Pinellas County

Staff Report

File #: 26-1373A, **Version:** 1 **Agenda Date:** 10/27/2026

Subject:
First Amendment to the agreement with Manhattan Construction Company, as the Construction Manager at Risk, for preconstruction services for the revised and rescoped Terminal Improvements Project at the St. Pete-Clearwater International Airport.

Recommended Action:
Approval of the First Amendment to the agreement with Manhattan Construction Company, as the Construction Manager at Risk (CMAR), for preconstruction services for the revised and rescoped Terminal Improvements Project (TIP) at the St. Pete-Clearwater International Airport (PIE).

- This increases the contract by $753,946.44 for a revised not to exceed amount of $998,570.44 and extends the contract by eight hundred ninety-four consecutive calendar days through December 17, 2032.
- Since the award of the original agreement, the project has evolved from construction management services primarily supporting a new terminal expansion into a comprehensive TIP. The revised scope includes 14 major project elements.
- The expanded scope has increased the overall TIP budget from approximately $110M to $145M, an increase of more than 30%. This significant increase in project size and complexity has expanded the scope of the CMAR's preconstruction management services necessary to develop a Guaranteed Maximum Price.
- The original contract was awarded by the Board of County Commissioners on January 14, 2025, in the amount of $374,895.00. This agreement is budgeted for in the amount of $374,895.00. This agreement is budgeted for in the Fiscal Year 2026 Capital Improvement Plan (CIP) Budget and six-year CIP of PIE in the Airport Revenue and Operating Fund for the Passenger TIP (003343A). In the event that future fiscal year funding is not available, the County maintains the authority to terminate this agreement.

Contract 24-0333-RFP-CMAR; increase in the amount of $753,946.44 for a revised not to exceed expenditure of $998,570.44, effective through December 17, 2032; 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:
The First Amendment increases the contract by $753,946.44 for a revised not to exceed amount of $998,570.44 and extends the contract by eight hundred ninety-four (894) consecutive calendar days through December 17, 2032.

Background Information:

The original contract was awarded by the Board on January 14, 2025, for a term of 2,000 calendar days expiring on July 7, 2030, for the entire project. This First Amendment of the rescoped project will add 894 calendar days to extend the term of the project to December 17, 2032, through construction completion.

The original contract amount approved by the Board on January 14, 2025, was $374,895.00 for preconstruction services only. This First Amendment of the rescoped project will add $753,946.44, for a total amount of $998,570.44. An additional amendment for the CMAR will follow once Guaranteed Maximum Price is determined.

The purpose of the revised and rescoped project is to renovate the existing terminal building to address current functional and operational deficiencies. Planned improvements include enhancements to the existing terminal public areas, including existing hold rooms, restrooms, ticketing areas, baggage make-up areas; replacement of two jet bridges; replacement of terminal curbside canopies; and rehabilitation of sanitary sewer pipes, fire protection systems, and roof structure.

In addition to these renovations, the project will develop conceptual renderings and preliminary drawings/plans for a future terminal building capable of meeting projected passenger demand up to 4.5 million passengers annually. A portion of this terminal, referred to as the “Cornerstone”, will be constructed as part of this project.

Fiscal Impact:

Original Award	$ 374,895.00
(Less Amount Invoiced)	($ 130,271.00)
First Amendment	$ 753,946.44
Revised Total Contract Amount	$ 998,570.44

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 Passenger 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:

First Amendment

FIRST AMENDMENT

This Amendment is made and entered into on the date last executed below ("Effective Date"), by and between Pinellas County, a political subdivision of the State of Florida, hereinafter referred to as "County," and Manhattan Construction Company, Tampa, FL hereinafter referred to as "Contractor," (individually referred to as "Party", collectively "Parties").

WITNESSETH:

WHEREAS, the County and the Contractor entered into an agreement on January 1, 2025, pursuant to Pinellas County Contract No. 24-0133-RFP-CMAR (hereinafter "Agreement") pursuant to which the Contractor agreed to provide Construction Manager at Risk services pertaining to the Passenger Terminal Improvements for County; and

WHEREAS, Article nine, two, two (9.2.2) of the Agreement permits modification by mutual written agreement of the parties; and

WHEREAS, the County and the Contractor now wish to modify the Agreement in order to provide for an increase to the total expenditure amount and to extend the contract, at the same prices, terms, and conditions;, at the same prices, terms, and conditions;

NOW THEREFORE, the Parties agree that the Agreement is amended as follows:

1. The term is hereby extended for an additional eight ninety-four (894) consecutive calendar days period ending December 17, 2032.
2. The not-to-exceed expenditure is revised to reflect an increase in the amount of $753,946.44 for a revised not-to-exceed total expenditure of $998,570.44.
3. The Agreement is hereby amended to include Attachment A – Additional Scope of Work and Proposal.
4. Except as changed or modified herein, all provisions and conditions of the original Agreement and any amendments thereto shall remain in full force and effect.

Each Party to this Amendment represents and warrants that: (i) it has the full right and authority and has obtained all necessary approvals to enter into this Amendment; (ii) each person executing this Amendment on behalf of the Party is authorized to do so; (iii) this Amendment constitutes a valid and legally binding obligation of the Party, enforceable in accordance with its terms.

IN WITNESS WHEREOF the Parties herein have caused this First Amendment to be executed by their undersigned officials, who are duly authorized to bind the Parties to the Agreement.

Pinellas County, a political subdivision of the State of Florida:

Signature

Dave Eggers
Printed Name

Chair
Printed Title

October 27, 2026.
Date

ATTEST: KEN BURKE, CLERK

By:

BOARD OF COUNTY COMMISSIONERS SEAL PINELLAS COUNTY, FLORIDA

Contractor: **Manhattan Construction Company**

Signature

J. Michael Miller
Printed Name

Vice President
Printed Title

October 6, 2026
Date

APPROVED AS TO FORM

By: *Miles Belknap*

Office of the County Attorney

ATTACHMENT A - SCOPE OF WORK AND PROPOSAL

PIE Passenger Terminal Improvements Scope of Work (Amendment No. 1)

April 3, 2026
St. Pete-Clearwater International Airport
Pinellas County, Florida
Solicitation No.: 23-0146-RFP

Prepared by C&S Engineers, Inc. at
the direction of Pinellas County

All provisions in the Agreement and any attachments thereto in conflict with this Amendment shall be and are hereby changed to conform with this Amendment. All provisions not in conflict with this amendment are still in effect and are to be performed at the level specified in the Agreement.

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I PROJECT DESCRIPTION

The County has requested that C&S (Consultant) provide an addendum scope and fee to the Prime Contract for the architectural, engineering, planning, and construction engineering services for revised improvements of the existing terminal building (Project). A CMAR and Owner's Representative have been selected by the airport for this project.

Attachment A appended to this document, as well as the following is a description of the Scope of Work provided by the County to aid in the design teams development of this Addendum Scope of Work document:

1. *New Construction - Terminal Expansion*
    a. *2nd floor loading*
    b. *Provide at least 4 (maybe 5) passenger loading bridges.*
    c. *Provide area additional storage area to support existing concessions. Maybe some additional office space.*
    d. *It's airports staff preference to provide a pedestrian ramp from the ground floor to the second floor unless building code specifically requires elevators/escalators. (which have been maintenance headaches for the airport).*

2. *Renovation - Replace sanitary sewer laterals from Terminal building to main trunk line at Terminal curbside roadway*
    a. *Video inspection of all existing sanitary sewer laterals from building to main trunk line.*
        i. *Include drain from 2nd floor restaurant to grease tanks near dog park.*
    b. *Reconstruct with new pipe to improve capacity.*

3. *Renovation - Gate 2 - 6 Area*
    a. *Replace carpet.*
    b. *Renovate restrooms.*
    c. *Add new charging stations.*
    d. *Replace ceiling tiles.*
        i. *Lift upward if possible to give impression of more space.*
    e. *Refinish or paint walls.*
    f. *Provide exit lanes similar to existing gates 7-11 area.*
        i. *This will likely involve re-configuration of the security checkpoint.*
        ii. *Glass wall between public seating area and checkpoint can be removed.*

4. *Renovation - Terminal Building Roof System*
    a. *Perform a field investigation of existing roof system*
    b. *Develop plan for re-roofing needed areas*

5. *New Construction - Replace the existing two passenger boarding bridges*
    a. *Include PCA*

6. *Renovation - Public Restrooms adjacent to Checkpoint A*

7. *New Construction - Expansion of the Baggage Make-Up System*
    a. *Increase the baggage make-up system to handle up to pal 2+ enplanements*
    b. *Same as existing scope of work.*

8. *Renovation - Replace Ticketing A counters and improve queuing area*
    a. *Removal of partition wall between the corridor and ticketing area could provide more open area to improve queuing and allow for self-service kiosks.*

9. *Renovation - Replace curbside canopies to reduce water intrusion into the Terminal building*
    a. *If possible, extend canopies to cover at least ½ of curbside drop-off lane protect passengers from the elements.*

10. *Renovation - Replace Rental Car Counters*
    a. *Replace tile if needed.*
    b. *Clearstory windows above rental car areas. Replace windows with tinted windows.*

11. *Renovation – Analyze existing Fire Alarm system, provide recommendations*

12. *Miscellaneous Items*
    a. *Information Booth in Baggage Claim*
        i. *Design new information booth*
        ii. *Does not need to go in the same location.*

b. *Replace Wayfinding signage throughout terminal building and curbside.*
c. *Replace column wraps throughout terminal building.*
    i. *Airport staff prefers round, stainless steel.*
d. *Analyze if vestibules are possible along the building entrances to reduce heat loss. (Like those similar in baggage claim).*
e. *Add wall on SIDA area at aircraft parking positions #1 thru #3 for passenger loading*

II PROJECT TASKS

No Changes from Prime Agreement

TASK 1 PROGRAM MANAGEMENT

No Changes from Prime Agreement

Task 1.01 Overall Project Process support and coordination Schedule

No Changes from Prime Agreement

Task 1.02 Project development Support – Escorting

The Consultant will provide escorts for vendors, subconsultants and other stakeholders as needed to facilitate the completion of the project tasks. As follows:

C&S – Two (2) Non-Movement with Escort and SIDA badges (vehicle movement activities)
Gensler – Two (2) Non-Movement with Escort and SIDA badges (non-vehicle movement activities)
TLC – Two (2) Non-Movement with Escort and SIDA badges (non-vehicle movement activities)
Tierra – Two (2) Non-Movement with Escort and SIDA badges (vehicle movement activities)
Hyatt – Two (2) Non-Movement with Escort and SIDA badges (vehicle movement activities)
ECHO – Two (2) Non-Movement with Escort and SIDA badges (vehicle movement activities)
DBS – Two (2) Non-Movement with Escort and SIDA badges (vehicle movement activities)
OHC – Two (2) Non-Movement with Escort and SIDA badges (vehicle movement activities)
Taylor – One (1) Non-Movement with Escort and SIDA badges (non-vehicle movement activities)
VTC – Two (2) Non-Movement with Escort and SIDA badges (non-vehicle movement activities)

TASK 2 CONCEPTUAL/PRELIMINARY DESIGN

No Changes from Prime Agreement

Task 2.01 Data Collection and Review of As-Built Conditions

In addition to Scope of Work in Prime Agreement, the Consultant will conduct on site walkthroughs as necessary to validate existing documentation data and collect additional information required for addendum scope of work.

To support calibration of passenger flow modeling and validate planning assumptions, the Consultant will conduct on-site observational data collection over a three-day period. At least one of the observation days will occur during a peak month operating period to ensure representative peak demand conditions are captured.

During the site visits, the Consultant will document operational characteristics, passenger processing patterns, circulation behavior, and queuing dynamics within key areas of the terminal. Data collected will be used to inform simulation inputs and validate modeling

assumptions for subsequent analysis tasks, particularly those associated with Ticketing A renovation and automated flow control in the Gates 2–6 area.

Observational data collection efforts will include:

- Passenger arrival rates by time of day
- Queue formation and dissipation patterns
- Queue lengths and wait time observations
- Circulation flow patterns and congestion points
- Exit flow dynamics at Gates 2–6
- Ticketing lobby utilization and agent processing activity
- Security checkpoint queuing interface (as observable from public areas)

Field observations will be documented through field notes, time-stamped counts, photographs (as permitted), and diagrammatic flow mapping. The collected data will be synthesized and used to calibrate AirTop simulation models and validate assumptions used in evaluating:

- Ticketing A renovation scenarios
- Automated flow control measures at Gates 2–6
- Passenger circulation improvements under PAL 2 demand conditions

This task ensures that simulation outputs are grounded in observed operational conditions and reflect realistic passenger behavior patterns specific to the Airport.

Task 2.02 Site Survey, Scanning and/or Testing.

Task 2.02.01 Site Survey / Building Scanning

The Consultant shall coordinate the execution of additional comprehensive SUE survey which includes the designating, locating, surveying, and mapping of underground utilities, where necessary (curbside). In addition, building scanning not previously collected during original effort will be performed, covering all areas considered as part of this addendum scope of work, including above ceiling and specific areas identified as necessary for development of the project. This information will be used as the basis for development of alternative concepts.

Task 2.02.02 Geotechnical Testing and Report

The Consultant shall coordinate the execution of additional geotechnical testing and reporting covering all areas considered as part of this addendum scope of work. The geotechnical information will be the basis for the conceptualizing of structural foundation, apron pavement elements, and drainage support associated with the Project.

All geotechnical investigations previously performed will be utilized for the current project design. No duplication of efforts will be performed. Soil borings and field testing will be performed in areas not previously investigated, where warranted.

Task 2.03 On-Site Walkthrough

The Consultant will conduct an in-person walkthrough for all visible and readily accessible areas to be included as part of this project. The Airport will attend with knowledgeable staff and provide access to all areas associated with the Project to ensure a comprehensive walkthrough. The following disciplines are anticipated to be present from the Consultant team:

- *Project Officer (for inter-team coordination) – 1*
- *Project Managers – 2*
- *Project Architects – 3 (2 firms)*
- *Site Civil Engineers - 2*
- *Structural Engineer - 1*
- *Mechanical Engineer – 1*
- *Plumbing Engineer – 1*
- *Fire Protection Engineer – 1*
- *Electrical Engineer – 1*
- *Security/IT Engineer – 1*
- *Acoustical Consultant – 1*
- *Wayfinding Consultant – 1*
- *Cost Consultant – 1*
- *Bag System Consultant – 1*
- *Gate System Consultant – 1*
- *Scanning Consultant – 1*

The walkthrough will serve as a high-level review of the data collected in the previous Task 2.01. Verification of existing documentation, to the extent possible, will be completed by design team on as-needed basis throughout the project's design.

Task 2.04 Development of Existing Condition Revit Model

No Changes from Prime Agreement

Task 2.05 Master Plan Review

The Consultant shall schedule a meeting to review Allegiant's current projected flight schedules. If nothing has changed, there is no further work. If there are updates, coordinate any schedule changes into the design day flight schedules for facility requirements.

Task 2.06 Terminal Planning – Program Validation

The Consultant's terminal planning team will provide comprehensive planning services in support of PAL 2 implementation, near-term renovations, and long-range PAL 3 terminal development concepts. Services include program validation, facility requirements development, passenger flow modeling, aircraft and passenger boarding bridge (PBB) planning analysis, and concept refinement to ensure operational efficiency, flexibility, and alignment with Airport level of service (LOS) objectives.

Based on revised air carrier activity projections for PAL 2, the Consultant will develop updated terminal and support area space requirements to support design. Facility requirements will be developed using peak period demand factors, FAA and industry-standard planning criteria, comparable airport benchmarks, Airport-defined LOS standards, and space optimization principles. Flexibility of facilities to accommodate fluctuating demand will also be incorporated into the analysis.

Terminal building space requirements will be defined for areas to be reconfigured within the existing terminal and for the proposed holdroom expansion. Specific focus areas include:

- Holdroom expansion sizing
- Ticketing A renovation area

The Consultant will compare updated facility requirements to existing terminal conditions and prior master plan projections. A graphic "hot spot" exhibit will be prepared identifying areas that are undersized, oversized, operating below the Airport's desired LOS, or creating congestion or circulation constraints. This analysis will inform PAL 2 design and PAL 3 concept development.

Task 2.06.01 Federal Agency Coordination

No Changes from Prime Agreement

Task 2.06.02 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

This Task will include the construction of a New Terminal Area Addition which is anticipated to be approximately 41,000 square feet. The new construction will be partially built over the existing baggage claim area and include four or five new boarding gates with associated passenger Holdroom areas, restrooms, concessions, FF&E, and passenger boarding bridges (PBB). Approximately 10,000 square feet of unfinished space shall be set aside for future PIE office and storage use.

The Consultant will support concourse expansion planning by integrating PAL 2 program requirements into airside and terminal configuration analysis. Gate and

ramp planning will be conducted using AviPlan software to simulate aircraft movement paths, parking clearances, PBB slopes, docking constraints, and operational limitations that may influence the design of the expansion.

Planning efforts will establish ramp limitations imposed on the expansion footprint and ensure compatibility between aircraft operations and terminal configuration. The Consultant will review concept development submissions to confirm integration with overall passenger flow, program requirements, and operational objectives for PAL 2.

The Consultant shall evaluate passenger access to the new terminal addition by means of a ramp from the existing Holdroom area.

Task 2.06.03 Sanitary Sewer Laterals

The consultant will coordinate with CMAR for pipe scanning and investigation to determine extents of required replacement. A comprehensive diagram showing results of scans and recommended locations for replacement will be provided.

Task 2.06.04 Renovation – Gates 2-6 area (includes Restrooms)

This renovation will encompass the replacement of all floor and wall finishes of the passenger Holdroom area and the ramps and corridors that lead from the existing PBB's to the FIS area, provide new FF&E with integrated charging stations, and replacement of ceiling tiles.

Complete renovation of the existing post-security restrooms, including floor, walls and ceiling finishes; all electrical and plumbing fixtures; mechanical devices; and toilet partitions. The Consultant will evaluate the existing restroom layout, and fixture counts to confirm compliance with current building codes.

The Consultant will evaluate existing ceiling height and existing MEP/FP systems to determine if it is possible to increase ceiling height.

The Consultant will support renovation of the Gates 2–6 area by assessing surplus circulation space that may be reallocated to improve exit flow and overall operational efficiency. Required circulation space and Security Screening Checkpoint (SSCP) queuing space will be evaluated to identify potential space surpluses available for reconfiguration. The Consultant will redesign the existing SSCP area to incorporate new exit lanes to operate similarly to the exit lanes from Gates 7-11.

To validate the operational impact of proposed exit modifications and automated flow control measures, AirTop simulation software will be utilized to produce both graphical outputs and quantitative data demonstrating performance improvements under PAL 2 demand conditions.

Task 2.06.05 Roof Evaluation & Replacement

The consultant will coordinate with CMAR for roof evaluation and investigation to determine extents of required repairs and replacement. A comprehensive diagram showing results of investigation and recommended locations for repairs or replacement will be provided.

Task 2.06.06 Existing PBB Replacement

The Consultant will provide planning-level ramp marking layouts informed by AviPlan PBB and aircraft path analysis to ensure that replacement of existing passenger boarding bridges maximizes apron efficiency, maintains operational flexibility, and supports the PAL 2 fleet mix. Analysis will confirm aircraft parking geometry, wingtip clearances, and compatibility with adjacent gate operations.

Task 2.06.07 Public Restrooms Renovations (Ticketing A)

This Task will include the complete renovation of the existing pre-security restrooms, including floor, walls and ceiling finishes; all electrical and plumbing fixtures; mechanical devices; and toilet partitions. The Consultant will evaluate the existing restroom layout, and fixture counts to confirm compliance with current building codes.

Task 2.06.08 Baggage Makeup Renovation/Expansion

In addition to Prime Agreement Scope of Work, the Consultant will consider the design of the baggage makeup expansion when developing the three concepts for the Terminal exterior redesign concepts. The design should consider design integration of this expansion with the proposed covered SIDA wall and curbside canopy replacement.

Task 2.06.09 Ticketing A Renovation

This Task includes the design optimization of the Terminal Ticketing "A" area to meet PIE's ticket counter growth requirements, address operational deficiencies and provide flexibility in implementing innovative technologies:

- Renovate ticketing area to include new flooring, walls finish, ceilings, lighting and ticket counters.
- Evaluate existing baggage belts and confirm operational needs.

- Define future ticketing strategy to help inform needs and help develop options for modernized ticketing pods with integral digital display screens, flexible layouts, self-service bag drops, kiosks and re-pack desk.
- Conduct passenger processing and throughput simulations to accommodate more efficient passenger flow.
- Evaluate existing ATO spaces and layout, including TSA offices and PIE support spaces
- Evaluate existing MEP/FP systems' efficacy and implement improvements to accommodate the new layout.

The Consultant will support Ticketing A renovation through initial program validation to confirm sufficient queuing space, passenger processing capacity, and circulation. Through concept development review, planning staff will evaluate design recommendations to ensure compatibility with the overall terminal concept, improved passenger flow, and mitigation of identified congestion "hot spots."

Passenger flow impacts will be analyzed using AirTop simulation software to produce graphics and supporting data validating operational improvements achieved through renovation or reconfiguration under PAL 2 conditions.

Task 2.06.10 Curbside Canopy Replacement

This Task will be evaluated as part of the development of the Terminal exterior redesign concepts. The new canopy must ensure passenger protection from rain as well prevent rainwater intrusion into terminal through the existing sliding doors. Additionally, the new canopy material selection must consider existing structural limitations and code compliance with current building codes.

Task 2.06.11 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

This Task includes the replacement of all rental car counters and existing information booth, and the renovation of adjacent areas. The new design shall be consistent with the redesign of the Ticketing "A" and Gates 2-6 SCCP areas and therefore must consider the renovation of existing wall and floor finishes.

As part of this Task and in conjunction with the development of the Terminal exterior redesign concepts, the Consultant shall evaluate the existing glazing system above the rental car counters and provide options to attenuate the solar heat gain and reduce excessive light transmittance onto the counters and baggage claim areas.

The Consultant will support replacement of rental car counters and the information booth through program validation to confirm adequate rental car queuing and circulation space. Design concepts will be reviewed to ensure consistency with overall terminal operations, passenger flow, wayfinding clarity, and congestion mitigation objectives.

Passenger flow impacts will be evaluated using graphic heat mapping techniques to identify potential operational constraints and improvements under PAL 2 demand levels.

Task 2.06.12 Fire Alarm System Upgrades

The consultant will evaluate the overall current Fire Alarm system and provide guidance to airport in selection of modifications or replacement, based on feedback from stakeholders (i.e. airport, operations, maintenance, CMAR, etc.) and budget options.

Task 2.06.13 Wayfinding Replacement Program

The Wayfinding Replacement Program will be managed as an independent workstream operating in parallel with the remaining components of Task 2, Conceptual Preliminary Design. This workstream is responsible for developing a comprehensive, airport-wide signage and wayfinding design and strategy suitable for full implementation across all subsequent subtasks.

Work includes establishing a unified, ADA-compliant signage system and a consistent visual vocabulary that supports efficient passenger circulation and clear terminal navigation from curb to gate. The resulting system will replace the existing signage, which is considered outdated, inconsistent, and contains documented errors.

Task 2.06.14 Replace Column Wraps throughout Terminal

The Consultant will examine replacement of all existing column covers and incorporate into the interior redesign effort for the Terminal. The Consultant will consider passenger traffic / use adjacencies, aesthetic mixing of materials within the same space, and investment in the most impactful passenger areas.

Other considerations must be the integration of signage and wayfinding into the column cover design as well as electrical and systems needs for passengers and PIE use.

Task 2.06.15 SIDA Separation Wall at Positions 1A through 2

The Consultant will design a SIDA separation wall from the Gates 2-6 Holdrooms area to aircraft parking positions 1A–2. The wall shall meet current TSA requirements and provide overhead cover to protect passengers from inclement weather. Consider integration of the wall design with the design of the canopy renovation and the new expansion of the baggage makeup area.

The Consultant will prepare planning diagrams informed by AviPlan aircraft movement paths and clearance envelopes to support placement of the proposed SIDA separation wall. Planning services will ensure wall placement and associated ramp markings maintain required aircraft clearances and operational safety at Positions 1A through 2.

Task 2.06.16 Feasibility Study on entry Vestibules in lieu of Entry Hallway

The Consultant will study options to introduce vestibules at all Terminal entrances to the ticketing areas, similar to the entry vestibule into the baggage claim area. The study should examine a solution that would remove all existing interior glass partitions that create a hallway between the entrance and Ticketing areas. The study must include analysis of existing HVAC system and provide recommendations to accommodate the entry vestibules.

Planning analysis will consider passenger flow, wayfinding clarity, and congestion mitigation. Passenger movement impacts will be evaluated using graphic heat mapping analysis to identify potential operational constraints and benefits associated with each configuration.

Task 2.06.17 PAL 3 Terminal Concepts (3 Options)

Based on revised air carrier activity projections for PAL 3, the Consultant will develop updated terminal and support space requirements to guide long-range development beyond PAL 2 construction. Facility requirements will be based on peak period demand factors, FAA and industry standards, comparable airport benchmarks, flexibility considerations, and space optimization principles.

Terminal space requirements will be defined for major building components, including:

- Aircraft gate positions and future passenger boarding bridges
- Ticketing areas (lobby, counters, agent areas, offices)
- Baggage facilities (inbound, outbound, and claim)
- Checked baggage screening (TSA)
- Curbside check-in

- Concessions
- Public and passenger waiting areas
- Passenger security screening checkpoint
- Horizontal and vertical circulation
- Restrooms
- Airport administrative offices and affiliated facilities
- Support areas
- TSA leasehold spaces
- Other required program elements

As with PAL 2, facility requirements will be compared to existing conditions and prior master plan projections. A "hot spot" exhibit will be prepared identifying areas operating below desired LOS, undersized or oversized program elements, and circulation bottlenecks.

The Consultant will then develop three planning-level PAL 3 development concepts to meet program requirements and guide long-term terminal evolution. Each concept will include apron layouts, AviPlan PBB analysis, aircraft parking validation, and coordination with future landside development plans.

In the development of the three concepts, the Consultant will assume the following:

1. The existing FIS facility will be relocated to another location, (on airport property), prior to the build-out of PAL 3. (Development of FIS Facility not included in scope of work)

2. The preservation of existing elements of the terminal building will not be required. (ie. new construction)

Concepts will be prepared at a planning level for refinement by the architectural team to ensure a cohesive and implementable long-range strategy.

~~Task 2.07 Assistance in CMAR Selection~~

No additional Scope

Task 2.08 Development of Conceptual Preliminary Concepts – Code Review

No Changes from Prime Agreement

Task 2.09 Concept Review Workshop

In addition to the Prime Agreement scope of work, it is anticipated that the Airlines (Allegiant) will be available and responsive prior to and during the concept workshops for design coordination and direction.

The consultant also anticipates the CMAR and Owner's Representative to participate in all design coordination discussions/meetings/workshops related to or that will affect budget, phasing, and schedule and provide timely feedback for the design team's consideration and incorporation into the design.

Task 2.10 Concept Refinement

No Changes from Prime Agreement

~~Task 2.11 Phasing and Constructability~~

To be provided by CMAR, no additional Scope

~~Task 2.12 Cost Estimating~~

To be provided by CMAR, no additional Scope

Task 2.13 Refined Concept Review/Design Coordination Meetings

No Changes from Prime Agreement

Task 2.14 Conceptual Design Report Meeting Update

No Changes from Prime Agreement

General Project processes during the progress of the project include:

Task 2.15 Quality Control Review

No Changes from Prime Agreement

Task 2.16 Submittal

No Changes from Prime Agreement

Task 2.17 Project Management

No Changes from Prime Agreement

TASK 3 SCHEMATIC DESIGN (30%)

CMAR and Owner's Representative are under contract, therefore effort related to onboarding of either are removed from Prime Agreement Scope of Work.

Task 3.01 Architectural Schematic Design

No Changes from Prime Agreement

Task 3.02 Interiors/FF&E Schematic Design

No Changes from Prime Agreement

Task 3.03 Terminal Simulation Modeling

Refer to Task 2 for clarification on Simulation Modeling.

Task 3.04 Schematic Design Documents

Multi-disciplined project definition will be provided through drawings, narratives, and selected outline specifications for cost evaluation.

Task 3.04.01 Aircraft Access and Parking Schematic Design

No Changes from Prime Agreement

Task 3.04.02 Airfield Civil Schematic Design

Task 3.04.02.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

The Consultant shall revise the previous schematic design to address any demo, geometry, grading, marking, and lighting changes needed to accommodate the updated footprint for the concourse expansion. No other changes from Prime Agreement.

Task 3.04.02.02 Sanitary Sewer Laterals

No airfield civil scope included for this task.

Task 3.04.02.03 Renovation – Gates 2-6 area (includes RRs)

No airfield civil scope included for this task.

Task 3.04.02.04 Roof Evaluation & Replacement

No airfield civil scope included for this task.

Task 3.04.02.05 Existing PBB Replacement

The Consultant shall revise the previous schematic design to address any demo or paving changes needed to replace the existing PBB's. No other changes from Prime Agreement.

Task 3.04.02.06 Public Restrooms Renovations (Ticketing A)

No airfield civil scope included for this task.

Task 3.04.02.07 Baggage Makeup Renovation/Expansion

The Consultant shall revise the previous schematic design to address any demo, paving, marking, or fencing changes needed for the baggage makeup renovation/expansion. No other changes from Prime Agreement.

Task 3.04.02.08 Ticketing A Renovation

No airfield civil scope included for this task.

Task 3.04.02.09 Curbside Canopy Replacement

No airfield civil scope included for this task.

Task 3.04.02.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No airfield civil scope included for this task.

Task 3.04.02.11 Fire Alarm System Upgrades

No airfield civil scope included for this task.

Task 3.04.02.12 Wayfinding Replacement Program

No airfield civil scope included for this task.

Task 3.04.02.13 Replace Column Wraps throughout Terminal

No airfield civil scope included for this task.

Task 3.04.02.14 SIDA Separation Wall at Positions 1A through 2

The Consultant shall revise the previous schematic design to address any demo or paving changes needed to accommodate the new wall. No other changes from Prime Agreement.

Task 3.04.03 Stormwater Drainage Schematic Design

Task 3.04.03.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

The Consultant shall revise the previous schematic design to address any demo and proposed drainage changes needed to accommodate the updated footprint for the concourse expansion. Coordination with SWFWMD and DRS will be needed to revise the permit already obtained. No other changes from Prime Agreement.

Task 3.04.03.02 Sanitary Sewer Laterals

No stormwater drainage scope included for this task.

Task 3.04.03.03 Renovation – Gates 2-6 area (includes RRs)

No stormwater drainage scope included for this task.

Task 3.04.03.04 Roof Evaluation & Replacement

No stormwater drainage scope included for this task.

Task 3.04.03.05 Existing PBB Replacement

No stormwater drainage scope included for this task.

Task 3.04.03.06 Public Restrooms Renovations (Ticketing A)

No stormwater drainage scope included for this task.

Task 3.04.03.07 Baggage Makeup Renovation/Expansion

The Consultant shall revise the previous schematic design to accommodate any stormwater drainage impacts for the baggage makeup renovation/expansion. No other changes from Prime Agreement.

Task 3.04.03.08 Ticketing A Renovation

No stormwater drainage scope included for this task.

Task 3.04.03.09 Curbside Canopy Replacement

The Consultant shall revise the previous schematic design to accommodate any stormwater drainage impacts for the new curbside canopy. No other changes from Prime Agreement.

Task 3.04.03.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No stormwater drainage scope included for this task.

Task 3.04.03.11 Fire Alarm System Upgrades

No stormwater drainage scope included for this task.

Task 3.04.03.12 Wayfinding Replacement Program

No stormwater drainage scope included for this task.

Task 3.04.03.13 Replace Column Wraps throughout Terminal

No stormwater drainage scope included for this task.

Task 3.04.03.14 SIDA Separation Wall at Positions 1A through 2

The Consultant shall revise the previous schematic design to accommodate any stormwater drainage impacts for the new wall. No other changes from Prime Agreement.

Task 3.04.04 Building Engineering Civil Schematic Design

Task 3.04.04.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

The Consultant shall revise the previous schematic design to address any demo or proposed utility service system changes

needed to accommodate the updated footprint for the concourse expansion. No other changes from Prime Agreement.

Task 3.04.04.02 Sanitary Sewer Laterals

The Consultant shall revise the previous schematic design to address any demo, proposed utility or paving changes needed to replace the existing sanitary sewer laterals.

Task 3.04.04.03 Renovation – Gates 2-6 area (includes RRs)

No building engineering civil scope included for this task.

Task 3.04.04.04 Roof Evaluation & Replacement

No building engineering civil scope included for this task.

Task 3.04.04.05 Existing PBB Replacement

No building engineering civil scope included for this task.

Task 3.04.04.06 Public Restrooms Renovations (Ticketing A)

No building engineering civil scope included for this task.

Task 3.04.04.07 Baggage Makeup Renovation/Expansion

No building engineering civil scope included for this task.

Task 3.04.04.08 Ticketing A Renovation

No building engineering civil scope included for this task.

Task 3.04.04.09 Curbside Canopy Replacement

No building engineering civil scope included for this task.

Task 3.04.04.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No building engineering civil scope included for this task.

Task 3.04.04.11 Fire Alarm System Upgrades

No building engineering civil scope included for this task.

Task 3.04.04.12 Wayfinding Replacement Program

No building engineering civil scope included for this task.

Task 3.04.04.13 Replace Column Wraps throughout Terminal

No building engineering civil scope included for this task.

Task 3.04.04.14 SIDA Separation Wall at Positions 1A through 2

No building engineering civil scope included for this task.

Task 3.04.05 Environmental Documentation (CATEX)

No Changes from Prime Agreement

Task 3.04.06 Structural Schematic Design

Task 3.04.06.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Schematic design of the foundations, framing and tie-in to the building systems.

Task 3.04.06.02 Sanitary Sewer Laterals

Provide preliminary slab repair details within facility footprint for affected areas.

Task 3.04.06.03 Renovation – Gates 2-6 area (includes RRs)

No structural scope.

Task 3.04.06.04 Roof Evaluation & Replacement

No structural scope.

Task 3.04.06.05 Existing PBB Replacement

Provide schematic designs for attachment of new PBBs to existing infrastructure, including foundations.

Task 3.04.06.06 Public Restrooms Renovations (Ticketing A)

No structural scope.

Task 3.04.06.07 Baggage Makeup Renovation/Expansion

Schematic design of the foundations, framing, and tie-in to the building systems.

Task 3.04.06.08 Ticketing A Renovation

No structural scope.

Task 3.04.06.09 Curbside Canopy Replacement

Foundation evaluation based on proposed design configuration. Schematic design of the framing and tie-in to the existing canopy structure.

Task 3.04.06.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No structural scope.

Task 3.04.06.11 Fire Alarm System Upgrades

No structural scope.

Task 3.04.06.12 Wayfinding Replacement Program

Schematic design of the framing to support new signage and tie-in to the existing structure.

Task 3.04.06.13 Replace Column Wraps throughout Terminal

No structural scope.

Task 3.04.06.14 SIDA Separation Wall at Positions 1A through 2

Schematic design of the foundations, framing, and tie-in to the building systems.

Task 3.04.07 Mechanical HVAC Schematic Design

Task 3.04.07.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of new work on existing systems to determine if rework is required to accommodate expansion and renovation. Provide schematic level design of HVAC and building automation systems.

Task 3.04.07.02 Sanitary Sewer Laterals

No Scope

Task 3.04.07.03 Renovation – Gates 2-6 area (includes RRs)

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of new work on existing systems to determine if rework is required to accommodate renovation. Provide schematic level design of HVAC and building automation systems.

Task 3.04.07.04 Roof Evaluation & Replacement

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of Roof replacement scope on existing systems to determine if rework is required to accommodate roof membrane replacement. Provide schematic level design of HVAC and building automation systems.

Task 3.04.07.05 Existing PBB Replacement

No Scope

Task 3.04.07.06 Public Restrooms Renovations (Ticketing A)

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of new work on existing systems to determine if rework is required to accommodate renovation. Provide schematic level design of HVAC and building automation systems.

Task 3.04.07.07 Baggage Makeup Renovation/Expansion

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of new work on existing systems to determine if rework is required to accommodate renovation. Provide schematic level design of HVAC and building automation systems.

Task 3.04.07.08 Ticketing A Renovation

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of new work on existing systems to determine if rework is required to accommodate renovation. Provide schematic level design of HVAC and building automation systems.

Task 3.04.07.09 Curbside Canopy Replacement

No Scope

Task 3.04.07.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of new work on existing systems to determine if rework is required to accommodate renovation. Provide schematic level design of HVAC and building automation systems.

Task 3.04.07.11 Fire Alarm System Upgrades

Evaluation existing equipment tie-ins to fire alarm system and determine if upgrades are required. Provide new fire alarm tie-ins

to all new equipment that requires a fire alarm tie, per NFPA requirements. Coordination of fire alarm tie-ins with fire alarm designer.

Task 3.04.07.12 Wayfinding Replacement Program

No Scope

Task 3.04.07.13 Replace Column Wraps throughout Terminal

No Scope

Task 3.04.07.14 SIDA Separation Wall at Positions 1A through 2

Evaluation of existing systems and a condition assessment of existing equipment, ductwork, piping, and other components to define scope of reuse vs replacement. Analyze impact of new work on existing systems to determine if rework is required to accommodate renovation. Provide schematic level design of HVAC and building automation systems.

Task 3.04.08 Plumbing Schematic Design

Task 3.04.08.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate. Provide a schematic level design of plumbing systems, including roof drainage and tie-ins to main domestic water and sanitary sewer systems.

Task 3.04.08.02 Sanitary Sewer Laterals

Review 3rd party lateral scope images and videos. Validate sewer lateral existing conditions and general remediation requirements within the building and up to 5’-0” outside the building. Coordinate with civil for remediation work beyond the 5’-0” perimeter.

Task 3.04.08.03 Renovation – Gates 2-6 area (includes RRs)

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate

expansion/renovation. Provide a schematic level design of plumbing systems, including roof drainage and tie-ins to main domestic water and sanitary sewer systems.

Task 3.04.08.04 Roof Evaluation & Replacement

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate roof membrane work. Provide a schematic level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 3.04.08.05 Existing PBB Replacement

No Scope

Task 3.04.08.06 Public Restrooms Renovations (Ticketing A)

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of plumbing systems, including roof drainage and tie-ins to main domestic water and sanitary sewer systems.

Task 3.04.08.07 Baggage Makeup Renovation/Expansion

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of plumbing systems, including roof drainage and tie-ins to main domestic water and sanitary sewer systems.

Task 3.04.08.08 Ticketing A Renovation

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of plumbing systems, including roof drainage and tie-ins to main domestic water and sanitary sewer systems.

Task 3.04.08.09 Curbside Canopy Replacement

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of plumbing roof drainage systems.

Task 3.04.08.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of plumbing systems, including roof drainage and tie-ins to main domestic water and sanitary sewer systems.

Task 3.04.08.11 Fire Alarm System Upgrades

No Scope

Task 3.04.08.12 Wayfinding Replacement Program

No Scope

Task 3.04.08.13 Replace Column Wraps throughout Terminal

No Scope

Task 3.04.08.14 SIDA Separation Wall at Positions 1A through 2

Evaluation of existing systems and a condition assessment of existing plumbing systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of plumbing systems, including roof drainage and tie-ins to main domestic water and sanitary sewer systems.

Task 3.04.09 Fire Protection Schematic Design

Task 3.04.09.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Evaluation of existing systems and a condition assessment of existing fire protection systems to define scope of reuse or

replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate expansion/renovation. Provide a schematic level design of fire protection system, including tie-ins to existing mains and determining flow, pressure and equipment requirements.

Task 3.04.09.02 Sanitary Sewer Laterals

No Scope

Task 3.04.09.03 Renovation – Gates 2-6 area (includes RRs)

Evaluation of existing systems and a condition assessment of existing fire protection systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of fire protection system, including tie-ins to existing mains and determining flow, pressure and equipment requirements.

Task 3.04.09.04 Roof Evaluation & Replacement

No Scope

Task 3.04.09.05 Existing PBB Replacement

No Scope

Task 3.04.09.06 Public Restrooms Renovations (Ticketing A)

Evaluation of existing systems and a condition assessment of existing fire protection systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of fire protection system, including tie-ins to existing mains and determining flow, pressure and equipment requirements.

Task 3.04.09.07 Baggage Makeup Renovation/Expansion

Evaluation of existing systems and a condition assessment of existing fire protection systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of fire protection system, including tie-ins to existing mains and determining flow, pressure and equipment requirements.

Task 3.04.09.08 Ticketing A Renovation

Evaluation of existing systems and a condition assessment of existing fire protection systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of fire protection system, including tie-ins to existing mains and determining flow, pressure and equipment requirements.

Task 3.04.09.09 Curbside Canopy Replacement

Evaluation of the impact of new work on existing systems and any rework required to accommodate renovation. Provide schematic design level design of fire protection systems.

Task 3.04.09.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Evaluation of existing systems and a condition assessment of existing fire protection systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of fire protection system, including tie-ins to existing mains and determining flow, pressure and equipment requirements.

Task 3.04.09.11 Fire Alarm System Upgrades

Evaluation of existing system and tie-ins to the existing fire alarm system. Coordinate with fire alarm designer to determine required upgrades and expansion requirements.

Task 3.04.09.12 Wayfinding Replacement Program

No Scope

Task 3.04.09.13 Replace Column Wraps throughout Terminal

No Scope

Task 3.04.09.14 SIDA Separation Wall at Positions 1A through 2

Evaluation of existing systems and a condition assessment of existing fire protection systems to define scope of reuse or replacement. Analyze impacts of new work on existing systems and determine if upgrades are required to accommodate renovation. Provide a schematic level design of fire protection

system, including tie-ins to existing mains and determining flow, pressure and equipment requirements.

Task 3.04.10 Electrical Schematic Design

Task 3.04.10.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Provide schematic designs for demo and new power and lighting.

Task 3.04.10.02 Sanitary Sewer Laterals

No electrical design required.

Task 3.04.10.03 Renovation – Gates 2-6 area (includes RRs)

Provide schematic designs for demo and new power and lighting.

Task 3.04.10.04 Roof Evaluation & Replacement

Provide schematic designs for demo and new lightning protection as required.

Task 3.04.10.05 Existing PBB Replacement

Provide schematic designs for demo and new power.

Task 3.04.10.06 Public Restrooms Renovations (Ticketing A)

Provide schematic designs for demo and new power and lighting.

Task 3.04.10.07 Baggage Makeup Renovation/Expansion

Provide schematic designs for demo and new power and lighting.

Task 3.04.10.08 Ticketing A Renovation

Provide schematic designs for demo and new power and lighting.

Task 3.04.10.09 Curbside Canopy Replacement

Provide schematic designs for demo and new power and lighting.

Task 3.04.10.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Provide schematic designs for demo and new power and lighting.

Task 3.04.10.11 Fire Alarm System Upgrades

Provide schematic designs for demo and new power.

Task 3.04.10.12 Wayfinding Replacement Program

Provide schematic designs for demo and new power.

Task 3.04.10.13 Replace Column Wraps throughout Terminal

Coordinate removing and replacing existing electrical infrastructure as required.

Task 3.04.10.14 SIDA Separation Wall at Positions 1A through 2

Provide schematic designs for demo and new power and lighting.

Task 3.04.11 Low Voltage/Security Schematic Design

Task 3.04.11.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Delineate telecom room locations and expansions, Technology Device placements, and Standard details

Task 3.04.11.02 Sanitary Sewer Laterals

No scope required

Task 3.04.11.03 Renovation – Gates 2-6 area (includes RRs)

Delineate telecom room locations and expansions, Technology Device placements, and Standard details

Task 3.04.11.04 Roof Evaluation & Replacement

Identify antennas or other low voltage elements on roof and their impact to the scope.

Task 3.04.11.05 Existing PBB Replacement

Identify elements such as CCTV cameras, WAPs or phones to be used on PBB

Task 3.04.11.06 Public Restrooms Renovations (Ticketing A)

Identify the need for any elements part of the smart restroom, if any.

Task 3.04.11.07 Baggage Makeup Renovation/Expansion

Identify security devices and cameras that might have to be re-positioned. Identify any changes to BIDS.

Task 3.04.11.08 Ticketing A Renovation

Delineate telecom room locations and expansions, Technology Device placements, and Standard details

Task 3.04.11.09 Curbside Canopy Replacement

Identify WAPs or surveillance cameras that might have to be relocated.

Task 3.04.11.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Identify data outlets and security devices that might have to be relocated or expanded.

Task 3.04.11.11 Fire Alarm System Upgrades

Identify any fiber connectivity required for the FA system to operate.

Task 3.04.11.12 Wayfinding Replacement Program

Identify any fiber or copper connectivity for dynamic signage.

Task 3.04.11.13 Replace Column Wraps throughout Terminal.

Identify any technology devices that are currently on columns that have to be relocated.

Task 3.04.11.14 SIDA Separation Wall at Positions 1A through 2

Identify any technology devices that are currently on this wall or must be relocated to this wall.

Task 3.04.12 Acoustics & Public Address Schematic Design

Task 3.04.12.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Acoustical recommendations. New loudspeaker distribution/zoning, new paging station and visual paging display locations, and tie-in to existing audio and visual paging systems

Task 3.04.12.02 Sanitary Sewer Laterals

No Scope

Task 3.04.12.03 Renovation – Gates 2-6 area (includes RRs)

Acoustical recommendations. Evaluation of existing loudspeaker distribution/zoning and existing/new paging station locations

Task 3.04.12.04 Roof Evaluation & Replacement

Acoustical review for noise transmission concerns

Task 3.04.12.05 Existing PBB Replacement

No Scope

Task 3.04.12.06 Public Restrooms Renovations (Ticketing A)

Evaluation of existing/new loudspeaker distribution/zoning

Task 3.04.12.07 Baggage Makeup Renovation/Expansion

No Scope

Task 3.04.12.08 Ticketing A Renovation

Acoustical recommendations. Evaluation of existing/new loudspeaker distribution/zoning and existing/new paging station locations

Task 3.04.12.09 Curbside Canopy Replacement

Evaluation of existing/new loudspeaker distribution/zoning

Task 3.04.12.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Acoustical recommendations. Evaluation of existing/new loudspeaker distribution/zoning and existing/new paging station locations

Task 3.04.12.11 Fire Alarm System Upgrades

Evaluation of existing/new interface(s) to audio and visual paging systems

Task 3.04.12.12 Wayfinding Replacement Program

No Scope

Task 3.04.12.13 Replace Column Wraps throughout Terminal

No Scope

Task 3.04.12.14 SIDA Separation Wall at Positions 1A through 2

No Scope

Task 3.04.13 Passenger Boarding Bridge Schematic Design

No Changes from Prime Agreement

Task 3.04.14 Signage and Wayfinding Schematic Design

No Changes from Prime Agreement

Task 3.04.15 Demolition Schematic Design

No Changes from Prime Agreement

Task 3.04.16 Phasing Schematic Design

The CMAR shall submit construction phasing and logistics drawings for consultant to incorporate into design documents as necessary for sufficient coordination with CMAR.

Task 3.05 Code and Permitting Research with AHJs

No Changes from Prime Agreement

Task 3.06 Cost Estimating Consultant / CMAR Estimating and Value Engineering

The consultant shall prepare ROM cost estimate for the Schematic Design phase and will be prepared in a format to fit the requirements of the Client, provided the format is established prior to the start of work. Also included within the report shall be the estimate notes. The notes

will contain assumptions, criteria, and clarifications for the estimate, based on the consultant's professional experience and information provided in the design. The notes will also include any other comments about the project that the consultant believes are relevant.

An initial scope of work review meeting and a draft deliverable review meeting via teleconference will be conducted, in coordination with the CMAR and the Client. The draft deliverable teleconference meeting will be to review both the consultant estimate and the CMAR estimate and establish consistency. This meeting is to occur prior to issuing a final electronic copy of the report.

Task 3.07 Design Coordination Meetings
No Changes from Prime Agreement

Task 3.08 Federal Agency Coordination
No Changes from Prime Agreement

Task 3.09 Quality Control Review
No Changes from Prime Agreement

Task 3.10 Submittal
No Changes from Prime Agreement

Task 3.11 Schematic Design Review Meeting
No Changes from Prime Agreement

Task 3.12 Project Management and Discipline Coordination
No Changes from Prime Agreement

TASK 4 DESIGN DEVELOPMENT (60%)

Task 4.01 Prior Phase Comment Incorporation
No Changes from Prime Agreement

Task 4.02 Design Development (60%)
No Changes from Prime Agreement

Task 4.02.01 Aircraft Access and Parking Design Development
No Changes from Prime Agreement

Task 4.02.02 Airfield Civil Design Development

Task 4.02.02.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)
No changes from Prime Agreement.

Task 4.02.02.02 Sanitary Sewer Laterals

No airfield civil scope included for this task.

Task 4.02.02.03 Renovation – Gates 2-6 area (includes RRs)

No airfield civil scope included for this task.

Task 4.02.02.04 Roof Evaluation & Replacement

No airfield civil scope included for this task.

Task 4.02.02.05 Existing PBB Replacement

No changes from Prime Agreement.

Task 4.02.02.06 Public Restrooms Renovations (Ticketing A)

No airfield civil scope included for this task.

Task 4.02.02.07 Baggage Makeup Renovation/Expansion

No changes from Prime Agreement.

Task 4.02.02.08 Ticketing A Renovation

No airfield civil scope included for this task.

Task 4.02.02.09 Curbside Canopy Replacement

No airfield civil scope included for this task.

Task 4.02.02.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No airfield civil scope included for this task.

Task 4.02.02.11 Fire Alarm System Upgrades

No airfield civil scope included for this task.

Task 4.02.02.12 Wayfinding Replacement Program

No airfield civil scope included for this task.

Task 4.02.02.13 Replace Column Wraps throughout Terminal

No airfield civil scope included for this task.

Task 4.02.02.14 SIDA Separation Wall at Positions 1A through 2

No changes from Prime Agreement.

Task 4.02.03 Stormwater Drainage Design Development

Task 4.02.03.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

No changes from Prime Agreement.

Task 4.02.03.02 Sanitary Sewer Laterals

No stormwater drainage scope included for this task.

Task 4.02.03.03 Renovation – Gates 2-6 area (includes RRs)

No stormwater drainage scope included for this task.

Task 4.02.03.04 Roof Evaluation & Replacement

No stormwater drainage scope included for this task.

Task 4.02.03.05 Existing PBB Replacement

No stormwater drainage scope included for this task.

Task 4.02.03.06 Public Restrooms Renovations (Ticketing A)

No stormwater drainage scope included for this task.

Task 4.02.03.07 Baggage Makeup Renovation/Expansion

No changes from Prime Agreement.

Task 4.02.03.08 Ticketing A Renovation

No stormwater drainage scope included for this task.

Task 4.02.03.09 Curbside Canopy Replacement

No changes from Prime Agreement.

Task 4.02.03.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No stormwater drainage scope included for this task.

Task 4.02.03.11 Fire Alarm System Upgrades

No stormwater drainage scope included for this task.

Task 4.02.03.12 Wayfinding Replacement Program

No stormwater drainage scope included for this task.

Task 4.02.03.13 Replace Column Wraps throughout Terminal

No stormwater drainage scope included for this task.

Task 4.02.03.14 SIDA Separation Wall at Positions 1A through 2

No changes from Prime Agreement.

Task 4.02.04 FAA Required Draft Documentation Submittal

No Changes from Prime Agreement

Task 4.02.05 Building Engineering Civil Design Development

Task 4.02.05.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

No changes from Prime Agreement.

Task 4.02.05.02 Sanitary Sewer Laterals

No changes from Prime Agreement.

Task 4.02.05.03 Renovation – Gates 2-6 area (includes RRs)

No building engineering civil scope included for this task.

Task 4.02.05.04 Roof Evaluation & Replacement

No building engineering civil scope included for this task.

Task 4.02.05.05 Existing PBB Replacement

No building engineering civil scope included for this task.

Task 4.02.05.06 Public Restrooms Renovations (Ticketing A)

No building engineering civil scope included for this task.

Task 4.02.05.07 Baggage Makeup Renovation/Expansion

No changes from Prime Agreement.

Task 4.02.05.08 Ticketing A Renovation

No building engineering civil scope included for this task.

Task 4.02.05.09 Curbside Canopy Replacement

No building engineering civil scope included for this task.

Task 4.02.05.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No building engineering civil scope included for this task.

Task 4.02.05.11 Fire Alarm System Upgrades

No building engineering civil scope included for this task.

Task 4.02.05.12 Wayfinding Replacement Program

No building engineering civil scope included for this task.

Task 4.02.05.13 Replace Column Wraps throughout Terminal

No building engineering civil scope included for this task.

Task 4.02.05.14 SIDA Separation Wall at Positions 1A through 2

No changes from Prime Agreement.

Task 4.02.06 Architectural Design Development

No Changes from Prime Agreement

Task 4.02.07 Interiors/FFE Design Development

No Changes from Prime Agreement

Task 4.02.08 Structural Design Development

Task 4.02.08.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Design development level documentation of the structural systems, foundations, floor and roof framing, lateral framing and related plans, sections, and details for the Project.

Task 4.02.08.02 Sanitary Sewer Laterals

Further develop slab repair details within facility footprint for affected areas and coordinate impacts to other structural elements (i.e. foundations, framing, etc.).

Task 4.02.08.03 Renovation – Gates 2-6 area (includes RRs)

No structural scope.

Task 4.02.08.04 Roof Evaluation & Replacement

No structural scope.

Task 4.02.08.05 Existing PBB Replacement

Design development level documentation of the attachment of new PBBs to existing infrastructure, including foundations. Coordinate requirements with PBB manufacturer and CMAR.

Task 4.02.08.06 Public Restrooms Renovations (Ticketing A)

No structural scope.

Task 4.02.08.07 Baggage Makeup Renovation/Expansion

Design development level documentation of the foundations, framing, and tie-in to the building systems.

Task 4.02.08.08 Ticketing A Renovation

No structural scope.

Task 4.02.08.09 Curbside Canopy Replacement

Design development level documentation of the framing and tie-in to the existing canopy structure. Assumption is foundations are acceptable to support additional framing on canopies.

Task 4.02.08.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No structural scope.

Task 4.02.08.11 Fire Alarm System Upgrades

No structural scope.

Task 4.02.08.12 Wayfinding Replacement Program

Design development level documentation of the framing to support new signage and tie-in to the existing structure.

Task 4.02.08.13 Replace Column Wraps throughout Terminal

No structural scope.

Task 4.02.08.14 SIDA Separation Wall at Positions 1A through 2

Design development level documentation of the foundations, framing, and tie-in to the building systems.

Task 4.02.09 Mechanical HVAC Design Development

Task 4.02.09.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate expansion and renovation. Provide design development level design of HVAC and building automation systems.

Task 4.02.09.02 Sanitary Sewer Laterals

No Scope

Task 4.02.09.03 Renovation – Gates 2-6 area (includes RRs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate expansion and renovation. Provide design development level design of HVAC and building automation systems.

Task 4.02.09.04 Roof Evaluation & Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate roof membrane replacement. Provide design development level design of HVAC and building automation systems.

Task 4.02.09.05 Existing PBB Replacement

No Scope

Task 4.02.09.06 Public Restrooms Renovations (Ticketing A)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of HVAC and building automation systems.

Task 4.02.09.07 Baggage Makeup Renovation/Expansion

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of HVAC and building automation systems.

Task 4.02.09.08 Ticketing A Renovation

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of HVAC and building automation systems.

Task 4.02.09.09 Curbside Canopy Replacement

No Scope

Task 4.02.09.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of HVAC and building automation systems.

Task 4.02.09.11 Fire Alarm System Upgrades

Further refinement of fire alarm requirements for new and existing equipment. Coordinate required upgrades and new tie-ins with fire alarm designer.

Task 4.02.09.12 Wayfinding Replacement Program

No Scope

Task 4.02.09.13 Replace Column Wraps throughout Terminal

No Scope

Task 4.02.09.14 SIDA Separation Wall at Positions 1A through 2

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide

design development level design of HVAC and building automation systems.

Task 4.02.10 Plumbing Design Development

Task 4.02.10.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate expansion/renovation. Provide design development level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.10.02 Sanitary Sewer Laterals

Further refinement of sanitary lateral remediation scope within the building and up to 5'-0" outside of the building. Provide design development level design of sanitary sewer lateral remediation within the afore-mentioned limits.

Task 4.02.10.03 Renovation – Gates 2-6 area (includes RRs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.10.04 Roof Evaluation & Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate roof membrane replacement. Provide design development level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.10.05 Existing PBB Replacement

No Scope

Task 4.02.10.06 Public Restrooms Renovations (Ticketing A)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.10.07 Baggage Makeup Renovation/Expansion

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.10.08 Ticketing A Renovation

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.10.09 Curbside Canopy Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of plumbing roof drainage systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.10.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No Scope

Task 4.02.10.11 Fire Alarm System Upgrades

No Scope

Task 4.02.10.12 Wayfinding Replacement Program

No Scope

Task 4.02.10.13 Replace Column Wraps throughout Terminal

No Scope

Task 4.02.10.14 SIDA Separation Wall at Positions 1A through 2

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 4.02.11 Fire Protection Design Development

Task 4.02.11.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate expansion/renovation.

Provide design development level design of fire protection systems.

Task 4.02.11.02 Sanitary Sewer Laterals

No Scope

Task 4.02.11.03 Renovation – Gates 2-6 area (includes RRs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of fire protection systems.

Task 4.02.11.04 Roof Evaluation & Replacement

No Scope

Task 4.02.11.05 Existing PBB Replacement

No Scope

Task 4.02.11.06 Public Restrooms Renovations (Ticketing A)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of fire protection systems.

Task 4.02.11.07 Baggage Makeup Renovation/Expansion

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of fire protection systems.

Task 4.02.11.08 Ticketing A Renovation

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of fire protection systems.

Task 4.02.11.09 Curbside Canopy Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of fire protection systems.

Task 4.02.11.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of fire protection systems.

Task 4.02.11.11 Fire Alarm System Upgrades

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Coordinate fire alarm requirements with fire alarm designer.

Task 4.02.11.12 Wayfinding Replacement Program

No Scope

Task 4.02.11.13 Replace Column Wraps throughout Terminal

No Scope

Task 4.02.11.14 SIDA Separation Wall at Positions 1A through 2

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide design development level design of fire protection systems.

Task 4.02.12 Electrical Design Development

Task 4.02.12.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Design development level documentation of power service and lighting.

Task 4.02.12.02 Sanitary Sewer Laterals

No electrical design required.

Task 4.02.12.03 Renovation – Gates 2-6 area (includes RRs)

Design development level documentation of power service and lighting.

Task 4.02.12.04 Roof Evaluation & Replacement

Design development level documentation of lightning protection replacement as required.

Task 4.02.12.05 Existing PBB Replacement

Design development level documentation of power service.

Task 4.02.12.06 Public Restrooms Renovations (Ticketing A)

Design development level documentation of power service and lighting.

Task 4.02.12.07 Baggage Makeup Renovation/Expansion

Design development level documentation of power service and lighting.

Task 4.02.12.08 Ticketing A Renovation

Design development level documentation of power service and lighting.

Task 4.02.12.09 Curbside Canopy Replacement

Design development level documentation of power service and lighting.

Task 4.02.12.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Design development level documentation of power service and lighting.

Task 4.02.12.11 Fire Alarm System Upgrades

Design development level documentation of power service.

Task 4.02.12.12 Wayfinding Replacement Program

Design development level documentation of power service.

Task 4.02.12.13 Replace Column Wraps throughout Terminal

Design development level documentation for removing and replacing existing electrical infrastructure as required.

Task 4.02.12.14 SIDA Separation Wall at Positions 1A through 2

Design development level documentation of power service and lighting.

Task 4.02.13 Low Voltage/Security Design Development

Task 4.02.13.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Development of plans showing devices. Add risers and start custom details.

Task 4.02.13.02 Sanitary Sewer Laterals

No scope required

Task 4.02.13.03 Renovation – Gates 2-6 area (includes RRs)

Development of plans showing devices. Add risers and start custom details

Task 4.02.13.04 Roof Evaluation & Replacement

Start showing relocated devices based on resolution during 30%

Task 4.02.13.05 Existing PBB Replacement

Start showing technology devices and interfaces for PBBs

Task 4.02.13.06 Public Restrooms Renovations (Ticketing A)

Start showing devices for smart restroom (if required)

Task 4.02.13.07 Baggage Makeup Renovation/Expansion

Start showing devices associated with new baggage makeup and security coverage of these devices.

Task 4.02.13.08 Ticketing A Renovation

Development of plans showing devices. Add risers and start custom details

Task 4.02.13.09 Curbside Canopy Replacement

Start showing relocated WAPs or surveillance cameras

Task 4.02.13.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Start showing relocated and new technology devices on the counters.

Task 4.02.13.11 Fire Alarm System Upgrades

Create riser of fiber optics connectivity if required.

Task 4.02.13.12 Wayfinding Replacement Program

Create riser for copper and fiber connectivity to dynamic signs.

Task 4.02.13.13 Replace Column Wraps throughout Terminal

Start showing technology devices on columns

Task 4.02.13.14 SIDA Separation Wall at Positions 1A through 2

Start showing technology devices on this wall

Task 4.02.14 Acoustics & Public Address Design Development

Task 4.02.14.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Acoustical recommendations and DD level documentation of audio and visual paging systems

Task 4.02.14.02 Sanitary Sewer Laterals

No Scope

Task 4.02.14.03 Renovation – Gates 2-6 area (includes RRs)

Acoustical recommendations and DD level documentation of audio and visual paging systems

Task 4.02.14.04 Roof Evaluation & Replacement

Acoustical review and recommendations

Task 4.02.14.05 Existing PBB Replacement

No Scope

Task 4.02.14.06 Public Restrooms Renovations (Ticketing A)

DD level documentation of audio paging system

Task 4.02.14.07 Baggage Makeup Renovation/Expansion

No Scope

Task 4.02.14.08 Ticketing A Renovation

Acoustical recommendations and DD level documentation of audio and visual paging systems

Task 4.02.14.09 Curbside Canopy Replacement

DD level documentation of audio paging system

Task 4.02.14.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Acoustical recommendations and DD level documentation of audio and visual paging systems

Fire Alarm System Upgrades

DD level documentation of interface(s) to audio and visual paging systems

Task 4.02.14.11 Wayfinding Replacement Program

No Scope

Task 4.02.14.12 Replace Column Wraps throughout Terminal

No Scope

Task 4.02.14.13 SIDA Separation Wall at Positions 1A through 2

No Scope

Task 4.02.15 Passenger Boarding Bridge Design Development

No Changes from Prime Agreement

Task 4.02.16 Signage and Wayfinding Design Development

No Changes from Prime Agreement

Task 4.02.17 Demolition Design Development

No Changes from Prime Agreement

Task 4.02.18 Phasing Design Development

The CMAR shall submit construction phasing and logistics drawings for consultant to incorporate into design documents as necessary for sufficient coordination with CMAR.

Task 4.03 Code and Permitting Coordination with AHJs

No Changes from Prime Agreement

Task 4.04 Cost Estimating Consultant / CMAR Estimating and Value Engineering

It is anticipated that upon completion of the CMAR cost estimate, the AE's cost consultant will review the estimate and provide input/feedback. An in-person meeting will be held to achieve concurrence of the project's cost. Prior and subsequent discussions and meetings will be held to discuss alternatives and VE suggestions for the project.

Task 4.05 Design Coordination Meetings

No Changes from Prime Agreement

Task 4.06 Federal Agency Coordination

No Changes from Prime Agreement

Task 4.07 Quality Control Review

No Changes from Prime Agreement

Task 4.08 Submittal

No Changes from Prime Agreement

Task 4.09 Design Development Review Meeting

No Changes from Prime Agreement

Task 4.10 Project Management

No Changes from Prime Agreement

Task 4.11 Bidding

No Changes from Prime Agreement

TASK 5 CONSTRUCTION DOCUMENTS (90%)

The 90% Construction Documents Phase will be based on the approved 60% Design Development Phase documents. Specific task breakdowns are as follows:

Task 5.01 Prior Phase Drawing/Comment Incorporation

No Changes from Prime Agreement

Task 5.02 Construction Documents (90%)

No Changes from Prime Agreement

Task 5.02.01 Aircraft Access and Parking Construction Documents (90%)

No Changes from Prime Agreement

Task 5.02.02 Airfield Civil Construction Documents (90%)

Task 5.02.02.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

No changes from Prime Agreement.

Task 5.02.02.02 Sanitary Sewer Laterals

No airfield civil scope included for this task.

Task 5.02.02.03 Renovation – Gates 2-6 area (includes RRs)

No airfield civil scope included for this task.

Task 5.02.02.04 Roof Evaluation & Replacement

No airfield civil scope included for this task.

Task 5.02.02.05 Existing PBB Replacement

No changes from Prime Agreement.

Task 5.02.02.06 Public Restrooms Renovations (Ticketing A)

No airfield civil scope included for this task.

Task 5.02.02.07 Baggage Makeup Renovation/Expansion

No changes from Prime Agreement.

Task 5.02.02.08 Ticketing A Renovation

No airfield civil scope included for this task.

Task 5.02.02.09 Curbside Canopy Replacement

No airfield civil scope included for this task.

Task 5.02.02.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No airfield civil scope included for this task.

Task 5.02.02.11 Fire Alarm System Upgrades

No airfield civil scope included for this task.

Task 5.02.02.12 Wayfinding Replacement Program

No airfield civil scope included for this task.

Task 5.02.02.13 Replace Column Wraps throughout Terminal

No airfield civil scope included for this task.

Task 5.02.02.14 SIDA Separation Wall at Positions 1A through 2

No changes from Prime Agreement.

Task 5.02.03 Stormwater Drainage Construction Documents (90%)

Task 5.02.03.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

No changes from Prime Agreement.

Task 5.02.03.02 Sanitary Sewer Laterals

No stormwater drainage scope included for this task.

Task 5.02.03.03 Renovation – Gates 2-6 area (includes RRs)

No stormwater drainage scope included for this task.

Task 5.02.03.04 Roof Evaluation & Replacement

No stormwater drainage scope included for this task.

Task 5.02.03.05 Existing PBB Replacement

No stormwater drainage scope included for this task.

Task 5.02.03.06 Public Restrooms Renovations (Ticketing A)

No stormwater drainage scope included for this task.

Task 5.02.03.07 Baggage Makeup Renovation/Expansion

No changes from Prime Agreement.

Task 5.02.03.08 Ticketing A Renovation

No stormwater drainage scope included for this task.

Task 5.02.03.09 Curbside Canopy Replacement

No changes from Prime Agreement.

Task 5.02.03.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No stormwater drainage scope included for this task.

Task 5.02.03.11 Fire Alarm System Upgrades

No stormwater drainage scope included for this task.

Task 5.02.03.12 Wayfinding Replacement Program

No stormwater drainage scope included for this task.

Task 5.02.03.13 Replace Column Wraps throughout Terminal

No stormwater drainage scope included for this task.

Task 5.02.03.14 SIDA Separation Wall at Positions 1A through 2

No changes from Prime Agreement.

Task 5.02.04 FAA Required Draft Documentation Submittal

No Changes from Prime Agreement

Task 5.02.05 Building Engineering Civil Construction Documents (90%)

Task 5.02.05.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

No changes from Prime Agreement.

Task 5.02.05.02 Sanitary Sewer Laterals

No changes from Prime Agreement.

Task 5.02.05.03 Renovation – Gates 2-6 area (includes RRs)

No building engineering civil scope included for this task.

Task 5.02.05.04 Roof Evaluation & Replacement

No building engineering civil scope included for this task.

Task 5.02.05.05 Existing PBB Replacement

No building engineering civil scope included for this task.

Task 5.02.05.06 Public Restrooms Renovations (Ticketing A)

No building engineering civil scope included for this task.

Task 5.02.05.07 Baggage Makeup Renovation/Expansion

No building engineering civil scope included for this task.

Task 5.02.05.08 Ticketing A Renovation

No building engineering civil scope included for this task.

Task 5.02.05.09 Curbside Canopy Replacement

No building engineering civil scope included for this task.

Task 5.02.05.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No building engineering civil scope included for this task.

Task 5.02.05.11 Fire Alarm System Upgrades

No building engineering civil scope included for this task.

Task 5.02.05.12 Wayfinding Replacement Program

No building engineering civil scope included for this task.

Task 5.02.05.13 Replace Column Wraps throughout Terminal

No building engineering civil scope included for this task.

Task 5.02.05.14 SIDA Separation Wall at Positions 1A through 2

No building engineering civil scope included for this task.

Task 5.02.06 Architectural Construction Documents (90%)

No Changes from Prime Agreement

Task 5.02.07 Interiors/FFE Construction Documents (90%)

No Changes from Prime Agreement

Task 5.02.08 Structural Construction Documents (90%)

Task 5.02.08.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Construction Documents (90%) level documentation of the structural systems, foundations, floor and roof framing, lateral framing and related plans, sections, and details for the Project.

Task 5.02.08.02 Sanitary Sewer Laterals

Construction Documents (90%) level documentation of the slab repair details within facility footprint for affected areas and details for repair to other structural elements affected (i.e. foundations, framing, etc.).

Task 5.02.08.03 Renovation – Gates 2-6 area (includes RRs)

No structural scope.

Task 5.02.08.04 Roof Evaluation & Replacement

No structural scope.

Task 5.02.08.05 Existing PBB Replacement

Construction Documents (90%) level documentation of the attachment of new PBBs to existing infrastructure, including foundations. Finalize coordination with PBB manufacturer and CMAR.

Task 5.02.08.06 Public Restrooms Renovations (Ticketing A)

No structural scope.

Task 5.02.08.07 Baggage Makeup Renovation/Expansion

Construction Documents (90%) level documentation of the foundations, framing, and tie-in to the building systems.

Task 5.02.08.08 Ticketing A Renovation

No structural scope.

Task 5.02.08.09 Curbside Canopy Replacement

Construction Documents (90%) level documentation of the framing and tie-in to the existing canopy structure. Assumption is foundations are acceptable to support additional framing on canopies.

Task 5.02.08.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

No structural scope.

Task 5.02.08.11 Fire Alarm System Upgrades

No structural scope.

Task 5.02.08.12 Wayfinding Replacement Program

Construction Documents (90%) level documentation of the framing to support new signage and tie-in to the existing structure.

Task 5.02.08.13 Replace Column Wraps throughout Terminal

No structural scope.

Task 5.02.08.14 SIDA Separation Wall at Positions 1A through 2

Construction Documents (90%) level documentation of the foundations, framing, and tie-in to the building systems.

Task 5.02.09 Mechanical HVAC Construction Documents (90%)

Task 5.02.09.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate expansion and renovation. Provide construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.09.02 Sanitary Sewer Laterals

No Scope

Task 5.02.09.03 Renovation – Gates 2-6 area (includes RRs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.09.04 Roof Evaluation & Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate roof membrane replacement. Provide construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.09.05 Existing PBB Replacement

No Scope

Task 5.02.09.06 Public Restrooms Renovations (Ticketing A)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.09.07 Baggage Makeup Renovation/Expansion

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.09.08 Ticketing A Renovation

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.09.09 Curbside Canopy Replacement

No Scope

Task 5.02.09.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide

construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.09.11 Fire Alarm System Upgrades

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Coordinate fire alarm requirements with fire alarm designer.

Task 5.02.09.12 Wayfinding Replacement Program

No Scope

Task 5.02.09.13 Replace Column Wraps throughout Terminal

No Scope

Task 5.02.09.14 SIDA Separation Wall at Positions 1A through 2

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of HVAC and building automation systems.

Task 5.02.10 Plumbing Construction Documents (90%)

Task 5.02.10.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate expansion/renovation. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.10.02 Sanitary Sewer Laterals

Further refinement of sanitary lateral remediation scope within the building and up to 5′-0″ outside of the building. Provide construction documents (90%) level design of sanitary sewer lateral remediation within the afore-mentioned limits.

Task 5.02.10.03 Renovation – Gates 2-6 area (includes RRs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.10.04 Roof Evaluation & Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate roof membrane replacement. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.10.05 Existing PBB Replacement

No Scope

Task 5.02.10.06 Public Restrooms Renovations (Ticketing A)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.10.07 Baggage Makeup Renovation/Expansion

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.10.08 Ticketing A Renovation

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.10.09 Curbside Canopy Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of plumbing roof drainage systems.

Task 5.02.10.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.10.11 Fire Alarm System Upgrades

No Scope

Task 5.02.10.12 Wayfinding Replacement Program

No Scope

Task 5.02.10.13 Replace Column Wraps throughout Terminal

No Scope

Task 5.02.10.14 SIDA Separation Wall at Positions 1A through 2

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of plumbing systems, including domestic water, sanitary sewer, and roof drainage.

Task 5.02.11 Fire Protection Construction Documents (90%)

Task 5.02.11.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate expansion/renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.11.02 Sanitary Sewer Laterals

No Scope

Task 5.02.11.03 Renovation – Gates 2-6 area (includes RRs)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.11.04 Roof Evaluation & Replacement

No Scope

Task 5.02.11.05 Existing PBB Replacement

No Scope

Task 5.02.11.06 Public Restrooms Renovations (Ticketing A)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.11.07 Baggage Makeup Renovation/Expansion

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.11.08 Ticketing A Renovation

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.11.09 Curbside Canopy Replacement

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.11.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.11.11 Fire Alarm System Upgrades

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Coordinate fire alarm requirements with fire alarm designer.

Task 5.02.11.12 Wayfinding Replacement Program

No Scope

Task 5.02.11.13 Replace Column Wraps throughout Terminal

No Scope

Task 5.02.11.14 SIDA Separation Wall at Positions 1A through 2

Further refinement of the impact of new work on existing systems and any rework required to accommodate renovation. Provide construction documents (90%) level design of fire protection systems.

Task 5.02.12 Electrical Construction Documents (90%)

Task 5.02.12.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.12.02 Sanitary Sewer Laterals

No electrical design required.

Task 5.02.12.03 Renovation – Gates 2-6 area (includes RRs)

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.12.04 Roof Evaluation & Replacement

Construction Documents (90%) level documentation of lightning protection replacement as required.

Task 5.02.12.05 Existing PBB Replacement

Construction Documents (90%) level documentation of power service.

Task 5.02.12.06 Public Restrooms Renovations (Ticketing A)

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.12.07 Baggage Makeup Renovation/Expansion

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.12.08 Ticketing A Renovation

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.12.09 Curbside Canopy Replacement

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.12.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.12.11 Fire Alarm System Upgrades

Construction Documents (90%) level documentation of power service.

Task 5.02.12.12 Wayfinding Replacement Program

Construction Documents (90%) level documentation of power service.

Task 5.02.12.13 Replace Column Wraps throughout Terminal

Construction Documents (90%) level documentation for removing and replacing existing electrical infrastructure as required.

Task 5.02.12.14 SIDA Separation Wall at Positions 1A through 2

Construction Documents (90%) level documentation of power service and lighting.

Task 5.02.13 Low Voltage/Security Construction Documents (90%)

Task 5.02.13.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Finalize devices placement and start final coordination of device placement with other trades.

Task 5.02.13.02 Sanitary Sewer Laterals

No scope required

Task 5.02.13.03 Renovation – Gates 2-6 area (includes RRs)

Finalize devices placement and start final coordination of device placement with other trades. Pending final coordination.

Task 5.02.13.04 Roof Evaluation & Replacement

Finalize device placement of roof devices. Pending final coordination.

Task 5.02.13.05 Existing PBB Replacement

Finalize device placement on PBB. Pending final coordination.

Task 5.02.13.06 Public Restrooms Renovations (Ticketing A)

Finalize device placement in restrooms. Pending final coordination.

Task 5.02.13.07 Baggage Makeup Renovation/Expansion

Finalize device placement in makeup devices. Pending final coordination.

Task 5.02.13.08 Ticketing A Renovation

Finalize devices placement and start final coordination of device placement with other trades. Pending final coordination.

Task 5.02.13.09 Curbside Canopy Replacement

Finalize device placement in canopy. Pending final coordination

Task 5.02.13.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Finalize device placement in RAC counter areas. Pending final coordination

Task 5.02.13.11 Fire Alarm System Upgrades

Finalize end points for all FA fiber connections.

Task 5.02.13.12 Wayfinding Replacement Program

Finalize end points for all dynamic signage

Task 5.02.13.13 Replace Column Wraps throughout Terminal

Finalize device placement on columns. Pending final coordination.

Task 5.02.13.14 SIDA Separation Wall at Positions 1A through 2

Finalize device placement on this wall. Pending final coordination.

Task 5.02.14 Acoustics & Public Address Construction Documents (90%)

Task 5.02.14.01 Concourse Expansion (Includes over Bag Claim, Ramp, and PBBs)

Acoustical recommendations and CD level documentation of audio and visual paging systems

Task 5.02.14.02 Sanitary Sewer Laterals

No Scope

Task 5.02.14.03 Renovation – Gates 2-6 area (includes RRs)

Acoustical recommendations and CD level documentation of audio and visual paging systems

Task 5.02.14.04 Roof Evaluation & Replacement

Acoustical review and recommendations

Task 5.02.14.05 Existing PBB Replacement

No Scope

Task 5.02.14.06 Public Restrooms Renovations (Ticketing A)

CD level documentation of audio paging system

Task 5.02.14.07 Baggage Makeup Renovation/Expansion

No Scope

Task 5.02.14.08 Ticketing A Renovation

Acoustical recommendations and CD level documentation of audio and visual paging systems

Task 5.02.14.09 Curbside Canopy Replacement

CD level documentation of audio paging system

Task 5.02.14.10 Replace Rental Car Counters (Includes Info Booth in Bag Claim)

Acoustical recommendations and CD level documentation of audio and visual paging systems

Task 5.02.14.11 Fire Alarm System Upgrades

CD level documentation of interface(s) to audio and visual paging systems

Task 5.02.14.12 Wayfinding Replacement Program

No Scope

Task 5.02.14.13 Replace Column Wraps throughout Termina l

No Scope

Task 5.02.14.14 SIDA Separation Wall at Positions 1A through 2

No Scope

Task 5.02.15 Passenger Boarding Bridge Construction Documents (90%)

No Changes from Prime Agreement

Task 5.02.16 Signage and Wayfinding Construction Documents (90%)

No Changes from Prime Agreement

Task 5.02.17 Demolition Construction Documents (90%)

No Changes from Prime Agreement

Task 5.02.18 Phasing Construction Documents (90%)

The CMAR shall submit construction phasing and logistics drawings for consultant to incorporate into design documents as necessary for sufficient coordination with CMAR.

Task 5.03 Code and Permitting Coordination with AHJs

No Changes from Prime Agreement

Task 5.04 Cost Estimating Consultant / CMAR Estimating and Value Engineering

It is anticipated that upon completion of the CMAR cost estimate, the AE's cost consultant will review the estimate and provide input/feedback. An in-person meeting will be held to achieve concurrence of the project's cost. Prior and subsequent discussions and meetings will be held to discuss alternatives and VE suggestions for the project.

Task 5.05 Design Coordination Meetings

No Changes from Prime Agreement

Task 5.06 Federal Agency Coordination

No Changes from Prime Agreement

Task 5.07 Quality Control Review

No Changes from Prime Agreement

Task 5.08 Submittal

No Changes from Prime Agreement

Task 5.09 Construction Documents (90%) Review Meeting

No Changes from Prime Agreement

Task 5.10 Project Management

No Changes from Prime Agreement

Task 5.11 Bid Reconciliation

No Changes from Prime Agreement

Task 5.12 Permitting

No Changes from Prime Agreement

TASK 6 CONSTRUCTION DOCUMENTS (IFC)

No Changes from Prime Agreement

Task 6.01 Prior Phase Drawing/Comment Incorporation

No Changes from Prime Agreement

Task 6.02 Construction Document (IFC) Preparation

No Changes from Prime Agreement

Task 6.03 Cost Estimating Consultant / CMAR Estimating

It is anticipated that upon completion of the CMAR cost estimate, the AE's cost consultant will review the estimate and provide input/feedback. An in-person meeting will be held to achieve concurrence of the project's cost. Prior and subsequent discussions and meetings will be held to discuss alternatives and VE suggestions for the project.

Task 6.04 Design Coordination Meetings

No Changes from Prime Agreement

Task 6.05 Quality Control Review

No Changes from Prime Agreement

Task 6.06 Submittal

No Changes from Prime Agreement

Task 6.07 Project Management

No Changes from Prime Agreement

TASK 7 CONSTRUCTION ADMINISTRATION SERVICES

No Changes from Prime Agreement

Task 7.01 Pre-Construction Conference

No Changes from Prime Agreement

Task 7.02 RFI/Substitutions/Submittal Review

No Changes from Prime Agreement

Task 7.03 Construction Meetings/Site Visits

No Changes from Prime Agreement

Task 7.04 Architects Supplemental Instructions, (ASI's), RCO (Request for Change Order), Substitutions, Request for Information (RFI), Clarifications

No Changes from Prime Agreement

Task 7.05 Punchlist and Final Observation

No Changes from Prime Agreement

Task 7.06 Project Management

No Changes from Prime Agreement

TASK 8 PROJECT CLOSEOUT

No Changes from Prime Agreement

Task 8.01 Record Documents

No Changes from Prime Agreement

Task 8.02 Warranty Inspection

No Changes from Prime Agreement

Task 8.03 Project Management and Discipline Coordination

No Changes from Prime Agreement

III MEETINGS AND PRESENTATIONS

The following meetings and presentations will be attended as part of this proposal.

Task	TRAVEL	Virtual	In-person	# Meetings	# People in Person	# Days
1.02	Project Development Support - Escorting		x	34	1	22
2.01	**Data Collection and Review of As-Built Conditions**		x	17	2-6	5
2.02	Site Survey, Scanning and/or Testing		x	17	2	17
2.03	On-Site Walkthrough	*No Changes from Prime Agreement*				
~~2.07~~	~~Assistance in CMAR Selection~~	*No Additional Scope*				
2.09	Concept Review Workshop	x	x	1	7	1
~~2.12~~	~~Cost Estimating~~	*No Additional Scope*				
2.13	Refined Concept Review/Design Coordination Meetings					
	Workshop		x	1	7	1
	Bi-Weekly	*No Changes from Prime Agreement*				
2.14	Conceptual Design Report Meeting Update	x	x	1	11	1
3.04	Schematic Design Documents		x	3	7	3
3.05	Code and Permitting Research with AHJs	*No Changes from Prime Agreement*				
3.06	Cost Estimating Consultant/CMAR Estimating and VE					
3.07	Design Coordination Meetings					
	Design Review Meetings	No Changes from Prime Agreement				
	Bi-Weekly					
3.08	Federal Agency Coordination					
3.11	Schematic Design Review Meeting	x	x	1	11	2
4.03	Code and Permitting Coordination with AHJs	*No Changes from Prime Agreement*				
4.04	Cost Estimating Consultant/CMAR Estimating and VE					
4.05	Design Coordination Meetings					
	Design Review Meetings					
	Bi-Weekly					
4.09	Design Development Review Meeting					
4.11	Bidding					
5.03	Code and Permitting Coordination with AHJs					
5.04	Cost Estimating Consultant/CMAR Estimating and VE					
5.05	Design Coordination Meetings					
	Design Review Meetings					
	Bi-Weekly					
5.09	Construction Documents (90%) Review Meeting					
6.03	Cost Estimating Consultant/CMAR Estimating					
6.04	Design Coordination Meetings					
	Bi-Weekly					
7.01	Pre-Construction Conference					
7.03	Construction Meetings/Site Visits					
7.05	Punchlist and Final Observation					
8.02	Warranty Inspection					

Notes:

1) Assume all bi-weekly meetings will last 1 hour every other week
2) Assume bi-weekly meetings will consist of 7 people from the design team
   - C&S PM
   - C&S DPM
   - Design trade lead relevant to discussion that meeting
   - Design trade person relevant to discussion that meeting
   - Design trade person relevant to discussion that meeting
   - Design trade person relevant to discussion that meeting
   - Design trade person relevant to discussion that meeting
3) Assume all "Design Review" meetings to last 2 days, however, only 5 key individuals from consultant team will be required in person, the remainder of team can login virtually per agenda schedule for 1-2 hours each trade
4) Assume all "Design Coordination" meetings to last 1 day, however, only 5 key individuals from consultant team will be required in person, the remainder of team can login virtually per agenda schedule for 1-2 hours each trade
5) All virtual meetings listed above do not show number of Design Team participants. Each trade will determine necessary involvement and include in SOW

IV DELIVERABLES

The following deliverables will be submitted as part of this proposal:

Task	Deliverable	Information Included	Format
2.17	Conceptual Design report	Report, Renderings	.pdf
3.09	Schematic Design Submittal	Drawings, Outline Specs, Engineer's Report, Material Boards	.pdf
4.08	60% Design Development Submittal	Drawings, Specifications, Engineer's Report, Draft FAA CSPP, Draft FAA Form 7460	.pdf
5.08	90% Construction Documents Submittal	Drawings, Specifications, Engineer's Report, Final FAA CSPP, Final FAA Form 7460	.pdf
6.06	Construction Documents (IFC) Submittal	Drawings, Specifications, Engineer's Report, Final FAA CSPP, Final FAA Form 7460	.pdf
8.01	Record Documents	Drawings, Specifications, BIM Files	.pdf, Bim

V PROPOSED PROJECT SCHEDULE

See Attachment B appended to this document

VI ASSUMPTIONS AND EXCLUSIONS

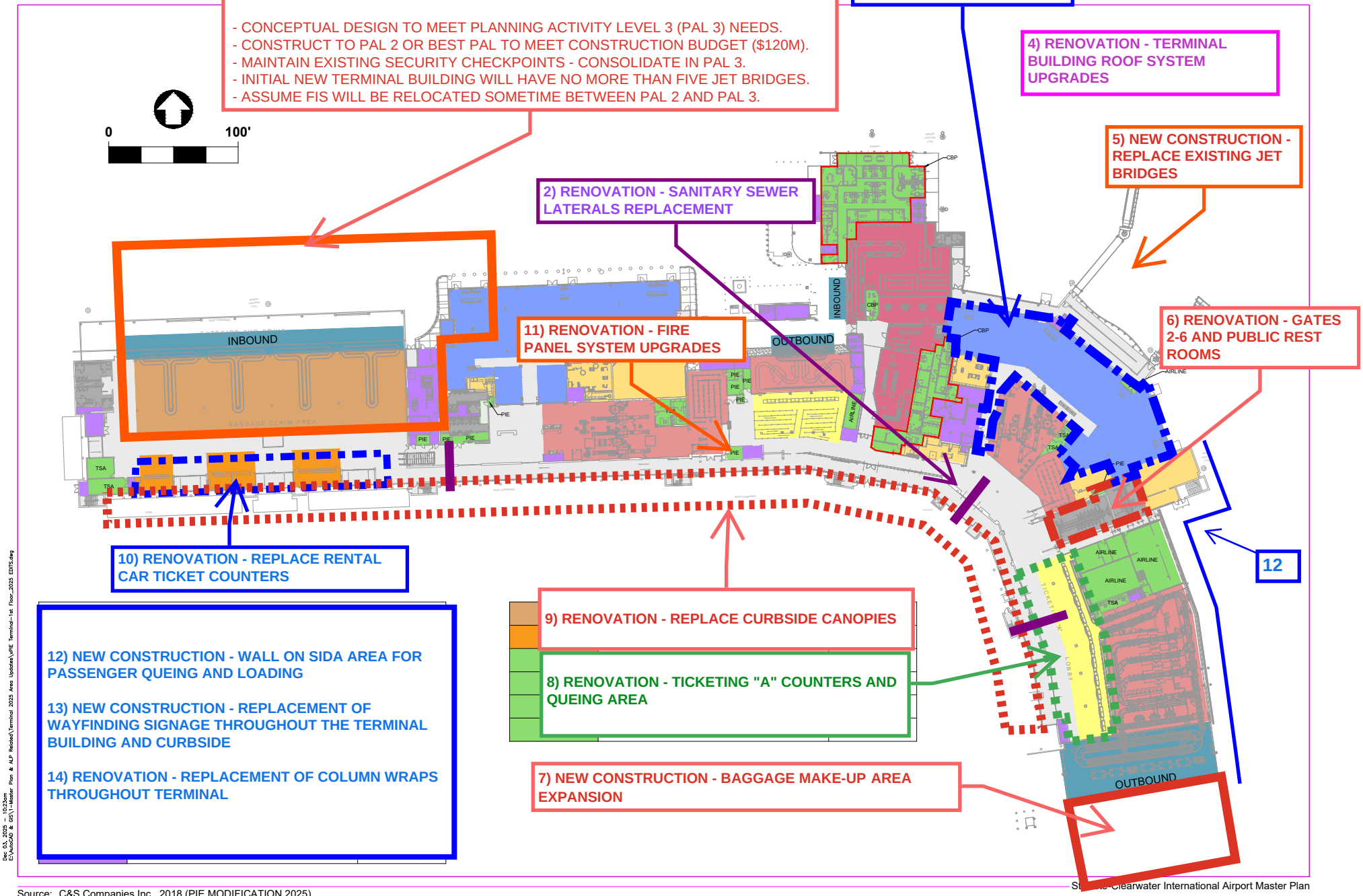
No Changes from Prime Agreement

VII PROFESSIONAL SERVICES FEE AND FEE TYPE

For Lump Sum fee:
C&S will provide the above referenced services for a Fixed Lump Sum Fee of $XXX See attachments for a breakdown of costs.

Should scope efforts or durations be modified at the request of the Airport or need to be adjusted based on design or construction scheduling, the Consultant Team will need to modify the fee to accommodate the changes. Such changes will be compensated for through an amendment (through Additional Services requested by the Consultant) to the Task Order or similar vehicle. Effort, fee, and schedule adjustments resulting from a change in scope will be assessed and approved by the Airport prior to the execution of the change.

ATTACHMENTS

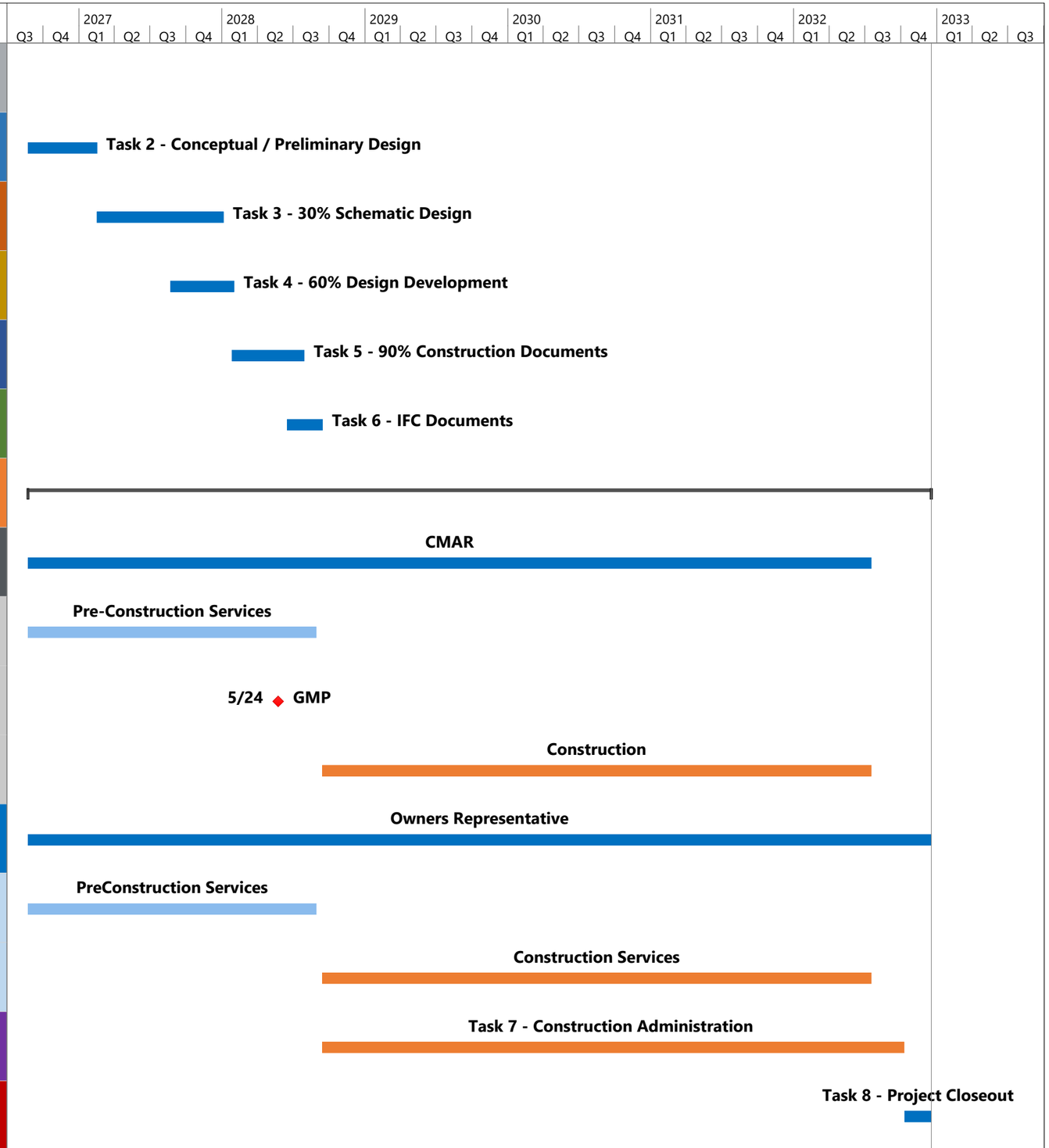


Source: C&S Companies Inc., 2018 (PIE MODIFICATION 2025)

FIGURE 2.2-2

PASSENGER TERMINAL - FIRST FLOOR PLAN

ID	Task Name	Duration	Start	Finish
1	**PIE TERMINAL IMPROVEMENTS - DESIGN**	**507 days**	**Mon 8/24/26**	**Wed 9/13/28**
2	**Task 2 - Conceptual / Preliminary Design**	**113 days**	**Mon 8/24/26**	**Mon 2/15/27**
22	**Task 3 - 30% Schematic Design**	**216 days**	**Tue 2/16/27**	**Tue 1/4/28**
44	**Task 4 - 60% Design Development**	**103 days**	**Mon 8/23/27**	**Mon 1/31/28**
60	**Task 5 - 90% Construction Documents**	**130 days**	**Thu 1/27/28**	**Fri 7/28/28**
75	**Task 6 - IFC Documents**	**62 days**	**Fri 6/16/28**	**Wed 9/13/28**
83	**PIE TERMINAL IMPROVEMENTS - CMAR/OWNERS REPRESENTATION/CONSTRUCTION ADMINISTRATION**	**1617 days?**	**Mon 8/24/26**	**Fri 12/17/32**
84	**CMAR**	**1507 days**	**Mon 8/24/26**	**Fri 7/16/32**
85	Pre-Construction Services	496 days	Mon 8/24/26	Mon 8/28/28
86	GMP	0 days	Wed 5/24/28	Wed 5/24/28
87	Construction	1000 days	Thu 9/14/28	Fri 7/16/32
88	Owners Representative	1617 days	Mon 8/24/26	Fri 12/17/32
89	PreConstruction Services	496 days	Mon 8/24/26	Mon 8/28/28
90	Construction Services	1000 days	Thu 9/14/28	Fri 7/16/32
91	**Task 7 - Construction Administration**	**1060 days**	**Thu 9/14/28**	**Fri 10/8/32**
97	**Task 8 - Project Closeout**	**50 days**	**Mon 10/11/32**	**Fri 12/17/32**



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June 26, 2026

Mr. Scott Yarley, P.E.
Airport Engineer
St. Pete-Clearwater International Airport
14700 Terminal Blvd., Suite 221
Clearwater, FL 33762

Re: Preconstruction Services Proposal for PIE Passenger Terminal Improvements

Mr. Yarley, P.E.

Manhattan Construction Company is grateful for the opportunity to present a proposal for Preconstruction Services for PIE Passenger Terminal Improvements for your review and consideration. This Preconstruction Services proposal is based on an anticipated cost for construction of $120M and an anticipated preconstruction over 24-months.

PROJECT MEETINGS:

Design Phase Review Meetings:

Manhattan will participate in monthly design review meetings starting June 2026 with the final design review meeting anticipated for May 2028. Manhattan will attend an anticipated 45 design review meetings during this period.

Pre-Bid Subcontractor Meeting:

Manhattan will prepare and participate and hold one (1) Subcontractor Pre-Bid Conference Meeting On-Site anticipated for February 2028.

DOCUMENT REVIEW REPORTING:

1) A Logistics Plan will be prepared and included with the Task 3 Schematic Design 30% Design Deliverable.
2) A Staging Plan will be prepared and included with the Task 3 Schematic Design 30% Design Deliverable.
3) A Constructability Review will be completed and a report will be provided with the Task 5 Construction Documents 90% stage documents.

TASK 2 - CONCEPTUAL / PRELIMINARY DESIGN (157-DAYS): (07/13/2026 - 12-17/2026)

1) Initial kick-off meeting will present the Task Deliverable Checklist Standards for what Manhattan Construction will evaluate at each stage of the deliverables.
2) Conceptual / Preliminary Design will include a Cost Estimate broken down in Bid Packages as well based on Renovation, Expansion and Site Costs.
3) Conceptual / Preliminary Budget will be provided within 36-calendar days following receipt of the Documents.
4) Site Investigations and reporting shall be prepared based on the following Tasks; this includes allowance for hired consultants for these tasks noted:

- Task 2.06.03 Investigation of Sanitary Sewer Laterals
- Task 2.06.05 Investigation & Evaluation of Roof
- Destructive Testing Allowance to support C&S
- Recando (Consultant)

TASK 3 - SCHEMATIC DESIGN 30% (216-DAYS): (12/18/2026 - 06/25/2027)

1) Project Specific Design Development AIA Checklist will be provided within 7-calendar days following receipt of the Design Development Documents.

2) Budget will be provided within 69-calendar days following receipt of the Documents.

Deliverable reporting will include:

- Schematic Design Development General Summary
- Schematic Design Detailed MCC In-House Destini Estimate
- Assumptions, Clarifications and Allowance Log
- Schematic Design Development Checklist
- Cost Option / Value Engineering Log for Potential Savings based on the Schematic Design
- Preliminary Schedule
- Document Log

TASK 4 - DESIGN DEVELOPMENT 60% (103-DAYS): (06/22/2027 - 11/11/2027)

1) Project Specific Design Development AIA Checklist will be provided within 7-calendar days following receipt of the Design Development Documents.

2) Design Development Budget - The Design Development Budget will be provided within 67-calendar days following receipt of the Documents.

Deliverable reporting will include:

- Design Development General Summary
- Detailed MCC In-House Destini Estimate as well some Subcontractor participation for pricing
- Assumptions, Clarifications and Allowance Log
- Design Development Checklist
- Cost Option / Value Engineering Log for Potential Savings and Reconciliation back to Program
- Preliminary Schedule
- Document Log

TASK 5 - CONSTRUCTION DOCUMENTS 90% (130-DAYS): (11/9/2027 - 05/8/2028)

1) Project Specific 90% Construction Design AIA Checklist will be provided within 7-calendar days following receipt of the Construction Phase Documents.

2) 90% Construction Document Deliverable - The 90% Construction Design Deliverable will be provided within 69-calendar days following receipt of the Documents.

Deliverable reporting will include:
- 90% Construction Design General Summary
- Detailed MCC In-House Destini Estimate with Subcontractor participation
- Assumptions, Clarifications and Allowance Log
- Construction Design Checklist
- 90% Construction Document Schedule
- Finalized Logistic Plan & Safety Plan
- Cost Option / Value Engineering Log for Potential Savings and Reconciliation back to Program
- Document Log
- Preconstruction Request For Information (RFI) Log

TASK 6 - CONSTRUCTION DOCUMENTS (IFC) (62-DAYS): (03/28/2028 - 06/21/2028)

1) Project Specific 100% Construction Design AIA Checklist will be provided within 7-calendar days following receipt of the Construction Phase Documents.
2) Construction Document Deliverable - The Construction Design Deliverable will be provided within 60-calendar days following receipt of the Documents.

Deliverable reporting will include:
- 100% Construction Design General Summary
- Detailed Bid Package Subcontractor Leveling Tabulation Sheets
- Assumptions, Clarifications and Allowance Log
- Construction Design Checklist
- Finalized Schedule
- Finalized Logistic Plan & Safety Plan
- Document Log
- Preconstruction Request For Information (RFI) Log

3) Subcontractor Pre-Bid Conference conducted on-site

CASH FLOW ANALYSIS:

Manhattan will prepare, if requested a cash flow analysis with both the Design Development Budget Update document and the Construction Document Review Update.

CONSTRAINTS AND EXCLUSIONS:

1) Manhattan shall provide formal estimates of construction costs. The estimate shall be based on relevant and reliable estimating techniques, historical analysis of cost, vendor input. Manhattan shall provide as accurate of an estimate as is reasonably possible based on the project information available.
2) Manhattan will provide a cost estimate by Master Format Divisional breakdown. Additionally, the building will be identified separately from the site.
3) Manhattan will provide allowances for undefined items required for the completion of construction.
4) Manhattan is not liable for code compliance and/or interpretations relating to design performed by the Designer or any of its consultants or any Owner

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Consultant. Manhattan will assume design as provided is code compliant.

5) This proposal excludes the following items:
- Any excessive Value Management / Engineering after the 100% Construction Documents stage.

Manhattan Construction is proposing providing staff and personnel to perform the above noted services for a Lump Sum of ***Seven Hundred Fifty-Nine Thousand Two Hundred Fifty Dollars and Four Cents ($759,250.04).***

Manhattan Construction is anticipating a Lump Sum of ***Two Hundred Thirty-Nine Thousand Three Hundred Twenty Dollars and Forty Cents ($239,320.40)*** for all direct reimbursable costs (Mileage, MCX Quantity Takeoff & Support, Sub-Consultant Investigation and Reporting, Document Control). Direct reimbursable costs will be invoiced at cost and full back-up will be provided for all costs expended. A proposal can be provided for additional services upon request.

1) Allowances included for reimbursables include:
- Task 2.06.03 Investigation of Sanitary Sewer Laterals: Sub-Consultant ($50,000)
- Task 2.06.05Task 2.06.05 Investigation & Evaluation of Roof: Sub-Consultant ($45,000)
- Destructive Testing Allowance to support C&S ($125,000)
- Ricando (Consultant) ($15,000)

We have attached to this proposal a detailed schedule and corresponding cost estimate for your review based on the anticipated timeline of design progression.

Sincerely,

John Begani
Director of Preconstruction
Manhattan Construction Company
5405 Cypress Center Drive, Suite 200
Tampa, FL 33609

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St. Pete-Clearwater International Airport - Terminal Improvements
Preconstruction Fee Proposal
Summary Report
June 26, 2026

Design-Phase	Amount	Qty.	Total
Task 2 - Conceptual / Preliminary Design (157-Days): (07/13/2026 - 12-17/2026)	**$78,263.88**	**1**	**$78,263.88**
Task 3 - Schematic Design 30% (216-Days): (12/18/2026 - 06/25/2027)	**$64,921.55**	**1**	**$64,921.55**
Task 4 - Design Development 60% (103-Days): (06/22/2027 - 11/11/2027)	**$148,507.42**	**1**	**$148,507.42**
Task 5 - Construction Documents 90% (130-Days): (11/9/2027 - 05/8/2028)	**$395,161.28**	**1**	**$395,161.28**
Task 6 - Construction Documents (IFC) (62-Days): (03/28/2028 - 06/21/2028)	**$72,395.91**	**1**	**$72,395.91**
Value Management (Incoporated in Tasks, 3, 4 & 5)	**$0.00**	**1**	
TOTAL PRECON SERVICES			**$759,250.04**

Reimbursable	Total
Travel - Mileage (2-people x 2X/Mo)	**$1,670.40**
Misc. Office Supplies	**$1,000.00**
Document Control	**$1,650.00**
Task 2.06.03 Investigation of Sanitary Sewer Laterals: Sub-Consultant	**$50,000.00**
Task 2.06.05 Investigation & Evaluation of Roof: Sub-Consultant	**$45,000.00**
Destructive Testing Allowance to support C&S	**$125,000.00**
Ricando (Consultant)	**$15,000.00**
TOTAL PRECON REIMBURSABLE	**$ 239,320.40**

SUMMARY	Total
Design Phase Services	**$759,250.04**
Reimbursable	**$239,320.40**
TOTAL PRECON	**$ 998,570.44**

Manhattan Construction Company

Preconstruction Services Estimate

Project Name: **St. Pete-Clearwater International Airport - Terminal Improvements**

Project Location: **Clearwater / St Pete, FL**

Construction Cost: **$120,000,000**

Preconstruction Duration: **24** **Months**

Date: **June 26, 2026**

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		PRE01	PRE02	PRE03	PRE04	PRE05	PRE06	PRE07	PRE08	PRE09	PRE10	PRE11	PRE12	PRE13	PRE14	PRE15	PRE16	PRE17	PRE18	PRE19	PRE20	PRE21	PRE22	PRE23	PRE24		
Preconstruction Schedule / Timeline		**2026**											**2027**													**2028**	
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A
Task 2 - Conceptual / Preliminary Design (157-Days): (07/13/2026 - 12-17/2026)																											
Conceptual / Preliminary Design: Design Meetings / Kickoff																											
Conceptual / Preliminary Design: Task 2.06.03 Investigation of Sanitary Sewer Laterals																											
Conceptual / Preliminary Design: Task 2.06.05 Investigation & Evaluation of Roof																											
Conceptual / Preliminary Design: Task 2.06.12 Investigation of Fire Alarm System																											
Conceptual / Preliminary Design: Task 2.12 - Cost Estimating and Program Validation																											
Task 3 - Schematic Design 30% (216-Days): (12/18/2026 - 06/25/2027)																											
Schematic Design 30%: C&S Progression																											
Schematic Design 30%: Design Meetings / Master Schedule Development																											
Schematic Design 30%: Task 3.06 Cost Estimating / Value Engineering / Deliverable Review Meeting(s)																											
Task 4 - Design Development 60% (103-Days): (06/22/2027 - 11/11/2027)																											
Design Development 60%: C&S Progression																											
Design Development 60%: Design Meetings																											
Design Development 60%: Task 4.04 Cost Estimating / Value Engineering / Deliverable Review Meeting(s)																											
Task 5 - Construction Documents 90% (130-Days): (11/9/2027 - 05/8/2028)																											
Construction Documents 90%: C&S Progression																											
Construction Documents 90%: Design Meetings																											
Construction Documents 90%: Task 5.02.18 MCC Phasing Plan & Logistic Plan																											
Construction Documents 90%: Constructability Review																											
Construction Documents 90%: MCC Construction Schedule Finalization																											
Construction Documents 90%: MCC Construction Schedule Finalization																											
Construction Documents 90%: Task 5.04 Cost Estimating / Value Engineering / Deliverable Review Meeting(s)																											
Task 6 - Construction Documents (IFC) (62-Days): 03/28/2028 - 06/21/2028)																											
Construction Documents (IFC): Subcontractor Pre-Bid Conference																											
Construction Documents (IFC): Task 6.03 MCC Bid Packages, Bid, GMP, etc.																											
Value Management																											
Value Management (incoporated in Task 3, 4 & 5)																											

Manhattan Construction Company

Preconstruction Services Estimate

Project Name: St. Pete-Clearwater International Airport - Terminal Improvements

Project Location: Clearwater / St Pete, FL

Construction Cost: $120,000,000

Preconstruction Duration: 24 Months

Date: June 26, 2026

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			PRE01	PRE02	PRE03	PRE04	PRE05	PRE06	PRE07	PRE08	PRE09	PRE10	PRE11	PRE12	PRE13	PRE14	PRE15	PRE16	PRE17	PRE18	PRE19	PRE20	PRE21	PRE22	PRE23	PRE24				
Preconstruction Staff Estimate			**2026**						**2027**												**2028**								**Total Costs**			
Item Description	**Unit**		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	Rate ('25 - '26)	Units	Rate ('26-'27-'28)	Units	TOTAL
STAFF PERSONNEL COSTS																																				
Task 2 - Conceptual / Preliminary Design (157-Days): (07/13/2026 - 12-17/2026)																																				
Project Director	WK					0.20	0.20	0.20	0.20	0.20	0.20																					$9,255	0.0	$9,866.65	1.2	$11,839.98
Project Manager 3 & 4	WK								0.20	0.20	0.20																					$6,363	0.0	$6,783.45	0.6	$4,070.07
Project Engineer 2	WK					0.30	0.30	0.30																								$3,973	0.0	$4,236.33	0.9	$3,812.69
Superintendent 3 & 4	WK					1.00	1.00		0.30																							$6,299	0.0	$6,714.78	2.3	$15,443.98
Preconstruction Director	WK					0.20	0.20	0.50	0.50	0.60	0.20																					$9,168	0.0	$9,773.38	2.2	$21,501.43
Sr. Mechanical Estimator	WK								0.50	0.50																						$6,442	0.0	$6,867.50	1.0	$6,867.50
Sr. Electrical Estimator	WK								0.50	0.50																						$6,442	0.0	$6,867.50	1.0	$6,867.50
Estimator 1	WK								0.40	0.30																						$3,556	0.0	$3,790.45	0.7	$2,653.32
Estimator 2	WK								0.40	0.40																						$4,166	0.0	$4,441.33	0.8	$3,553.06
Scheduler 2	WK								0.30																							$5,173	0.0	$5,514.50	0.3	$1,654.35
	WK																															$0	0.0	$0.00	0.0	$0.00
Task 3 - Schematic Design 30% (216-Days): (12/18/2026 - 06/25/2027)																																				
Project Director	WK											0.20	0.20	0.20	0.20	0.20	0.20															$9,255	0.0	$9,866.65	1.2	$11,839.98
Project Manager 3 & 4	WK													0.20	0.30	0.30	0.20															$6,363	0.0	$6,783.45	1.0	$6,783.45
Project Engineer 2	WK														0.20	0.20																$3,973	0.0	$4,236.33	0.4	$1,694.53
Superintendent 3 & 4	WK														0.20	0.20																$6,299	0.0	$6,714.78	0.4	$2,685.91
Preconstruction Director	WK											0.20	0.20	0.20	0.20	0.50	0.60															$9,168	0.0	$9,773.38	1.9	$18,569.41
Sr. Mechanical Estimator	WK															0.50	0.60															$6,442	0.0	$6,867.50	1.1	$7,554.25
Sr. Electrical Estimator	WK															0.50	0.60															$6,442	0.0	$6,867.50	1.1	$7,554.25
Estimator 1	WK															0.40	0.40															$3,556	0.0	$3,790.45	0.8	$3,032.36
Estimator 2	WK															0.40	0.40															$4,166	0.0	$4,441.33	0.8	$3,553.06
Scheduler 2	WK															0.30																$5,173	0.0	$5,514.50	0.3	$1,654.35
	WK																															$0	0.0	$0.00	0.0	$0.00
Task 4 - Design Development 60% (103-Days): (06/22/2027 - 11/11/2027)																																				
Project Director	WK														0.20	0.30	0.30	0.40	0.40													$9,255	0.0	$9,866.65	1.6	$15,786.64
Project Manager 3 & 4	WK																0.30	0.40	0.40													$6,363	0.0	$6,783.45	1.1	$7,461.80
Project Engineer 2	WK																	0.40	0.40													$3,973	0.0	$4,236.33	0.8	$3,389.06
Superintendent 3 & 4	WK																0.20	0.20	0.20													$6,299	0.0	$6,714.78	0.6	$4,028.87
Preconstruction Director	WK														0.30	1.73	1.73	1.73	1.10													$9,168	0.0	$9,773.38	6.6	$64,503.88
Sr. Mechanical Estimator	WK															0.80	1.30	1.00														$6,442	0.0	$6,867.50	3.1	$21,289.18
Sr. Electrical Estimator	WK															0.80	1.30	1.00														$6,442	0.0	$6,867.50	3.1	$21,289.18
Estimator 1	WK																0.60	0.60														$3,556	0.0	$3,790.45	1.2	$4,548.54
Estimator 2	WK																0.40	0.50														$4,166	0.0	$4,441.33	0.9	$3,997.19
Safety Manager 2	WK																	0.10														$5,241	0.0	$5,587.28	0.1	$558.73
Scheduler 2	WK																	0.30														$5,173	0.0	$5,514.50	0.3	$1,654.35
	WK																															$0	0.0	$0.00	0.0	$0.00
Task 5 - Construction Documents 90% (130-Days): (11/9/2027 - 05/8/2028)																																				
Project Director	WK																		0.87	0.87	0.87	0.87	1.00	1.00	1.00							$9,255	0.0	$9,866.65	5.6	$55,253.04
Project Manager 3 & 4	WK																		0.43	1.30	1.30	1.30	1.30	1.30	1.30							$6,363	0.0	$6,783.45	6.9	$47,031.56
Project Engineer 2	WK																			1.00	1.00	1.00	1.00	1.00	1.00							$3,973	0.0	$4,236.33	5.0	$21,181.63
Superintendent 3 & 4	WK																			1.00	1.00	1.00	1.00	1.00	1.00							$6,299	0.0	$6,714.78	5.0	$33,573.88
Preconstruction Director	WK																		0.87	1.73	1.73	2.00	2.00	1.73	1.00							$9,168	0.0	$9,773.38	10.1	$98,384.85
Sr. Mechanical Estimator	WK																			1.50	1.73	1.73	1.73	1.00	1.00							$6,442	0.0	$6,867.50	7.7	$52,879.48
Sr. Electrical Estimator	WK																			1.50	1.73	1.73	1.73	1.00	1.00							$6,442	0.0	$6,867.50	7.7	$52,879.48
Estimator 1	WK																					1.73	1.73	1.00	1.00							$3,556	0.0	$3,790.45	4.5	$16,930.58
Estimator 2	WK																					1.00	1.00	0.60	0.60							$4,166	0.0	$4,441.33	1.6	$7,106.12
Safety Manager 2	WK																					0.20										$5,241	0.0	$5,587.28	0.2	$1,117.46
Scheduler 2	WK																						0.60	1.00								$5,173	0.0	$5,514.50	1.6	$8,823.20
	WK																															$0	0.0	$0.00	0.0	$0.00
Task 6 - Construction Documents (IFC) (62-Days): (03/28/2028 - 06/21/2028)																																				
Project Director	WK																									1.00						$9,255	0.0	$9,866.65	1.0	$9,866.65
Project Manager 3 & 4	WK																									1.30						$6,363	0.0	$6,783.45	1.3	$8,818.42
Project Engineer 2	WK																									1.00						$3,973	0.0	$4,236.33	1.0	$4,236.33
Superintendent 3 & 4	WK																									1.00						$6,299	0.0	$6,714.78	1.0	$6,714.78
Preconstruction Director	WK																									1.73						$9,168	0.0	$9,773.38	1.7	$16,940.39
Sr. Mechanical Estimator	WK																									1.00						$6,442	0.0	$6,867.50	1.0	$6,867.50
Sr. Electrical Estimator	WK																									1.00						$6,442	0.0	$6,867.50	1.0	$6,867.50
Estimator 1	WK																									1.00						$3,556	0.0	$3,790.45	1.0	$3,790.45
Estimator 2	WK																									0.50						$4,166	0.0	$4,441.33	0.5	$2,220.66
Safety Manager 2	WK																									0.10						$5,241	0.0	$5,587.28	0.1	$558.73
Scheduler 2	WK																									1.00						$5,173	0.0	$5,514.50	1.0	$5,514.50
	WK																															$0	0.0	$0.00	0.0	$0.00
Value Management (Incoporated in Tasks, 3, 4 & 5)																																				
	WK																															$0	0.0	$0.00	0.0	$0.00
SUB-TOTAL STAFF PERSONNEL:			0.00	0.00	0.00	1.70	1.70	1.00	3.30	2.70	0.60	0.40	0.40	0.60	1.10	3.50	3.00	0.50	3.63	6.13	6.63	2.50	2.17	8.90	9.37	11.70	13.10	10.63	10.63	0.00	0.00		**0.0**		**105.9**	**$759,250.04**
																																		SUB-TOTAL PRE-CONSTRUCTION STAFF COSTS:		**$759,250.04**
																																		SUB-TOTAL PRE-CONSTRUCTION STAFF PROPOSAL:		**$759,250.04**

Manhattan Construction Company

Preconstruction Services Estimate

Project Name: St. Pete-Clearwater International Airport - Terminal Improvements

Project Location: Clearwater / St Pete, FL

Construction Cost: $120,000,000

Preconstruction Duration: 24 Months

Date: June 26, 2026

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			PRE01	PRE02	PRE03	PRE04	PRE05	PRE06	PRE07	PRE08	PRE09	PRE10	PRE11	PRE12	PRE13	PRE14	PRE15	PRE16	PRE17	PRE18	PRE19	PRE20	PRE21	PRE22	PRE23	PRE24					
Preconstruction Reimbursable Estimate			**2026**												**2027**														**Total Costs**				
Item Description	**Unit**		**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**	**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**	**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**Rate**	**Units**	**RATE**	**UNITS**	**TOTAL**
NON-STAFF COSTS (Materials/Subcontractors/Services)																																				
Travel - Mileage (2 people x 2X/Mo)	MILE					96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96	96		$0.725	2304.0	$ 1,670.40	2304.0	$1,670.40
Misc. Office Supplies	LS									1				1					1							1						$250	4.0	$ 1,000.00	250.0	$1,000.00
Document Control	LS													1					1							1						$550	3.0	$ 1,650.00	550.0	$1,650.00
Task 2.06.03 Investigation of Sanitary Sewer Laterals: Sub-Consultant	ALLW							1																								$50,000	1.0	$ 50,000.00	50000.0	$50,000.00
Task 2.06.05 Investigation & Evaluation of Roof: Sub-Consultant	ALLW							1																								$45,000	1.0	$ 45,000.00	45000.0	$45,000.00
Destructive Testing Allowance to support C&S	ALLW							1																								$125,000	1.0	$ 125,000.00	125000.0	$125,000.00
Ricando (Consultant)	ALLW							1																								$15,000	1.0	$ 15,000.00	15000.0	$15,000.00
SUB-TOTAL MATERIALS/SUBCONTRACTORS/SERVICES:			0.0	0.0	0.0	96.0	96.0	100.0	96.0	97.0	96.0	96.0	96.0	96.0	96.0	98.0	96.0	96.0	96.0	96.0	98.0	96.0	96.0	96.0	96.0	98.0	96.0	96.0	96.0	0.0	0.0			**$ 239,320.40**		**$239,320.40**
																																		SUB-TOTAL PRE-CONSTRUCTION NON-STAFF COSTS:		**$ 239,320.40**		**$239,320.40**

SUB-TOTAL PRE-CONSTRUCTION COSTS (Staff):	**$759,250.04**
REIMBURSABLE:	**$239,320.40**
TOTAL PRE-CONSTRUCTION PROPOSAL:	**$998,570.44**