of space in areas where the CMAR schedules, coordinates, and performs the Work.

3.3.8 The Owner's Representative shall coordinate all tests and inspections required by the Contract Documents or governmental authorities, observe the on-site testing and inspections, and arrange for the delivery of test and inspection reports to the County and the Design Professional.

3.3.9 The Owner's Representative shall endeavor to obtain satisfactory performance from the CMAR. The Owner's Representative shall recommend courses of action to the County when requirements of the Contract are not being fulfilled.

3.3.10 The Owner's Representative shall monitor and evaluate actual costs for activities in progress and estimates for uncompleted tasks and advise the County and Design Professional as to variances between actual costs and budgeted or estimated costs. If the CMAR is required to submit a Guaranteed Maximum Price (GMP) or Estimate, the Owner's Representative shall meet with the County, Design Professional, and CMAR to review the GMP or Estimate. The Owner's Representative shall promptly notify the CMAR if there are any inconsistencies or inaccuracies in the information presented. The Owner's Representative shall also report the CMAR's cost control information to the County.

3.3.11 The Owner's Representative shall develop in conjunction with the CMAR cash flow reports and forecasts for the Project and include them in the Owner's Representative's progress reports.

3.3.12 The Owner's Representative shall maintain accounting records on authorized Work performed under unit costs, additional Work performed based on actual costs of labor and materials, and other Work requiring accounting records.

3.3.12.1 The Owner's Representative shall develop and implement procedures for the review and processing of Applications for Payment by the CMAR for progress and final payments.

3.3.12.3 The Owner's Representative's certification for payment shall constitute a representation to the County, based on the Owner's Representative's evaluations of the Work and on the data comprising the CMAR's Applications for Payment, that, to the best of the Owner's Representative knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and the CMAR is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion; (2) results of subsequent tests and inspections; (3) correction of minor deviations from the Contract Documents prior to completion; and (4) specific qualifications expressed by the Owner's Representative. The issuance of a Certificate for Payment shall further constitute a recommendation to the Design Professional and County that the CMAR be paid the amount certified.

3.3.12.4 The certification of an Application for Payment or a Project Application for Payment by the CMAR shall not be a representation that the Owner's Representative has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, procedures, or sequences for the CMAR's or subcontractor's own Work; (3) reviewed copies of requisitions received from subcontractors and suppliers and other data requested by the County to substantiate each subcontractor's right to payment; or (4) ascertained how or for what purpose that the CMAR has used money previously paid on account of the Contract Sum.

3.3.13 The Owner's Representative shall obtain and review the safety programs developed by the CMAR solely and exclusively for purposes of coordinating the safety programs with those of the other Contractors and for making recommendations for any additional safety measures to be considered in the Work of the CMAR. The Owner's Representative's responsibilities for coordination of safety programs shall not extend to direct control over or charge of the acts or omissions of the CMAR, subcontractors, agents or employees of the CMAR or subcontractors, or any other persons performing portions of the Work and not directly employed by the CMAR.

3.3.14 The Owner's Representative shall determine in general that the Work of the CMAR is being performed in accordance with the requirements of the Contract Documents and notify the County, CMAR and the Design Professional of defects and deficiencies in the Work. The Owner's Representative shall have the authority to reject Work that does not conform to the Contract Documents by issuing a Notice of Non-compliance and shall notify the Design Professional about the rejection. The failure of the Owner's Representative to reject Work shall not constitute acceptance of the Work. The Owner's Representative shall record any rejection of Work in its daily log and include information regarding the rejected Work in its progress reports to the Design Professional and County pursuant to Section 3.3.22.1. Upon written authorization from the County, the Owner's Representative may require and make arrangements for additional inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed, and the Owner's Representative shall give timely notice to the Design Professional of when and where the tests and inspections are to be made so that the Design Professional may be present for such procedures.

3.3.15 The Owner's Representative shall advise and consult with the County and Design Professional during the performance of its Construction Phase Services. The Owner's Representative shall have the authority to act on behalf of the County only to the extent provided in this Agreement. The Owner's Representative shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work of the CMAR or any of the sub-contractors since these are solely the CMAR's and the subcontractor's rights and responsibilities under the Contract Documents. The Owner's Representative shall not be responsible for the CMAR's or a sub-contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Owner's Representative shall be responsible for the Owner's Representative's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the CMAR, sub-contractors, the Design Professional, and the County, or their agents or employees, or any other persons or entities performing portions of the Work.

3.3.16 The Owner's Representative shall transmit to the Design Professional requests for interpretations, and requests for information or the meaning and intent of the Drawings and Specifications. The Owner's Representative shall assist in the resolution of questions that may arise, however the Design Professional shall be solely responsible the design and interpreting the Contract Documents.

3.3.17 The Owner's Representative shall review requests for changes, assist in negotiating CMAR's proposals, submit recommendations to the Design Professional and County, and, if the proposed changes are accepted or required by the County, prepare Change Orders or Construction Change Directives that incorporate the Design Professional's modifications to the Contract Documents. The supporting cost back-up and exhibits shall be prepared by the CMAR and applicable documents shall be prepared by the Design Professional for submittal by the Owner's Representative.

3.3.18 The Owner's Representative shall assist the County in the review, evaluation and documentation of Claims.

3.3.19 Utilizing the submittal schedule provided by the CMAR, the Owner's Representative shall provide and assemble the Design Professional and the County's review comments for the CMAR to update the Project submittal schedule incorporating information from the County, County's Consultants, County's Separate Contractors, and vendors, governmental agencies, and participants in the Project. The Project submittal schedule and any revisions shall be submitted to the Design Professional and the County for approval and any required revisions to the Project submittal schedule shall be performed by the CMAR.

3.3.20 The Owner's Representative will receive, log, and perform an initial check of all shop drawings, product data, samples, and related CMAR submittals for completeness, and basic contract compliance while the Design Professional conducts its concurrent review. The Owner's Representative will forward each package to the Design Professional with the Owner's Representative's written recommendation for design conformance. The Design Professional will review and mark the appropriate disposition (e.g., no exceptions taken, revise-and-resubmit, accepted as noted, etc.) and return them to the Owner's Representative. The Owner's Representative will track review times, distribute the Design Professional's responses to the

CMAR, and coordinate resubmittals. The Owner's Representative's actions shall be taken in accordance with the Project submittal schedule prepared by the CMAR and approved by the Design Professional, or in the absence of an approved Project submittal schedule, with such reasonable promptness as to cause no delay in the Work or in the activities of the CMAR, the County, or the Design Professional.

3.3.20.1 If professional design services or certifications by a Design Professional related to systems, materials, or equipment are specifically required of the CMAR by the Contract Documents, the Owner's Representative shall review those submittals for sequencing, constructability, and coordination. The Owner's Representative shall discuss its findings with the County and the Design Professional, and coordinate resolution, as necessary, of any such impacts.

3.3.21 The Owner's Representative shall keep a daily log containing a record of weather, the CMAR's and each subcontractor's Work on the site, number of workers, identification of equipment, Work accomplished, problems encountered, and other similar relevant data as the County may require.

3.3.21.1 The Owner's Representative shall collect, review for accuracy, and compile the CMAR's daily logs; and include them in the Owner's Representative's reports prepared and submitted in accordance with section 3.3.21.2.

3.3.21.2 The Owner's Representative shall record the progress of the Project. On a monthly basis, or otherwise as agreed by the County, the Owner's Representative shall submit digital progress reports to the County and Design Professional, showing percentages of completion and other information identified below:

.1 Work completed for the period;

.2 Project schedule status;

.3 Submittal schedule and status report, including a summary of remaining and outstanding submittals;

.4 Request for information, Change Order, and Construction Change Directive status reports;

.5 Tests and inspection reports log;

.6 Status report of nonconforming and rejected Work;

.7 Daily logs;

.8 CMAR's' Application for Payment;

.9 Summary and cumulative total of the Cost of the Work to date including the CMAR compensation and reimbursable expenses at the job site, if any;

.10 CMAR's cash-flow and forecast reports;

.11 Aerial and representative photographs to document the progress of the Project;

.12 Status reports on permits and approvals of Authorities Having Jurisdiction (AHJ); and

.13 Any other items the County may require.

3.3.21.3 In addition, for Projects constructed on the basis of the Cost of the Work, the Owner's Representative shall include the following additional information in its progress reports:

.1 CMAR's workforce reports;

.2 Equipment utilization report;

.3 Cost summary, comparing actual costs to updated CMAR cost estimates; and

.4 Any other items as the County may require.

3.3.22 Utilizing the documents provided by the Design Professional and the Owner's Representative , the CMAR shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the County, Design Professional, and the Owner's Representative. Upon completion of the Project, the Owner's Representative shall deliver them to the County.

3.3.23 The Owner's Representative shall coordinate with the CMAR and arrange for the delivery, storage, protection and security of County-purchased materials, systems and equipment that are a part of the Project until such items are incorporated into the Work.

3.3.24 In coordination with the County's & Airport Operations and Maintenance personnel, the Owner's Representative shall observe the CMAR's final testing, startup, and commissioning of utilities, operational systems, and equipment identified in the Contract Documents. The Design Professional shall evaluate and report the results of these activities, including any outstanding deficiencies—while the CMAR consolidates commissioning records, training logs, and warranty documentation to confirm the systems are ready for turnover to the County for occupancy and beneficial use.

3.3.25 When the Owner's Representative considers the CMAR's Work or a designated portion thereof substantially complete, the Owner's Representative shall, jointly with the CMAR, prepare for the Design Professional a list of incomplete or unsatisfactory items and a schedule for their completion. The Owner's Representative shall assist the Design Professional in conducting inspections to determine whether the Work or designated portion thereof is substantially complete.

3.3.26 When the Work of all of the CMAR or the subcontractors, or designated portion thereof, is substantially complete, the Owner's Representative shall prepare, and the CMAR and Design Professional shall execute, a Certificate of Substantial Completion. The Owner's Representative shall submit the executed Certificate to the County. The Owner's Representative shall coordinate the correction and completion of the Work. Following issuance of a Certificate of Substantial Completion of the Work or a designated portion thereof, the Owner's Representative

shall perform an inspection to confirm the completion of the Work of the CMAR and make recommendations to the Design Professional when the Work of the CMAR is ready for final inspection. The Owner's Representative shall assist the Design Professional in conducting the final inspection.

3.3.27 The Owner's Representative shall forward to the County, with a copy to the Design Professional, the following information received from the CMAR: (1) certificates of insurance; (2) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (3) affidavits, receipts, releases and waivers of liens or bonds indemnifying the County against liens; and (4) any other documentation required of the CMAR under the Contract Documents, including warranties and similar submittals.

3.3.28 The Owner's Representative shall coordinate receipt, and delivery to the County, of other items provided by the CMAR, such as keys, manuals, and record drawings. The Owner's Representative shall forward to the Design Professional a final Project Application for Payment and Project Certificate for Payment, or a final Application for Payment and final Certificate for Payment, upon the Contractors' compliance with the requirements of the Contract Documents.

3.3.29 Duties, responsibilities and limitations of authority of the Owner's Representative as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the County. Consent shall not be unreasonably withheld.

3.3.30 Upon request of the County, and prior to the expiration of one year from the date of Substantial Completion, the Owner's Representative shall conduct a meeting with the County and Design Professional to review the facility operations and performance.

3.3.31 The Owner's Representative shall review and document the condition and compliance of the CMAR's temporary facilities such as signage, barricades, temporary routing, and passenger access. The Owner's Representative shall prepare field reports and coordinate acceptance with the County and Airport Operations.

3.3.32 The Owner's Representative shall provide support to the County in the administration of Change Orders, Construction Change Directives (CCDs), and claims for delay. Facilitate documentation and cost/schedule validation. The CMAR shall prepare the cost back-up, and the Design Professional shall prepare the supporting back-up exhibits for the CCD; the Owner's Representative shall assemble the information and prepare the CCD for issuance to the CMAR, and log the CCDs, costs and date of issuance.

3.3.33 The Owner's Representative shall coordinate and document Substantial Completion Inspections and Punch List issuance in conjunction with the Design Professional. Assist with closeout documentation review and submission in accordance with FAA and FDOT standards. The Owner's Representative shall conduct a 6- and 12-month warranty review with the Airport Maintenance Department to define any warranty related corrective work and track the corrective action items and progress of completion.

3.3.34 The Owner's Representative shall verify that CMAR and subcontractors are in compliance with E-Verify, Human Trafficking, and labor documentation requirements. Maintain a record of certification submissions and report non-compliance to the County.

3.3.35 The Owner's Representative shall verify that CMAR and subcontractors are in compliance with the County's DBE and SBE requirements. Maintain a record of the CMAR's certifications and report any observed non-compliance to the County. The Owner's Representative shall conduct the Davis Bacon subcontractor interviews as required by the FAA Grant.

3.3.36 The Consultant will perform all work required in connection with County project change orders in a timely manner in accordance with the time frames set out in this section. This work may include services in connection with both the development of potential change orders to the project, as well as consideration of submissions by a County contractor, including review of contractor price quote packages for County requested change orders. Change order related services may include, but are not limited to, response to new design requirements or changes in regulatory requirements or field conditions, review of documentation to identify ambiguities, requesting missing or needed information, evaluation of overall impacts to the project, and making recommendations regarding the reasonableness and appropriateness of schedules and costs.

For design work, or other services as assigned, needed in preparation of a potential County change order, Consultant must prepare all documents and materials in sufficient detail and in such a manner that they can be efficiently reviewed by County's contractor for the preparation of a detailed price quote, and so that the contractor's price quote can be expeditiously evaluated for conformance with all stated requirements.

When the County is in receipt of a price quote from a Contractor for a County requested change order, the Consultant must fully review all submitted materials and provide a response in writing recommending acceptance or rejection within 7 calendar days. If the Consultant recommends rejection of the contractor's submittal, the Consultant must provide a detailed written response identifying the specific deficiencies and needed corrections.

All deliverables for work related to change orders must be submitted to the County within 7 calendar days, except that work required in response to a price quote received from a County contractor for a County requested change order must be completed within 5 business days. The County may request an earlier deadline for specific submittals depending on the circumstances, in which case Consultant must use its best efforts to submit deliverables in the time frames requested.

At the County's request, Consultant may be required to apportion proposed change order designs into phased or segmented groups to ensure each proposal can be administratively processed in accordance with County requirements.

In the event Consultant fails to fully comply with the requirements of this section, the Consultant will be liable to the County for damages or expenses resulting from a change order becoming deemed approved by operation of statute.

AGREEMENT

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

4.1 Supplemental Services

4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Owner's Representative shall provide the listed Supplemental Services only if specifically designated in the table below as the Owner's Representative's responsibility, and the County shall compensate the Owner's Representative as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the County nor the Owner's Representative is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

Supplemental Services		**Responsibility** *(Owner's Representative, County, CMAR, Design Professional, or Not Applicable)*
4.1.1.1	Measured drawings	Design Professional
4.1.1.2	Tenant-related services	Design Professional/Owner's Representative
4.1.1.3	Commissioning	CMAR
4.1.1.4	Development of a commissioning plan	CMAR
4.1.1.5	Sustainable Project Services pursuant to Section 4.1.3	N/A
4.1.1.6	Furniture, furnishings and equipment delivery, and installation coordination	CMAR
4.1.1.7	Furniture, furnishings and equipment procurement assistance	CMAR
4.1.1.8	Assistance with site selection	Design Professional
4.1.1.9	Assistance with selection of the Design Professional	N/A
4.1.1.10	Furnish land survey	Design Professional
4.1.1.11	Furnish geotechnical engineering services	Design Professional
4.1.1.12	Provide insurance advice	Design Professional/Owner's Representative
4.1.1.13	Provide supplemental Project risk analysis and mitigation strategies	Design Professional/Owner's Representative
4.1.1.14	Stakeholder relationships management	Owner's Representative
4.1.1.15	County Beneficial Occupancy coordination	Owner's Representative
4.1.1.16	Coordination of County's Separate Contractors	Owner's Representative
4.1.1.17	Other Supplemental Services	Owner's Representative

EXHIBIT B

CLASSIFICATIONS AND LOADED HOURLY RATE SHEETS

Exhibit B1: Hourly Rates

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.
ARCHITECTURE | ENGINEERING | PLANNING

CLASSIFICATION	CONSTRUCTION SERVICES PROPOSED LOADED RATES	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
American Infrastructure Development, Inc.							
Principal In Charge	Sabina S Chaudhry	$375.00	$386.25	$397.84	$409.77	$422.07	$434.73
Project Principal (Senior PM/Arch)	William "Chip" Hayward	$355.00	$365.65	$376.62	$387.92	$399.56	$411.54
Chief En	Michael Cummings	$334.00	$344.02	$354.34	$364.97	$375.92	$387.20
Senior Engineer	Kyle Holley	$260.00	$267.80	$275.83	$284.11	$292.63	$301.41
Engineer	Doug Wilcoxen	$220.00	$226.60	$233.40	$240.40	$247.61	$255.04
Engineer	Robert Dowling	$181.00	$186.43	$192.02	$197.78	$203.72	$209.83
Sr. Planner	Mike Thompson	$220.00	$226.60	$233.40	$240.40	$247.61	$255.04
Sr. Architect	Steve Ryan	$220.00	$226.60	$233.40	$240.40	$247.61	$255.04
Sr. Designer	John Plateros	$142.00	$146.26	$150.65	$155.17	$159.82	$164.62
Aviation Planner	Renee Culmer	$194.00	$199.82	$205.81	$211.99	$218.35	$224.90
Architectural/CAD Designer	Rozeth Aquino	$142.00	$146.26	$150.65	$155.17	$159.82	$164.62
Architectural/CAD Tech	William Figueroa	$106.00	$109.18	$112.46	$115.83	$119.30	$122.88
Graphics Technician	Joseph Clark	$106.00	$109.18	$112.46	$115.83	$119.30	$122.88
Clerical/Biller	Almida Martinez-Rosell	$94.00	$96.82	$99.72	$102.72	$105.80	$108.97
Senior RPR	Sammy Dandy	$200.00	$206.00	$212.18	$218.55	$225.10	$231.85
Senior RPR	Lou Florence	$167.00	$172.01	$177.17	$182.49	$187.96	$193.60
RPR-Inspector	Kevin Florence	$167.00	$172.01	$177.17	$182.49	$187.96	$193.60
Clerical/Admin	Jade Martinez	$94.00	$96.82	$99.72	$102.72	$105.80	$108.97
CEI Software/Document Control Engineer	John Tieken	$287.00	$295.61	$304.48	$313.61	$323.02	$332.71
GIS Specialist	Christian Guevara	$159.00	$163.77	$168.68	$173.74	$178.96	$184.32

	CONSTRUCTION SERVICES PROPOSED LOADED RATES	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
SUB-CONSULTANTS - FIRM NAME	**CLASSIFICATION**						
N-Terprise (Hazmat Testing)	Nicole Caputo, CIH	$165.00	$169.95	$175.05	$180.30	$185.71	$191.28
	TBD						
JSM Airport Services	Principal	$334.25	$344.28	$354.61	$365.24	$376.20	$387.49
	Program Manager	$294.74	$303.59	$312.69	$322.07	$331.74	$341.69
	Project Manager	$259.98	$267.78	$275.81	$284.09	$292.61	$301.39
	BHS Designer/PE	$222.84	$229.53	$236.41	$243.50	$250.81	$258.33
	BHS Designer/PE	$222.84	$229.53	$236.41	$243.50	$250.81	$258.33
	Mechanical Engineer	$210.95	$217.28	$223.80	$230.51	$237.43	$244.55
	Electrical Engineer	$213.18	$219.58	$226.16	$232.95	$239.94	$247.13
	CAD	$118.85	$122.42	$126.09	$129.87	$133.77	$137.78
	Administration	$95.82	$98.69	$101.66	$104.71	$107.85	$111.08
Advanced Systems Engineering, Inc.	Engineer 2	$180.07	$185.47	$191.04	$196.77	$202.67	$208.75
	Principal Engineer	$291.14	$299.87	$308.87	$318.14	$327.68	$337.51
	Project Manager 1	$166.57	$171.57	$176.71	$182.02	$187.48	$193.10
	Senior Designer	$138.85	$143.02	$147.31	$151.73	$156.28	$160.97
	Senior Electrical Engineer	$248.56	$256.02	$263.70	$271.61	$279.76	$288.15
	Senior Mechanical Engineer	$225.89	$232.67	$239.65	$246.84	$254.24	$261.87
Masters Consulting Engineers	Principal	$250.00	$257.50	$265.23	$273.18	$281.38	$289.82
	Project Manager/Senior Engineer	$180.00	$185.40	$190.96	$196.69	$202.59	$208.67
	Project/Design Engineer	$150.00	$154.50	$159.14	$163.91	$168.83	$173.89
	Technician/CAD Operator	$95.00	$97.85	$100.79	$103.81	$106.92	$110.13
	Administrative	$90.00	$92.70	$95.48	$98.35	$101.30	$104.33
UES Professional Solutions, LLC	Principal	$250.00	$257.50	$265.23	$273.18	$281.38	$289.82
	Material Testing Tech	$118.00	$121.54	$125.19	$128.94	$132.81	$289.82
	Structural Steel Inspector/Threshold Inspector Agent	$75.00	$77.25	$79.57	$81.95	$84.41	$86.95
	Threshold Inspector, PE, SI	$105.00	$108.15	$111.39	$114.74	$118.18	$121.72
	Project Engineer	$125.00	$128.75	$132.61	$136.59	$140.69	$144.91
	Construction Services Manager	$105.00	$108.15	$111.39	$114.74	$118.18	$121.72
	Staff Engineer	$110.00	$113.30	$116.70	$120.20	$123.81	$127.52
The Corradino Group, Inc.	Project Executive	$304.61	$313.75	$323.16	$332.86	$342.84	$353.13
Alternate Scheduling & Cost Estimating Sub-Consultant	Project Controls Manager	$249.95	$257.45	$265.17	$273.13	$281.32	$353.13
	Sr. Project Manager	$213.33	$219.73	$226.32	$233.11	$240.10	$247.31
	Sr. Scheduler	$204.99	$211.14	$217.47	$224.00	$230.72	$247.31
	Project Engineer	$197.68	$203.61	$209.72	$216.01	$222.49	$229.17
	Project Manager	$180.06	$185.46	$191.03	$196.76	$202.66	$229.17
	Scheduler	$159.08	$163.85	$168.77	$173.83	$179.05	$184.42
	Project Coordinator	$96.98	$99.89	$102.89	$105.97	$109.15	$184.42
	Administrative Assistant	$92.65	$95.43	$98.29	$101.24	$104.28	$107.41
Parsons	Construction Manager	$310.53	$319.85	$329.44	$339.32	$349.50	$359.99
	Senior Scheduler	$220.67	$227.29	$234.11	$241.13	$248.37	$255.82
	Technical Writer/ Graphics Support	$135.00	$139.05	$143.22	$147.52	$151.94	$156.50

EXHIBIT C

FEE ESTIMATE - PRECONSTRUCTION

Exhibit C: Fee Summary April 16, 2026
Design/CD Phase Services Only (No CA Services)
RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.
ARCHITECTURE | ENGINEERING | PLANNING

	TASK	TOTAL FEE	Original Fee:	Difference:
Basic Services (Lump Sum)				
American Infrastructure Development (AID)	TASK 1- SCHEMATIC DESIGN PHASE Fee	$353,336.35	$199,254.53	$154,081.82
American Infrastructure Development (AID)	TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS PHASE (30% -100% CD's) Fee	$697,521.67	$697,521.67	$0.00
American Infrastructure Development (AID)	TASK 3– BID PHASE SERVICES Fee	$61,170.67	$61,170.67	$0.00
	Total Basic Services:	**$1,112,028.69**	**$957,946.87**	**$154,081.82**
Specialty Consultants (Tasks 1-5)				
Advanced Systems Engineering (ASE)	Pre-Construction Mech., Elect. Fire Alarm, Lighting & Plumbing (2.1)	$163,506.92	$151,655.44	$11,851.48
Masters Consulting Engineers (MCE)	Pre-Construction Structural Support (3.1)	$121,849.00	$116,245.80	$5,603.20
Parsons	Pre-Construction Schedule Review (4.1)	$144,756.63	$139,470.38	$5,286.25
JSM	Pre-Construction Loading Bridges (5.1)	$150,724.58	$143,182.10	$7,542.48
	Total Special Services (Lump Sum):	**$580,837.13**	**$550,553.72**	**$30,283.41**
Total Fees:		**$1,692,865.82**	**$1,508,500.59**	**$184,365.23**
Allowances				
	0	$0.00	$0.00	$0.00
	0	$0.00	$0.00	$0.00
	Total Expenses:	**$0.00**	**$0.00**	**$0.00**
Grand Total Fees:		**$1,692,865.82**	**$1,508,500.59**	**$184,365.23**

TASK 1- SCHEMATIC DESIGN PHASE																												
Project Kickoff:																												
Contract Set Up & PMP Development										1.0		4.5															6.0	**11.50**
Coordination with PIE Staff & Project Stakeholders																												
Conduct Kickoff and Stakeholder Alignment Meetings.	●																											**0.00**
Gather Info from: Airport Ops, TSA, CBP, Airlines, Tenants, Police/LE, Fire/ARFF/Chief																2.0												**2.00**
Track and Document Stakeholder Action Items and Decisions List												1.0				4.0											4.0	**9.00**
Facilitate Design Input and Conflict Resolution with Tenants & Airlines												4.0				4.0											2.0	**10.00**
Verify TSA Equipment, Power, and Security Needs.												1.0				1.0							4.0					**6.00**
Verify ALP Amendment Process with FAA if Needed.												0.5	3.0			0.5											1.0	**5.00**
Coordination with Pinellas County's & PIE's IT Systems For Check-In Kiosks, Security, Wi-Fi, Passenger Check-in, Sever Capacity and Back-Of-House Systems												1.5				1.5												**3.00**
Coordination with PIE's Energy Management System Criteria and Software Updates/Commissioning Objectives												1.0				1.0												**2.00**
Grant Compliance																												
Assemble and Coordinate Grant Compliance Documentation (Especially Related to PBB Procurement Coordination)												0.5				2.0											2.0	**4.50**
Validate Design and Construction Schedules.																												
Review Project Delivery Schedule for Design Phase (Including Owner Review Times)	●																											**0.00**
Review CMAR's Baseline Schedule For Completeness and Realism (Accelerated Schedule Mitigation)												4.0				4.0	2.0											**10.00**
Flag Logic Gaps, Float, and Assumed Durations & Validate/Confirm the Critical Path												1.0				4.0	2.0											**7.00**
Validate Milestone Alignment with Airport, Airline, Tenant and Airport Ops Needs												2.0				4.0	2.0											**8.00**
Review Terminal Master Plan Update & Terminal Addition Program:																												
Review Airport & Terminal Master Plan and Previous Studies												2.0	4.0		2.0	2.0					4.0							**14.00**
Assess Gate, Concourse, Ticketing , Baggage Make-up and Baggage Claim Area Expansions in Relation to Projected Passenger Enplanements												4.0	6.0		2.0	4.0												**16.00**
Validate Compliance with FAA Advisory Circulars, Industry Standards, and Airport Development Guidelines												2.0	4.0			2.0												**8.00**
Identify Potential Design Constraints, Such as Available Airside/Landside Space, Existing Infrastructure Limitations, and Operational Impacts												4.0	4.0		4.0	4.0					2.0							**18.00**
Review Terminal Master Plan Aircraft Parking Positions												0.5	4.0		2.0	0.5				8.0			4.0					**19.00**
Aircraft Parking Position Layout/Wing Tip Clearance Evaluation & Aircraft Fleet Mix Verification												0.5	4.0		2.0	0.5				8.0			4.0					**19.00**
Review Airport Ground Support Equipment (GSE) Requirements & Parking Areas												0.5	6.0		4.0	0.5				8.0			4.0					**23.00**
Review of Other Similar Projects & Trends	●																											**0.00**
Meeting 1.1 Project Kick-off Meeting with PIE Staff to Discuss Programming & Conceptual Design and Course of Action/Tasks and Verification of PIE-Design, Equipment Needs & Sustainable Design Goals. (Goals, Objectives & Schedule) (1 On Site Meeting)	●																											**0.00**
Meeting 1.2 Project Kick-off Meeting with A/E Design Team for Conceptual Design and Course of Action/Tasks and Budget Updates (1 On Site Meeting)	●																											**0.00**
Review Design Team's Progress, Billing, DBE Participation, Grant Funding and Schedule Adherence (Monthly Review) 12 Months												32.00				24.0											24.0	**80.00**
Assist with Preparation of Agenda for Design Phase Meetings	●																											**0.00**
Field Verification of Existing Infrastructure:																												
Survey and Photograph Existing Conditions																												**0.00**
Review A/E Design Team's Sue Survey and Report on Existing Conditions	●																											**0.00**
Review Preliminary Alternate Plans & Conceptual Updates:																												
Initial Conceptual Plan Review:	●																											**0.00**
Develop Design Plans & Conceptual Design Drawings	●																											**0.00**
Bluebeam Revu of A/E Team's Updated Conceptual Plan, Phasing Plan, and MOP Plan	●																											**0.00**
Review Toilet Fixture Count Validation Prepared by A/E Design Team Based on ACRP Guidelines and Flight Schedule	●																											**0.00**
Review Tower Line of Sight-Shadow Study Prepared by A/E Design Team	●																											**0.00**
Code Compliance Review/Life Safety Plan Review	●																											**0.00**

Constructability Review of Initial Design Concepts:																												
Conduct a Constructability Workshop with the CMAR (Manhattan) and with A/E Design Team (C&S) and AID's Project Team	●																											**0.00**
Evaluate Site Conditions, Material Availability, and Construction Sequencing Feasibility	●																											**0.00**
Provide Feedback on Foundation Options, Structural Integrity, and Utility Impacts	●																											**0.00**
Assess the Impact on Existing Airport Operations, Including Security Screening, Passenger Flow, and Aircraft Gate Assignments	●																											**0.00**
Added Scope of Work for Existing Terminal Renovation																												**0.00**
New Construction - Terminal Expansion (Ramp & Vertical Circulation)										2.0	4.0	16.0				16.0						6.0						**44.00**
Renovation - Replace Sanitary Sewer Laterals												2.0				6.0				4.0								**12.00**
Renovation - Gate 2 - 6 Area												8.0				8.0												**16.00**
Renovation - Terminal Building Roof System												8.0				16.0				16.0		16.0						**56.00**
New Construction - Replace Existing Two PLBs (Including PCA)												2.0		2.0		8.0												**12.00**
Renovation - Public Restrooms Adjacent to Checkpoint A												8.0				8.0						4.0						**20.00**
New Construction - Expansion of Baggage Make-up S\ystem												12.0	4.0	6.0		8.0				4.0								**34.00**
Renovation - Replace Ticketing A Counters and Improve Queuing Area												12.0		4.0		16.0						3.0						**35.00**
Renovation - Replace Curbside Canopies to Reduce Water Intrusion												12.0		4.0		12.0												**28.00**
Renovation - Replace Rental Car Counters												4.0				8.0						8.0						**20.00**
Renovation – Analyze Existing Fire Protection System & Provide Recommendations												6.0				6.0												**12.00**
Miscellaneous Items (Baggage Claim Info Booth, Wayfinding Signage, Replace Col Wraps, SIDA Corridor Gates 1-3)												12.0				12.0						8.0						**32.00**
Misc Coordination with CM												8.0	8.0	8.0		8.0												**32.00**
Misc Coordination with Design Team												16.0	8.0	8.0		16.0												**48.00**
Site Walk Through with A/E Design Team												4.0				4.0						4.0						**12.00**
Meeting 1.2a-1.2J Added Scope Review Meetings with Airport and A/E Design Team for Conceptual Design and Course of Action/Tasks and Budget Updates (5 On Site Meetings and 4 Virtual Meetings)										20.0		20.0	8.0	8.0		20.0						20.0						**96.00**
Logistics & Phasing Plan Development:																												
Confirm with CMAR's Critical Construction Zones, Laydown Areas, and Equipment Staging Locations												2.0	4.0		4.0	4.0												**14.00**
Review A/E's & CMAR's Phased Construction Plans & Temporary Facilities to Keep Portions of the Terminal Operational												4.0	4.0		4.0	4.0												**16.00**
Food Service and Retail Facility Coordination and Verification												2.0				2.0												**4.00**
Validate and Vet Temporary Facilities (E.G., TSA Passenger Screening Lanes, Holdrooms)												3.0				3.0												**6.00**
Verify & Ensure Mitigation of Impacts on Passenger Flow and Aircraft Access Routes (Boarding and Disembarking)												3.0				3.0												**6.00**
Verify & Ensure Mitigation of Impacts on Aircraft Apron & Taxiway Operations												1.5	4.0		3.0	2.0												**10.50**
Verify and Validate Baggage Handling System Modifications (Baggage Claim and Baggage Make-up)												1.5	1.5		1.5	1.5												**6.00**
Confirm Nighttime or Off-Peak Construction Strategies to Reduce Disruption												2.5				2.5												**5.00**
Confirm Airline Peak & Holiday Construction Constraints (Reduced Construction Activity)												2.0				4.0												**6.00**
Evaluate & Review CMAR's and A/E Design Team's Mitigation Strategies For:																												
Existing Underground Utility Conflicts (Power, Drainage, etc.)												1.0			2.0	4.0												**7.00**
Existing Chilled Water Mechanical Loop												1.0				4.0												**5.00**
Support Design Team in Routing New Utility Connections Around Existing Utilities & Conflicts:												1.0			2.0	4.0												**7.00**
Water/Fire Lines												0.5			2.0	4.0												**6.50**
Electrical Feeds												0.5			2.0	4.0												**6.50**
Strom Water Lines												0.5			4.0	4.0												**8.50**
Facilitate Coordination Meetings With PIE And Utility Providers												2.0			4.0	4.0											2.0	**12.00**
Confirm Lead Times for Long-Lead Equipment (e.g., Early Release Packages for Steel Framing, Windows & Frames, Passenger Boarding Bridges, Baggage Handling System Components, Air Handlers, etc.)												4.0				4.0												**8.00**

Mitigation and Accounting for Weather-Related Construction Delays (Weather Dasy integrated into CMAR's Schedule and Process/Procedures for Hurricane Preparedness)													2.0				2.0												**4.00**
Provide Value Engineering (VE) Recommendations/Considerations. (I.e. Alt. Framing Systems, Mech, Electrical. Prefabricated Components.)													8.0		4.0	4.0	8.0	4.0	4.0			4.0					2.5	**38.50**
Budget Validation & Cost Estimate Review:																													
Develop a Conceptual-Level Cost Estimate. (Include $/SF, PBB Procurement & Airside Improvements)	●																												**0.00**
Compare Estimate of Probable Costs with PIE's Available Funding Sources, Including FAA Grants (AIP, PFCs).													4.0				4.0												**8.00**
Attend an Initial Cost Reconciliation Meeting with CMAR and the A/E Design Team.	●																												**0.00**
Review Possible VE Options for Consideration													8.0			4.0	8.0	4.0	4.0								2.5	**30.50**
Cost Estimating & Budget Reconciliation:																													
Participate in Budget Meetings with PIE,A/E Design Team and CMAR (Two Meetings)													16.0				16.0												**32.00**
Validate Quantity Take-Offs and Unit Pricing Assumptions.	●																												**0.00**
Compare Evolving Estimates Against Baseline and Available Funding.	●																												**0.00**
Provide Delta Analysis Between Cost Updates (E.G., 30%, 60%, 90% & 100% Submittals).	●																												**0.00**
Risk Assessment, Scheduling, Procurement & Value Engineering (VE) Input:																													
Attend a Risk Workshop Meeting with PIE, CMAR, and A/E Team & Identify Potential Delays, Cost Overruns, and Constructability Risks													8.0	4.0		4.0	8.0	4.0	4.0				4.0				2.5	**38.50**
Coordination with Project Team													2.0	2.0		2.0	2.0	2.0		2.0	2.0	2.0					2.0	**18.00**
Coordination with Regulatory Agencies (FAA, TSA, CPB):																													
Review Airspace Impacts (Obstructions, Lighting, Equipment Heights) & Clearances for Flight Support													0.5	6.0			1.0				4.0						8.0	**19.50**
Airport Layout Plan (ALP) Updates.	●																												**0.00**
Review & Compliance Check Per FAA AC 150/5300-13A (Airport Design).													8.0	8.0		4.0	8.0	2.0					4.0					**34.00**
Review TSA - Security Checkpoint and Baggage Screening Integration.													4.0					4.0										**8.00**
Review TSA - Technology Requirements (CT Scanners, EDS Baggage Systems) TSA PGDS Design Criteria-Latest Edition													4.0					2.0										**6.00**
Review CBP - International Arrivals Processing Review													2.0					2.0						1.5				**5.50**
Review CBP - FIS Impacts/Modifications & Passenger Access/Egress													1.0	1.0		1.0		1.0										**4.00**
Meeting 1.3 -Progress Meeting with PIE Project Manager, CMAR, A/E Design Team & Airport Stakeholders to Review Design Schemes & VE Options/Considerations. (1 On Site Meeting)													4.0	4.0		4.0		4.0										**16.00**
Review & Assist with Meeting Agenda	●																												**0.00**
Assist with Preparation of Meeting Minutes & Action Item List and Distribute to Project Team	●																												**0.00**
RPR/CM Design Evaluation & Review Report and Airport Briefing on Report Details												2.0	8.0	3.0		3.0	8.0	2.0									6.0	**32.00**
Meeting 1.4 A/E Design Team and CMAR Meeting Regarding Design Refinement- Project Budget, VE Items, Phasing and Interface of the New Work with the Existing Conditions & Maintenance of Existing Operations. (1 on Site Meeting)													8.0	4.0		4.0	8.0					4.0	4.0					**32.00**
TASK 1- SCHEMATIC DESIGN PHASE Hours											**23.00**	**6.00**	**336.00**	**108.50**	**44.00**	**74.50**	**368.50**	**37.00**	**12.00**	**2.00**	**54.00**	**16.00**	**85.00**	**13.50**	**0.00**	**0.00**	**64.50**	**1244.50**
TASK 1- SCHEMATIC DESIGN PHASE Fee											**$8,884**	**$1,360**	**$122,858**	**$24,586**	**$11,783**	**$16,882**	**$126,771**	**$6,364**	**$2,472**	**$344**	**$7,898**	**$2,983**	**$12,432**	**$1,474**	**$0**	**$0**	**$6,245**	**$353,336.35**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS PHASE (30% -100% CD's)																													
Design Development Documents Update - 30% Contract Documents (CDs) (3 Months)																													
Meetings 2.1-2.6 Airport Staff & RPR/CM (AID) Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)			PT										16.0	6.0			16.0						16.0					**54.00**
Prepare Agenda and Action Items List for Airport-AID Progress Meetings													3.0				6.0											**9.00**
Meetings 2.7-2.13 Design Team Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)			PT										24.0	8.0		8.0	24.0						24.0					**88.00**
Prepare Meeting Minutes and Action Item List for AID-Airport Design Progress Meetings	●																										6.0	**6.00**
QA/QC of DD 30% Contract Documents (CDs)-Updates & Review/Coordination with the Airport																													
Review and Redline/Annotate A/E Design Team Reports and 30% Contract (CDs) Deliverables (Site and Vertical Work)													12.0	8.0		8.0	12.0	6.0				2.0						**48.00**

Review Design Team's Progress and Schedule Adherence (Monthly Review)	●																											**0.00**
Review and Redline/Annotate A/E Design Team Preliminary Technical Specifications												16.0	16.0			8.0	16.0					6.0						**62.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)		A											6.0				6.0										6.0	**18.00**
Review Updated A/E & Contractor's (CMAR) Estimate of Probable Costs													8.0			4.0	8.0											**20.00**
Review Updated A/E Design Team & CMAR's Schedule Update													4.0				4.0										2.0	**10.00**
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks													4.0				8.0										2.0	**14.00**
Conduct Follow Up Constructability Workshops With PIE Staff, CMAR and A/E Design Team													4.0	4.0		4.0	4.0	4.0										**20.00**
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)													2.0				2.0											**4.00**
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues													4.0	2.0		2.0	4.0											**12.00**
Provide Input On Code-Related Conflicts													2.0	2.0		2.0	4.0											**10.00**
Follow Up on IT and Energy Management Systems and Confirmation of Design Compliance													1.0				4.0											**5.00**
Meeting 2.14 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)			PT	PT	PT	PT	PT	PT	PT	PT			6.0	3.0		3.0	6.0					3.0						**21.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update													2.0				2.0											**4.00**
Meeting 2.15 Airport Project Staff Progress Update Briefing (1 On Site Meeting)													3.0	3.0		3.0	3.0											**12.00**
Meeting 2.16 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)													4.0	4.0		4.0	4.0										4.0	**20.00**
Design Phase - 60% Contract Documents (CDs) (3 Months)																												
Meetings 2.17-2.23 Airport Staff & CM/RPR (AID) Progress Meetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)			PT										24.0				24.0											**48.00**
Prepare Agenda and Action Items List for Airport & CM/RPR (AID) Progress Meetings		A											6.0				6.0										6.0	**18.00**
Meetings 2.24-2.30 Design Team Progress Meeetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)													24.0				24.0						24.0					**72.00**
Prepare Meeting Minutes and Action Item List for Airport-AID Design Progress Meetings	●																											**0.00**
QA/QC of 60% Contract Documents (CDs)-Updates																												
Review and Redline/Annotate A/E Design Team Reports and 60% Contract Documents (CDs) Deliverables (Site and Vertical Work)													16.0	6.0		8.0	16.0	6.0									4.0	**56.00**
Review and Redline/Annotate A/E Design Team Technical Specifications												16.0	16.0			8.0	16.0										1.0	**57.00**
Assist with Development and Coordinate Specifications & Construction Work Procedures with Airport Ops & County Procurement Specification Divisions 0 & 1)													4.0			2.0	2.0										4.0	**12.00**
Review Updated A/E & CMAR's Updated Estimate of Probable Costs													8.0			4.0	12.0		4.0			2.0					4.0	**34.00**
Review Updated A/E & CMAR's Schedule Update & Early Release Packages for Long Lead Items													8.0			4.0	12.0							4.0				**28.00**
Evaluate VE Concepts & Prepare RPR Report													4.0				6.0										2.0	**12.00**
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks		A											6.0				6.0										2.0	**14.00**
Annotate Drawings with Field Constructability Concerns in Preparation for Constructability Workshop													4.0			4.0	4.0				4.0						1.0	**17.00**
Conduct Constructability Workshop with CMAR and A/E Design Team												4.0	8.0			4.0	8.0											**24.00**
Review Identification of Possible Spatial Conflicts (E.G., Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)													3.0			3.0	3.0											**9.00**
Flag Sequencing Challenges Based on Proposed Phasing and Field Access Issues													2.0				2.0											**4.00**
Provide Input On Code-Related Conflicts													4.0		4.0		4.0							4.0				**16.00**
Coordinate and Confirm Design Changes Triggering Necessary ALP Updates													0.5	1.0		1.0	1.0											**3.50**
Meeting 2.31 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)			PT	PT	PT	PT	PT	PT	PT	PT			8.0	4.0		4.0	8.0					4.0						**28.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update													0.5				1.0											**1.50**
Meeting 2.32 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)													6.0				6.0											**12.00**
Meeting 2.33 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting													3.0	3.0		3.0	3.0											**12.00**
Meeting 2.34 With Public Art Project Stakeholders	●																											**0.00**
Public Art Procurement & Grant Applications	●																											**0.00**
Preparation of Construction Management Plan/Report																												**0.00**

Develop Project Communication Plan and Procedures													2.0				8.0						4.0				6.0	**20.00**
Coordinate with CMAR on Project Procurement (Early Release Packages) and Schedule													2.0				2.0											**4.00**
Review and Assemble Temporary Facilities and Phasing Plans for Report (A/E of Record and CMAR to Prepare these Documents)													3.0				3.0						2.0					**8.00**
Summarize Construction Phase Quality Assurance and Threshold Inspection & Scheduled Activities; Define Process and Procedures & Communication with RPR on Scheduling													2.5				4.0										4.0	**10.50**
Define Processes and Reporting Procedures for SBE and DBE and Grant Compliance													2.0				4.0										4.0	**10.00**
Meet with CMAR, Airport Ops and Airport Engineer to Review Draft Report/Management Plan													3.0				3.0											**6.00**
Refine Construction Management Plan Based on Owner and CMAR Input													4.0				4.0											**8.00**
QA/QC Final Construction Management Plan											2.0	4.0	2.0				2.0										2.0	**12.00**
Design Phase - 90% Contract Documents (CDs) (4 Months)																												
Meetings 2.35-2.43 Airport Staff & CM/RPR (AID) Progress Meetings-90% CD Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)													32.0				32.0											**64.00**
Prepare Agenda and Action Items List for Airport & CM/RPR Progress Meetings													6.0				12.0											**18.00**
Meetings 2.44-2.52 Design Team Progress Meeetings-90% Contract Document Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)													32.0			12.0	32.0						32.0					**108.00**
Prepare Meeting Minutes and Action Item List for Design Progress Meetings	●																											**0.00**
QA/QC of 90% Contract Documents (CDs)-Updates																												
Review and Redline/Annotate A/E Design Team Reports and 90% Contract (CDs) Deliverables (Vertical and Site Work)													24.0	12.0		12.0	24.0	6.0									4.0	**82.00**
Review & Redline/Annotate of A/E Design Team Technical Specifications												24.0	24.0			8.0	16.0										1.0	**73.00**
Review of Aircraft Parking Positions and Lead In Lines													3.0	3.0		2.0	2.0											**10.00**
Review of Phasing and MOP (Airlines and Airport)													2.0	2.0		2.0	2.0										4.0	**12.00**
Assist with Update Specifications & Construction Work Procedures & Meeting with County Procurement on Bid Documents (Divisions 0 & 1)													8.0			4.0	8.0							4.0			4.0	**28.00**
Review Updated A/E & CMAR's Schedule Updates													4.0		3.0	3.0	4.0										2.0	**16.00**
Evaluate Updated VE Concepts, and Substitution Requests, & Prepare RPR/CM Report													8.0	2.0	2.0	2.0	8.0		4.0								2.0	**28.00**
Assist Airport Staff with Airport Action Items and Design Phase Tasks		A											2.0				6.0										1.0	**9.00**
Annotate Drawings and Specs With Field Constructability Feedback and Field Access Issues. Flag Sequencing Challenges Based On Proposed Phasing.													5.0	2.0		6.0	5.5	4.0	4.0									**26.50**
Conduct Constructability Workshops With CMAR and A/E Design Team													4.0	4.0		4.0	4.0											**16.00**
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).													4.0				4.0		4.0					4.0				**16.00**
Provide Input On Code-Related Conflicts													6.0				6.0											**12.00**
Review Updated A/E & CMAR's Final GMP & Early Release Packages Schedule													4.0				6.0										2.0	**12.00**
Review of Early Release Package #1-Steel Framing													4.0				8.0											**12.00**
Review of Early Release Package #2-Boarding Bridges													4.0	4.0		4.0	4.0											**16.00**
Review of Early Release Package #3-Site Work & Utilities													4.0	8.0		8.0	8.0											**28.00**
Review of Early Release Package #4-MEP Systems													4.0				4.0		4.0									**12.00**
Review of Early Release Package #5- Roof, Glazing/Window Walls and Doors & Hardware													12.0				8.0											**20.00**
Review of Early Release Package #6-Balance of Construction/Finishes													8.0				8.0											**16.00**
Meeting 2.53 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)			PT	PT	PT	PT	PT	PT	PT	PT			12.0	4.0		4.0	12.0		6.0			4.0	12.0					**54.00**
Coordination with A/E Design Team on Power Point for Project Stakeholder Briefing-Presentation/Progress Update													2.0				2.0											**4.00**
Meeting 2.54 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)													6.0				6.0											**12.00**
Meeting 2.55 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting (1 On Site Meeting)													4.0			4.0	4.0					4.0						**16.00**
Coordinate with Airport on Preparation and Review of FAA 7460 Documents Based on Final Design & Construction Crane Heights													1.0	4.0			1.0											**6.00**
																												0.00

Design Phase - 100% Contract Documents & Permit Review (3 Months)																												
Meetings 2.56-2.62 Airport Staff Progress Meetings-100% CD Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)												24.0				24.0												**48.00**
Prepare Agenda and Action Items List for Airport-AID Design Meetings												6.0				12.0												**18.00**
Meetings 2.63-2.68 Design Team Progress Meeetings-100% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)												24.0				24.0						24.0						**72.00**
Prepare Meeting Minutes and Action Item List for Airport Design Progress Meetings	●																											**0.00**
QA/QC of 100% Contract Documents/Permit Documents (CDs)-Updates:																												
Review and Redline A/E Design Team Reports and 100% Contract/Permit (CDs) Deliverables (Vertical and Site Work)											16.0	24.0	8.0		12.0	24.0	6.0											**90.00**
Review and Redline A/E Design Team Technical Specifications											16.0	16.0			8.0	8.0												**48.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)												3.0			2.0	2.0												**7.00**
Review Updated A/E Design Team's & CMAR's Estimate of Probable Costs												12.0			8.0	12.0							8.0					**40.00**
Review Updated A/E Design Team's & CMAR's Schedule Update & Early Release Packages												4.0			4.0	12.0							4.0					**24.00**
Evaluate VE Concepts & Prepare RPR Report												4.0				12.0											8.0	**24.00**
Manage and Documenting Design Changes and Tracking Cost/Scope/Schedule Implications. Cost Tracking Log (Monthly Update)												12.0		3.0	3.0	12.0												**30.00**
Assist Airport Staff with Airport Action Items and Design Phase Tasks (30%, 60%, 90% & 100% Phases)		A										24.0	6.0	6.0	6.0	32.0											16.0	**90.00**
Annotate Drawings and Specs With Field Constructability Feedback.											4.0	12.0			8.0	12.0												**36.00**
Conduct Constructability Workshops With CMAR (Manhattan) and A/E (C&S) Design Team.												4.0	4.0		4.0	4.0	4.0											**20.00**
Identify Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).												2.0				2.0												**4.00**
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues												2.0	2.0		4.0	4.0						4.0						**16.00**
Provide Input On Code-Related Conflicts												4.0				2.0						4.0					4.0	**14.00**
Review and Coordinating Temporary Signage, Barriers, Passenger Rerouting Plans During Phased Construction.												4.0	2.0		2.0	4.0						2.0						**14.00**
Meeting 2.69 Bluebeam Revu A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)												12.0				12.0						12.0						**36.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update												2.0				2.0							4.0					**8.00**
Meeting 2.70 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)												4.0	4.0		4.0	4.0												**16.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS PHASE (30% -100% CD's) Hours										**2.00**	**100.00**	**724.50**	**125.00**	**18.00**	**231.00**	**783.50**	**36.00**	**26.00**	**0.00**	**4.00**	**25.00**	**160.00**	**32.00**	**0.00**	**0.00**	**108.00**	**2375.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS PHASE (30% -100% CD's) Fee										**$773**	**$22,660**	**$264,913**	**$28,325**	**$4,820**	**$52,345**	**$269,540**	**$6,192**	**$5,356**	**$0**	**$585**	**$4,661**	**$23,402**	**$3,494**	**$0**	**$0**	**$10,457**	**$697,521.67**
TASK 3– BID PHASE SERVICES																												
Coordinate With CMAR (Manhattan) To Define Bid Package Strategy.												4.0				4.0												**8.00**
Log & Track Required Permits and Responsible Parties.												2.0				8.0												**10.00**
Coordinate with Design Team to Submit Early Permit Packages.												8.0				8.0					4.0							**20.00**
Confirm Utility, Stormwater, Environmental, and Building Permit Approvals with AHJs & Meeting with AHJ on Advance Permitting Site Work												4.0				6.0					6.0						2.0	**18.00**
Help PIE Prepare Documents For FAA Coordination (ALP, 7460 Forms). Airport to Submit												1.0	4.0			4.0						4.0	4.0					**17.00**
Monitor & Follow Up with AHJ Permit Approval & Timelines and Flag Impacts to Construction Start.												1.0				4.0					4.0							**9.00**
Support Development of a Permitting Matrix or Tracker.												1.5				4.0					4.0							**9.50**
Coordinate with Regulatory Agencies on Approval Timelines and Resubmittals.												1.5				2.0					2.0							**5.50**
Bid Package Strategy Matrix												4.0				4.0												**8.00**
Identify Scopes Suitable for Early Procurement (E.G., Steel Framing, Store Front & Glazing, Vertical Circulation, PBB, MEP Gear).												4.0			4.0	4.0												**12.00**
Assist with Writing Procurement Schedules and Bid Package Outlines.												8.0				8.0											2.0	**18.00**
Help Prequalify Subcontractors (Collect References, Review Financials).												16.0				16.0												**32.00**

Track DBE/SBE/MBE Goals and Outreach Efforts.													4.0				8.0	12.0										6.0	**30.00**
Review Procurement Logistics for Specialty Systems (E.G., CBP Scanners, Elevators).													8.0				8.0	4.0	8.0									2.0	**30.00**
Assist PIE With Aligning Procurement Milestones to Funding Drawdowns.													4.0				4.0												**8.00**
Distribution of Plans (NIC-By County)	•																												**0.00**
Assist with PreBid Meeting & Agenda													8.0				4.0											6.0	**18.00**
Meeting 3.1-Attend PreBid Meeting (1 On Site Meeting)													4.0				4.0	4.0											**12.00**
Coordinate with A/E Design Team's & CMAR's Answers to Bidders Questions & Issue Responses & Addenda													8.0				8.0											2.0	**18.00**
Assist with Review and Evaluate Bids													12.0				12.0	8.0										2.0	**34.00**
Review Proposals/Bids & Recommend Award (Multiple Bid Packages)													12.0				12.0											4.0	**28.00**
Meeting 3.2-3.7-Meetings with Airport & CM/RPR &CMAR on Bid Review and Award of Early Release Packages (5 On Site Meetings)													24.0				24.0												**48.00**
Meeting 3.2-3.7-Meetings with Airport and County Board on Award of Early Release Packages (5 County Board Meetings)													15.0																**15.00**
Meetings 3.7-3.11 Recurring Task for Stakeholder Action Item Follow-up and Meeting Documentation of Decisions													12.0				18.0						18.0					6.0	**54.00**
TASK 3– BID PHASE SERVICES Hours											**0.00**	**0.00**	**166.00**	**4.00**	**0.00**	**4.00**	**174.00**	**28.00**	**8.00**	**0.00**	**0.00**	**20.00**	**22.00**	**4.00**	**0.00**	**0.00**	**32.00**	**462.00**
TASK 3– BID PHASE SERVICES Fee											**$0**	**$0**	**$30,349**	**$0**	**$0**	**$0**	**$25,457**	**$1,376**	**$0**	**$0**	**$0**	**$0**	**$2,633**	**$0**	**$0**	**$0**	**$1,355**	**$61,170.67**
Labor Totals (Sub-Total)																													**$1,112,028.69**
Total Estimated Hours											**25.0**	**106.0**	**1226.5**	**237.5**	**62.0**	**309.5**	**1326.0**	**101.0**	**46.0**	**2.0**	**58.0**	**61.0**	**267.0**	**49.5**	**0.0**	**0.0**	**204.5**	**4081.5**
Total Estimated Labor Costs											**$9,656**	**$24,020**	**$418,121**	**$52,911**	**$16,604**	**$69,226**	**$421,769**	**$13,933**	**$7,828**	**$344**	**$8,483**	**$7,644**	**$38,466**	**$4,968**	**$0**	**$0**	**$18,057**	**$1,112,028.69**
Specialty Consultants (Tasks 1-3-Precon) (See Attached Detailed Hourly Breakout Costs)																													
Mechanical, Electrical, Plumbing & Fire Protection (MEP&FP) (Tab C2.1)	**ASE**																												$163,506.92
Hazardous Materials Testing (Allowance)	•																												$0.00
Geotechnical Survey	•																												$0.00
Geotechnical Deep Foundation Design/Recommendation	•																												$0.00
Structural (Tab C3.1)	**MCE**																												$121,849.00
Survey/SUE (BLDG Footprint)	•																												$0.00
Construction-Material Testing	•																												$0.00
Scheduling (Tab C4.1)	**PARSONS**																												$144,756.63
Boarding Bridges Systems (Tab C5.1)	**JSM**																												$150,724.58
Cost Estimating (CMAR and A/E of Record to Generate)	•																												$0.00
Sub-total Sub Consultant Fees																													**$580,837.13**
GRAND TOTAL (LUMP SUM):																													**$1,692,865.82**

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
TASK 1- PRELIMINARY DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation)										
Project Kickoff:										
Contract Set Up & PMP Development	●									**0.00**
Coordination with PIE Staff & Project Stakeholders										
Conduct Kickoff and Stakeholder Alignment Meetings.	●									**0.00**
Gather Info from: Airport Ops, TSA, CBP, Airlines, Tenants, Police/LE, Fire/ARFF/Chief	●									**0.00**
Track and Document Stakeholder Action Items and Decisions List	●									**0.00**
Facilitate Design Input and Conflict Resolution with Tenants & Airlines	●									**0.00**
Verify TSA Equipment, Power, and Security Needs.	●									**0.00**
Verify ALP Amendment Process with FAA if Needed.	●									**0.00**
Coordination with Pinellas County's & PIE's IT Systems For Check-In Kiosks, Security, Wi-Fi, Passenger Check-in, Sever Capacity and Back-Of-House Systems	●									**0.00**

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Coordination with PIE's Energy Management System Criteria and Software Updates/Commissioning Objectives	●									0.00
Grant Compliance										
Assemble and Coordinate Grant Compliance Documentation (Especially Related to PBB Procurement Coordination)	●									0.00
Validate Design and Construction Schedules.										
Review Project Delivery Schedule for Design Phase (Including Owner Review Times)	●									0.00
Review CMAR's Baseline Schedule For Completeness and Realism (Accelerated Schedule Mitigation)	●									0.00
Flag Logic Gaps, Float, and Assumed Durations & Validate/Confirm the Critical Path	●									0.00
Validate Milestone Alignment with Airport, Airline, Tenant and Airport Ops Needs	●									0.00
Sustainability & Resiliency Compliance										
LEED/Sustainability Tracking, Carbon Reduction, & Stormwater Compliance. Verify Pinellas County's Sustainability, Infrastructure- Resiliency Requirements & Compliance	●									0.00
Project Commissioning	CA Phase Services Only									0.00
GIS Support: Updating PIE Utility Basemap										

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Gather As-Built Drawings and Underground Utility Maps From PIE and Local Utility Providers	●									0.00
Conduct Field Verification & Subsurface Utility Investigations (Potholing, GPR/SUE Survey Scans)	●									0.00
Integrate Findings Into a GIS-Based Utility Basemap	●									0.00
QA/QC and Update Using Latest ALP Background Update New Taxiway C and A4 on ESRI Cloud Server	●									0.00
Clash Detection Utility Meetings, Design Review & GIS Updates	●									0.00
Document Control Setup & Configuration:										
Set up Construction Document Control Platform & Confirm A/E & CMAR Procedures	●									0.00
Set Up and Coordinate Data Access for Project Team	●									0.00
Configure AI Searchability Features for: Design Documents, Reports, Estimates, Schedules, Renderings, RFIs, Submittals, Meeting Minutes, Action items and Design Updates.	●									0.00
Set Up Virtual Data Files for AI-Search Engine & Set Permission Access & Distribution of Documents	●									0.00
Train Airport, AID, A/E & CMAR Team(s) in Use of Document Control and AI System.	●									0.00
Perform Routine Audits To Ensure Documentation Compliance	●									0.00
Assist with Configuring Procore, BIM 360, or Similar Digital/Electronic Platforms	●									0.00

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Define Workflows For:										
RFI Submission and Tracking	●									0.00
Submittals and Approvals	●									0.00
Grant and DBE/SBE Compliance	●									0.00
Meeting Minutes and Action Items	●									0.00
Design Revisions and Version Control	●									0.00
Review Terminal Master Plan Update & Terminal Addition Program:										
Review Airport & Terminal Master Plan and Previous Studies	●									0.00
Assess Gate, Concourse, Ticketing, Baggage Make-up and Baggage Claim Area Expansions in Relation to Projected Passenger Enplanements	●									0.00
Validate Compliance with FAA Advisory Circulars, Industry Standards, and Airport Development Guidelines	●									0.00
Identify Potential Design Constraints, Such as Available Airside/Landside Space, Existing Infrastructure Limitations, and Operational Impacts	●									0.00
Review Terminal Master Plan Aircraft Parking Positions	●									0.00
Aircraft Parking Position Layout/Wing Tip Clearance Evaluation & Aircraft Fleet Mix Verification	●									0.00

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Review Airport Ground Support Equipment (GSE) Requirements & Parking Areas	●									0.00
Review of Other Similar Projects & Trends	●									0.00
Meeting 1.1 Project Kick-off Meeting with PIE Staff to Discuss Programming & Conceptual Design and Course of Action/Tasks and Verification of PIE-Design, Equipment Needs & Sustainable Design Goals. (Goals, Objectives & Schedule) (1 On Site Meeting)	●									0.00
Meeting 1.2 Project Kick-off Meeting with A/E Design Team for Conceptual Design and Course of Action/Tasks and Budget Updates (1 On Site Meeting)	**ASE**	2.0	2.0	6.0						10.00
Added Scope of Services for Terminal Design		6.0	8.0	22.0						36.00
Site Walk Trhough with A/E Design Team			4.0	8.0						12.00
Prepare Equipment Layout Plan and Obtain Equipment Cut Sheets	●									0.00
Prepare Draft Scope Narrative/Meeting Minutes	●									0.00
Review Design Team's Progress, Billing, DBE Participation, Grant Funding and Schedule Adherence (Monthly Review) 12 Months	●									0.00
Assist with Preparation of Agenda for Meetings	●									0.00
Field Verification of Existing Infrastructure:										

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Survey and Photograph Existing Conditions	●									0.00
Review A/E Design Team's Sue Survey and Report on Existing Conditions	●									0.00
Review Preliminary Alternate Plans & Conceptual Updates:										
Initial Conceptual Plan Review:										
Develop Design Plans & Conceptual Design Drawings	●									0.00
Bluebeam Revu of A/E Team's Updated Conceptual Plan, Phasing Plan, and MOP Plan	●									0.00
Review Toilet Fixture Count Validation Prepared by A/E Design Team Based on ACRP Guidelines and Flight Schedule	●									0.00
Review Tower Line of Sight-Shadow Study Prepared by A/E Design Team	●									0.00
Code Compliance Review/Life Safety Plan Review	●									0.00
Constructability Review of Initial Design Concepts:										
Conduct a Constructability Workshop with the CMAR (Manhattan) and with A/E Design Team (C&S) and AID's Project Team	●									0.00
Evaluate Site Conditions, Material Availability, and Construction Sequencing Feasibility	●									0.00

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Provide Feedback on Foundation Options, Structural Integrity, and Utility Impacts	●									0.00
Assess the Impact on Existing Airport Operations, Including Security Screening, Passenger Flow, and Aircraft Gate Assignments	●									0.00
Logistics & Phasing Plan Development:										
Confirm with CMAR's Critical Construction Zones, Laydown Areas, and Equipment Staging Locations	●									0.00
Review A/E's & CMAR's Phased Construction Plans & Temporary Facilities to Keep Portions of the Terminal Operational	●									0.00
Food Service and Retail Facility Coordination and Verification	●									0.00
Validate and Vet Temporary Facilities (E.G., TSA Passenger Screening Lanes, Holdrooms)	●									0.00
Verify & Ensure Mitigation of Impacts on Passenger Flow and Aircraft Access Routes (Boarding and Disembarking)	●									0.00
Verify & Ensure Mitigation of Impacts on Aircraft Apron & Taxiway Operations	●									0.00
Verify and Validate Baggage Handling System Modifications (Baggage Claim and Baggage Make-up)	●									0.00
Confirm Nighttime or Off-Peak Construction Strategies to Reduce Disruption	●									0.00
Confirm Airline Peak & Holiday Construction Constraints (Reduced Construction Activity)	●									0.00

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Evaluate & Review CMAR's and A/E Design Team's Mitigation Strategies For:										
Existing Underground Utility Conflicts (Power, Drainage, etc.)	●									0.00
Existing Chilled Water Mechanical Loop	●									0.00
Support Design Team in Routing New Utility Connections Around Existing Utilities & Conflicts:	●									0.00
Water/Fire Lines	●									0.00
Electrical Feeds	●									0.00
Strom Water Lines	●									0.00
Facilitate Coordination Meetings With PIE And Utility Providers	●									0.00
Confirm Lead Times for Long-Lead Equipment (e.g., Early Release Packages for Steel Framing, Windows & Frames, Passenger Boarding Bridges, Baggage Handling System Components, Air Handlers, etc.)	●									0.00
Mitigation and Accounting for Weather-Related Construction Delays (Weather Dasy integrated into CMAR's Schedule and Process/Procedures for Hurricane Preparedness)	●									0.00
Provide Value Engineering (VE) Recommendations/Considerations. (I.e. Alt. Framing Systems, Mech, Electrical. Prefabricated Components.)	●									0.00
Budget Validation & Cost Estimate Review:										

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Develop a Conceptual-Level Cost Estimate. (Include $/SF, PBB Procurement, Airside Improvements)	●									0.00
Compare Estimate of Probable Costs with PIE's Available Funding Sources, Including FAA Grants (AIP, PFCs).	●									0.00
Attend an Initial Cost Reconciliation Meeting with CMAR and the A/E Design Team.	●									0.00
Review Possible VE Options for Consideration	●									0.00
Cost Estimating & Budget Reconciliation:										
Participate in Budget Meetings with PIE,A/E Design Team and CMAR (Two Meetings)	●									0.00
Validate Quantity Take-Offs and Unit Pricing Assumptions.	●									0.00
Compare Evolving Estimates Against Baseline and Available Funding.	●									0.00
Provide Delta Analysis Between Cost Updates (E.G., 30%, 60%, 90% & 100% Submittals).	●									0.00
Risk Assessment, Scheduling, Procurement & Value Engineering (VE) Input:										
Conduct a Risk Workshop Meeting with PIE, AID, CMAR, and A/E Team & Identify Potential Delays, Cost Overruns, and Constructability Risks	●									0.00
Coordination with Project Team	●									0.00
Coordination with Regulatory Agencies (FAA, TSA, CPB):										

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Review Airspace Impacts (Obstructions, Lighting, Equipment Heights) & Clearances for Flight Support	●									0.00
Airport Layout Plan (ALP) Updates.	●									0.00
Review & Compliance Check Per FAA AC 150/5300-13A (Airport Design).	●									0.00
Review TSA - Security Checkpoint and Baggage Screening Integration.	●									0.00
Review TSA - Technology Requirements (CT Scanners, EDS Baggage Systems) TSA PGDS Design Criteria-Latest Edition	●									0.00
Review CBP - International Arrivals Processing Review	●									0.00
Review CBP - FIS Impacts/Modifications & Passenger Access/Egress	●									0.00
Meeting 1.3 -Progress Meeting with PIE Project Manager, CMAR, A/E Design Team & Airport Stakeholders to Review Design Schemes & VE Options/Considerations. (1 On Site Meeting)	●									0.00
Review & Assist with Meeting Agenda	●									0.00
Assist with Preparation of Meeting Minutes & Action Item List and Distribute to Project Team	●									0.00
RPR/CM Design Evaluation & Review Report and Airport Briefing on Report Details	●									0.00

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2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Meeting 1.4 A/E Design Team and CMAR Meeting Regarding Design Refinement- Project Budget, VE Items, Phasing and Interface of the New Work with the Existing Conditions & Maintenance of Existing Operations. (1 on Site Meeting)	●									0.00
TASK 1- PRELIMINARY DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Hours		8.00	14.00	36.00	0.00	0.00	0.00	0.00	0.00	58.00
TASK 1- PRELIMINARY DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Fee		$2,399	$3,584	$8,376	$0	$0	$0	$0	$0	$14,359.27
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's)										
Design Development Documents Update - 30% Contract Documents (CDs) (3 Months)										
Meetings 2.1-2.6 Airport Staff & RPR/CM (AID) Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00
Prepare Agenda and Action Items List for Airport-AID Progress Meetings	●									0.00

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RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Meetings 2.7-2.13 Design Team Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for AID-Airport Design Progress Meetings	●									**0.00**
QA/QC of DD 30% Contract Documents (CDs)-Updates & Review/Coordination with the Airport										
Review and Redline/Annotate A/E Design Team Reports and 30% Contract (CDs) Deliverables (Site and Vertical Work)	**ASE**	8.0	8.0	16.0						**32.00**
Review Design Team's Progress and Schedule Adherence (Monthly Review)	●									**0.00**
Review and Redline/Annotate A/E Design Team Preliminary Technical Specifications	**ASE**	4.0	4.0	12.0						**20.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)	●									**0.00**
Review Updated A/E & Contractor's (CMAR) Estimate of Probable Costs	**ASE**	4.0	4.0	8.0						**16.00**
Review Updated A/E Design Team & CMAR's Schedule Update	●									**0.00**
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks	●									**0.00**
Conduct Follow Up Constructability Workshops With PIE Staff, CMAR and A/E Design Team	**ASE**	4.0	4.0	8.0						**16.00**
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)	**ASE**		4.0	16.0						**20.00**

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues	ASE		4.0	8.0						**12.00**
Provide Input On Code-Related Conflicts	ASE	2.0	4.0	4.0						**10.00**
Follow Up on IT and Energy Management Systems and Confirmation of Design Compliance	ASE	4.0	4.0							**8.00**
Meeting 2.14 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	ASE	4.0	4.0	8.0						**16.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									**0.00**
Meeting 2.15 Airport Project Staff Progress Update Briefing (1 On Site Meeting)	●									**0.00**
Meeting 2.16 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									**0.00**
										0.00
Design Phase - 60% Contract Documents (CDs) (3 Months)										
Meetings 2.17-2.23 Airport Staff & CM/RPR (AID) Progress Meetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Agenda and Action Items List for Airport & CM/RPR (AID) Progress Meetings	●									**0.00**

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Meetings 2.24-2.30 Design Team Progress Meeetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for Airport-AID Design Progress Meetings	●									**0.00**
QA/QC of 60% Contract Documents (CDs)-Updates										
Review and Redline/Annotate A/E Design Team Reports and 60% Contract Documents (CDs) Deliverables (Site and Vertical Work)	**ASE**	4.0	8.0	16.0						**28.00**
Review and Redline/Annotate A/E Design Team Technical Specifications	**ASE**	4.0	4.0	8.0						**16.00**
Assist with Development and Coordinate Specifications & Construction Work Procedures with Airport Ops & County Procurement Specification Divisions 0 & 1)	●									**0.00**
Review Updated A/E & CMAR's Updated Estimate of Probable Costs	**ASE**	4.0	4.0	8.0						**16.00**
Review Updated A/E & CMAR's Schedule Update & Early Release Packages for Long Lead Items	**ASE**	4.0	4.0							**8.00**
Evaluate VE Concepts & Prepare RPR Report	**ASE**	4.0	4.0	4.0						**12.00**
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks	●									**0.00**
Annotate Drawings with Field Constructability Concerns in Preparation for Constructability Workshop	**ASE**	4.0	4.0							**8.00**
Conduct Constructability Workshop with CMAR and A/E Design Team	**ASE**	4.0	4.0	4.0						**12.00**

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Review Identification of Possible Spatial Conflicts (E.G., Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)	ASE			12.0						**12.00**
Flag Sequencing Challenges Based on Proposed Phasing and Field Access Issues	ASE		4.0	4.0						**8.00**
Provide Input On Code-Related Conflicts	ASE	2.0	2.0	4.0						**8.00**
Coordinate and Confirm Design Changes Triggering Necessary ALP Updates	●									**0.00**
Meeting 2.31 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	ASE	4.0	4.0	8.0						**16.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									**0.00**
Meeting 2.32 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									**0.00**
Meeting 2.33 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting	●									**0.00**
Meeting 2.34 With Public Art Project Stakeholders	●									**0.00**
Public Art Procurement & Grant Applications	●									**0.00**
Preparation of Construction Management Plan/Report	●									**0.00**
Develop Project Communication Plan and Procedures	●									**0.00**

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Coordinate with CMAR on Project Procurement (Early Release Packages) and Schedule	●									0.00
Review and Assemble Temporary Facilities and Phasing Plans for Report (A/E of Record and CMAR to Prepare these Documents)	●									0.00
Summarize Construction Phase Quality Assurance and Threshold Inspection & Scheduled Activities; Define Process and Procedures & Communication with RPR on Scheduling	●									0.00
Define Processes and Reporting Procedures for SBE and DBE and Grant Compliance	●									0.00
Meet with CMAR, Airport Ops and Airport Engineer to Review Draft Report/Management Plan	●									0.00
Refine Construction Management Plan Based on Owner and CMAR Input	●									0.00
QA/QC Final Construction Management Plan	●									0.00
Design Phase - 90% Contract Documents (CDs) (4 Months)										
Meetings 2.35-2.43 Airport Staff & CM/RPR (AID) Progress Meetings-90% CD Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Prepare Agenda and Action Items List for Airport & CM/RPR Progress Meetings	●									0.00
Meetings 2.44-2.52 Design Team Progress Meeetings-90% Contract Document Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00
Prepare Meeting Minutes and Action Item List for Design Progress Meetings	●									0.00
QA/QC of 90% Contract Documents (CDs)-Updates										
Review and Redline/Annotate A/E Design Team Reports and 90% Contract (CDs) Deliverables (Vertical and Site Work)	**ASE**	8.0	8.0	16.0						32.00
Review & Redline/Annotate of A/E Design Team Technical Specifications	**ASE**	4.0	4.0	4.0						12.00
Review of Aircraft Parking Positions and Lead In Lines	●									0.00
Review of Phasing and MOP (Airlines and Airport)	●									0.00
Assist with Update Specifications & Construction Work Procedures & Meeting with County Procurement on Bid Documents (Divisions 0 & 1)	●									0.00
Review Updated A/E & CMAR's Schedule Updates	●									0.00
Evaluate Updated VE Concepts, and Substitution Requests, & Prepare RPR/CM Report	**ASE**	4.0	4.0	8.0						16.00
Assist Airport Staff with Airport Action Items and Design Phase Tasks	●									0.00

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Annotate Drawings and Specs With Field Constructability Feedback and Field Access Issues. Flag Sequencing Challenges Based On Proposed Phasing.	ASE	4.0	2.0	4.0						**10.00**
Conduct Constructability Workshops With CMAR and A/E Design Team	ASE	4.0	4.0							**8.00**
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).	ASE	2.0	2.0	4.0						**8.00**
Provide Input On Code-Related Conflicts	ASE	2.0	2.0	4.0						**8.00**
Review Updated A/E & CMAR's Final GMP & Early Release Packages Schedule	●									**0.00**
Review of Early Release Package #1-Steel Framing	●									**0.00**
Review of Early Release Package #2-Boarding Bridges	ASE	1.0	1.0							**2.00**
Review of Early Release Package #3-Site Work & Utilities	ASE	1.0	1.0							**2.00**
Review of Early Release Package #4-MEP Systems	ASE	12.0	12.0							**24.00**
Review of Early Release Package #5- Roof, Glazing/Window Walls and Doors & Hardware	●									**0.00**
Review of Early Release Package #6-Balance of Construction/Finishes	●									**0.00**
Meeting 2.53 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	ASE	4.0	4.0	8.0						**16.00**

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Coordination with A/E Design Team on Power Point for Project Stakeholder Briefing-Presentation/Progress Update	●									0.00
Meeting 2.54 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									0.00
Meeting 2.55 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting (1 On Site Meeting)	●									0.00
Coordinate with Airport on Preparation and Review of FAA 7460 Documents Based on Final Design & Construction Crane Heights	●									0.00
Design Phase - 100% Contract Documents & Permit Review (3 Months)										
Meetings 2.56-2.62 Airport Staff Progress Meetings-100% CD Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00
Prepare Agenda and Action Items List for Airport-AID Design Meetings	●									0.00
Meetings 2.63-2.68 Design Team Progress Meeetings-100% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00
Prepare Meeting Minutes and Action Item List for Airport Design Progress Meetings	●									0.00

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
QA/QC of 100% Contract Documents/Permit Documents (CDs)-Updates:										
Review and Redline A/E Design Team Reports and 100% Contract/Permit (CDs) Deliverables (Vertical and Site Work)	**ASE**	4.0	8.0	16.0						**28.00**
Review and Redline A/E Design Team Technical Specifications	**ASE**	4.0	8.0	16.0						**28.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)	●									**0.00**
Review Updated A/E Design Team's & CMAR's Estimate of Probable Costs	**ASE**	4.0	4.0	8.0						**16.00**
Review Updated A/E Design Team's & CMAR's Schedule Update & Early Release Packages	●									**0.00**
Evaluate VE Concepts & Prepare RPR Report	**ASE**	4.0	4.0	8.0						**16.00**
Manage and Documenting Design Changes and Tracking Cost/Scope/Schedule Implications. Cost Tracking Log (Monthly Update)	**ASE**									**0.00**
Assist Airport Staff with Airport Action Items and Design Phase Tasks (30%, 60%, 90% & 100% Phases)	●									**0.00**
Annotate Drawings and Specs With Field Constructability Feedback.	**ASE**	4.0	4.0	8.0						**16.00**
Conduct Constructability Workshops With CMAR (Manhattan) and A/E (C&S) Design Team.	**ASE**	4.0	4.0	4.0						**12.00**
Identify Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).	**ASE**	4.0	2.0	4.0						**10.00**

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues	ASE	2.0	2.0	4.0						8.00
Provide Input On Code-Related Conflicts	ASE	2.0	2.0	4.0						8.00
Review and Coordinating Temporary Signage, Barriers, Passenger Rerouting Plans During Phased Construction.	●									0.00
Meeting 2.69 Bluebeam Revu A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	ASE	4.0	4.0							8.00
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									0.00
Meeting 2.70 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									0.00
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Hours		**146.00**	**168.00**	**268.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**582.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Fee		**$43,782**	**$43,011**	**$62,355**	**$0**	**$0**	**$0**	**$0**	**$0**	**$149,147.65**
TASK 3– BID PHASE SERVICES										

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Coordinate With CMAR (Manhattan) To Define Bid Package Strategy.	●									0.00
Log & Track Required Permits and Responsible Parties.	●									0.00
Coordinate with Design Team to Submit Early Permit Packages.	●									0.00
Confirm Utility, Stormwater, Environmental, and Building Permit Approvals with AHJs & Meeting with AHJ on Advance Permitting Site Work	●									0.00
Help PIE Prepare Documents For FAA Coordination (ALP, 7460 Forms). Airport to Submit	●									0.00
Monitor & Follow Up with AHJ Permit Approval & Timelines and Flag Impacts to Construction Start.	●									0.00
Support Development of a Permitting Matrix or Tracker.	●									0.00
Coordinate with Regulatory Agencies on Approval Timelines and Resubmittals.	●									0.00
Bid Package Strategy Matrix	●									0.00
Identify Scopes Suitable for Early Procurement (E.G., Steel Framing, Store Front & Glazing, Vertical Circulation, PBB, MEP Gear).	●									0.00
Assist with Writing Procurement Schedules and Bid Package Outlines.	●									0.00
Help Prequalify Subcontractors (Collect References, Review Financials).	●									0.00

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
Track DBE/SBE/MBE Goals and Outreach Efforts.	●									0.00
Review Procurement Logistics for Specialty Systems (E.G., CBP Scanners, Elevators).	●									0.00
Assist PIE With Aligning Procurement Milestones to Funding Drawdowns.	●									0.00
Distribution of Plans (NIC-By County)	●									0.00
Assist with PreBid Meeting & Agenda	●									0.00
Meeting 3.1-Attend PreBid Meeting (1 On Site Meeting)	●									0.00
Coordinate with A/E Design Team's & CMAR's Answers to Bidders Questions & Issue Responses & Addenda	●									0.00
Assist with Review and Evaluate Bids	●									0.00
Review Proposals/Bids & Recommend Award (Multiple Bid Packages)	●									0.00
Meeting 3.2-3.7-Meetings with Airport & CM/RPR &CMAR on Bid Review and Award of Early Release Packages (5 On Site Meetings)	●									0.00
Meeting 3.2-3.7-Meetings with Airport and County Board on Award of Early Release Packages (5 County Board Meetings)	●									0.00
Meetings 3.7-3.11 Recurring Task for Stakeholder Action Item Follow-up and Meeting Documentation of Decisions	●									0.00

Exhibit C2.1: ASE-MEP&FP-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal Engineer	Senior Electrical Engineer	Senior Mechanical Engineer	Senior Designer I	Senior Designer II	Technician / Cad Support-I	Technician / Cad Support-II	Clerical	Total
2026 Rates (Fully Loaded)		$299.87	$256.02	$232.67						
TASK 3– BID PHASE SERVICES Hours		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TASK 3– BID PHASE SERVICES Fee		$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Labor Totals (Sub-Total)										**$163,506.92**
Total Estimated Hours		154.0	182.0	304.0	0.0	0.0	0.0	0.0	0.0	640.0
Total Estimated Labor Costs		$46,181	$46,596	$70,731	$0	$0	$0	$0	$0	$163,506.92
Sub Total Professional Fees (Combined)										**$163,506.92**

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
TASK 1- SCHEMATIC DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation)										
Project Kickoff:										
Contract Set Up & PMP Development	●									**0.00**
Coordination with PIE Staff & Project Stakeholders										
Conduct Kickoff and Stakeholder Alignment Meetings.	●									**0.00**
Gather Info from: Airport Ops, TSA, CBP, Airlines, Tenants, Police/LE, Fire/ARFF/Chief	●									**0.00**
Track and Document Stakeholder Action Items and Decisions List	●									**0.00**
Facilitate Design Input and Conflict Resolution with Tenants & Airlines	●									**0.00**
Verify TSA Equipment, Power, and Security Needs.	●									**0.00**
Verify ALP Amendment Process with FAA if Needed.	●									**0.00**
Coordination with Pinellas County's & PIE's IT Systems For Check-In Kiosks, Security, Wi-Fi, Passenger Check-in, Sever Capacity and Back-Of-House Systems	●									**0.00**

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Coordination with PIE's Energy Management System Criteria and Software Updates/Commissioning Objectives	●									0.00
Grant Compliance										
Assemble and Coordinate Grant Compliance Documentation (Especially Related To BHS And PBB Procurement Coordination)	●									0.00
Validate Design and Construction Schedules.										
Review Project Delivery Schedule for Design Phase (Including Owner Review Times)	●									0.00
Review CMAR's Baseline Schedule For Completeness and Realism (Accelerated Schedule Mitigation)	●									0.00
Flag Logic Gaps, Float, and Assumed Durations & Validate/Confirm the Critical Path	●									0.00
Validate Milestone Alignment with Airport, Airline, Tenant and Airport Ops Needs	●									0.00
Sustainability & Resiliency Compliance										
LEED/Sustainability Tracking, Carbon Reduction, & Stormwater Compliance. Verify Pinellas County's Sustainability, Infrastructure- Resiliency Requirements & Compliance	●									0.00
Project Commissioning	CA Phase Services Only									0.00
Review Terminal Master Plan Update & Terminal Addition Program:										

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Review Airport & Terminal Master Plan and Previous Studies	●									0.00
Assess Gate, Concourse, Ticketing, Baggage Make-up and Baggage Claim Area Expansions in Relation to Projected Passenger Enplanements	●									0.00
Validate Compliance with FAA Advisory Circulars, Industry Standards, and Airport Development Guidelines	●									0.00
Identify Potential Design Constraints, Such as Available Airside/Landside Space, Existing Infrastructure Limitations, and Operational Impacts	●									0.00
Review Terminal Master Plan Aircraft Parking Positions	●									0.00
Aircraft Parking Position Layout/Wing Tip Clearance Evaluation & Aircraft Fleet Mix Verification	●									0.00
Review Airport Ground Support Equipment (GSE) Requirements & Parking Areas	●									0.00
Review of Other Similar Projects & Trends	●									0.00
Meeting 1.1 Project Kick-off Meeting with PIE Staff to Discuss Programming & Conceptual Design and Course of Action/Tasks and Verification of PIE-Design, Equipment Needs & Sustainable Design Goals. (Goals, Objectives & Schedule) (1 On Site Meeting)	●									0.00
Meeting 1.2 Project Kick-off Meeting with A/E Design Team for Conceptual Design and Course of Action/Tasks and Budget Updates (1 On Site Meeting)	●									0.00
Added Scope of Services for Terminal Design		8.0		8.0	8.0					24.00

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Prepare Equipment Layout Plan and Obtain Equipment Cut Sheets	●									0.00
Prepare Draft Scope Narrative/Meeting Minutes	●									0.00
Review Design Team's Progress, Billing, DBE Participation, Grant Funding and Schedule Adherence (Monthly Review) 12 Months	●									0.00
Assist with Preparation of Agenda for Meetings	●									0.00
Field Verification of Existing Infrastructure:										
Survey and Photograph Existing Conditions	●									0.00
Review A/E Design Team's Sue Survey and Report on Existing Conditions	●									0.00
Review Preliminary Alternate Plans & Conceptual Updates:										
Initial Conceptual Plan Review:										
Develop Design Plans & Conceptual Design Drawings	●									0.00
Bluebeam Revu of A/E Team's Updated Conceptual Plan, Phasing Plan, and MOP Plan	●									0.00
Review Toilet Fixture Count Validation Prepared by A/E Design Team Based on ACRP Guidelines and Flight Schedule	●									0.00

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Review Tower Line of Sight-Shadow Study Prepared by A/E Design Team	●									0.00
Code Compliance Review/Life Safety Plan Review	●									0.00
Constructability Review of Initial Design Concepts:										
Conduct a Constructability Workshop with the CMAR (Manhattan) and with A/E Design Team (C&S) and AID's Project Team	●									0.00
Evaluate Site Conditions, Material Availability, and Construction Sequencing Feasibility	●									0.00
Provide Feedback on Foundation Options, Structural Integrity, and Utility Impacts	●									0.00
Assess the Impact on Existing Airport Operations, Including Security Screening, Passenger Flow, and Aircraft Gate Assignments	●									0.00
Logistics & Phasing Plan Development:										
Confirm with CMAR's Critical Construction Zones, Laydown Areas, and Equipment Staging Locations	●									0.00
Review A/E's & CMAR's Phased Construction Plans & Temporary Facilities to Keep Portions of the Terminal Operational	●									0.00
Food Service and Retail Facility Coordination and Verification	●									0.00
Validate and Vet Temporary Facilities (E.G., TSA Passenger Screening Lanes, Holdrooms)	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Verify & Ensure Mitigation of Impacts on Passenger Flow and Aircraft Access Routes (Boarding and Disembarking)	●									0.00
Verify & Ensure Mitigation of Impacts on Aircraft Apron & Taxiway Operations	●									0.00
Verify and Validate Baggage Handling System Modifications (Baggage Claim and Baggage Make-up)	●									0.00
Confirm Nighttime or Off-Peak Construction Strategies to Reduce Disruption	●									0.00
Confirm Airline Peak & Holiday Construction Constraints (Reduced Construction Activity)	●									0.00
Evaluate & Review CMAR's and A/E Design Team's Mitigation Strategies For:										
Existing Underground Utility Conflicts (Power, Drainage, etc.)	●									0.00
Existing Chilled Water Mechanical Loop	●									0.00
Support Design Team in Routing New Utility Connections Around Existing Utilities & Conflicts:	●									0.00
Water/Fire Lines	●									0.00
Electrical Feeds	●									0.00
Strom Water Lines	●									0.00
Facilitate Coordination Meetings With PIE And Utility Providers	●									0.00

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Confirm Lead Times for Long-Lead Equipment (e.g., Early Release Packages for Steel Framing, Windows & Frames, Passenger Boarding Bridges, Baggage Handling System Components, Air Handlers, etc.)	●									0.00
Mitigation and Accounting for Weather-Related Construction Delays (Weather Dasy integrated into CMAR's Schedule and Process/Procedures for Hurricane Preparedness)	●									0.00
Provide Value Engineering (VE) Recommendations/Considerations. (I.e. Alt. Framing Systems, Mech, Electrical. Prefabricated Components.)	MCE	2.0		8.0	8.0					18.00
Budget Validation & Cost Estimate Review:										
Develop a Conceptual-Level Cost Estimate. (Include $/SF, PLB Procurement, BHS Mods, Airside Improvements)	●									0.00
Compare Estimate of Probable Costs with PIE's Available Funding Sources, Including FAA Grants (AIP, PFCs).	●									0.00
Attend an Initial Cost Reconciliation Meeting with CMAR and the A/E Design Team.	●									0.00
Review Possible VE Options for Consideration	MCE			4.0	4.0					8.00
Cost Estimating & Budget Reconciliation:										
Participate in Budget Meetings with PIE,A/E Design Team and CMAR (Two Meetings)	MCE			4.0	4.0					8.00
Validate Quantity Take-Offs and Unit Pricing Assumptions.	●									0.00
Compare Evolving Estimates Against Baseline and Available Funding.	●									0.00

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

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MASTER CONSULTING ENGINEERS, INC.
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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Provide Delta Analysis Between Cost Updates (E.G., 30%, 60%, 90% & 100% Submittals).	●									0.00
Risk Assessment, Scheduling, Procurement & Value Engineering (VE) Input:										
Conduct a Risk Workshop Meeting with PIE, AID, CMAR, and A/E Team & Identify Potential Delays, Cost Overruns, and Constructability Risks	**MCE**			4.0	4.0					8.00
Coordination with Project Team	**MCE**	2.0		2.0	2.0					6.00
Coordination with Regulatory Agencies (FAA, TSA, CPB):										
Review Airspace Impacts (Obstructions, Lighting, Equipment Heights) & Clearances for Flight Support	●									0.00
Airport Layout Plan (ALP) Updates.	●									0.00
Review & Compliance Check Per FAA AC 150/5300-13A (Airport Design).	●									0.00
Review TSA - Security Checkpoint and Baggage Screening Integration.	●									0.00
Review TSA - Technology Requirements (CT Scanners, EDS Baggage Systems) TSA PGDS Design Criteria-Latest Edition	●									0.00
Review CBP - International Arrivals Processing Review	●									0.00
Review CBP - FIS Impacts/Modifications & Passenger Access/Egress	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Meeting 1.3 -Progress Meeting with PIE Project Manager, CMAR, A/E Design Team & Airport Stakeholders to Review Design Schemes & VE Options/Considerations. (1 On Site Meeting)	**MCE**			2.0	2.0					**4.00**
Review & Assist with Meeting Agenda	●									**0.00**
Assist with Preparation of Meeting Minutes & Action Item List and Distribute to Project Team	●									**0.00**
RPR/CM Design Evaluation & Review Report and Airport Briefing on Report Details	**MCE**	2.0		4.0	6.0				4.0	**16.00**
Meeting 1.4 A/E Design Team and CMAR Meeting Regarding Design Refinement- Project Budget, VE Items, Phasing and Interface of the New Work with the Existing Conditions & Maintenance of Existing Operations. (1 on Site Meeting)	**MCE**			2.0	2.0					**4.00**
TASK 1- SCHEMATIC DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Hours		**14.00**	**0.00**	**38.00**	**40.00**	**0.00**	**0.00**	**0.00**	**4.00**	**96.00**
TASK 1- SCHEMATIC DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Fee		**$3,605**	**$0**	**$9,785**	**$7,416**	**$0**	**$0**	**$0**	**$371**	**$21,176.80**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's)										

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
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MASTER CONSULTING ENGINEERS, INC.
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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Design Development Documents Update - 30% Contract Documents (CDs) (3 Months)										
Meetings 2.1-2.6 Airport Staff & RPR/CM (AID) Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Agenda and Action Items List for Airport-AID Progress Meetings	●									**0.00**
Meetings 2.7-2.13 Design Team Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for AID-Airport Design Progress Meetings	●									**0.00**
QA/QC of DD 30% Contract Documents (CDs)-Updates & Review/Coordination with the Airport										
Review and Redline/Annotate A/E Design Team Reports and 30% Contract (CDs) Deliverables (Site and Vertical Work)	**MCE**	2.0		8.0	12.0					**22.00**
Review Design Team's Progress and Schedule Adherence (Monthly Review)	●									**0.00**
Review and Redline/Annotate A/E Design Team Preliminary Technical Specifications	**MCE**	2.0		4.0	8.0					**14.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)	●									**0.00**
Review Updated A/E & Contractor's (CMAR) Estimate of Probable Costs	●									**0.00**

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Review Updated A/E Design Team & CMAR's Schedule Update	●									0.00
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks	●									0.00
Conduct Follow Up Constructability Workshops With PIE Staff, CMAR and A/E Design Team	MCE	4.0		4.0	4.0					12.00
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)	MCE	2.0		4.0	4.0					10.00
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues	MCE	2.0		4.0	4.0					10.00
Provide Input On Code-Related Conflicts	MCE	2.0		4.0	4.0					10.00
Follow Up on IT and Energy Management Systems and Confirmation of Design Compliance	●									0.00
Meeting 2.14 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	MCE	4.0		4.0	4.0					12.00
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									0.00
Meeting 2.15 Airport Project Staff Progress Update Briefing (1 On Site Meeting)	●									0.00
Meeting 2.16 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Design Phase - 60% Contract Documents (CDs) (3 Months)										
Meetings 2.17-2.23 Airport Staff & CM/RPR (AID) Progress Meetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Agenda and Action Items List for Airport & CM/RPR (AID) Progress Meetings	●									**0.00**
Meetings 2.24-2.30 Design Team Progress Meeetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for Airport-AID Design Progress Meetings	●									**0.00**
QA/QC of 60% Contract Documents (CDs)-Updates										
Review and Redline/Annotate A/E Design Team Reports and 60% Contract Documents (CDs) Deliverables (Site and Vertical Work)	**MCE**	2.0		4.0	4.0					**10.00**
Review and Redline/Annotate A/E Design Team Technical Specifications	**MCE**	2.0		4.0	8.0					**14.00**
Assist with Development and Coordinate Specifications & Construction Work Procedures with Airport Ops & County Procurement Specification Divisions 0 & 1)	●									**0.00**
Review Updated A/E & CMAR's Updated Estimate of Probable Costs	**MCE**	2.0		2.0	2.0					**6.00**
Review Updated A/E & CMAR's Schedule Update & Early Release Packages for Long Lead Items	●									**0.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Evaluate VE Concepts & Prepare RPR Report	MCE	4.0		8.0	8.0				4.0	**24.00**
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks	●									**0.00**
Annotate Drawings with Field Constructability Concerns in Preparation for Constructability Workshop	MCE	2.0		4.0	4.0					**10.00**
Conduct Constructability Workshop with CMAR and A/E Design Team	MCE	4.0		4.0	4.0					**12.00**
Review Identification of Possible Spatial Conflicts (E.G., Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)	MCE	2.0		4.0	4.0					**10.00**
Flag Sequencing Challenges Based on Proposed Phasing and Field Access Issues	MCE	2.0		4.0	4.0					**10.00**
Provide Input On Code-Related Conflicts	MCE	2.0		4.0	4.0					**10.00**
Coordinate and Confirm Design Changes Triggering Necessary ALP Updates	●									**0.00**
Meeting 2.31 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	MCE	4.0		4.0	4.0					**12.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									**0.00**
Meeting 2.32 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									**0.00**
Meeting 2.33 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting	●									**0.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Meeting 2.34 With Public Art Project Stakeholders	●									0.00
Public Art Procurement & Grant Applications	●									0.00
Preparation of Construction Management Plan/Report										0.00
Develop Project Communication Plan and Procedures	●									0.00
Coordinate with CMAR on Project Procurement (Early Release Packages) and Schedule	●									0.00
Review and Assemble Temporary Facilities and Phasing Plans for Report (A/E of Record and CMAR to Prepare these Documents)	●									0.00
Summarize Construction Phase Quality Assurance and Threshold Inspection & Scheduled Activities; Define Process and Procedures & Communication with RPR on Scheduling	●									0.00
Define Processes and Reporting Procedures for SBE and DBE and Grant Compliance	●									0.00
Meet with CMAR, Airport Ops and Airport Engineer to Review Draft Report/Management Plan	●									0.00
Refine Construction Management Plan Based on Owner and CMAR Input	●									0.00
QA/QC Final Construction Management Plan	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Design Phase - 90% Contract Documents (CDs) (4 Months)										
Meetings 2.35-2.43 Airport Staff & CM/RPR (AID) Progress Meetings-90% CD Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Agenda and Action Items List for Airport & CM/RPR Progress Meetings	●									**0.00**
Meetings 2.44-2.52 Design Team Progress Meeetings-90% Contract Document Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for Design Progress Meetings	●									**0.00**
QA/QC of 90% Contract Documents (CDs)-Updates										
Review and Redline/Annotate A/E Design Team Reports and 90% Contract (CDs) Deliverables (Vertical and Site Work)	**MCE**	8.0		12.0	12.0					**32.00**
Review & Redline/Annotate of A/E Design Team Technical Specifications	**MCE**	2.0		2.0	4.0					**8.00**
Review of Aircraft Parking Positions and Lead In Lines	●									**0.00**
Review of Phasing and MOP (Airlines and Airport)	●									**0.00**
Assist with Update Specifications & Construction Work Procedures & Meeting with County Procurement on Bid Documents (Divisions 0 & 1)	●									**0.00**
Review Updated A/E & CMAR's Schedule Updates	●									**0.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Evaluate Updated VE Concepts, and Substitution Requests, & Prepare RPR/CM Report	MCE	2.0		4.0	4.0					**10.00**
Assist Airport Staff with Airport Action Items and Design Phase Tasks	●									**0.00**
Annotate Drawings and Specs With Field Constructability Feedback and Field Access Issues. Flag Sequencing Challenges Based On Proposed Phasing.	MCE	4.0		8.0	8.0					**20.00**
Conduct Constructability Workshops With CMAR and A/E Design Team	MCE	2.0		2.0	2.0					**6.00**
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).	MCE	2.0		4.0	4.0					**10.00**
Provide Input On Code-Related Conflicts	MCE	2.0		4.0	4.0					**10.00**
Review Updated A/E & CMAR's Final GMP & Early Release Packages Schedule	●									**0.00**
Review of Early Release Package #1-Steel Framing	MCE	4.0		4.0	6.0	8.0				**22.00**
Review of Early Release Package #2-Boarding Bridges	MCE	2.0		4.0	4.0					**10.00**
Review of Early Release Package #3-Site Work & Utilities	●									**0.00**
Review of Early Release Package #4-MEP Systems	●									**0.00**
Review of Early Release Package #5- Roof, Glazing/Window Walls and Doors & Hardware	●									**0.00**
Review of Early Release Package #6-Balance of Construction/Finishes	●									**0.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Meeting 2.53 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	**MCE**	4.0		4.0	4.0					**12.00**
Coordination with A/E Design Team on Power Point for Project Stakeholder Briefing-Presentation/Progress Update	●									**0.00**
Meeting 2.54 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									**0.00**
Meeting 2.55 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting (1 On Site Meeting)	●									**0.00**
Coordinate with Airport on Preparation and Review of FAA 7460 Documents Based on Final Design & Construction Crane Heights	●									**0.00**
Design Phase - 100% Contract Documents & Permit Review (3 Months)										
Meetings 2.56-2.62 Airport Staff Progress Meetings-100% CD Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Agenda and Action Items List for Airport-AID Design Meetings	●									**0.00**
Meetings 2.63-2.68 Design Team Progress Meeetings-100% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Prepare Meeting Minutes and Action Item List for Airport Design Progress Meetings	●									0.00
QA/QC of 100% Contract Documents/Permit Documents (CDs)-Updates:										
Review and Redline A/E Design Team Reports and 100% Contract/Permit (CDs) Deliverables (Vertical and Site Work)	MCE	4.0		12.0	12.0					28.00
Review and Redline A/E Design Team Technical Specifications	MCE	2.0		2.0	2.0					6.00
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)	●									0.00
Review Updated A/E Design Team's & CMAR's Estimate of Probable Costs	●									0.00
Review Updated A/E Design Team's & CMAR's Schedule Update & Early Release Packages	●									0.00
Evaluate VE Concepts & Prepare RPR Report	●									0.00
Manage and Documenting Design Changes and Tracking Cost/Scope/Schedule Implications. Cost Tracking Log (Monthly Update)	●									0.00
Assist Airport Staff with Airport Action Items and Design Phase Tasks (30%, 60%, 90% & 100% Phases)	●									0.00
Annotate Drawings and Specs With Field Constructability Feedback.	MCE	2.0		4.0	4.0					10.00
Conduct Constructability Workshops With CMAR (Manhattan) and A/E (C&S) Design Team.	MCE	2.0		4.0	4.0					10.00
Identify Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).	MCE	2.0		4.0	4.0					10.00

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues	MCE	2.0		4.0	4.0					**10.00**
Provide Input On Code-Related Conflicts	MCE	2.0		2.0	2.0					**6.00**
Review and Coordinating Temporary Signage, Barriers, Passenger Rerouting Plans During Phased Construction.	MCE	2.0		2.0	2.0					**6.00**
Meeting 2.69 Bluebeam Revu A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	MCE	4.0		4.0	4.0					**12.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									**0.00**
Meeting 2.70 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									**0.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Hours		**98.00**	**0.00**	**160.00**	**176.00**	**8.00**	**0.00**	**0.00**	**4.00**	**446.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Fee		**$25,235**	**$0**	**$41,200**	**$32,630**	**$1,236**	**$0**	**$0**	**$371**	**$100,672.20**
TASK 3– BID PHASE SERVICES										

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Coordinate With CMAR (Manhattan) To Define Bid Package Strategy.	●									0.00
Log & Track Required Permits and Responsible Parties.	●									0.00
Coordinate with Design Team to Submit Early Permit Packages.	●									0.00
Confirm Utility, Stormwater, Environmental, and Building Permit Approvals with AHJs & Meeting with AHJ on Advance Permitting Site Work	●									0.00
Help PIE Prepare Documents For FAA Coordination (ALP, 7460 Forms). Airport to Submit	●									0.00
Monitor & Follow Up with AHJ Permit Approval & Timelines and Flag Impacts to Construction Start.	●									0.00
Support Development of a Permitting Matrix or Tracker.	●									0.00
Coordinate with Regulatory Agencies on Approval Timelines and Resubmittals.	●									0.00
Bid Package Strategy Matrix	●									0.00
Identify Scopes Suitable for Early Procurement (E.G., Steel Framing, Store Front & Glazing, Vertical Circulation, BHS, PBB, MEP Gear).	●									0.00
Assist with Writing Procurement Schedules and Bid Package Outlines.	●									0.00
Help Prequalify Subcontractors (Collect References, Review Financials).	●									0.00

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
Track DBE/SBE/MBE Goals and Outreach Efforts.	●									0.00
Review Procurement Logistics for Specialty Systems (E.G., CBP Scanners, Elevators).	●									0.00
Assist PIE With Aligning Procurement Milestones to Funding Drawdowns.	●									0.00
Distribution of Plans (NIC-By County)	●									0.00
Assist with PreBid Meeting & Agenda	●									0.00
Meeting 3.1-Attend PreBid Meeting (1 On Site Meeting)	●									0.00
Coordinate with A/E Design Team's & CMAR's Answers to Bidders Questions & Issue Responses & Addenda	●									0.00
Assist with Review and Evaluate Bids	●									0.00
Review Proposals/Bids & Recommend Award (Multiple Bid Packages)	●									0.00
Meeting 3.2-3.7-Meetings with Airport & CM/RPR &CMAR on Bid Review and Award of Early Release Packages (5 On Site Meetings)	●									0.00
Meeting 3.2-3.7-Meetings with Airport and County Board on Award of Early Release Packages (5 County Board Meetings)	●									0.00
Meetings 3.7-3.11 Recurring Task for Stakeholder Action Item Follow-up and Meeting Documentation of Decisions	●									0.00

Exhibit C3.1 : MCE-Man-hour and Detailed Task Break Down
Precon Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

MASTER CONSULTING ENGINEERS, INC.
STRUCTURAL CONSULTANTS

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Senior Engineer (QA/QC)	Principal Engineer	Senior Engineer	Project/Design Engineer	Technician / Cad Support-I	Technician / Cad Support-II	Administrative	Total
2026 Rates (Fully Loaded)		$257.50	$185.40	$257.50	$185.40	$154.50	$97.85	$97.85	$92.70	
TASK 3– BID PHASE SERVICES Hours		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TASK 3– BID PHASE SERVICES Fee		$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Labor Totals (Sub-Total)										**$121,849.00**
Total Estimated Hours		112.0	0.0	198.0	216.0	8.0	0.0	0.0	8.0	542.0
Total Estimated Labor Costs		$28,840	$0	$50,985	$40,046	$1,236	$0	$0	$742	$121,849.00
GRAND TOTAL (LUMP SUM):										**$121,849.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
TASK 1- SCHEMATIC DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation)					
Coordination with PIE Staff & Project Stakeholders					
Meeting 1.1 Project Kick-off Meeting with PIE Staff to Discuss Programming & Conceptual Design and Course of Action/Tasks and Verification of PIE-Design, Equipment Needs & Sustainable Design Goals. (Goals, Objectives & Schedule) (1 On Site Meeting)	●				**0.00**
Meeting 1.2 Project Kick-off Meeting with A/E Design Team for Conceptual Design and Course of Action/Tasks and Budget Updates (1 Virtual Meeting)	**Parsons**	2.0	2.0		**4.00**
Added Scope of Services for Terminal Design	**Parsons**	8.0	12.0		**20.00**
Bluebeam Revu of A/E Team's Updated Conceptual Plan, Phasing Plan, and MOP Plan	●				**0.00**
Constructability Review of Initial Design Concepts:					
Attend a Constructability Workshop with the CMAR (Manhattan) and with A/E Design Team (C&S) and AID's Project Team Schedule Review Only	●				**0.00**
Prep for meeting familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages)	●				**0.00**
Evaluate Site Conditions Remotely from a scheduling perspective, includes review of existing drawings and specifications (See below for Material Availability, and Construction Sequencing Feasibility)	●				**0.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Evaluate Material Availability Remotely - Parsons will need list of materials. Parson will only evaluate for potential issues from a scheduling perspective, inquiry briefly about supply chain issues, long lead times, cost escalation, tariffs, etc..	●				0.00
Construction Sequencing Feasibility - General evaluation of construction sequencing included in CMAR schedule. Parsons needs to be familiar with Airport Areas and Airport Operations. Done Remotely	●				0.00
Provide Value Engineering (VE) Recommendations/Considerations. (I.e. Alt. Framing Systems, Mech, Electrical. Prefabricated Components.)	●				0.00
Budget Validation & Cost Estimate Review:					
Compare Estimate of Probable Costs with PIE's Available Funding Sources, Including FAA Grants (AIP, PFCs).	●				0.00
Attend an Initial Cost Reconciliation Meeting with CMAR and the A/E Design Team.	●				0.00
Review Possible VE Options for Consideration	●				0.00
Cost Estimate Validation & Budget Reconciliation:					
Participate in Budget Meetings with PIE,A/E Design Team and CMAR (Two Meetings)	●				0.00
Validate Quantity Take-Offs and Unit Pricing Assumptions.	●				0.00
Compare Evolving Estimates Against Baseline and Available Funding.	●				0.00
Provide Delta Analysis Between Cost Updates (E.G., 30%, 60%, 90% & 100% Submittals).	●				0.00
Risk Assessment, Scheduling, Procurement & Value Engineering (VE) Input:					

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Attend a Risk Workshop Meeting with PIE, AID, CMAR, and A/E Team & Identify Potential Delays, Cost Overruns, and Constructability Risks	●				**0.00**
Coordination with Project Team, **Two, 2 hour meetings**	**Parsons**	4.0	4.0		**8.00**
Meeting 1.3 -Progress Meeting with PIE Project Manager, CMAR, A/E Design Team & Airport Stakeholders to Review Design Schemes & VE Options/Considerations. (1 On Site Meeting)	●				**0.00**
RPR/CM Schedule Evaluation & Review Report and Airport Briefing on Report Details (Reviews 8 hrs, Evaluation 12 hrs, Briefing and Report 4 hrs)	●				**0.00**
Parsons review of the project scope of work to be able to evaluate the schedules.	●				**0.00**
Meeting 1.4 A/E Design Team and CMAR Meeting Regarding Design Refinement- Project Budget, VE Items, Phasing and Interface of the New Work with the Existing Conditions & Maintenance of Existing Operations. (1 on Site Meeting)	●				**0.00**
TASK 1- SCHEMATIC DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Hours		**14.00**	**18.00**	**0.00**	**32.00**
TASK 1- SCHEMATIC DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Fee		**$4,478**	**$4,091**	**$0**	**$8,569.06**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's)					

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Design Development Documents Update - 30% Contract Documents (CDs) (3 Months)					
Meetings 2.1-2.6 Airport Staff & RPR/CM (AID) Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
Meetings 2.7-2.13 Design Team Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
QA/QC of DD 30% Contract Documents (CDs)-Updates & Review/Coordination with the Airport					
Review A/E Design Team Reports and 30% Contract (CDs) Deliverables (Site and Vertical Work) for Schedule Verification	**Parsons**	4.0	8.0		**12.00**
Prep for meeting, familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages)	**Parsons**	4.0	4.0	2.0	**10.00**
Review Updated A/E & Contractor's (CMAR) Estimate of Probable Costs	●				**0.00**
Review Updated A/E Design Team & CMAR's Schedule Update	**Parsons**	24.0	60.0		**84.00**
Attend Follow Up Constructability Workshops With PIE Staff, CMAR and A/E Design Team, **Assume 1 2hr meeting**	**Parsons**	2.0	2.0		**4.00**
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues, assume this is an update to the schem	**Parsons**	4.0	8.0		**12.00**
Meeting 2.14 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	●				**0.00**
Meeting 2.15 Airport Project Staff Progress Update Briefing (1 On Site Meeting)	●				**0.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Meeting 2.16 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●				**0.00**
Design Phase - 60% Contract Documents (CDs) (3 Months)					
Meetings 2.17-2.23 Airport Staff & CM/RPR (AID) Progress Meetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
Meetings 2.24-2.30 Design Team Progress Meeetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
QA/QC of 60% Contract Documents (CDs)-Updates					
Review A/E Design Team Reports and 60% Contract (CDs) Deliverables (Site and Vertical Work) for Schedule Verification	**Parsons**	8.0	16.0		**24.00**
Review and Redline/Annotate A/E Design Team Technical Specifications	●				**0.00**
Review Updated A/E Design Team & CMAR's Schedule Update	**Parsons**	12.0	40.0		**52.00**
Assist with Development and Coordinate Specifications & Construction Work Procedures with Airport Ops & County Procurement Specification Divisions 0 & 1)	●				**0.00**
Review Updated A/E & CMAR's Updated Estimate of Probable Costs	●				**0.00**
Review Updated A/E & CMAR's Schedule Update & Early Release Packages for Long Lead Items	**Parsons**	4.0	4.0		**8.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
For Parsons to generally understand the content of the new Packages, Parsons will review the Early Release Packages for Long Lead Items for inclusion and general logic and durations on schedule provided by A/E and CMAR	**Parsons**	4.0	12.0		**16.00**
Prep for meeting familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages)	**Parsons**	2.0	4.0	2.0	**8.00**
Evaluate VE Concepts & Prepare RPR Report	●				**0.00**
Annotate Drawings with Field Constructability Concerns in Preparation for Constructability Workshop	●				**0.00**
Attend Constructability Workshop with CMAR and A/E Design Team, assumes 1 4 hours virtual meeting	**Parsons**	4.0	4.0		**8.00**
Flag Sequencing Challenges Based on Proposed Phasing and Field Access Issues, Time depends on how much the de	**Parsons**	4.0	6.0		**10.00**
Prep for meeting familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages)	**Parsons**	2.0	4.0	2.0	**8.00**
Meeting 2.31 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	**Parsons**	4.0	4.0		**8.00**
Meeting 2.32 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●				**0.00**
Meeting 2.33 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting	●				**0.00**
Meeting 2.34 With Public Art Project Stakeholders	●				**0.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Design Phase - 90% Contract Documents (CDs) (4 Months)					
Meetings 2.35-2.43 Airport Staff & CM/RPR (AID) Progress Meetings-90% CD Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
Prepare Agenda and Action Items List for Airport & CM/RPR Progress Meetings	●				**0.00**
Meetings 2.44-2.52 Design Team Progress Meeetings-90% Contract Document Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
Prepare Meeting Minutes and Action Item List for Design Progress Meetings	●				**0.00**
QA/QC of 90% Contract Documents (CDs)-Updates					
Review A/E Design Team Reports and 90% Contract (CDs) Deliverables (Site and Vertical Work) for Schedule Verification	**Parsons**	8.0	16.0		**24.00**
Review Updated A/E Design Team & CMAR's Schedule Update	**Parsons**	24.0	40.0		**64.00**
Prep for meeting familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages)	**Parsons**	2.0	8.0	3.0	**13.00**
Review & Redline/Annotate of A/E Design Team Technical Specifications	●				**0.00**
Review of Aircraft Parking Positions and Lead In Lines	●				**0.00**
Review of Phasing and MOP (Airlines and Airport)	●				**0.00**
Review Updated A/E & CMAR's Schedule Updates	●				**0.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Evaluate Updated VE Concepts, and Substitution Requests, & Prepare RPR/CM Report	●				**0.00**
Review Drawings and Specs for ~~Field Constructability Feedback and~~ Field Access Issues. Flag Sequencing Challenges Based On Proposed Phasing.	**Parsons**	4.0	4.0		**8.00**
Prep for meeting familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages) Parsons scope of work does not includes Field Constructability Feedback. Parsons review of CMAR plan for access and updated phasing and/or sequencing.	**Parsons**	6.0	12.0	2.0	**20.00**
Attend Remote Constructability Workshops With CMAR and A/E Design Team **(assumes hours for 1-2 virtual meetings)**	**Parsons**	4.0	4.0		**8.00**
Review Updated A/E & CMAR's Final GMP & Early Release Packages Schedule **(Schedule review only)**	**Parsons**	4.0	16.0		**20.00**
Review of Early Release Package #1-Steel Framing	●				**0.00**
Review of Early Release Package #2-Boarding Bridges	●				**0.00**
Review of Early Release Package #3-Site Work & Utilities	●				**0.00**
Review of Early Release Package #4-MEP Systems	●				**0.00**
Review of Early Release Package #5- Roof, Glazing/Window Walls and Doors & Hardware	●				**0.00**
Review of Early Release Package #6-Balance of Construction/Finishes	●				**0.00**
Meeting 2.53 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	●				**0.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Coordination with A/E Design Team on Power Point for Project Stakeholder Briefing-Presentation/Progress Update	●				**0.00**
Meeting 2.54 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●				**0.00**
Meeting 2.55 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting (1 On Site Meeting)	●				**0.00**
Coordinate with Airport on Preparation and Review of FAA 7460 Documents Based on Final Design & Construction Crane Heights	●				**0.00**
Design Phase - 100% Contract Documents & Permit Review (3 Months)					
Meetings 2.56-2.62 Airport Staff Progress Meetings-100% CD Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
Prepare Agenda and Action Items List for Airport-AID Design Meetings	●				**0.00**
Meetings 2.63-2.68 Design Team Progress Meeetings-100% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●				**0.00**
Prepare Meeting Minutes and Action Item List for Airport Design Progress Meetings	●				**0.00**
QA/QC of 100% Contract Documents/Permit Documents (CDs)-Updates:					
Review A/E Design Team Reports and 100% Contract (CDs) Deliverables (Site and Vertical Work) for Schedule Verification	**Parsons**	12.0	20.0		**32.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Prep for meeting familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages)	**Parsons**	4.0	4.0		**8.00**
Review of Early Release Package #1-Steel Framing **Schedule review only**	**Parsons**	4.0	12.0		**16.00**
Review and Redline A/E Design Team Technical Specifications	●				**0.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)	●				**0.00**
Review Updated A/E Design Team's & CMAR's Estimate of Probable Costs	●				**0.00**
Review Updated A/E Design Team's & CMAR's Schedule Update & Early Release Packages	**Parsons**	14.0	38.0		**52.00**
Prep for meeting familiarize with documents, coordinate with PM on focus and current Issues, prepare Summary Report (1-2 Pages)	**Parsons**	2.0	2.0	2.0	**6.00**
Evaluate VE Concepts & Prepare RPR Report	●				**0.00**
Manage and Documenting Design Changes and Tracking Cost/Scope/Schedule Implications. Cost Tracking Log (Monthly Update)	●				**0.00**
Assist Airport Staff with Airport Action Items and Design Phase Tasks (30%, 60%, 90% & 100% Phases)	●				**0.00**
Annotate Drawings and Specs With Field Constructability Feedback.	●				**0.00**
Conduct Constructability Workshops With CMAR (Manhattan) and A/E (C&S) Design Team.	●				**0.00**
Review Coordinating Temporary Signage, Barriers, Passenger Rerouting Plans During Phased Construction	●				**0.00**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Meeting 2.69 Bluebeam Revu A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	●				**0.00**
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●				**0.00**
Meeting 2.70 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●				**0.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Hours		**170.00**	**352.00**	**13.00**	**535.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Fee		**$54,374**	**$80,006**	**$1,808**	**$136,187.57**
TASK 3– BID PHASE SERVICES (NIC)					
Labor Totals (Sub-Total)					**$144,756.63**

Exhibit C4.1 : Parsons - Hourly and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Construction Manager	Senior Scheduler	Technical Writer/ Graphics Support	Total
2026 Rates (Fully Loaded)		$ 319.85	$ 227.29	$ 139.05	
Total Estimated Hours		184.0	370.0	13.0	567.0
Total Estimated Labor Costs		$58,852	$84,097	$1,808	$144,756.63
GRAND TOTAL (LUMP SUM):					$144,756.63

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

JSM & Associates
Designed for the Future.
Maintained for Performance.

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
TASK 1- PRELIMINARY DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation)										
Project Kickoff:										
Contract Set Up & PMP Development	●									**0.00**
Coordination with PIE Staff & Project Stakeholders										
Conduct Kickoff and Stakeholder Alignment Meetings.	●									**0.00**
Gather Info from: Airport Ops, TSA, CBP, Airlines, Tenants, Police/LE, Fire/ARFF/Chief	●									**0.00**
Track and Document Stakeholder Action Items and Decisions List	●									**0.00**
Facilitate Design Input and Conflict Resolution with Tenants & Airlines	●									**0.00**
Verify TSA Equipment, Power, and Security Needs.	**JSM**		2.0	2.0	8.0					**12.00**
Verify ALP Amendment Process with FAA if Needed.	●									**0.00**
Coordination with Pinellas County's & PIE's IT Systems For Check-In Kiosks, Security, Wi-Fi, Passenger Check-in, Sever Capacity and Back-Of-House Systems	●									**0.00**

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Coordination with PIE's Energy Management System Criteria and Software Updates/Commissioning Objectives	●									0.00
Grant Compliance										
Assemble and Coordinate Grant Compliance Documentation (Especially Related to PBB Procurement Coordination)	**JSM**									0.00
Validate Design and Construction Schedules.										
Review Project Delivery Schedule for Design Phase (Including Owner Review Times)	●									0.00
Review CMAR's Baseline Schedule For Completeness and Realism (Accelerated Schedule Mitigation)	●									0.00
Flag Logic Gaps, Float, and Assumed Durations & Validate/Confirm the Critical Path	●									0.00
Validate Milestone Alignment with Airport, Airline, Tenant and Airport Ops Needs	●									0.00
Sustainability & Resiliency Compliance										
LEED/Sustainability Tracking, Carbon Reduction, & Stormwater Compliance. Verify Pinellas County's Sustainability, Infrastructure- Resiliency Requirements & Compliance	●									0.00
Project Commissioning	CA Phase Services Only									0.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
GIS Support: Updating PIE Utility Basemap										
Gather As-Built Drawings and Underground Utility Maps From PIE and Local Utility Providers	●									**0.00**
Conduct Field Verification & Subsurface Utility Investigations (Potholing, GPR/SUE Survey Scans)	●									**0.00**
Integrate Findings Into a GIS-Based Utility Basemap	●									**0.00**
QA/QC and Update Using Latest ALP Background Update New Taxiway C and A4 on ESRI Cloud Server	●									**0.00**
Clash Detection Utility Meetings, Design Review & GIS Updates	●									**0.00**
Document Control Setup & Configuration:										
Set up Construction Document Control Platform & Confirm A/E & CMAR Procedures	●									**0.00**
Set Up and Coordinate Data Access for Project Team	●									**0.00**
Configure AI Searchability Features for: Design Documents, Reports, Estimates, Schedules, Renderings, RFIs, Submittals, Meeting Minutes, Action items and Design Updates.	●									**0.00**
Set Up Virtual Data Files for AI-Search Engine & Set Permission Access & Distribution of Documents	●									**0.00**
Train Airport, AID, A/E & CMAR Team(s) in Use of Document Control and AI System.	●									**0.00**

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Perform Routine Audits To Ensure Documentation Compliance	●									0.00
Assist with Configuring Procore, BIM 360, or Similar Digital/Electronic Platforms	●									0.00
Define Workflows For:										
RFI Submission and Tracking	●									0.00
Submittals and Approvals	●									0.00
Grant and DBE/SBE Compliance	●									0.00
Meeting Minutes and Action Items	●									0.00
Design Revisions and Version Control	●									0.00
Review Terminal Master Plan Update & Terminal Addition Program:										
Review Airport & Terminal Master Plan and Previous Studies	●									0.00
Assess Gate, Concourse, Ticketing, Baggage Make-up and Baggage Claim Area Expansions in Relation to Projected Passenger Enplanements	**JSM**		8.0	8.0						16.00
Validate Compliance with FAA Advisory Circulars, Industry Standards, and Airport Development Guidelines	**JSM**		4.0	4.0						8.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Identify Potential Design Constraints, Such as Available Airside/Landside Space, Existing Infrastructure Limitations, and Operational Impacts	JSM		8.0	16.0						24.00
Review Terminal Master Plan Aircraft Parking Positions	●									0.00
Aircraft Parking Position Layout/Wing Tip Clearance Evaluation & Aircraft Fleet Mix Verification	●									0.00
Review Airport Ground Support Equipment (GSE) Requirements & Parking Areas	JSM		4.0	4.0						8.00
Review of Other Similar Projects & Trends	●									0.00
Meeting 1.1 Project Kick-off Meeting with PIE Staff to Discuss Programming & Conceptual Design and Course of Action/Tasks and Verification of PIE-Design, Equipment Needs & Sustainable Design Goals. (Goals, Objectives & Schedule) (1 On Site Meeting)	●									0.00
Meeting 1.2 Project Kick-off Meeting with A/E Design Team for Conceptual Design and Course of Action/Tasks and Budget Updates (1 On Site Meeting)	JSM		2.0							2.00
Added Scope of Services for Terminal Design	JSM		12.0	8.0	8.0					28.00
Prepare Equipment Layout Plan and Obtain Equipment Cut Sheets	●									0.00
Prepare Draft Scope Narrative/Meeting Minutes	●									0.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Review Design Team's Progress, Billing, DBE Participation, Grant Funding and Schedule Adherence (Monthly Review) 12 Months	●									0.00
Assist with Preparation of Agenda for Meetings	●									0.00
Field Verification of Existing Infrastructure:										
Survey and Photograph Existing Conditions	●									0.00
Review A/E Design Team's Sue Survey and Report on Existing Conditions	●									0.00
Review Preliminary Alternate Plans & Conceptual Updates:										
Initial Conceptual Plan Review:										
Develop Design Plans & Conceptual Design Drawings	●									0.00
Bluebeam Revu of A/E Team's Updated Conceptual Plan, Phasing Plan, and MOP Plan	●									0.00
Review Toilet Fixture Count Validation Prepared by A/E Design Team Based on ACRP Guidelines and Flight Schedule	●									0.00
Review Tower Line of Sight-Shadow Study Prepared by A/E Design Team	●									0.00
Code Compliance Review/Life Safety Plan Review	●									0.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
										0.00
Constructability Review of Initial Design Concepts:										
Conduct a Constructability Workshop with the CMAR (Manhattan) and with A/E Design Team (C&S) and AID's Project Team	●									0.00
Evaluate Site Conditions, Material Availability, and Construction Sequencing Feasibility	●									0.00
Provide Feedback on Foundation Options, Structural Integrity, and Utility Impacts	●									0.00
Assess the Impact on Existing Airport Operations, Including Security Screening, Passenger Flow, and Aircraft Gate Assignments	●									0.00
Logistics & Phasing Plan Development:										
Confirm with CMAR's Critical Construction Zones, Laydown Areas, and Equipment Staging Locations	●									0.00
Review A/E's & CMAR's Phased Construction Plans & Temporary Facilities to Keep Portions of the Terminal Operational	●									0.00
Food Service and Retail Facility Coordination and Verification	●									0.00
Validate and Vet Temporary Facilities (E.G., TSA Passenger Screening Lanes, Holdrooms)	●									0.00
Verify & Ensure Mitigation of Impacts on Passenger Flow and Aircraft Access Routes (Boarding and Disembarking)	●									0.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Verify & Ensure Mitigation of Impacts on Aircraft Apron & Taxiway Operations	●									0.00
Verify and Validate Baggage Handling System Modifications (Baggage Claim and Baggage Make-up)	●									0.00
Confirm Nighttime or Off-Peak Construction Strategies to Reduce Disruption	●									0.00
Confirm Airline Peak & Holiday Construction Constraints (Reduced Construction Activity)	●									0.00
Evaluate & Review CMAR's and A/E Design Team's Mitigation Strategies For:										
Existing Underground Utility Conflicts (Power, Drainage, etc.)	●									0.00
Existing Chilled Water Mechanical Loop	●									0.00
Support Design Team in Routing New Utility Connections Around Existing Utilities & Conflicts:	●									0.00
Water/Fire Lines	●									0.00
Electrical Feeds	●									0.00
Strom Water Lines	●									0.00
Facilitate Coordination Meetings With PIE And Utility Providers	●									0.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Confirm Lead Times for Long-Lead Equipment (e.g., Early Release Packages for Steel Framing, Windows & Frames, Passenger Boarding Bridges, Baggage Handling System Components, Air Handlers, etc.)	●									0.00
Mitigation and Accounting for Weather-Related Construction Delays (Weather Dasy integrated into CMAR's Schedule and Process/Procedures for Hurricane Preparedness)	●									0.00
Provide Value Engineering (VE) Recommendations/Considerations. (I.e. Alt. Framing Systems, Mech, Electrical. Prefabricated Components.)	●									0.00
Budget Validation & Cost Estimate Review:										
Develop a Conceptual-Level Cost Estimate. (Include $/SF, PBB Procurement, Airside Improvements)	●									0.00
Compare Estimate of Probable Costs with PIE's Available Funding Sources, Including FAA Grants (AIP, PFCs).	●									0.00
Attend an Initial Cost Reconciliation Meeting with CMAR and the A/E Design Team.	●									0.00
Review Possible VE Options for Consideration	●									0.00
Cost Estimating & Budget Reconciliation:										
Participate in Budget Meetings with PIE,A/E Design Team and CMAR (Two Meetings)	●									0.00
Validate Quantity Take-Offs and Unit Pricing Assumptions.	●									0.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

JSM & Associates
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Maintained for Performance.

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Compare Evolving Estimates Against Baseline and Available Funding.	●									0.00
Provide Delta Analysis Between Cost Updates (E.G., 30%, 60%, 90% & 100% Submittals).	●									0.00
Risk Assessment, Scheduling, Procurement & Value Engineering (VE) Input:										
Conduct a Risk Workshop Meeting with PIE, AID, CMAR, and A/E Team & Identify Potential Delays, Cost Overruns, and Constructability Risks	●									0.00
Coordination with Project Team	●									0.00
Coordination with Regulatory Agencies (FAA, TSA, CPB):										
Review Airspace Impacts (Obstructions, Lighting, Equipment Heights) & Clearances for Flight Support	●									0.00
Airport Layout Plan (ALP) Updates.	●									0.00
Review & Compliance Check Per FAA AC 150/5300-13A (Airport Design).	●									0.00
Review TSA - Security Checkpoint and Baggage Screening Integration.	●									0.00
Review TSA - Technology Requirements (CT Scanners, EDS Baggage Systems) TSA PGDS Design Criteria-Latest Edition	●									0.00
Review CBP - International Arrivals Processing Review	●									0.00

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
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JSM & Associates
Designed for the Future.
Maintained for Performance.

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Review CBP - FIS Impacts/Modifications & Passenger Access/Egress	●									0.00
Meeting 1.3 -Progress Meeting with PIE Project Manager, CMAR, A/E Design Team & Airport Stakeholders to Review Design Schemes & VE Options/Considerations. (1 On Site Meeting)	●									0.00
Review & Assist with Meeting Agenda	●									0.00
Assist with Preparation of Meeting Minutes & Action Item List and Distribute to Project Team	●									0.00
RPR/CM Design Evaluation & Review Report and Airport Briefing on Report Details	●									0.00
Meeting 1.4 A/E Design Team and CMAR Meeting Regarding Design Refinement- Project Budget, VE Items, Phasing and Interface of the New Work with the Existing Conditions & Maintenance of Existing Operations. (1 on Site Meeting)	●									0.00
TASK 1- PRELIMINARY DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Hours		**0.00**	**40.00**	**42.00**	**16.00**	**0.00**	**0.00**	**0.00**	**0.00**	**98.00**
TASK 1- PRELIMINARY DESIGN DOCUMENTS & CONCEPTUAL DESIGN (Scope Confirmation) Fee		**$0**	**$12,144**	**$11,247**	**$3,513**	**$0**	**$0**	**$0**	**$0**	**$26,903.54**

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

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Maintained for Performance.

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's)										
Design Development Documents Update - 30% Contract Documents (CDs) (3 Months)										
Meetings 2.1-2.6 Airport Staff & RPR/CM (AID) Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Agenda and Action Items List for Airport-AID Progress Meetings	●									**0.00**
Meetings 2.7-2.13 Design Team Progress Meetings-Design Development Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for AID-Airport Design Progress Meetings	●									**0.00**
QA/QC of DD 30% Contract Documents (CDs)-Updates & Review/Coordination with the Airport										
Review and Redline/Annotate A/E Design Team Reports and 30% Contract (CDs) Deliverables (Site and Vertical Work)	**JSM**		2.0	8.0	8.0	8.0				**26.00**

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Review Design Team's Progress and Schedule Adherence (Monthly Review)	●									**0.00**
Review and Redline/Annotate A/E Design Team Preliminary Technical Specifications	**JSM**		2.0	8.0	8.0	8.0				**26.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)	●									**0.00**
Review Updated A/E & Contractor's (CMAR) Estimate of Probable Costs	●									**0.00**
Review Updated A/E Design Team & CMAR's Schedule Update	●									**0.00**
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks	●									**0.00**
Conduct Follow Up Constructability Workshops With PIE Staff, CMAR and A/E Design Team	**JSM**		4.0		4.0					**8.00**
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)	●									**0.00**
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues	**JSM**		2.0		4.0	4.0				**10.00**
Provide Input On Code-Related Conflicts	**JSM**		2.0	2.0						**4.00**
Follow Up on IT and Energy Management Systems and Confirmation of Design Compliance	**JSM**		2.0		8.0					**10.00**
Meeting 2.14 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	**JSM**			4.0	4.0	4.0				**12.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									0.00
Meeting 2.15 Airport Project Staff Progress Update Briefing (1 On Site Meeting)	●									0.00
Meeting 2.16 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									0.00
Design Phase - 60% Contract Documents (CDs) (3 Months)										
Meetings 2.17-2.23 Airport Staff & CM/RPR (AID) Progress Meetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00
Prepare Agenda and Action Items List for Airport & CM/RPR (AID) Progress Meetings	●									0.00
Meetings 2.24-2.30 Design Team Progress Meeetings-60% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00
Prepare Meeting Minutes and Action Item List for Airport-AID Design Progress Meetings	●									0.00
QA/QC of 60% Contract Documents (CDs)-Updates										

Exhibit C5.1 : JSM - Man-hour and Detailed Task Break Down
Design/CD Phase Services Only (No CA Services)

RFP CONTRACT NO.: 24-1088-RFP-CCNA-Non-Continuing - PIE Terminal Expansion

JSM & Associates
Designed for the Future.
Maintained for Performance.

Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Review and Redline/Annotate A/E Design Team Reports and 60% Contract Documents (CDs) Deliverables (Site and Vertical Work)	JSM		2.0	8.0	16.0	16.0				**42.00**
Review and Redline/Annotate A/E Design Team Technical Specifications	JSM		2.0	8.0	16.0	16.0				**42.00**
Assist with Development and Coordinate Specifications & Construction Work Procedures with Airport Ops & County Procurement Specification Divisions 0 & 1)	●									**0.00**
Review Updated A/E & CMAR's Updated Estimate of Probable Costs	JSM		8.0							**8.00**
Review Updated A/E & CMAR's Schedule Update & Early Release Packages for Long Lead Items	JSM		2.0							**2.00**
Evaluate VE Concepts & Prepare RPR Report	JSM			8.0	8.0	8.0				**24.00**
Assist & Coordinate with the Airport Staff on Airport Action Items and Design Phase Tasks	●									**0.00**
Annotate Drawings with Field Constructability Concerns in Preparation for Constructability Workshop	JSM		4.0		4.0					**8.00**
Conduct Constructability Workshop with CMAR and A/E Design Team	JSM		4.0	4.0						**8.00**
Review Identification of Possible Spatial Conflicts (E.G., Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing)	●									**0.00**
Flag Sequencing Challenges Based on Proposed Phasing and Field Access Issues	JSM		4.0	4.0						**8.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Provide Input On Code-Related Conflicts	JSM		2.0							2.00
Coordinate and Confirm Design Changes Triggering Necessary ALP Updates	●									0.00
Meeting 2.31 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	JSM		4.0	4.0	4.0					12.00
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									0.00
Meeting 2.32 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									0.00
Meeting 2.33 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting	●									0.00
Meeting 2.34 With Public Art Project Stakeholders	●									0.00
Public Art Procurement & Grant Applications	●									0.00
Preparation of Construction Management Plan/Report										0.00
Develop Project Communication Plan and Procedures	●									0.00
Coordinate with CMAR on Project Procurement (Early Release Packages) and Schedule	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Review and Assemble Temporary Facilities and Phasing Plans for Report (A/E of Record and CMAR to Prepare these Documents)	●									0.00
Summarize Construction Phase Quality Assurance and Threshold Inspection & Scheduled Activities; Define Process and Procedures & Communication with RPR on Scheduling	●									0.00
Define Processes and Reporting Procedures for SBE and DBE and Grant Compliance	●									0.00
Meet with CMAR, Airport Ops and Airport Engineer to Review Draft Report/Management Plan	●									0.00
Refine Construction Management Plan Based on Owner and CMAR Input	●									0.00
QA/QC Final Construction Management Plan	●									0.00
										0.00
Design Phase - 90% Contract Documents (CDs) (4 Months)										
Meetings 2.35-2.43 Airport Staff & CM/RPR (AID) Progress Meetings-90% CD Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●									0.00
Prepare Agenda and Action Items List for Airport & CM/RPR Progress Meetings	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Meetings 2.44-2.52 Design Team Progress Meeetings-90% Contract Document Phase-4 Months. (8 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for Design Progress Meetings	●									**0.00**
QA/QC of 90% Contract Documents (CDs)-Updates										
Review and Redline/Annotate A/E Design Team Reports and 90% Contract (CDs) Deliverables (Vertical and Site Work)	**JSM**		4.0	4.0	4.0	8.0				**20.00**
Review & Redline/Annotate of A/E Design Team Technical Specifications	**JSM**				4.0	8.0				**12.00**
Review of Aircraft Parking Positions and Lead In Lines	●									**0.00**
Review of Phasing and MOP (Airlines and Airport)	●									**0.00**
Assist with Update Specifications & Construction Work Procedures & Meeting with County Procurement on Bid Documents (Divisions 0 & 1)	●									**0.00**
Review Updated A/E & CMAR's Schedule Updates	●									**0.00**
Evaluate Updated VE Concepts, and Substitution Requests, & Prepare RPR/CM Report	**JSM**		4.0							**4.00**
Assist Airport Staff with Airport Action Items and Design Phase Tasks	●									**0.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Annotate Drawings and Specs With Field Constructability Feedback and Field Access Issues. Flag Sequencing Challenges Based On Proposed Phasing.	JSM		4.0	4.0	4.0	4.0				**16.00**
Attend Constructability Workshops With CMAR and A/E Design Team	JSM		4.0	4.0						**8.00**
Review Identification of Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).	●									**0.00**
Provide Input On Code-Related Conflicts	JSM		4.0	4.0						**8.00**
Review Updated A/E & CMAR's Final GMP & Early Release Packages Schedule	●									**0.00**
Review of Early Release Package #1-Steel Framing	●									**0.00**
Review of Early Release Package #2-Boarding Bridges	JSM		2.0	8.0	8.0					**18.00**
Review of Early Release Package #3-Site Work & Utilities	JSM		2.0	4.0	4.0					**10.00**
Review of Early Release Package #4-MEP Systems	JSM		2.0	2.0	8.0					**12.00**
Review of Early Release Package #5- Roof, Glazing/Window Walls and Doors & Hardware	●									**0.00**
Review of Early Release Package #6-Balance of Construction/Finishes	●									**0.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Meeting 2.53 Bluebeam Revu PIE, CMAR & A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	**JSM**		4.0	4.0	4.0					**12.00**
Coordination with A/E Design Team on Power Point for Project Stakeholder Briefing-Presentation/Progress Update	●									**0.00**
Meeting 2.54 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									**0.00**
Meeting 2.55 With A/E Team & Airport-Site AHJ & Storm Water-Pre-Permitting Meeting (1 On Site Meeting)	●									**0.00**
Coordinate with Airport on Preparation and Review of FAA 7460 Documents Based on Final Design & Construction Crane Heights	●									**0.00**
Design Phase - 100% Contract Documents & Permit Review (3 Months)										
Meetings 2.56-2.62 Airport Staff Progress Meetings-100% CD Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Agenda and Action Items List for Airport-AID Design Meetings	●									**0.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Meetings 2.63-2.68 Design Team Progress Meeetings-100% Contract Document Phase-3 Months. (6 on Site Meetings/ 1 Meeting Every Two Weeks)	●									**0.00**
Prepare Meeting Minutes and Action Item List for Airport Design Progress Meetings	●									**0.00**
QA/QC of 100% Contract Documents/Permit Documents (CDs)-Updates:										
Review and Redline A/E Design Team Reports and 100% Contract/Permit (CDs) Deliverables (Vertical and Site Work)	**JSM**		4.0	4.0	4.0					**12.00**
Review and Redline A/E Design Team Technical Specifications	**JSM**		4.0	4.0	4.0					**12.00**
Assist with Update Specifications & Construction Work Procedures (Divisions 0 & 1)	●									**0.00**
Review Updated A/E Design Team's & CMAR's Estimate of Probable Costs	**JSM**		4.0	4.0	4.0					**12.00**
Review Updated A/E Design Team's & CMAR's Schedule Update & Early Release Packages	●									**0.00**
Evaluate VE Concepts & Prepare RPR Report	**JSM**		8.0	8.0	8.0					**24.00**
Manage and Documenting Design Changes and Tracking Cost/Scope/Schedule Implications. Cost Tracking Log (Monthly Update)	●									**0.00**
Assist Airport Staff with Airport Action Items and Design Phase Tasks (30%, 60%, 90% & 100% Phases)	●									**0.00**
Annotate Drawings and Specs With Field Constructability Feedback.	**JSM**		4.0	4.0						**8.00**
Attend Constructability Workshops With CMAR (Manhattan) and A/E (C&S) Design Team.	**JSM**		4.0	4.0						**8.00**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Identify Spatial Conflicts (E.G.,Mech, Electrical & Fire Protection Baggage Handling System Routing vs. Structural Framing).	JSM		4.0	4.0						8.00
Flag Sequencing Challenges Based On Proposed Phasing and Field Access Issues	JSM		4.0	4.0						8.00
Provide Input On Code-Related Conflicts	JSM		2.0	2.0						4.00
Review and Coordinating Temporary Signage, Barriers, Passenger Rerouting Plans During Phased Construction.	●									0.00
Meeting 2.69 Bluebeam Revu A/E Team QA/QC Comments-Review Session. (1 Teams Virtual Meeting)	JSM		4.0	4.0	4.0					12.00
Coordination with A/E Design Team on PowerPoint for Project Stakeholder Briefing-Presentation/Progress Update	●									0.00
Meeting 2.70 Airport Project Stakeholder Progress Update Briefing (1 On Site Meeting)	●									0.00
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Hours		**0.00**	**118.00**	**134.00**	**144.00**	**84.00**	**0.00**	**0.00**	**0.00**	**480.00**
TASK 2- DESIGN DEVELOPMENT & CONSTRUCTION DOCUMENTS (30%-100% CD's) Fee		**$0**	**$35,824**	**$35,882**	**$31,619**	**$19,280**	**$0**	**$0**	**$0**	**$122,605.03**

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
TASK 3– BID PHASE SERVICES										
Coordinate With CMAR (Manhattan) To Define Bid Package Strategy.	●									0.00
Log & Track Required Permits and Responsible Parties.	●									0.00
Coordinate with Design Team to Submit Early Permit Packages.	●									0.00
Confirm Utility, Stormwater, Environmental, and Building Permit Approvals with AHJs & Meeting with AHJ on Advance Permitting Site Work	●									0.00
Help PIE Prepare Documents For FAA Coordination (ALP, 7460 Forms). Airport to Submit	●									0.00
Monitor & Follow Up with AHJ Permit Approval & Timelines and Flag Impacts to Construction Start.	●									0.00
Support Development of a Permitting Matrix or Tracker.	●									0.00
Coordinate with Regulatory Agencies on Approval Timelines and Resubmittals.	●									0.00
Bid Package Strategy Matrix	●									0.00
Identify Scopes Suitable for Early Procurement (E.G., Steel Framing, Store Front & Glazing, Vertical Circulation, PBB, MEP Gear).	●									0.00
Assist with Writing Procurement Schedules and Bid Package Outlines.	●									0.00
Help Prequalify Subcontractors (Collect References, Review Financials).	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Track DBE/SBE/MBE Goals and Outreach Efforts.	●									0.00
Review Procurement Logistics for Specialty Systems (E.G., CBP Scanners, Elevators).	●									0.00
Assist PIE With Aligning Procurement Milestones to Funding Drawdowns.	●									0.00
Distribution of Plans (NIC-By County)	●									0.00
Assist with PreBid Meeting & Agenda	●									0.00
Meeting 3.1-Attend PreBid Meeting (1 On Site Meeting)	●									0.00
Coordinate with A/E Design Team's & CMAR's Answers to Bidders Questions & Issue Responses & Addenda	●									0.00
Assist with Review and Evaluate Bids	●									0.00
Review Proposals/Bids & Recommend Award (Multiple Bid Packages)	●									0.00
Meeting 3.2-3.7-Meetings with Airport & CM/RPR &CMAR on Bid Review and Award of Early Release Packages (5 On Site Meetings)	●									0.00
Meeting 3.2-3.7-Meetings with Airport and County Board on Award of Early Release Packages (5 County Board Meetings)	●									0.00
Meetings 3.7-3.11 Recurring Task for Stakeholder Action Item Follow-up and Meeting Documentation of Decisions	●									0.00

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
TASK 3– BID PHASE SERVICES Hours		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TASK 3– BID PHASE SERVICES Fee		$0	$0	$0	$0	$0	$0	$0	$0	$0.00
Labor Totals (Sub-Total)										**$149,508.58**
Total Estimated Hours		0.0	158.0	176.0	160.0	84.0	0.0	0.0	0.0	578.0
Total Estimated Labor Costs		$0	$47,967	$47,129	$35,132	$19,280	$0	$0	$0	$149,508.58
Expense-Allowances										

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Item/Task Description	Task Not In Contract Designated Below with - " ● "	Principal	Program Manager	Project Manager	Electrical Engineer	BHS Engineer-PE	Technician / Cad Support-I	Technician / Cad Support-II	Administration	Total
2025 Rates (Fully Loaded Rates)		$344.28	$303.59	$267.78	$219.58	$229.53	$122.42	$122.42	$98.69	
Mileage			440.0	**Miles/Trip**		**2.0**	$0.70	IRS Rate		$616.00
Renderings & Finish Boards	●									$0.00
Hotel Room Nights										$400.00
Travel Meals										$200.00
Expense Contingency	●									$0.00
Summary of Expenses Estimate										**$1,216.00**
GRAND TOTAL (LUMP SUM):										**$150,724.58**

FAA
Airports

FAA CONTRACT PROVISIONS

ACCESS TO RECORDS AND REPORTS

The Contractor must maintain an acceptable cost accounting system. The Contractor agrees to provide the Owner, the Federal Aviation Administration and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers and records of the Contractor which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The Contractor agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

BREACH OF CONTRACT TERMS

Any violation or breach of terms of this contract on the part of Consultant or its subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement.

Owner will provide Consultant written notice that describes the nature of the breach and corrective actions the Consultant must undertake in order to avoid termination of the contract. Owner reserves the right to withhold payments to Contractor until such time the Contractor corrects the breach or the Owner elects to terminate the contract. The Owner's notice will identify a specific date by which the Consultant must correct the breach. Owner may proceed with termination of the contract if Consultant fails to correct the breach by the deadline indicated in the Owner's notice.

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

A1 BUY AMERICAN PREFERENCE

A1.1 SOURCE

Title 49 USC § 50101

A1.2 APPLICABILITY

The Buy American Preference requirement in 49 USC § 50101 requires that all steel and manufactured goods used on AIP projects be produced in the United States. The statute gives the FAA the ability to issue a waiver to a sponsor to use non-domestic material on an AIP funded project subject to meeting certain conditions. A sponsor may request that the FAA issue a waiver from the Buy American Preference requirements if the FAA finds that:

1) Applying the provision is not in the public interest;
2) The steel or manufactured goods are not available in sufficient quantity or quality in the United States;
3) The cost of components and subcomponents produced in the United States is more than 60 percent of the total components of a facility or equipment, and final assembly has taken place in the United States. Items that have an FAA standard specification item number (such as specific airport lighting equipment) are considered the equipment.
4) Applying this provision would increase the cost of the overall project by more than 25 percent.

Timing of Waiver Requests. Sponsors desiring a Type 1 or Type 2 waiver must submit their waiver requests *before* issuing a solicitation for bids or a request for proposal for a project.

The sponsor must submit Type 3 or Type 4 waiver requests *prior* to executing the contract. The FAA will generally not consider waiver requests after execution of the contract except where extraordinary and extenuating circumstances exist. The FAA cannot review waiver requests with incomplete information. Sponsors must assess the adequacy of the waiver request and associated information prior to forwarding a waiver request to the FAA for action.

Buy American Conformance List. The FAA Office of Airports maintains a listing of equipment that has received a nationwide waiver from the Buy American Preference requirements or that fully meet the Buy American requirements. The Nationwide Buy American Waiver List is available online at www.faa.gov/airports/aip/buy_american/. Products listed on the Buy American Conformance list do not require additional submittal of domestic content information under a project specific Buy American Preference waiver.

Facility Waiver Requests. For construction of a facility, the sponsor may submit the waiver request after bid opening, but prior to contract execution. Examples of facility construction include terminal buildings, terminal renovation, and snow removal equipment buildings.

Contract Types –

Construction and Equipment – The sponsor must meet the Buy American Preference requirements of 49 USC § 50101 for all AIP funded projects that require steel or manufactured

goods. The Buy America requirements flow down from the sponsor to first tier contractors, who are responsible for ensuring that lower tier contractors and subcontractors are also in compliance.

Note: The Buy American Preference does not apply to equipment a contractor uses as a tool of its trade and which does not remain as part of the project.

Professional Services – Professional service agreements (PSAs) do not normally result in a deliverable that meets the definition of a manufactured product. However, the emergence of various project delivery methods has created situations where task deliverables under a PSA may include a manufactured product. If a PSA includes providing a manufactured good as a deliverable under the contract, the sponsor must include the Buy American Preference provision in the agreement.

Property – Most land transactions do not involve acquiring a manufactured product. However, under certain circumstances, a property acquisition project could result in the installation of a manufactured product. For example, the installation of property fencing, gates, doors and locks, etc. represent manufactured products acquired under an AIP funded land project that must comply with Buy American Preferences.

Use of Provision – No mandatory language provided. The following language is acceptable to the FAA and meets the intent of this requirement. If the sponsor uses different language, the sponsor's revised language must fully comply with 49 USC § 50101.

There are two types of Buy American certifications. The sponsor must incorporate the appropriate "Certificate of Buy America Compliance" in the solicitation:

- Projects for a facility (buildings such as terminals, snow removal equipment (SRE) buildings, aircraft rescue and firefighting (ARFF) buildings, etc.) – Insert the Certificate of Compliance Based on Total Facility.
- Projects for non-facility development (non-building construction projects such as runway or roadway construction or equipment acquisition projects) – Insert the Certificate of Compliance Based on Equipment and Materials Used on the Project.

BUY AMERICAN PREFERENCE

The Contractor agrees to comply with 49 USC § 50101, which provides that Federal funds may not be obligated unless all steel and manufactured goods used in AIP funded projects are produced in the United States, unless the Federal Aviation Administration has issued a waiver for the product; the product is listed as an Excepted Article, Material Or Supply in Federal Acquisition Regulation subpart 25.108; or is included in the FAA Nationwide Buy American Waivers Issued list.

A bidder or offeror must complete and submit the Buy America certification included herein with their bid or offer. The Owner will reject as nonresponsive any bid or offer that does not include a completed Certificate of Buy American Compliance.

CERTIFICATE OF BUY AMERICAN COMPLIANCE FOR TOTAL FACILITY

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

☐ Bidder or offeror hereby certifies that it will comply with 49 USC § 50101 by:

a) Only installing steel and manufactured products produced in the United States; or
b) Installing manufactured products for which the Federal Aviation Administration (FAA) has issued a waiver as indicated by inclusion on the current FAA Nationwide Buy American Waivers Issued listing; or
c) Installing products listed as an Excepted Article, Material or Supply in Federal Acquisition Regulation Subpart 25.108.

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

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

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

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

Required Documentation

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

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

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

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

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

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

Certificate of Buy American Compliance for Manufactured Products

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

☐ Bidder or offeror hereby certifies that it will comply with 49 USC § 50101 by:

a) Only installing steel and manufactured products produced in the United States;
b) Installing manufactured products for which the Federal Aviation Administration (FAA) has issued a waiver as indicated by inclusion on the current FAA Nationwide Buy American Waivers Issued listing; or
c) Installing products listed as an Excepted Article, Material or Supply in Federal Acquisition Regulation Subpart 25.108.

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

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

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

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

Required Documentation

Type 3 Waiver – The cost of the item components and subcomponents produced in the United States is more that 60 percent of the cost of all components and subcomponents of the "item". The required documentation for a Type 3 waiver is:

a) Listing of all product components and subcomponents that are not comprised of 100 percent U.S. domestic content (Excludes products listed on the FAA Nationwide Buy American Waivers Issued listing and products excluded by Federal Acquisition

Regulation Subpart 25.108; products of unknown origin must be considered as non-domestic products in their entirety).

b) Cost of non-domestic components and subcomponents, excluding labor costs associated with final assembly at place of manufacture.
c) Percentage of non-domestic component and subcomponent cost as compared to total "item" component and subcomponent costs, excluding labor costs associated with final assembly at place of manufacture.

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

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

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

GENERAL CIVIL RIGHTS PROVISIONS

The Contractor agrees to comply with pertinent statutes, Executive Orders and such rules as are promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision binds the Contractor and subcontractors from the bid solicitation period through the completion of the contract. This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

Title VI of the Civil Rights Act of 1964, as amended, (Title VI) prohibits discrimination on the grounds of race, color, or national origin under any program or activity receiving Federal financial assistance. Sponsors must include appropriate clauses from the Standard DOT Title VI Assurances in all contracts and solicitations.

The text of each individual clause comes from the U.S. Department of Transportation Order DOT 1050.2, Standard Title VI Assurances and Nondiscrimination Provisions, effective April 24, 2013. These assurances require that the Recipient (the sponsor) insert the appropriate clauses in the form provided by the DOT. Where the clause refers to the applicable activity, project, or program, it means the AIP project.

Title VI Solicitation Notice:

The **St Pete-Clearwater International Airport** in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that any contract entered into pursuant to this advertisement, will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Compliance with Nondiscrimination Requirements:

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

1. **Compliance with Regulations:** The Contractor (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21.
3. **Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Contractor of the contractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Contractor will so certify to the sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Contractor's noncompliance with the non-discrimination provisions of this contract, the sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
    a. Withholding payments to the Contractor under the contract until the Contractor complies; and/or
    b. Cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The Contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract or procurement as the sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Contractor may request the sponsor to enter into any litigation to protect the interests of the sponsor. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

Title VI List of Pertinent Nondiscrimination Acts and Authorities

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

- Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq*., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination in Federally-assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq*.), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq*.) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 USC § 471, Section 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL 100-209) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 USC §§ 12131 – 12189) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration's Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC 1681 et seq).

CLEAN AIR AND WATER POLLUTION CONTROL

Contractor agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 USC § 740-7671q) and the Federal Water Pollution Control Act as amended (33 USC § 1251-1387). The Contractor agrees to report any violation to the Owner immediately upon discovery. The Owner assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration.

Contractor must include this requirement in all subcontracts that exceeds $150,000.

CONTRACT WORKHOURS AND SAFETY STANDARDS ACT REQUIREMENTS

1. Overtime Requirements.

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; Liability for Unpaid Wages; Liquidated Damages.

In the event of any violation of the clause set forth in paragraph (1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this clause, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this clause.

3. Withholding for Unpaid Wages and Liquidated Damages.

The Federal Aviation Administration (FAA) or the Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this clause.

4. Subcontractors.

The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (1) through (4) and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this clause.

COPELAND "ANTI-KICKBACK" ACT

Contractor must comply with the requirements of the Copeland "Anti-Kickback" Act (18 USC 874 and 40 USC 3145), as supplemented by Department of Labor regulation 29 CFR part 3. Contractor and subcontractors are prohibited from inducing, by any means, any person employed on the project to give up any part of the compensation to which the employee is entitled. The Contractor and each Subcontractor must submit to the Owner, a weekly statement on the wages paid to each employee performing on covered work during the prior week. Owner must report any violations of the Act to the Federal Aviation Administration.

DAVIS-BACON REQUIREMENTS

1. Minimum Wages.

(i) All laborers and mechanics employed or working upon the site of the work will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalent thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (1)(iv) of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR Part 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: *Provided* that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under (1)(ii) of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can easily be seen by the workers.

(ii)(A) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination;

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action

within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(C) In the event the Contractor, the laborers, or mechanics to be employed in the classification, or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii) (B) or (C) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program: *Provided* that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

2. Withholding.

The Federal Aviation Administration or the sponsor shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of work, all or part of the wages required by the contract, the Federal Aviation Administration may, after written notice to the Contractor, Sponsor, Applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and Basic Records.

(i) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker; his or her correct classification; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types

described in 1(b)(2)(B) of the Davis-Bacon Act); daily and weekly number of hours worked; deductions made; and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records that show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and that show the costs anticipated or the actual costs incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(ii)(A) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Federal Aviation Administration if the agency is a party to the contract, but if the agency is not such a party, the Contractor will submit the payrolls to the applicant, Sponsor, or Owner, as the case may be, for transmission to the Federal Aviation Administration. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead the payrolls shall only need to include an individually identifying number for each employee (*e.g.* the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH–347 is available for this purpose from the Wage and Hour Division Web site at *www.dol.gov/whd/forms/wh347instr.htm* or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered worker and shall provide them upon request to the Federal Aviation Administration if the agency is a party to the contract, but if the agency is not such a party, the Contractor will submit them to the applicant, sponsor, or Owner, as the case may be, for transmission to the Federal Aviation Administration, the Contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, Sponsor, or Owner).

(B) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) The payroll for the payroll period contains the information required to be provided under 29 CFR § 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR § 5.5 (a)(3)(i), and that such information is correct and complete;

(2) Each laborer and mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations 29 CFR Part 3;

(3) Each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (3)(ii)(B) of this section.

(D) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The Contractor or subcontractor shall make the records required under paragraph (3)(i) of this section available for inspection, copying, or transcription by authorized representatives of the sponsor, the Federal Aviation Administration, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, the Federal agency may, after written notice to the Contractor, Sponsor, applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State Apprenticeship Agency recognized by the Bureau, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Bureau of Apprenticeship and Training or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable

classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Bureau of Apprenticeship and Training, or a State Apprenticeship Agency recognized by the Bureau, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination that provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate that is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal Employment Opportunity. The utilization of apprentices, trainees, and journeymen under this part shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act Requirements.

The Contractor shall comply with the requirements of 29 CFR Part 3, which are incorporated by reference in this contract.

6. Subcontracts.

The Contractor or subcontractor shall insert in any subcontracts the clauses contained in 29 CFR Part 5.5(a)(1) through (10) and such other clauses as the Federal Aviation Administration may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR Part 5.5.

7. Contract Termination: Debarment.

A breach of the contract clauses in paragraph 1 through 10 of this section may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements.

All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes Concerning Labor Standards.

Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of Eligibility.

(i) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 USC 1001.

CERTIFICATION OF OFFERER/BIDDER REGARDING DEBARMENT

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

CERTIFICATION OF LOWER TIER CONTRACTORS REGARDING DEBARMENT

The successful bidder, by administering each lower tier subcontract that exceeds $25,000 as a "covered transaction", must verify each lower tier participant of a "covered transaction" under the project is not presently debarred or otherwise disqualified from participation in this federally assisted project. The successful bidder will accomplish this by:

1. Checking the System for Award Management at website: http://www.sam.gov.
2. Collecting a certification statement similar to the Certification of Offerer /Bidder Regarding Debarment, above.
3. Inserting a clause or condition in the covered transaction with the lower tier contract.

If the Federal Aviation Administration later determines that a lower tier participant failed to disclose to a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the FAA may pursue any available remedies, including suspension and debarment of the non-compliant participant.

A2 DISADVANTAGED BUSINESS ENTERPRISE

A sponsor that anticipates awarding $250,000 or more in AIP funded prime contracts in a federal fiscal year must have an approved Disadvantaged Business Enterprise (DBE) program on file with the FAA Office of Civil Rights (§ 26.21). The approved DBE program will identify a 3-year overall program goal that the sponsor bases on the availability of ready, willing, and able DBEs relative to all businesses ready, willing, and able to participate on the project (§ 26.45).

Contract Types – Sponsors with a DBE program on file with the FAA must include the three following provisions, if applicable:

1) Clause in all solicitations for proposals for which a contract goal has been established,
2) Clause in each prime contract, and
3) Clause in solicitations that are obtaining DBE participation through race/gender neutral means.

A2.1.1 Solicitation Language (Race/Gender Neutral Means)

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

DISADVANTAGED BUSINESS ENTERPRISES

The DBE goal for FY 2023 is 6.68%. Due to the duration of this project, DBE goals may change throughout the term of this agreement. The goals for FY24 – FY26 will be determined by August 2024. DBE goals for construction-related services or additional or optional work will be determined at those times.

Contract Assurance (§ 26.13) –

The Contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Contractor shall carry out applicable requirements of 49 CFR part 26 in the award and administration of Department of Transportation-assisted contracts. Failure by the Contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the Owner deems appropriate, which may include, but is not limited to:

1) Withholding monthly progress payments;
2) Assessing sanctions;
3) Liquidated damages; and/or
4) Disqualifying the Contractor from future bidding as non-responsible.

Prompt Payment (§26.29) – The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than thirty (30) days from the receipt of each payment the prime contractor receives from Pinellas County. The prime contractor agrees further to return retainage payments to each subcontractor within thirty (30) days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time

TEXTING WHEN DRIVING

In accordance with Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving", (10/1/2009) and DOT Order 3902.10, "Text Messaging While Driving", (12/30/2009), the Federal Aviation Administration encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or subgrant.

In support of this initiative, the Owner encourages the Contractor to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Contractor must include the substance of this clause in all sub-tier contracts exceeding $3,500 that involve driving a motor vehicle in performance of work activities associated with the project.

ENERGY CONSERVATION REQUIREMENTS

Contractor and Subcontractor agree to comply with mandatory standards and policies relating to energy efficiency as contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 USC 6201*et seq*).

EQUAL OPPORTUNITY CLAUSE

During the performance of this contract, the Contractor agrees as follows:

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

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

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

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

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

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

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

the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

STANDARD FEDERAL EQUAL EMPLOYMENT OPPORTUNITY CONSTRUCTION CONTRACT SPECIFICATIONS

1. As used in these specifications:

a. "Covered area" means the geographical area described in the solicitation from which this contract resulted;

b. "Director" means Director, Office of Federal Contract Compliance Programs (OFCCP), U.S. Department of Labor, or any person to whom the Director delegates authority;

c. "Employer identification number" means the Federal social security number used on the Employer's Quarterly Federal Tax Return, U.S. Treasury Department Form 941;

d. "Minority" includes:

(1) Black (all persons having origins in any of the Black African racial groups not of Hispanic origin);

(2) Hispanic (all persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin regardless of race);

(3) Asian and Pacific Islander (all persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian Subcontinent, or the Pacific Islands); and

(4) American Indian or Alaskan native (all persons having origins in any of the original peoples of North America and maintaining identifiable tribal affiliations through membership and participation or community identification).

2. Whenever the Contractor, or any subcontractor at any tier, subcontracts a portion of the work involving any construction trade, it shall physically include in each subcontract in excess of $10,000 the provisions of these specifications and the Notice which contains the applicable goals for minority and female participation and which is set forth in the solicitations from which this contract resulted.

3. If the Contractor is participating (pursuant to 41 CFR part 60-4.5) in a Hometown Plan approved by the U.S. Department of Labor in the covered area either individually or through an association, its affirmative action obligations on all work in the Plan area (including goals and timetables) shall be in accordance with that Plan for those trades which have unions participating in the Plan. Contractors shall be able to demonstrate their participation in and compliance with the provisions of any such Hometown Plan. Each contractor or subcontractor participating in an approved plan is individually required to comply with its obligations under the EEO clause and to make a good faith effort to achieve each goal under the Plan in each trade in which it has employees. The overall good faith performance by other contractors or subcontractors toward a goal in an approved Plan does not excuse any covered contractor's or subcontractor's failure to take good faith efforts to achieve the Plan goals and timetables.

4. The Contractor shall implement the specific affirmative action standards provided in paragraphs 7a through 7p of these specifications. The goals set forth in the solicitation from which this contract resulted are expressed as percentages of the total hours of employment and training of minority and female utilization the Contractor should reasonably be able to achieve in each construction trade in

which it has employees in the covered area. Covered construction contractors performing construction work in a geographical area where they do not have a Federal or federally assisted construction contract shall apply the minority and female goals established for the geographical area where the work is being performed. Goals are published periodically in the Federal Register in notice form, and such notices may be obtained from any Office of Federal Contract Compliance Programs office or from Federal procurement contracting officers. The Contractor is expected to make substantially uniform progress in meeting its goals in each craft during the period specified.

5. Neither the provisions of any collective bargaining agreement nor the failure by a union with whom the Contractor has a collective bargaining agreement to refer either minorities or women shall excuse the Contractor's obligations under these specifications, Executive Order 11246, or the regulations promulgated pursuant thereto.

6. In order for the non-working training hours of apprentices and trainees to be counted in meeting the goals, such apprentices and trainees shall be employed by the Contractor during the training period and the Contractor shall have made a commitment to employ the apprentices and trainees at the completion of their training, subject to the availability of employment opportunities. Trainees shall be trained pursuant to training programs approved by the U.S. Department of Labor.

7. The Contractor shall take specific affirmative actions to ensure equal employment opportunity. The evaluation of the Contractor's compliance with these specifications shall be based upon its effort to achieve maximum results from its actions. The Contractor shall document these efforts fully and shall implement affirmative action steps at least as extensive as the following:

a. Ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which the Contractor's employees are assigned to work. The Contractor, where possible, will assign two or more women to each construction project. The Contractor shall specifically ensure that all foremen, superintendents, and other onsite supervisory personnel are aware of and carry out the Contractor's obligation to maintain such a working environment, with specific attention to minority or female individuals working at such sites or in such facilities.

b. Establish and maintain a current list of minority and female recruitment sources, provide written notification to minority and female recruitment sources and to community organizations when the Contractor or its unions have employment opportunities available, and maintain a record of the organizations' responses.

c. Maintain a current file of the names, addresses, and telephone numbers of each minority and female off-the-street applicant and minority or female referral from a union, a recruitment source, or community organization and of what action was taken with respect to each such individual. If such individual was sent to the union hiring hall for referral and was not referred back to the Contractor by the union or, if referred, not employed by the Contractor, this shall be documented in the file with the reason therefore along with whatever additional actions the Contractor may have taken.

d. Provide immediate written notification to the Director when the union or unions with which the Contractor has a collective bargaining agreement has not referred to the Contractor a minority person or female sent by the Contractor, or when the Contractor has other information that the union referral process has impeded the Contractor's efforts to meet its obligations.

e. Develop on-the-job training opportunities and/or participate in training programs for the area which expressly include minorities and women, including upgrading programs and apprenticeship and trainee programs relevant to the Contractor's employment needs, especially those programs funded or approved by the Department of Labor. The Contractor shall provide notice of these programs to the sources compiled under 7b above.

f. Disseminate the Contractor's EEO policy by providing notice of the policy to unions and training programs and requesting their cooperation in assisting the Contractor in meeting its EEO obligations; by including it in any policy manual and collective bargaining agreement; by publicizing it in the company newspaper, annual report, etc.; by specific review of the policy with all management personnel and with all minority and female employees at least once a year; and by posting the company EEO policy on bulletin boards accessible to all employees at each location where construction work is performed.

g. Review, at least annually, the company's EEO policy and affirmative action obligations under these specifications with all employees having any responsibility for hiring, assignment, layoff, termination, or other employment decisions, including specific review of these items, with onsite supervisory personnel such superintendents, general foremen, etc., prior to the initiation of construction work at any job site. A written record shall be made and maintained identifying the time and place of these meetings, persons attending, subject matter discussed, and disposition of the subject matter.

h. Disseminate the Contractor's EEO policy externally by including it in any advertising in the news media, specifically including minority and female news media, and providing written notification to and discussing the Contractor's EEO policy with other contractors and subcontractors with whom the Contractor does or anticipates doing business.

i. Direct its recruitment efforts, both oral and written, to minority, female, and community organizations, to schools with minority and female students; and to minority and female recruitment and training organizations serving the Contractor's recruitment area and employment needs. Not later than one month prior to the date for the acceptance of applications for apprenticeship or other training by any recruitment source, the Contractor shall send written notification to organizations, such as the above, describing the openings, screening procedures, and tests to be used in the selection process.

j. Encourage present minority and female employees to recruit other minority persons and women and, where reasonable, provide after school, summer, and vacation employment to minority and female youth both on the site and in other areas of a contractor's workforce.

k. Validate all tests and other selection requirements where there is an obligation to do so under 41 CFR part 60-3.

l. Conduct, at least annually, an inventory and evaluation at least of all minority and female personnel, for promotional opportunities and encourage these employees to seek or to prepare for, through appropriate training, etc., such opportunities.

m. Ensure that seniority practices, job classifications, work assignments, and other personnel practices do not have a discriminatory effect by continually monitoring all personnel and

employment related activities to ensure that the EEO policy and the Contractor's obligations under these specifications are being carried out.

n. Ensure that all facilities and company activities are non-segregated except that separate or single user toilet and necessary changing facilities shall be provided to assure privacy between the sexes.

o. Document and maintain a record of all solicitations of offers for subcontracts from minority and female construction contractors and suppliers, including circulation of solicitations to minority and female contractor associations and other business associations.

p. Conduct a review, at least annually, of all supervisor's adherence to and performance under the Contractor's EEO policies and affirmative action obligations.

8. Contractors are encouraged to participate in voluntary associations, which assist in fulfilling one or more of their affirmative action obligations (7a through 7p). The efforts of a contractor association, joint contractor union, contractor community, or other similar groups of which the Contractor is a member and participant may be asserted as fulfilling any one or more of its obligations under 7a through 7p of these specifications provided that the Contractor actively participates in the group, makes every effort to assure that the group has a positive impact on the employment of minorities and women in the industry, ensures that the concrete benefits of the program are reflected in the Contractor's minority and female workforce participation, makes a good faith effort to meet its individual goals and timetables, and can provide access to documentation which demonstrates the effectiveness of actions taken on behalf of the Contractor. The obligation to comply, however, is the Contractor's and failure of such a group to fulfill an obligation shall not be a defense for the Contractor's noncompliance.

9. A single goal for minorities and a separate single goal for women have been established. The Contractor, however, is required to provide equal employment opportunity and to take affirmative action for all minority groups, both male and female, and all women, both minority and non-minority. Consequently, if the particular group is employed in a substantially disparate manner (for example, even though the Contractor has achieved its goals for women generally), the Contractor may be in violation of the Executive Order if a specific minority group of women is underutilized.

10. The Contractor shall not use the goals and timetables or affirmative action standards to discriminate against any person because of race, color, religion, sex, or national origin.

11. The Contractor shall not enter into any subcontract with any person or firm debarred from Government contracts pursuant to Executive Order 11246.

12. The Contractor shall carry out such sanctions and penalties for violation of these specifications and of the Equal Opportunity Clause, including suspension, termination, and cancellation of existing subcontracts as may be imposed or ordered pursuant to Executive Order 11246, as amended, and its implementing regulations, by the Office of Federal Contract Compliance Programs. Any contractor who fails to carry out such sanctions and penalties shall be in violation of these specifications and Executive Order 11246, as amended.

13. The Contractor, in fulfilling its obligations under these specifications, shall implement specific affirmative action steps, at least as extensive as those standards prescribed in paragraph 7 of these specifications, so as to achieve maximum results from its efforts to ensure equal employment opportunity. If the Contractor fails to comply with the requirements of the Executive Order, the

implementing regulations, or these specifications, the Director shall proceed in accordance with 41 CFR part 60-4.8.

14. The Contractor shall designate a responsible official to monitor all employment related activity to ensure that the company EEO policy is being carried out, to submit reports relating to the provisions hereof as may be required by the Government, and to keep records. Records shall at least include for each employee, the name, address, telephone number, construction trade, union affiliation if any, employee identification number when assigned, social security number, race, sex, status (e.g., mechanic, apprentice, trainee, helper, or laborer), dates of changes in status, hours worked per week in the indicated trade, rate of pay, and locations at which the work was performed. Records shall be maintained in an easily understandable and retrievable form; however, to the degree that existing records satisfy this requirement, contractors shall not be required to maintain separate records.

15. Nothing herein provided shall be construed as a limitation upon the application of other laws which establish different standards of compliance or upon the application of requirements for the hiring of local or other area residents (e.g. those under the Public Works Employment Act of 1977 and the Community Development Block Grant Program).

FEDERAL FAIR LABOR STANDARDS

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR part 201, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The Consultant has full responsibility to monitor compliance to the referenced statute or regulation. The Consultant must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

CERTIFICATION REGARDING LOBBYING

The Bidder or Offeror certifies by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Bidder or Offeror, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

PROHIBITION OF SEGREGATED FACILITIES

(a) The Contractor agrees that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Contractor agrees that a breach of this clause is a violation of the Equal Employment Opportunity clause in this contract.

(b) "Segregated facilities," as used in this clause, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, sex, or national origin because of written or oral policies or employee custom. The term does not include separate or single-user rest rooms or necessary dressing or sleeping areas provided to assure privacy between the sexes.

(c) The Contractor shall include this clause in every subcontract and purchase order that is subject to the Equal Employment Opportunity clause of this contract.

OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

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

PROCUREMENT OF RECOVERED MATERIALS

Contractor and subcontractor agree to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, and the regulatory provisions of 40 CFR Part 247. In the performance of this contract and to the extent practicable, the Contractor and subcontractors are to use products containing the highest percentage of recovered materials for items designated by the Environmental Protection Agency (EPA) under 40 CFR Part 247 whenever:

1) The contract requires procurement of $10,000 or more of a designated item during the fiscal year; or
2) The contractor has procured $10,000 or more of a designated item using Federal funding during the previous fiscal year.

The list of EPA-designated items is available at www.epa.gov/smm/comprehensive-procurement-guidelines-construction-products.

Section 6002(c) establishes exceptions to the preference for recovery of EPA-designated products if the contractor can demonstrate the item is:

a) Not reasonably available within a timeframe providing for compliance with the contract performance schedule;
b) Fails to meet reasonable contract performance requirements; or
c) Is only available at an unreasonable price.

RIGHTS TO INVENTIONS

Contracts or agreements that include the performance of experimental, developmental, or research work must provide for the rights of the Federal Government and the Owner in any resulting invention as established by 37 CFR part 401, Rights to Inventions Made by Non-profit Organizations and Small Business Firms under Government Grants, Contracts, and Cooperative Agreements. This contract incorporates by reference the patent and inventions rights as specified within 37 CFR §401.14. Contractor must include this requirement in all sub-tier contracts involving experimental, developmental, or research work.

SEISMIC SAFETY

In the performance of design services, the Consultant agrees to furnish a building design and associated construction specification that conform to a building code standard that provides a level of seismic safety substantially equivalent to standards as established by the National Earthquake Hazards Reduction Program (NEHRP). Local building codes that model their building code after the current version of the International Building Code (IBC) meet the NEHRP equivalency level for seismic safety. At the conclusion of the design services, the Consultant agrees to furnish the Owner a "certification of compliance" that attests conformance of the building design and the construction specifications with the seismic standards of NEHRP or an equivalent building code.

CERTIFICATION OF OFFERER/BIDDER REGARDING TAX DELINQUENCY AND FELONY CONVICTIONS

The applicant must complete the following two certification statements. The applicant must indicate its current status as it relates to tax delinquency and felony conviction by inserting a checkmark (✓) in the space following the applicable response. The applicant agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification in all lower tier subcontracts.

Certifications

1) The applicant represents that it is (✓) is not (✓) a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.
2) The applicant represents that it is (✓) is not (✓) is not a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months.

Note

If an applicant responds in the affirmative to either of the above representations, the applicant is ineligible to receive an award unless the sponsor has received notification from the agency suspension and debarment official (SDO) that the SDO has considered suspension or debarment and determined that further action is not required to protect the Government's interests. The applicant therefore must provide information to the owner about its tax liability or conviction to the Owner, who will then notify the FAA Airports District Office, which will then notify the agency's SDO to facilitate completion of the required considerations before award decisions are made.

Term Definitions

Felony conviction: Felony conviction means a conviction within the preceding twentyfour (24) months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the U.S. code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 U.S.C. § 3559.

Tax Delinquency: A tax delinquency is any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

TERMINATION FOR CONVENIENCE (PROFESSIONAL SERVICES)

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

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

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

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

TERMINATION FOR DEFAULT (PROFESSIONAL SERVICES)

Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach.

The terminating party must provide the breaching party [7] days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

a) **Termination by Owner**: The Owner may terminate this Agreement in whole or in part, for the failure of the Consultant to:
   1. Perform the services within the time specified in this contract or by Owner approved extension;
   2. Make adequate progress so as to endanger satisfactory performance of the Project; or
   3. Fulfill the obligations of the Agreement that are essential to the completion of the Project.

   Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

   Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

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

   If, after finalization of the termination action, the Owner determines the Consultant was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

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

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

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract.

In the event of termination due to Owner breach, the Engineer is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

TRADE RESTRICTION CERTIFICATION

By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror –

1) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);

2) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and

3) has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC Section 1001.

The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Contractor must require subcontractors provide immediate written notice to the Contractor if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR 30.17, no contract shall be awarded to an Offeror or subcontractor:

1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR or
2) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list or
3) who incorporates in the public works project any product of a foreign country on such USTR list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Contractor may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Contractor or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

VETERAN'S PREFERENCE

In the employment of labor (excluding executive, administrative, and supervisory positions), the Contractor and all sub-tier contractors must give preference to covered veterans as defined within Title 49 United States Code Section 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 USC 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

FDOT CONTRACT PROVISIONS

Florida Department of Transportation Funding

This project is being funded in part by a Grant from the Florida Department of Transportation (FDOT). The contractor must abide by the following contract provisions:

Equal Employment Opportunity: In connection with the carrying out of this Project, the contractor shall not discriminate against any employee or applicant for employment because of race, age, creed, color, sex or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, age, creed, color, sex, or national origin. Such action shall include, but not be limited to, the following: Employment upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor shall insert the foregoing provision modified only to show the particular contractual relationship in all its subcontracts in connection with the development or operation of the Project, except subcontracts for the standard commercial supplies or raw materials, and shall require all such subcontractors to insert a similar provision in all subcontracts, except subcontracts for standard commercial supplies or raw materials. When the Project involves installation, construction, demolition, removal, site improvement, or similar work, the Contractor shall post, in conspicuous places available to employees and applicants for employment for Project work, notices to be provided by the Department setting forth the provisions of the nondiscrimination clause.

Title VI - Civil Rights Act of 1964: The Contractor will comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 USC 2000d, et. seq), the Regulations of the Federal Department of Transportation issued thereunder, and the assurance by the Contractor pursuant thereto.

Title VIII - Civil Rights Act of 1968: The Contractor will comply with all the requirements imposed by Title VIII of the Civil Rights Act of 1968, (42 USC 3601, et seq.,) which among other things, prohibits discrimination in housing on the basis of race, color, national origin, creed, sex and age.

Americans with Disabilities Act of 1990 (ADA): The Contractor will comply with all the requirements imposed by the ADA (42 USC 12012. et. Seq.) the regulations of the federal government issued thereunder, and the assurance by the Contractor pursuant thereto.

Disadvantaged Business Enterprise (DBE) Policy and Obligation:

DBE Policy: It is the policy of the FDOT Grant that Disadvantaged Business Enterprises (DBE) as defined in 49 CFR Part 26, as amended, shall have the equal opportunity to participate in the performance of contracts financed in whole or in part with FDOT funds. The DBE requirements of 49 CFR Part 26, as amended, apply to this contract.

DBE Obligation: The Contractor agrees to ensure that Disadvantaged Business Enterprises as defined in 49 CFR Part 26, as amended, have the equal opportunity to participate in the performance of this contract. In this regard, the contractor shall take all necessary and reasonable steps in accordance with 49 CFR Part 26, as amended, to ensure that the Disadvantaged Business Enterprises have the maximum opportunity to compete for and perform this contract. The contractor and their subcontractors shall not discriminate on the basis of race, color, national origin or sex in the award and performance of this contract.

The contractor shall not discriminate on the basis of race color national origin or sex in the award and performance of any DOT assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26 The contractor shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of DOT assisted contracts The airport's DBE program goal as required by 49 CFR part 26 and as approved by DOT is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this contract. Upon notification to the contractor of its failure to carry out its approved program the County may impose sanctions as provided for under part 26 and may in appropriate cases refer the matter for enforcement under 18USC1001 and/or the Program Fraud Civil Remedies Act of 1986 (31USC3801 et seq.)

E-Verify

The contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Vendor/Contractor during the term of the contract; and

Shall expressly require any subcontractors performing work or providing services pursuant to this contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term

EXHIBIT E – INSURANCE REQUIREMENTS

INSURANCE:

The Vendor must provide a certificate of insurance and endorsement in accordance with the insurance requirements listed below, prior to recommendation for award.

The Vendor shall obtain and maintain and require any subcontractor to obtain and maintain, at all times during its performance of the Agreement, insurance of the types and in the amounts set forth. For projects with a Completed Operations exposure, Vendor shall maintain coverage and provide evidence of insurance for two (2) years beyond final acceptance. All insurance policies shall be from responsible companies duly authorized to do business in the State of Florida and have an AM Best rating of A- VIII or better.

A. Submittals should include, the Vendor's current Certificate(s) of Insurance. If Vendor does not currently meet insurance requirements, Vendor shall also include verification from their broker or agent that any required insurance not provided at that time of submittal will be in place prior to the award of contract.

   Upon selection of Vendor for award, the selected Vendor shall email certificate that is compliant with the insurance requirements. If the certificate received is compliant, no further action may be necessary. The Certificate(s) of Insurance shall be signed by authorized representatives of the insurance companies shown on the Certificate(s). **The Certificate holder section shall indicate Pinellas County, a Political Subdivision of the State of Florida, 400 S Fort Harrison Ave, Clearwater, FL 33756. Pinellas County, a Political Subdivision of the State of Florida shall be named as an Additional Insured for General Liability. A Waiver of Subrogation for Workers Compensation shall be provided if Workers Compensation coverage is a requirement.**

B. Approval by the County of any Certificate(s) of Insurance does not constitute verification by the County that the insurance requirements have been satisfied or that the insurance policy shown on the Certificate(s) of Insurance is in compliance with the requirements of the Agreement. The County reserves the right to require a certified copy of the entire insurance policy, including endorsement(s), at any time during the RFP and/or contract period.

C. If any insurance provided pursuant to the Agreement expires or cancels prior to the completion of the work you will be notified by CTrax, the authorized Vendor of Pinellas County. Upon notification, renewal certificate(s) of Insurance and endorsement(s) should be furnished to Pinellas County Risk Management at InsuranceCerts@pinellascounty.org and to CTrax c/o JDi Data at PinellasSupport@jdidata.com by the Vendor or their agent prior to the expiration date.

   1) The Vendor shall also notify the County within seventy-two (72) hours after receipt, of any notices of expiration, cancellation, nonrenewal or adverse material change in coverage received by said Vendor from its insurer. Notice shall be given by email to Pinellas County Risk Management at InsuranceCerts@pinellascounty.org. Nothing contained herein shall absolve Vendor of this requirement to provide notice.

   2) Should the Vendor, at any time, not maintain the insurance coverages required herein, the County may terminate the Agreement.

D. If subcontracting is allowed under this RFP, the Primary Vendor shall obtain and maintain, at all times during its performance of the Agreement, insurance of the types and in the amounts set forth; and require any Subcontractors to obtain and maintain, at all times during its performance of the Agreement, insurance limits as it may apply to the portion of the Work performed by the Subcontractor; but in no event will the insurance limits be less than $500,000 for Workers' Compensation/Employers' Liability, and $1,000,000 for General Liability and Auto Liability if required below.

   All subcontracts between the Vendor and its Subcontractors shall be in writing and are subject to the County's prior written approval. Further, all subcontracts shall

   1) Require each Subcontractor to be bound to the Vendor to the same extent the Vendor is bound to the County by the terms of the Contract Documents, as those terms may apply to the portion of the Work to be performed by the Subcontractor;

   2) Provide for the assignment of the subcontracts from the Vendor to the County at the election of Owner upon termination of the Contract;

   3) Provide that County will be an additional indemnified party of the subcontract;

4) Provide that the County will be an additional insured on all insurance policies required to be provided by the Subcontractor except workers compensation and professional liability;
5) Provide a waiver of subrogation in favor of the County and other insurance terms and/or conditions as outlined below;
6) Assign all warranties directly to the County; and
7) Identify the County as an intended third-party beneficiary of the subcontract. The Vendor shall make available to each proposed Subcontractor, prior to the execution of the subcontract, copies of the Contract Documents to which the Subcontractor will be bound by this Section C and identify to the Subcontractor any terms and conditions of the proposed subcontract which may be at variance with the Contract Documents.

E. Each insurance policy and/or certificate shall include the following terms and/or conditions:

1) The Named Insured on the Certificate of Insurance and insurance policy must match the entity's name that responded to the solicitation and/or is signing the agreement with the County.
2) Companies issuing the insurance policy, or policies, shall have no recourse against County for payment of premiums or assessments for any deductibles which all are at the sole responsibility and risk of Vendor.
3) The term "County" or "Pinellas County" shall include all Authorities, Boards, Bureaus, Commissions, Divisions, Departments and Constitutional offices of County and individual members, employees thereof in their official capacities, and/or while acting on behalf of Pinellas County.
4) All policies shall be written on a primary, non-contributory basis.

The minimum insurance requirements and limits for this Agreement, which shall remain in effect throughout its duration and for two (2) years beyond final acceptance for projects with a Completed Operations exposure, are as follows:

1) **Workers' Compensation Insurance** Worker's Compensation Insurance is required if required pursuant to Florida law. If, pursuant to Florida law, Worker's Compensation Insurance is required, employer's liability, also known as Worker's Compensation Part B, is also required in the amounts set forth herein.

Limits

Employers' Liability Limits	Florida Statutory
Per Employee	$ 500,000
Per Employee Disease	$ 500,000
Policy Limit Disease	$ 500,000

If Vendor/Contractor is not required by Florida law, to carry Workers Compensation Insurance in order to perform the requirements of this Agreement, County Waiver Form for workers compensation must be executed, submitted, and accepted by Risk Management. Failure to obtain required Worker's Compensation Insurance without submitting and receiving a waiver from Risk Management constitutes a material breach of this Agreement.

2) **Commercial General Liability Insurance** including, but not limited to, Independent Vendor, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury.

Limits

Combined Single Limit Per Occurrence	$ 1,000,000
Products/Completed Operations Aggregate	$ 2,000,000
Personal Injury and Advertising Injury	$ 1,000,000
General Aggregate	$ 2,000,000

EXHIBIT E – INSURANCE REQUIRMENTS

3) **Pollution Legal/Environmental Legal Liability Insurance** for pollution losses arising from all services performed to comply with this contract. Coverage shall apply to sudden and gradual pollution conditions including the discharge, dispersal, release or escape of smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids or gases, waste materials or other irritants, contaminants or pollutants into or upon land, the atmosphere or any watercourse or body of water, which results in Bodily Injury or Property Damage. If policy is written on a Claims Made form, a retroactive date is required, and coverage must be maintained for 3 years after completion of contract or "tail coverage must be purchased. Coverage should include and be for the at least the minimum limits listed below:

   a. Bodily injury, sickness, disease, mental anguish or shock sustained by any person, including death; property damage including physical injury to or destruction of tangible property including the resulting loss of use thereof, cleanup costs, and the loss of use of tangible property that has not been physically injured or destroyed;

   b. Defense including costs, charges and expenses incurred in the investigation, adjustment or defense of claims for such compensation damages.

   c. Cost of Cleanup/Remediation.

   Limits

Per Claim or Occurrence	$ 1,000,000
General Aggregate	$ 1,000,000

   For acceptance of Pollution Legal/Environmental Legal Liability coverage included within another policy coverage required herein, a statement notifying the certificate holder must be included on the certificate of insurance and the total amount of said coverage per occurrence must be greater than or equal to the amount of Pollution Legal/Environmental Legal Liability and other coverage combined.

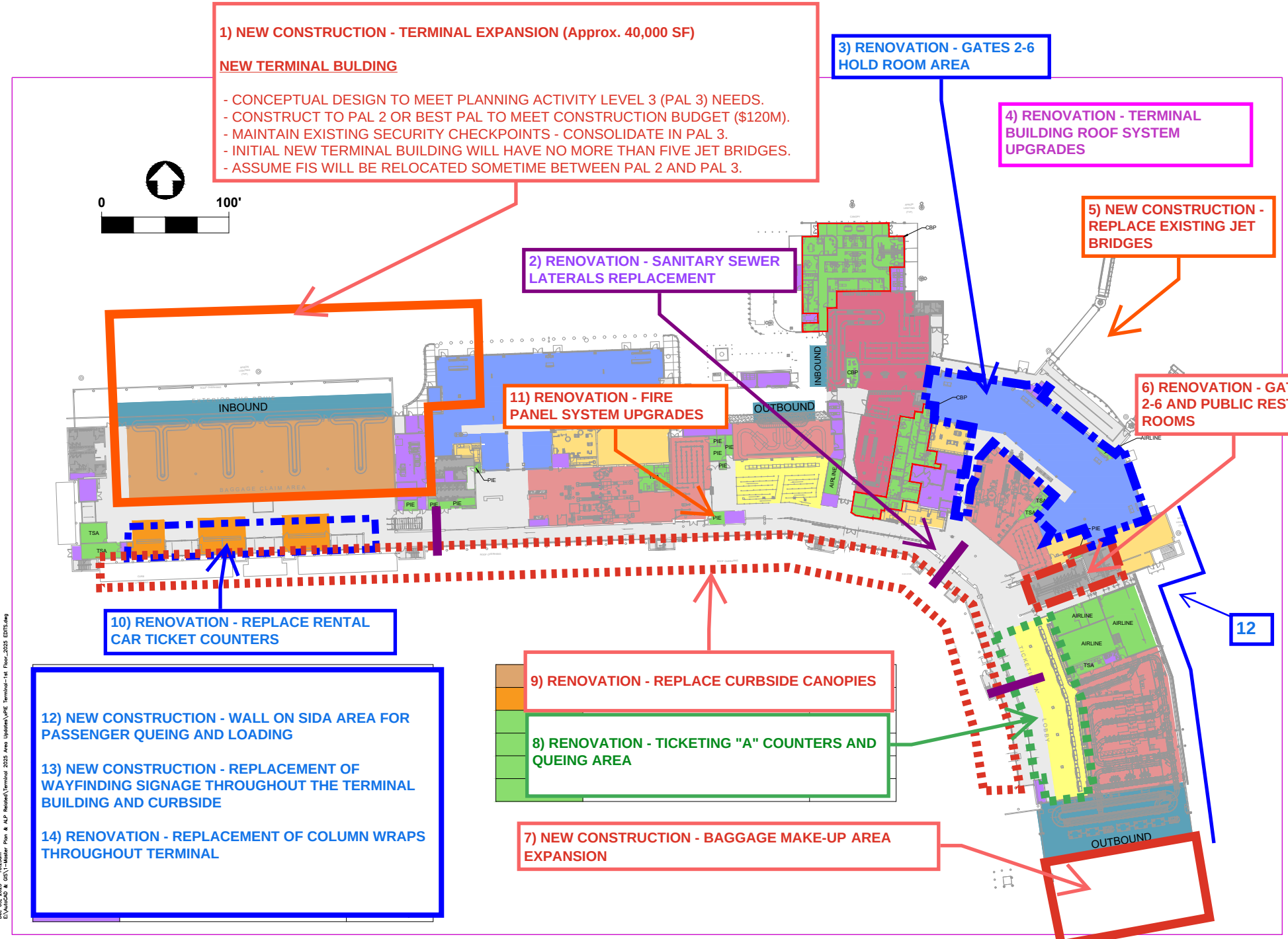
4) **Professional Liability (Errors and Omissions) Insurance** with at least minimum limits as follows. If "claims made" coverage is provided, "tail coverage" extending three (3) years beyond completion and acceptance of the project with proof of "tail coverage" to be submitted with the invoice for final payment. In lieu of "tail coverage", Proposer may submit annually to the County, for a three (3) year period, a current certificate of insurance providing "claims made" insurance with prior acts coverage in force with a retroactive date no later than commencement date of this contract.

   Limits

Each Occurrence or Claim	$ 5,000,000
General Aggregate	$ 5,000,000

   For acceptance of Professional Liability coverage included within another policy required herein, a statement notifying the certificate holder must be included on the certificate of insurance and the total amount of said coverage per occurrence must be greater than or equal to the amount of Professional Liability and other coverage combined.

5) **Property Insurance** Vendor will be responsible for all damage to its own property, equipment, and/or materials.

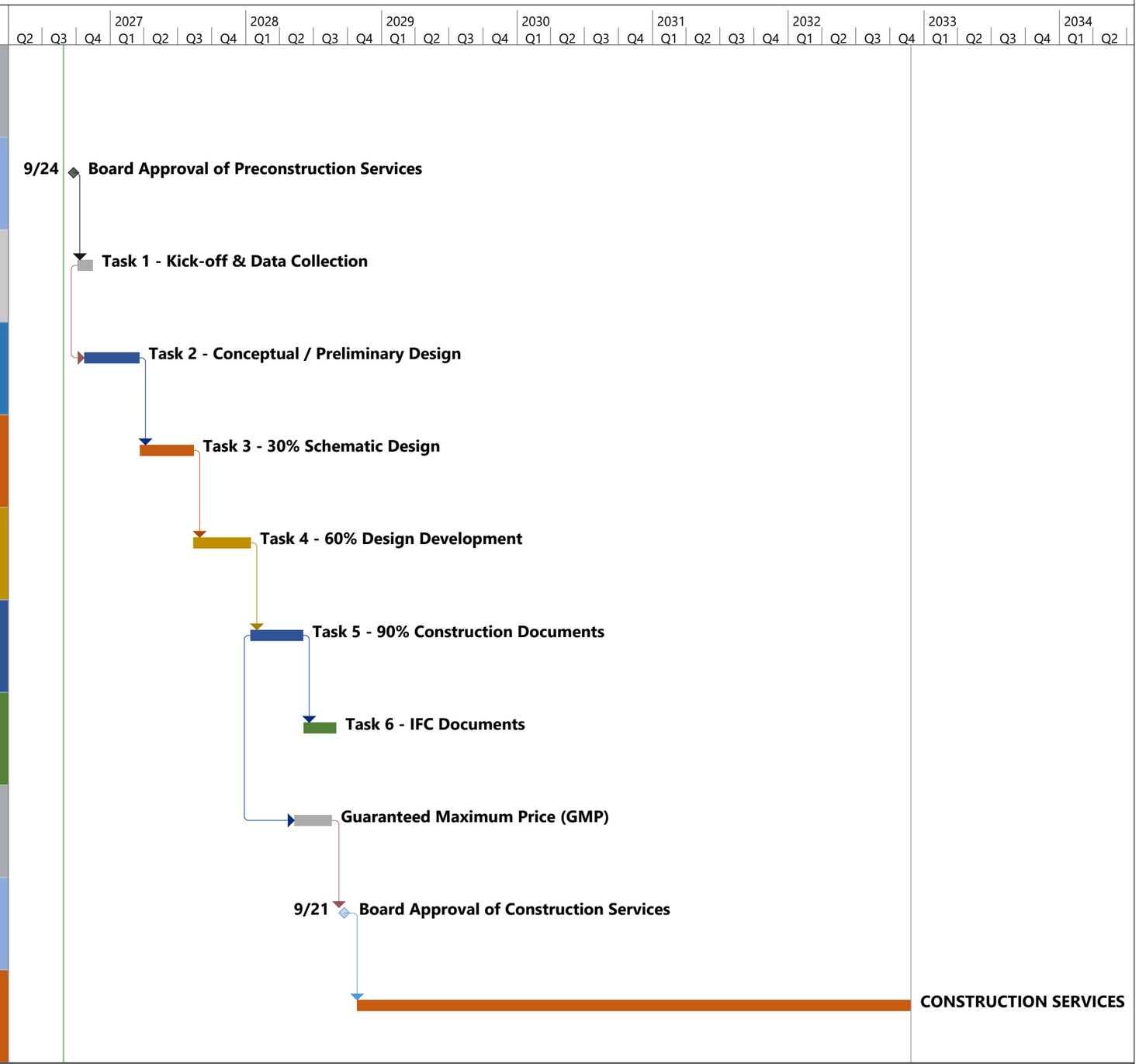


Source: C&S Companies Inc., 2018 (PIE MODIFICATION 2025)

FIGURE 2.2-2
PASSENGER TERMINAL - FIRST FLOOR PLAN

PASSENGER TERMINAL IMPROVEMENTS
ST PETE-CLEARWATER INTERNATIONAL AIRPORT

ID	Task Name	Duration	Start	Finish
1	**PIE PASSENGER TERMINAL IMPROVEMENTS PRECONSTRUCTION**	**1580 days**	**Thu 9/24/26**	**Fri 11/26/32**
2	Board Approval of Preconstruction Services	0 days	Thu 9/24/26	Thu 9/24/26
3	**Task 1 - Kick-off & Data Collection**	**30 days**	**Mon 10/5/26**	**Fri 11/13/26**
4	**Task 2 - Conceptual / Preliminary Design**	**94 days**	**Fri 10/23/26**	**Fri 3/19/27**
5	Task 3 - 30% Schematic Design	102 days	Mon 3/22/27	Thu 8/12/27
6	**Task 4 - 60% Design Development**	**97 days**	**Fri 8/13/27**	**Thu 1/13/28**
7	Task 5 - 90% Construction Documents	100 days	Fri 1/14/28	Fri 6/2/28
8	Task 6 - IFC Documents	62 days	Mon 6/5/28	Wed 8/30/28
9	**Guaranteed Maximum Price (GMP)**	**70 days**	**Thu 5/11/28**	**Fri 8/18/28**
10	Board Approval of Construction Services	0 days	Thu 9/21/28	Thu 9/21/28
11	**CONSTRUCTION SERVICES**	**1064 days**	**Fri 10/27/28**	**Fri 11/26/32**



Fri 8/28/26

PROJECT SCHEDULE

PRECONSTRUCTION RESPONSIBILITY MATRIX

	(P - PRIME S - SECONDARY)			
TASK DESCRIPTION	**COUNTY**	**C&S**	**MANHATTAN**	**AID**
Task 1 - Program Management				
Escorting (Each party is responsible for escorting their own subconsultant/subcontractors)		S	S	S
Task 2 - Conceptual/Preliminary Design				
Data Collection & Review of As-Built Conditions		P	S	
Site Survey/Building Scanning		P		
Geotechnical Testing and Report		P		
Investigations (Video, non-destructive/destructive testing, etc)				
#1 - New Construction - Terminal Expansion		P		
#2 - Renovation - Sanitary Sewer Lateral Replacment		S	P	
#3 - Renovation of Gates 2 - 6		P		
#4 - Renovation - Terminal Building Roof System		S	P	
#5 - New Construction - Replace Existing Jet Bridges		P		
#6 - Renovation of Gates 2-6 and Public Restrooms		P		
#7 - New Construction - Baggage Make-up System		P		
#8 - Renovation - Ticketing "A" Counters and Queing Area		P		
#9 - Renovation - Replace Curbside Canopy		P	S	
#10 - Renovation - Replace Rental Car Ticket Counters		P		
#11 - Renovation - Fire Panel System Upgrades		P	S	
#12 - New Construction - SIDA Wall		P		
#13 - New Construction - Replacement of Wayfinding Signage		P		
#14 - Renovation - Replacement of Column Wraps throughout Terminal		P	S	
On-site Walkthrough		P	S	S
Development of Existing Condition Revit Model		P		
Master Plan Review		P		
Terminal Planing - Program Validation		P		
Development of Conceptual Preliminary Conceptual Concepts - Code Review		P		
Concept Review Workshop		P		
Concept Refinement		P		
Phasing and Constructability		S	P	
Cost Estimating		S	P	
Refined Concept Review/Design Coordination Meetings		P		
Conceptual Design Report Meeting Update		P		
Quality Control Review		P		
Task 3 - Schematic Design (30%)				
Architectural Schematic Design		P		
Interiors/FF&E Schematic Design		P		
Terminal Simulation Modeling		P		
Schematic Design Documents		P		
Aircraft Access and Parking Schematic Design		P		
Airfield Civil Schematic Design		P		
Stormwater Drainage Schematic Design		P		
Building Engineering Civil Schematic Design		P		
Structural Schematic Design		P		
Mechanical HVAC Schematic Design		P		
Plumbing Schematic Design		P		
Electrical Schematic Design		P		
Low Voltage/Security Design		P		
Acoustics & Public Address Schematic Design		P		
Passenger Boarding Bridge Schematic Design		P		
Signage and Wayfinding Schematic Design		P		
Demolition Schematic Design		P		
Phasing Schematic Design		S	P	
Code and Permitting Research with AHJs		P		
Cost Estimating Consultant/CMAR Estimating and Value Engineering		S	P	
Design Coordination Meetings		P		
Federal Agency Coordination		P		
Quality Control Review		P		
Submittal		P		
Airport/RPR Review of A/E Design & CM's Submittals	S			P
Schematic Design Review Meeting		P	S	
Project Management and Discipline Coordination		P		

PRECONSTRUCTION RESPONSIBILITY MATRIX

	(P - PRIME S - SECONDARY)			
TASK DESCRIPTION	**COUNTY**	**C&S**	**MANHATTAN**	**AID**
Task 4 - Design Development (60%)				
Prior Phase Comment Incorporation		P	S	
Design Development		P		
Aircraft Access and Parking Design		P		
Airfield Civil Design		P		
Stormwater Drainage Design		P		
Building Engineering Civil Design		P		
Architectural Design Development		P		
Interiors/FFE Design Development		P		
Structural Design		P		
Mechanical HVAC Design		P		
Plumbing Design		P		
Fire Protection Design Development		P		
Electrical Design		P		
Low Voltage/Security Design		P		
Acoustics & Public Address Design		P		
Passenger Boarding Bridge Design		P		
Signage and Wayfinding Design		P		
Demolition Design		P		
Phasing Design		S	P	
Code and Permitting Research with AHJs		P		
Cost Estimating Consultant/CMAR Estimating and Value Engineering		S	P	
Design Coordination Meetings		P		
Federal Agency Coordination		P		
Quality Control Review		P		
Submittal		P		
Airport/RPR Review of A/E Design & CM's Submittals	S			P
Schematic Design Review Meeting		P	S	
Project Management and Discipline Coordination		P		
Bidding Services		S	P	
Task 5 - Construction Documents (90%)				
Prior Phase Comment Incorporation		P	S	
Construction Documents		P		
Aircraft Access and Parking Design		P		
Airfield Civil Construction Documents		P		
Stormwater Drainage Design		P		
FAA Required Draft Documentation Submittal		P		
Building Engineering Civil Design		P		
Architectural Construction Documents		P		
Interiors/FFE Construction Documents		P		
Structural Design		P		
Mechanical HVAC Design		P		
Plumbing Design		P		
Fire Protection Design Development		P		
Electrical Design		P		
Low Voltage/Security Design		P		
Acoustics & Public Address Design		P		
Passenger Boarding Bridge Design		P		
Signage and Wayfinding Design		P		
Demolition Design		P		
Phasing Design		S	P	
Code and Permitting Research with AHJs		P	S	
Cost Estimating Consultant/CMAR Estimating and Value Engineering		S	P	
Design Coordination Meetings		P		
Federal Agency Coordination		P	S	
Quality Control Review		P	S	S
Submittal		P		
Airport/RPR Review of A/E Design & CM's Submittals	S			P
Construction Documents Review Meeting		P	S	
Project Management and Discipline Coordination		P		
Bid Reconciliation			P	
Long-Lead Items			P	
Project Schedule			P	
Guaranteed Maximum Price Proposal and Contract Time			P	
Permitting		P	S	S
Task 6 - Construction Documents (IFC)				
Prior Phase Comment Incorporation		P	S	
Construction Documents		P		
Cost Estimating			P	
Airport/RPR Review of A/E Design & CM's Submittals	S			P
Design Coordination Meetings		P		
Quality Control Review		P	S	S
Submittal		P		
Project Schedule			P	
Project Management		P		

CONSTRUCTION RESPONSIBILITY MATRIX

		(P - PRIME S - SECONDARY)			
	TASK DESCRIPTION	**COUNTY**	**C&S**	**MANHATTAN**	**AID**
Construction Related					
	Performance and Payment Bonds			P	
	Builders Risk Insurance			P	
	Permits and Fees			P	
	Supervision and Construction Procedures			P	
	Labor and Materials			P	
	Warranty			P	
	Taxes			P	
	Allowances			P	
	Schedules			P	
	Preparation of Submittals, Shop Drawings, Product Data and Samples			P	
	Lands for Work and Access Thereto	P			
	Access to Work			P	
	Royalties and License Fees			P	
	CMAR Testing and Inspections			P	
	Development of Safety Programs			P	
	Furniture, Furnishings and equipment delivery, and installation/coordination	S		P	S
	Commissioning		S	P	
	Threshold Inspection				P
	Quality Assurance Testing				P
	Davis Bacon Interviews (Contingent on final ruling)				P
	Tracking of SBE/DBE Participation				P
	Progress Meetings (Agenda/Meeting/Minutes) and other meetings as necessary				P
	Full-time Resident Project Representatives (RPR)				P
	Certification for Payment				P
	Monthly Progress Reports to Owner				P
	Stakeholder relationships management				P
	County Beneficial Occupancy Coordination				P
	Coordination of County's Separate Contractors				P
	Certificate of Substantial Completion		P	S	S
	Certificate of Occupancy (By County)	S		P	
Task 8 - Project Closeout		S	S	S	P
	Record Documents		P	S	S
	Warranty Inspection				P
	Project Management and Discipline Coordination				P