

Vendor No. 438530

Contract No. 9537

Effective Date 03/06/2025

LEE COUNTY PORT AUTHORITY
RFP #21-81 Skyplex Development
CONTRACT AMENDMENT (CA)

Upon the completion and execution of this Contract Amendment, signed by both parties, the parties acknowledge the following work will be performed in accordance with the Contract. The intent of this Contract Amendment is to amend the scope, time or dollars of the contract work. *No work should be performed without the execution of a written Task Authorization, which shall serve as a Notice To Proceed with the work.* All the covenants terms, conditions, provisions and contents of the original Contract, as amended, shall be and are applicable to this Contract Amendment unless specifically identified herein.

Description of work: Arthrex Development (See Attached)

(1) Reasons for Amendment:

- | | | | |
|--------------------------|----------------------------|-------------------------------------|-------------------------------|
| <input type="checkbox"/> | Programmed CIP Project(s) | <input checked="" type="checkbox"/> | Budgeted Task/Work |
| <input type="checkbox"/> | Unforeseen Site Conditions | <input type="checkbox"/> | Error/Omission in Plans/Specs |
| <input type="checkbox"/> | Design Change | <input type="checkbox"/> | Owner Requested |
| <input type="checkbox"/> | Safety Considerations | <input type="checkbox"/> | Cost Benefit to Project |
| <input type="checkbox"/> | Other: _____ | | |

(2) Method of Negotiating Price of Work

- | | |
|---|----------------------|
| X | Lump Sum |
| | Time and Materials |
| | Unit Prices |
| | Hourly plus expenses |
| | Other |

Method of Negotiating Time of Work:

- _____ Consultant/Contractor Records
 _____ Cost plus fixed fee
 _____ Force Account

(3) Acceptance

It is understood and agreed that the execution and acceptance of this CA constitutes agreement by both parties to amend the Contract in accordance with the represented work and/or conditions.


Commercial Property Southwest Florida, LLC

Gary Tasman

Accepted by: Gary Tasman – Commercial Property Southwest Florida, LLC

DocuSigned by:
Gary Tasman 2/7/2025
08892870971004

Approved by: Brian McGonagle, Deputy Executive Director-Administration

DocuSigned by:
 2/7/2025
 9D Brian McGonagle

Approved as to form for the reliance of the Lee County Port Authority only:

Andrea Fraser-Port Attorney

LEE COUNTY PORT AUTHORITY AUTHORIZATION

☒

By: _____
Deputy Executive Director or Designee

☒ Board Item

By: _____
Chair - Lee County Port Authority Board of Port Commissioners

EXHIBIT A – SUBCONSULTANT/SUBCONTRACTOR INFORMATION

CA No. _____

The CONSULTANT or CONTRACTOR intends to engage the following subconsultant(s) and/or subcontractor(s) to assist in providing and performing the services, tasks, or work required under this Contract Amendment. At any time during the performance of work outlined in this Contract Amendment that the subconsultant(s)/subcontractor(s) identified below change, such change should be sent in writing to the LCPA. Only those subconsultants(s)/subcontractor(s) whereby prior written notification has been given to the LCPA are allowed to perform work under this Contract Amendment.

It is the responsibility of the CONSULTANT or CONTRACTOR to ensure that all subconsultants and/or subcontractors are properly licensed and insured prior to initiating any work in accordance with this contract.

(If none, enter the word "none" in the space below.)

| Service or Work to be Performed | Name, Address, Phone and e-mail of Individual or Firm | Estimated Dollar Value of Subcontracted Work | DBE, WBE, or MBE (yes or no) | If Yes, Estimated Dollar Value of DBE/WBE/MBE Work |
|---|---|--|------------------------------|--|
| Project Administration and Management, Coordination, Technical Assistance | Cushman Wakefield Commercial Property Southwest Florida | \$344,203.40 | | |
| Engineering Permitting/Zoning/FAA Permitting | Stantec Consulting Services | \$421,210.00 | | |
| FAA Permitting | Environmental Science Associates (ESA) | \$ 75,024.00 | | |
| Environmental Permitting | Passarella & Associates | \$ 58,400.00 | | |
| Zoning Traffic Study & Development Order Traffic Service | David Plummer & Associates | \$ 35,000.00 | | |
| | Amendment to ALP / Ricondo | \$22,000.00 | | |
| | Velocity Phase I Audit | \$3,000.00 | | |
| | Agency Entitlement/Permit Applications | \$25,000.00 | | |
| | Project Contingency | \$50,000.00 | | |
| TOTAL | | \$1,033,837.40 | | |



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

February 7, 2025

Mr. Brian McGonagle
Deputy Executive Director -Administration Lee
County Port Authority
Southwest Florida International Airport

Dear Brian -

It's with pleasure to present the revised **Arthrex Development** scope of services and fee structure. This is a revision to the original scope of services and fee structure that was presented January 10, 2025.

Presented herein is the revised proposal in support of the scope of services for Entitlement and Permitting of the proposed **Arthrex Development** as a stand-alone project, independent of the Skyplex Phase 3 - Entitlement/Permitting and Development Implementation Strategy currently under contract. This proposal is a revision to the original scope of services and fee structure that was presented January 10, 2025. This scope of services is being proposed as the 7th Amendment to the existing Commercial Property Southwest Florida contract RFP#21-81 dated, September 8, 2022.

The scope of services under this proposal is for the Entitlement and Permitting of the proposed Arthrex Site to allow for the future development of the site, which in summary includes:

- Environmental Permitting
- Transportation Engineering
- Engineering Design and Preparation of Construction Plans
- Regulatory Agency Submittal/Permitting
- Planned Development (PD) Amendment Application Preparation and Submittal
- FAA NEPA Documentation and Section 743 Request and Release
- Project Administration and Management, Coordination & Technical Assistance

The specific details of these services are contained in the supporting proposal accompanied by this cover letter. This proposal does not include the Site Development/Construction of the Arthrex site nor Construction Management.

The proposed scope of services has been carefully and thoroughly vetted to eliminate any overlap or redundancy of services currently under contract for Skyplex Phase 3 - Entitlement/Permitting and Development Implementation Strategy

If need be, we are happy to meet or to get on a call with you and the LCPA team to discuss any provision of this **Arthrex Development** proposal.

We look forward to advancing this proposal to the Airport Special Management Committee meeting and the Joint Port Board meeting. Meeting this schedule is even more imperative given Arthrex's demands and timeline under the proposed Arthrex Lease.

Thank you again for inviting us to submit this proposal and continue our collaboration on this exciting project.

Respectfully,

Gary Tasman
Founder & CEO

ARTHREX DEVELOPMENT

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

Lee County Port Authority

Arthrex Development
Entitlement/Permitting Scope of Services

REVISED
February 7, 2025



ARTHREX DEVELOPMENT SCOPE OF SERVICES - ENTITLEMENT/PERMITTING

DURATION-

- 22 - 24 months from date of contract amendment execution

DELIVERABLES -

- Lee County Planned Development (PD) Zoning Amendment for entire Arthrex Proposed Site (Application, Responses and Amended Resolution)
- SFWMD Individual Construct & Operation Permit for Arthrex Proposed Site (Application, Responses and Approval)
- ACOE No Permit Required Letter (Application, Responses and Approval)
- Lee County Development Order for Arthrex Proposed Site (Application, Responses and Approval)
- Lee County Utilities Approval to Construct Order for Arthrex Proposed Site (Application, Responses and Approval)
- Site Civil Construction Plans for Arthrex Proposed Site
- Landscape Code Minimum Plan for Arthrex Proposed Site
- Traffic Impact Statement
- FDEP Water and Wastewater Construction Permit for Arthrex Proposed Site (Application, Responses and Permit Approval)
- SFWMD Water Use Permits (Irrigation and Dewatering) for Arthrex Proposed Site (Application, Responses and Permits)
- USFWS Technical Assistance for Listed Species
- FAA NEPA Documentation and Section 743 Request and Release
- Estimated Site Development/ Horizontal Construction and Mitigation Cost

MEETINGS-

- Bi-Weekly Online Status Meeting with Project Manager and Subconsultant Team
- Meetings with Government Regulatory Agencies and notes, as needed.
- Meetings with Arthrex Representatives, as needed.
- Meetings with LCPA Administrative Staff, as needed.

SCOPE OF SERVICES –

Agency Coordination and Meetings

- Meet with the governmental agencies identified below to obtain specific guidelines and criteria for the evaluation and development of the project. These meetings are to be coordinated with Client and will include the following agencies:
 - South Florida Water Management District (SFWMD) staff to discuss guidelines for development of the project and the criteria for permitting within the Environmental Resource Permit (ERP) application process.
 - Lee County Development Services staff to discuss guidelines for development of the project and the criteria for permitting within the project area.
 - Federal Aviation Administration (FAA) staff to discuss guidelines for development of the project and the criteria for permitting within the project area.

Engineering Design and Preparation of Construction Plans

- Site Plan and Infrastructure Layout
 - Utilizing the conceptual campus plan design the proposed supporting infrastructure in accordance with Lee County development standards. The design will include considerations for the temporary infrastructure needed to support this early phase prior to the full infrastructure system being implemented in Skyplex.
- Stormwater Design and Analysis
 - Review the existing Environmental Resource Permits (ERP's) obtained for the site and prepare land use area and surface water management calculations, including water quantity/quality, discharge rate, floodplain compensation and nutrient loading for the proposed site plan and supporting infrastructure. A hydraulic surface water modeling analysis will be conducted. This model will be submitted to Lee County and SFWMD with the permitting applications.
 - The stormwater design and analysis will include the Master Stormwater Design for the project. In addition to the modelling required, we will also be required to demonstrate Stormwater Level of Service Compliance for the facilities within the development such as: Roadway Elevations, Curb Inlets, Catch Basins, and Swales utilizing Spreadsheet Swale calculations and/or analysis, and StormCAD Internal Pipe calculations and/or analysis. These analyses will be submitted to Lee County and SFWMD with the permitting applications.
- Utility Design and Analysis
 - Coordinate with the Client in determining the build-out conditions to determine if the existing utility main sizing for water, wastewater, and irrigation is sufficient. This Utility Plan will identify the location of the major water and sewer distribution mains. Upon completion of the Utility Plan, Prepare the necessary Design reports in support of the construction plan applications including: one water distribution analysis in support of the water main sizing of the proposed facilities; one preliminary lift station and force main analyses in support of the force main sizing of the proposed facilities. Meet with Lee County Utilities to discuss the comments and provide the appropriate supporting analysis documentation. Two rounds of comments, if required, from Lee County Utilities and resubmittal of the final analysis is assumed in this task.
- Site-Civil Construction Plans Preparation
 - Design services necessary to prepare construction plans and specifications in accordance with Lee County development standards. It is anticipated that the construction plans will be completed as two component sets: (1) Roadway and Utility set for the proposed two-lane roadway(s), and (2) master development plan set.
 - The construction plans will be completed in four (4) design phases, 30%, 60%, and 90%. The plans will be submitted to Client for their review and comments at all four design phases.
 - Component Plan Set 1 will be generated for the two-lane roadway construction and will be prepared in 11" x 17" size format. The plan set is anticipated to be structured as such:
 - Key Sheet
 - Summary of Pay Items
 - Table of Quantities
 - Typical Section Sheets
 - General Notes/Pay Item Notes
 - Project Layout
 - Clearing and Grubbing Sheets
 - Plan/Profile Sheets



- Special Details
 - Cross Sections
 - Temporary Traffic Control Plan Sheets
 - Temporary Traffic Control Detail Sheets
 - Utility Adjustment Sheets
 - Standard Details
- Component Plan Set 3 will be generated for the overall development plan and will be prepared in 22" x 34" size format. The plan set is anticipated to be structured as such:
 - Key Sheet
 - Summary of Pay Items
 - Table of Quantities
 - General Notes/Pay Item Notes
 - Aerial
 - Existing Conditions and Demolition Plan
 - Site Layout Plans
 - Zoning Data Plan
 - Site Earthwork, Grading and Drainage Plans
 - Secondary Drainage
 - Site Utility Plans
 - Utility Plan and Profiles
 - Cross Sections
 - Drainage Details
 - Paving Details
 - Erosion Control Plans
 - Standard Municipality Details
- Landscape Code Minimum Plans
 - Prepare the necessary landscape code minimum drawings to make applications to the municipalities for permit approval. The code minimum landscape plans will address plant specifications, locations, details, and general notes for the required plantings. It is anticipated that the required plantings will include roadway plantings and perimeter buffers. The filled lots will be seeded and mulched, and the side slopes of the lakes and berms will be sodded. Enhanced planting design and associated drawings are excluded from this task.
- Engineer's Opinion of Probable Cost
 - Prepare an opinion of probable construction cost for the total project. The opinion of probable cost (OPC) will be initially prepared and submitted with the 30% construction plan submittal. The OPC will be revised at the time of 60%, 90%, and 100% submittals. All OPC's will be provided to the client along with the respective component construction plan submittal.

Regulatory Agency Submittal/Permitting

- Prepare and submit, on behalf of Client, drawings, calculations and complete permit applications to the following regulatory agencies:
 - SFWMD – ERP Individual Permit for Enabling Infrastructure and Mass Grading
 - Lee County – Development Order
 - Lee County Utilities – Approval to Construct (if needed)
- FDEP – Water and Wastewater Construction Permits (if needed) Provide responses to requests for additional information from the regulatory agencies during the permitting process.
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- Assist Client and other consultant team members in the preparation and submittal of the following Request:
 - FAA – Land Use Change and NEPA Approval
 - ACOE No Permit Required

Planned Development Amendment Application Preparation and Submittal

- Prepare to attend an Informal Pre-application meeting with Lee County Community Development to discuss the proposed rezoning application.
- Coordinate with other project consultants on prepared paperwork. Consultants anticipated for the project include geotechnical engineering, transportation engineering, environmental, and survey.
- Coordinate with the client and other consultants as required regarding documents and forms necessary for the Planned Development Amendment request, and will prepare the following documents to be submitted with the application:
 - Planned Development Amendment application.
 - Proof of ownership or contract to purchase or lease property.
 - Pre-application meeting notes
 - Zoning and Land Use History narrative
 - Boundary Survey of Property
 - Electronic version of legal description
 - Area location map
 - Request and Justification Narrative
 - Comprehensive Plan Consistency Narrative
 - Notarized letter of Owner's Authorization
 - Aerial photo of property
 - Existing Surrounding Land Uses Map
 - Surrounding Property Owners List (with mailing labels)
 - Public Facility Impact Narrative for:
 - Potable Water
 - Sanitary Sewer
 - Drainage
 - Solid Waste
 - Recreation and Open Space
 - Schools
 - Fire Protection
 - Law Enforcement
 - Emergency Medical Services
 - FEMA Flood Insurance Rate Map Data (FIRM)
 - Map of wellfields and cones of influence, if applicable
 - Archaeological and historical site assessment report
 - Environmental assessment report
 - Florida Land Use Cover Classification System (FLUCCs) map (provided by others)
- Master Concept Plan
 - Prepare the zoning MCP to include required details and cross sections, along with land use and buffer tables as required by the Lee County. Design will include the proposed development areas; roadway layout; pedestrian circulation; general stormwater management area placement; setbacks; buffers; and amenities as determined with client. Plans will be conceptual in nature for use with the zoning approval. Detailed site drawings and renderings are not included within this task. This task includes two (2) revisions after review by the project team.



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- Response to Lee County Sufficiency Comments
 - Respond to planning related comments from Lee County staff regarding sufficiency items for the application submittal.
- Public Hearings
 - Prepare an outline for the Public hearing presentation. Prepare for and attend up to two (2) meetings with the Client in preparation for the Public Hearings before the Lee County Hearing Examiner and Lee County Board of County Commissioners. Prepare for, attend, and present the findings before the Lee County Hearing Examiner and Lee County Board of County Commissioners. A total of two (2) public hearings are included in this scope.

Boundary Survey

- Prepare a boundary and topographical survey of the project area with aerial overlay. The survey shall include the following:
 - Establish horizontal and vertical control for pre-design survey in State Plane coordinates (NAD83, 2011 adjustment – Epoch 2010.00) and vertical control for pre-design in NAVD88 datum (North American Vertical Datum 1988)
 - Topographical survey of the project area and boundary conditions.
 - Obtain vertical elevations for the site elements within and adjacent to the project boundary.
 - Horizontal location of any above-ground utility locations and existing site improvements, and adjacent property improvements within 25 feet of the project boundary.

Sketch and Legal Description

- Prepare a signed and sealed sketch and description (this is not a survey) of the parent boundary including both the Arthrex site and proposed water management lakes and conveyance canals to be used for the Development Order permitting process.

Section 743 Coordination and Land Release CATEx

- Section 743 Coordination
 - Assist in the collection and coordination of information required by the Federal Aviation Administration (FAA) in order to review the project and provide a determination under the Section 163/743 requirement. This information will include:
 - Project description to include the different project components/elements. While it is understood that the project is presently in the planning, sufficient information to support the 743 review will be required.
 - Latest (preferred) conceptual layout which clearly illustrates a delineation of each component included in the project description.
 - A copy of the current FAA approved ALP showing the project(s) highlighted.
 - A copy of the current on-airport land use map.
 - A copy of the current Exhibit "A" Airport Property Inventory Map, to potentially include any supporting deeds or any other conveyance documentation regarding airport ownership of the land the project components are located on.
 - Source(s) of funding for the proposed project (and/or for facilities previously funded or impacted by the proposed project}
 - Provide and submit a consolidated package of documentation required for the FAA to process a Section 743 determination.



- Documented CATEX
 - Support the data collection and documentation required and the coordination with FAA to facilitate NEPA approval in support of the release from Federal obligations. Upon receipt of the Section 743 decision letter, envelop a documented CATEX for submittal and review by the FAA's Environmental Protection Specialist (EPS) in the Orlando Airports District Office (ADO). The CATEX documentation will include the following information:
 - Project Identification and Understanding: This includes identification of the project and review of materials previously prepared related to the site.
 - Project Location and Description: This task will include the preparation of a project overview including identification of the site location, project limits, proposed project elements and preparation of related graphics.
 - Project Purpose and Need: This involves development of the Purpose and Need documentation for the proposed development.
 - Environmental Documentation: This will provide documentation for the factors considered for a project to be categorically excluded from further federal environmental review as described in FAA Orders 1050.1F and 5050.4B. The topics listed in the Orders are shown below with a brief description of the effort proposed in this scope of services for each topic. Should the review comments of the completed draft CATEX document by the FAA indicate that additional effort is required in one or more of the environmental topics, or that the proposed action includes this additional effort will be considered as an additional service beyond this scope of services.
 - Air Quality - The document will identify Lee County as an attainment area and will explain what that means related to environmental significance. This will include a qualitative discussion of air quality (construction, surface transportation, operation). It is assumed that modeling will not be required, and a quantitative analysis is not included.
 - Climate – A qualitative discussion on Greenhouse Gas (GHG) and other climate factors will be discussed (construction, surface transportation, operation). It is assumed that modeling will not be required, and a quantitative analysis is not included.
 - Coastal Zone Management- Discussion will be based on previous consistency determinations at the airport and review of publicly available data and sources.
 - Community Disruption - Describe surrounding land uses and compatibility with Lee County development guidance and plans. Information supporting this will be provided by others.
 - Cumulative Impacts - Document other construction proposed for the near future in the project vicinity.
 - Endangered Species - a field review, literature review, and the review of previous environmental reports and/ or permits associated with the area will be made of the project site that will indicate the potential existence of threatened and endangered species. It is understood that this information is being developed by others.



- Farmland Conversion - Based on previous determinations on other projects at the airport and review of publicly available data and sources.
- Floodplains - Review of the extent of the floodplain with respect to the guidance regarding "significance of impact" included in the FAA Orders
- Hazardous Materials/ Solid Waste - Document past designation of the property related to hazardous materials and solid waste. This information will be compiled from prior studies, work conducted for this project by others and review of publicly available data and sources.
- Highly Controversial Action - Document will discuss prior public comments related to this action, if applicable.
- Historic or Cultural Property - Reference will be made to the historic and archaeological studies previously prepared at the airport and the lack of artifacts. No archaeological or cultural resource assessment surveys are included in this scope of services.
- Inconsistency with Applicable Laws -A statement will be made indicating no adverse effect unless otherwise determined to not be the case.
- Noise - Include a discussion as to no change in aircraft noise associated with the landside development. A discussion on surface transportation and construction noise will also be included. This task assumes noise contours will not be developed nor modeling required for the project (impacts minimal and no new aircraft activity).
- Section 4(f) - Document will provide a summary of prior studies, information provided to ESA by others and a review of publicly available data and sources.
- Socioeconomic, Environmental Justice, Children's Health and Safety Document will provide a summary of prior studies, information provided to ESA by others and a review of publicly available data and sources (including census and EJ Screen).
- Surface Transportation- Includes a discussion of anticipated traffic impacts qualitatively. Information to support this discussion (i.e. daily vehicle trips, truck trips, traffic studies, level of service studies, etc) will be produced and provided by others
- Wetlands -Document will include a discussion of Waters of the US and regulatory requirements, and compile information on wetlands and habitat functional assessments that will be provided by others. Include information from prior studies and publicly available data but will primarily incorporate current information being developed and provided for this project by others.
- Water Quality - Document includes a discussion of the proposed stormwater management plan related to water quality and quantity. It will also include a discussion of impaired waters. This information will be compiled from studies, data and plans performed and provided by others.



- Wild and Scenic Rivers - Includes a discussion as to no affect.
- Visual Effects - Include a discussion of the proposed development and the anticipated visual impacts based on planning level assumptions. Information for this discussion will be produced and provided by others. This will be addressed in a conceptual manner with the understanding that design level detail and information is not available.
- Special Purpose Laws - for the purpose of this scope of services, it is not anticipated that the proposed project will involve special purpose laws outside of the National Environmental Policy Act. If other special purpose laws are affected, an EA could be required.
- The Categorical Exclusion document will be prepared in draft form for review by the Client. The report will be supported by a series of exhibits and/ or appendices. ESA will make modifications to the draft report based on comments and prepare the CATEX for transmittal, to the FAA Orlando ADO. Once reviewed by the FAA, ESA will incorporate required comments, revise the document as directed, and prepare the final document for transmittal and approval by the FAA.

Environmental Permitting

- Lee County Protected Species Survey and Report
 - Conduct listed species survey per Lee County standards.
 - Identify on aerial photograph the location of observed listed species.
 - Prepare report to Lee County requirements summarizing results of survey.
- South Florida Water Management District (SFWMD) Application for Individual Conceptual Environmental Resource Permit (ERP)
 - Prepare environmental supplement and plans for submittal to SFWMD.
 - Coordinate preparation of permit application with Project team.
- SFWMD ERP Review
 - Prepare environmental responses to two requests for additional information from SFWMD.
 - Coordinate Project review with SFWMD staff and Project team.
- U.S. Army Corps of Engineers (COE) No Permit Required Application
 - Prepare and submit No Permit Required application to COE.
 - Coordinate preparation of permit application with Project team.
- COE Wetland Data Sheets
 - Prepare COE wetland data sheets using data from existing state wetland data sheets.
- COE No Permit Required Review
 - Prepare environmental responses for additional information from COE.
 - Coordinate project review with COE staff and Project team.
- USFWS Technical Assistance for Listed Species
 - Prepare biological assessment for submittal to USFWS for Technical Assistance Request
 - Prepare responses for additional information from USFWS.
 - Coordinate Technical Assistance review with USFWS and Project team.



- Lee County Development Order (DO)
 - Prepare environmental items for Project engineer's submittal to the County.
 - Coordinate preparation of DO application and environmental items with Project engineer and Client.
- Lee County DO Review
 - Prepare environmental responses to one sufficiency request letter from the County.
 - Coordinate DO review with County staff.

Environmental Coordination for Federal Aviation Administration (FAA) Review

- Technical Assistance for Section 163/743 Coordination and Documented Categorical Exclusion (CATEX)
 - Prepare maps, exhibits, and narratives related to wetlands, wetland permitting, and listed species for use by others in their preparation of submittals to FAA for Section 163/743 coordination and a Documented CATEX.
 - Coordinate preparation of maps, exhibits, and narratives with Client and Project team.
 - Assist Project team in preparing responses to comments received from FAA related to wetlands and listed species.

Transportation Engineering

- Zoning Traffic Study
 - Zoning traffic study (ZTIS) will be prepared reflective of the proposed development plan, phasing/buildout horizon years, provided by the client. The study area major collector and arterial roadway segments and intersections to be analyzed includes the following.

Traffic Analysis Periods

- Existing Conditions -AM and PM Peak Hour
- Future Conditions (buildout) with Current Zoning - AM and PM Peak Hour
- Future Conditions (buildout) with Proposed Zoning - AM and PM Peak Hour

Road Segments Under Study

- Daniels Parkway
 - 1-75 to Treeline Avenue
 - Treeline Avenue to Chamberlin Parkway/Chana Court
 - Chamberlin Parkway/Chana Court to Fenway S. Drive
 - Fenway S. Drive to Westlink Drive
 - Gateway Boulevard to SR 82
- 1-75
 - Colonial Boulevard to Daniels Parkway
 - Daniels Parkway to Alica Road
- Treeline Avenue
 - Colonial Boulevard to Daniels Parkway
 - Daniels Parkway to Alica Road
- SR 82
 - 1-75 to Daniels Parkway/Lee Boulevard
 - Daniels Parkway/Lee Boulevard to South



Intersections Under Study

- Daniels Parkway at I-75 Ramps
- Daniels Parkway at Treeline Avenue
- Daniels Parkway at Chamberlin Parkway/Chana Court
- Daniels Parkway at Fenway South Drive (West)
- Daniels Parkway at Fenway South Drive (East)

- Daniels Parkway at Westlink Drive
- Daniels Parkway at Gateway Boulevard
- Daniels Parkway at Fuel Farm Road
- Daniels Parkway/Lee Boulevard at SR 82
- Treeline Avenue at Project Entrance(s)
- Chana Court at Project Entrance(s)

Methodology

- A transportation methodology outline for the traffic study(s) in support of the Rezoning will be prepared and will be reviewed with Lee County at a transportation methodology meeting. Pending the outcome of the methodology discussion with Staff, the scope of services may be reduced or expanded accordingly.

Traffic Data Collection

- Traffic data collection for the above study area roadways and intersections will be provided to include the following:
 - AADT Counts for up to 15 roadway segments.
 - AM and PM Peak Hour Turning Movement Counts for up to 15 intersections.
 - Roadways K factor (AADT to peak hour conversion factor)
 - Roadways D factor (two-way to directional conversion factor)
 - Singal Operating Plans
 - ITE Trip Generation rates and internalization

Future Traffic Volume Development-Travel Model

- Using the current Lee County MPO travel model (D1RPM_v2) and the E+C (existing plus committed) roadway network, future traffic volumes will be forecasted, reviewed and evaluated without and with Arthrex at buildout.
- The anticipated trip generation by Arthrex as determined by ITE, Trip Generation will be replicated in the travel model within 3% or better. Minor adjustments to the E+C network and TAZ (traffic analysis zones) socioeconomic data will be made as necessary to ensure that existing and future developments (background traffic) within the study area and adequately reflected in the travel model. Any major adjustment to the travel model or major update of the County's socioeconomic data, while not anticipated, will be a supplemental service if required.



- Future roadway segment traffic volumes (AADT) coincident with the buildout of Arthrex will be developed based on the DI RPM and converted to peak hour and directional conditions. The future intersection peak hour turn volumes will also be developed based on the future segment volumes derived by a combination of the travel model (01RPM) and existing peak hour intersection volumes.

Future Traffic Conditions Assessment

- Roadway segments levels of service (LOS) will be determined, coincident with the Arthrex buildout horizon year. The roadway segment LOS determination will be based on the results of the traffic volumes estimated by the travel model and measured against the adopted LOS service volumes for each of the roadway segments under study.
- For the intersections, the levels of service (LOS) will be determined, coincident with the Arthrex buildout horizon year. The intersection LOS will be analyzed using Synchro/HCM methodologies for the AM and PM peak hours.
- The future anticipated roadway and intersection LOS achieved will be summarized along with the comparison of the recommended improvement needs corresponding to the "without" and "with" Arthrex in the report.

Final Report

- An electronic copy of the report will be provided to the client for submittal.
- Development Order Traffic Study
 - A Development Order (DO) traffic study will be prepared in support of the first development order application of Arthrex. The assumed development program, phasing/buildout horizon years, and master concept plan associated with the application will be provided by the client.
 - The study area major collector and arterial roadway segments and intersections to be analyzed includes the following:

Traffic Analysis Periods

- Existing Conditions - AM and PM Peak Hour
- Future Conditions (buildout) With Arthrex – AM and PM Peak Hour

Road Segments Under Study

- Daniels Parkway
 - Treeline Avenue to Chamberlin Parkway
 - Chamberlin Parkway to Gateway Boulevard
 - Gateway Boulevard to SR 82

Intersections Under Study

- Daniels Parkway at Treeline Avenue
- Daniels Parkway at Chamberlin Parkway/Chana Court
- Daniels Parkway at Rickenbacker Parkway/Hiawatha Lane
- Daniels Parkway at Fenway South Drive (West)



- Daniels Parkway at Fenway South Drive (East)
- Daniels Parkway at Westlink Drive
- Daniels Parkway at Gateway Boulevard
- Daniels Parkway at Fuel Farm Road
- Daniels Parkway/Lee Boulevard at SR 82

Development Order TIS will include the following.

- The proposed Project development scenario.
- Reflects up to six Arthrex access connections and up to 3 external intersections on the Daniels Parkway Corridor will be analyzed.
- Weekday projection of the peak hours (AM and PM) and daily trip generation for the subject DO development parameters and for the cumulative development count (approved-to-date with the subject DO, if applicable).
- AM and PM peak hour turn volumes (Project traffic and total traffic) and LOS at the intersections under study.
- Turn lane warrants at the Arthrex access connections on Daniels Parkway.
- Peak hour concurrency level road segment evaluation of Daniels Parkway.
- Peak hour concurrency level road segment evaluation of Treeline Avenue.

Final Report

- An electronic copy of the report will be provided to the client for submittal.
- Sufficiency Response
 - After submitting the Zoning traffic study and the Development Order traffic study, the review agencies will review the study(s) and typically ask questions for clarification. Under this task, those questions will be reviewed and evaluated and as directed by the client, responses to the agency questions will be prepared.
- Project Representation/Processing
 - The services under this task will include, in addition to attendance, the time necessary to prepare for the meetings/hearings, produce graphics and reports, and document the results. Public agency meetings include.
- Traffic Issue Resolution
 - Traffic issues may arise during the course of the preparation of the Zoning traffic study and/or the Development Order traffic study. Those issues are not known at this time. Since Arthrex will potentially impact the operations of two Florida SIS facilities (1-75 and SR 82), it is likely that FDOT will be actively involved with the Arthrex traffic reviews.
- NEPA Coordination
 - When the FAA determines the level of environmental review that is necessary for Arthrex, coordination with the project team will take place to provide the necessary traffic support in the preparation and processing of the environmental assessment.

Arthrex Stand Alone Development Fee Structure:

- Deliverables & Scope: Lump Sum - \$921,337.40
- Project Contingency: Lump Sum invoiced on T&M basis - \$50,000.00
- Allowance:
 - Ricondo: Amendment to ALP in support of FAA land use change - \$22,000.00



- o Velocity: Phase I Environmental Audit - \$3,000.00
- Misc. Expenses & Reimbursables: Lump Sum invoiced on T&M basis - \$12,500.00
- Agency Entitlement/Permit Application(s) Fees (Allowance)- \$25,000.00

Exclusions:

- Additional wildlife surveys (beyond those specifically identified in the work scope) that may be required by the permitting agencies.
- Wetland and/or Listed Species mitigation
- A wetland cumulative impact analysis
- Engineering or other management services during construction phase
- Structural Engineering Design Services including Retaining Wall/ Box Culvert/ Bridge Design
- Off-site Utility and Roadway Improvements to support the development (Daniels Parkway, Treeline Blvd)
- Private Utility Design and Permitting {Power, Telephone, Cable TV, Internet, Gas, etc.)
- Construction Stake-Out (to be provided by the general contractor or under separate proposal)
- Construction Services
- As-Built Drawings
- Hardscape or Specialty Paving Design Services
- Renderings
- Material testing
- Architecture, MEP, or structural services
- Platting/subdivision of parcels
- Additional phases of permitting or construction plans
- Value Engineering and plan revision service
- Survey services during construction phase (under a separate proposal).
- Elevation Certificate or Base Flood Elevation determination.
- Not included: Any Scope or Cost under previously approved Skyplex Phase 1, 2 or 3 Contract and any Amendments thereto.
- Not included: Any Scope or Cost under previously approved RSW Additional Land Study Phase 1 & 2 Contract
- FAA Environmental Assessment.
- Phase II Environmental Audit or Reclamation
- Professional best efforts will be made in pursuit of governmental and/or regulatory agency. permits, however the issuance or approval of such permits cannot be guaranteed.

**AMENDMENT to CONTRACT - COMMERCIAL PROPERTY SOUTHWEST FLORIDA (CPSWFL)
ARTHREX STAND ALONE DEVELOPMENT - FEE STRUCTURE**

February 7, 2025: REVISED

LEAD CONSULTANT:

**CUSHMAN WAKEFIELD COMMERCIAL PROPERTY SOUTHWEST FLORIDA -
Project Administration and Management, Coordination, Technical Assistance**

| | | <u>Rate</u> | <u>Hours</u> | <u>Total</u> | |
|---|--|-------------|--------------|---------------------|---------------------|
| Task: | Entitlements & Regulatory Permitting | | | | |
| | Sr. Project Mgr. | \$280.00 | 130 | \$36,400.00 | |
| | Intermediate Project Mgr. | \$225.00 | 95 | \$21,375.00 | |
| | Sr. Administrator | \$120.00 | 44 | \$5,280.00 | |
| | | | | <u>\$63,055.00</u> | |
| Task: | Development and Implementation Strategy | | | | |
| | Sr. Project Mgr. | \$280.00 | 345 | \$96,600.00 | |
| | Intermediate Project Mgr. | \$225.00 | 120 | \$27,000.00 | |
| | Sr. Administrator | \$120.00 | 64 | \$7,680.00 | |
| | | | | <u>\$131,280.00</u> | |
| Task: | Subcontractors, Arthrex and LCPA Coordination/Meetings | | | | |
| | Sr. Project Mgr. | \$280.00 | 210 | \$58,800.00 | |
| | Intermediate Project Mgr. | \$225.00 | 95 | \$21,375.00 | |
| | Sr. Administrator | \$120.00 | 54 | \$6,480.00 | |
| | | | | <u>\$86,655.00</u> | |
| Sub Total: | | | | | \$280,990.00 |
| | Reimbursement Expenses | | | | \$5,000.00 |
| | A service charge of 10% will be applied to cover the lead contractor's liability, overhead, and administration of subcontractor contracts. This fee is calculated based on 10% of the subcontractor's lump sum cost. | | | | \$58,213.40 |
| Total: CUSHMAN WAKEFIELD COMMERCIAL PROPERTY SOUTHWEST FLORIDA | | | | | \$344,203.40 |

SUBCONSULTANTS:

STANTEC CONSULTING SERVICES - Engineering Permitting/Zoning/FAA Permitting

| | | <u>Rate</u> | <u>Hours</u> | <u>Total</u> | |
|-------|---|-------------|--------------|--------------------|--|
| Task: | Permitting Strategy and Agency Coordination | | | | |
| | Senior Principal - II | \$290.00 | 8 | \$2,320.00 | |
| | Senior Principal - I | \$280.00 | 5 | \$1,400.00 | |
| | Senior Project Manager - II | \$240.00 | 22 | \$5,280.00 | |
| | Senior Project Manager - I | \$217.00 | 22 | \$4,774.00 | |
| | Civil Engineer - EIT | \$206.00 | 3 | \$618.00 | |
| | Principal, Planning | \$240.00 | 24 | \$5,760.00 | |
| | Planner | \$190.00 | 10 | \$1,900.00 | |
| | Principal, Landscape Architecture - II | \$280.00 | 6 | \$1,680.00 | |
| | Principal, Landscape Architecture - I | \$228.00 | 3 | \$570.00 | |
| | Landscape Designer | \$167.00 | 4 | \$668.00 | |
| | Project Controls Specialist | \$190.00 | 4 | \$760.00 | |
| | Project Manager Assistant | \$177.00 | 4 | \$708.00 | |
| | Project Administrator | \$152.00 | 6 | \$912.00 | |
| | | | | <u>\$27,350.00</u> | |
| Task: | Site Plan and Infrastructure Layout | | | | |
| | Senior Principal - II | \$290.00 | 1 | \$290.00 | |
| | Senior Project Manager - II | \$240.00 | 5 | \$1,200.00 | |
| | Senior Project Manager - I | \$217.00 | 4 | \$868.00 | |
| | Civil Designer - II | \$206.00 | 4 | \$824.00 | |
| | CAD Designer | \$206.00 | 4 | \$824.00 | |
| | Civil Engineer - EIT | \$206.00 | 2 | \$412.00 | |
| | Civil Designer - I | \$177.00 | 2 | \$354.00 | |
| | QA/QC Manager | \$280.00 | 3 | \$728.00 | |
| | | | | <u>\$5,500.00</u> | |

| | | | | |
|-------|---|----------|-----|--------------------|
| Task: | Stormwater Design and Analysis | | | |
| | Senior Principal - II | \$290.00 | 4 | \$1,160.00 |
| | Senior Principal - I | \$280.00 | 4 | \$1,120.00 |
| | Senior Project Manager - II | \$240.00 | 12 | \$2,880.00 |
| | Senior Project Manager - I | \$217.00 | 12 | \$2,604.00 |
| | Civil Designer - II | \$206.00 | 10 | \$2,060.00 |
| | CAD Designer | \$206.00 | 10 | \$2,060.00 |
| | Civil Engineer - EIT | \$206.00 | 42 | \$8,652.00 |
| | Civil Designer - I | \$177.00 | 42 | \$7,434.00 |
| | QA/QC Manager | \$280.00 | 1 | \$280.00 |
| | | | | <u>\$28,250.00</u> |
| Task: | Utility Design and Analysis | | | |
| | Senior Principal - II | \$290.00 | 4 | \$1,160.00 |
| | Senior Principal - I | \$280.00 | 4 | \$1,120.00 |
| | Senior Project Manager - II | \$240.00 | 8 | \$1,920.00 |
| | Senior Project Manager - I | \$217.00 | 8 | \$1,736.00 |
| | Civil Designer - II | \$206.00 | 6 | \$1,236.00 |
| | CAD Designer | \$206.00 | 6 | \$1,236.00 |
| | Civil Engineer - EIT | \$206.00 | 15 | \$3,090.00 |
| | Civil Designer - I | \$177.00 | 16 | \$2,832.00 |
| | QA/QC Manager | \$280.00 | 2 | \$420.00 |
| | | | | <u>\$14,750.00</u> |
| Task: | Engineering Design and Preparation of Site-Civil Construction Plans | | | |
| | Senior Principal - II | \$290.00 | 24 | \$6,960.00 |
| | Senior Principal - I | \$280.00 | 20 | \$5,600.00 |
| | Senior Project Manager - II | \$240.00 | 54 | \$12,960.00 |
| | Senior Project Manager - I | \$217.00 | 50 | \$10,850.00 |
| | Civil Designer - II | \$206.00 | 64 | \$13,184.00 |
| | CAD Designer | \$206.00 | 64 | \$13,184.00 |
| | Civil Engineer - EIT | \$206.00 | 60 | \$12,360.00 |
| | Civil Designer - I | \$177.00 | 60 | \$10,620.00 |
| | QA/QC Manager | \$280.00 | 14 | \$4,032.00 |
| | | | | <u>\$89,750.00</u> |
| Task: | Landscape Code Minimum Plans | | | |
| | Principal, Landscape Architecture - II | \$280.00 | 38 | \$10,640.00 |
| | Principal, Landscape Architecture - I | \$228.00 | 60 | \$13,680.00 |
| | Landscape Designer | \$167.00 | 118 | \$19,706.00 |
| | QA/QC Manager | \$280.00 | 6 | \$1,624.00 |
| | | | | <u>\$45,650.00</u> |
| Task: | Engineer's Opinion of Probable Cost | | | |
| | Senior Principal - II | \$290.00 | 1 | \$290.00 |
| | Senior Principal - I | \$280.00 | 1 | \$280.00 |
| | Senior Project Manager - II | \$240.00 | 3 | \$720.00 |
| | Senior Project Manager - I | \$217.00 | 4 | \$868.00 |
| | Civil Designer - II | \$206.00 | 2 | \$412.00 |
| | CAD Designer | \$206.00 | 2 | \$412.00 |
| | Civil Engineer - EIT | \$206.00 | 3 | \$618.00 |
| | Civil Designer - I | \$177.00 | 4 | \$708.00 |
| | Principal, Landscape Architecture - II | \$280.00 | 3 | \$728.00 |
| | Principal, Landscape Architecture - I | \$228.00 | 2 | \$456.00 |
| | Landscape Designer | \$167.00 | 4 | \$668.00 |
| | QA/QC Manager | \$280.00 | 3 | \$840.00 |
| | | | | <u>\$7,000.00</u> |
| Task: | Regulatory Agency Submittal/Permitting | | | |
| | Senior Principal - II | \$290.00 | 10 | \$2,900.00 |
| | Senior Principal - I | \$280.00 | 8 | \$2,240.00 |
| | Senior Project Manager - II | \$240.00 | 40 | \$9,600.00 |
| | Senior Project Manager - I | \$217.00 | 40 | \$8,680.00 |
| | Civil Designer - II | \$206.00 | 20 | \$4,120.00 |
| | CAD Designer | \$206.00 | 20 | \$4,120.00 |
| | Civil Engineer - EIT | \$206.00 | 60 | \$12,360.00 |
| | Civil Designer - I | \$177.00 | 56 | \$9,912.00 |
| | Project Administrator | \$152.00 | 36 | \$5,472.00 |
| | QA/QC Manager | \$280.00 | 6 | \$1,596.00 |
| | | | | <u>\$61,000.00</u> |
| Task: | Consultant Documentation Review | | | |
| | Senior Principal - II | \$290.00 | 1 | \$290.00 |
| | Senior Principal - I | \$280.00 | 1 | \$210.00 |
| | Senior Project Manager - II | \$240.00 | 4 | \$960.00 |
| | Senior Project Manager - I | \$217.00 | 4 | \$868.00 |

| | | | | |
|-------|---|----------|----|--------------------|
| | Civil Designer - II | \$206.00 | 2 | \$412.00 |
| | CAD Designer | \$206.00 | 1 | \$206.00 |
| | Civil Engineer - EIT | \$206.00 | 1 | \$206.00 |
| | Civil Designer - I | \$177.00 | 3 | \$531.00 |
| | Principal, Planning | \$240.00 | 3 | \$720.00 |
| | Planner | \$190.00 | 3 | \$513.00 |
| | Project Administrator | \$152.00 | 2 | \$304.00 |
| | QA/QC Manager | \$280.00 | 1 | \$280.00 |
| | | | | <u>\$5,500.00</u> |
| Task: | Lee County Community Development Pre-application Meeting | | | |
| | Senior Principal - II | \$290.00 | 1 | \$290.00 |
| | Senior Principal - I | \$280.00 | 1 | \$350.00 |
| | Senior Project Manager - II | \$240.00 | 1 | \$240.00 |
| | Civil Engineer - EIT | \$206.00 | 2 | \$412.00 |
| | Principal, Planning | \$240.00 | 3 | \$720.00 |
| | Planner | \$190.00 | 2 | \$380.00 |
| | Project Administrator | \$152.00 | 4 | \$608.00 |
| | | | | <u>\$3,000.00</u> |
| Task: | Planned Development Amendment Application Preparation and Submittal | | | |
| | Senior Principal - II | \$290.00 | 2 | \$580.00 |
| | Senior Principal - I | \$280.00 | 1 | \$280.00 |
| | Senior Project Manager - II | \$240.00 | 4 | \$960.00 |
| | Civil Engineer - EIT | \$206.00 | 5 | \$1,030.00 |
| | Civil Designer - I | \$177.00 | 10 | \$1,770.00 |
| | Principal, Planning | \$240.00 | 34 | \$8,160.00 |
| | Planner | \$190.00 | 62 | \$11,780.00 |
| | Project Administrator | \$152.00 | 10 | \$1,520.00 |
| | QA/QC Manager | \$280.00 | 1 | \$280.00 |
| | | | | <u>\$26,360.00</u> |
| Task: | Master Concept Plan | | | |
| | Senior Principal - II | \$290.00 | 1 | \$290.00 |
| | Senior Project Manager - II | \$240.00 | 6 | \$1,440.00 |
| | CAD Designer | \$206.00 | 20 | \$4,120.00 |
| | Civil Engineer - EIT | \$206.00 | 6 | \$1,236.00 |
| | Civil Designer - I | \$177.00 | 10 | \$1,770.00 |
| | Principal, Planning | \$240.00 | 12 | \$2,784.00 |
| | Planner | \$190.00 | 10 | \$1,900.00 |
| | QA/QC Manager | \$280.00 | 2 | \$560.00 |
| | | | | <u>\$14,100.00</u> |
| Task: | Response to Lee County Sufficiency Comments | | | |
| | Senior Principal - II | \$290.00 | 2 | \$580.00 |
| | Senior Project Manager - II | \$240.00 | 4 | \$960.00 |
| | CAD Designer | \$206.00 | 10 | \$2,060.00 |
| | Civil Engineer - EIT | \$206.00 | 10 | \$2,060.00 |
| | Civil Designer - I | \$177.00 | 10 | \$1,770.00 |
| | Principal, Planning | \$240.00 | 32 | \$7,704.00 |
| | Planner | \$190.00 | 35 | \$6,650.00 |
| | Project Administrator | \$152.00 | 8 | \$1,216.00 |
| | | | | <u>\$23,000.00</u> |
| Task: | Public Hearings | | | |
| | Senior Principal - II | \$290.00 | 5 | \$1,450.00 |
| | Senior Project Manager - II | \$240.00 | 10 | \$2,400.00 |
| | CAD Designer | \$206.00 | 4 | \$824.00 |
| | Civil Engineer - EIT | \$206.00 | 4 | \$824.00 |
| | Civil Designer - I | \$177.00 | 2 | \$354.00 |
| | Principal, Planning | \$240.00 | 37 | \$8,940.00 |
| | Planner | \$190.00 | 40 | \$7,600.00 |
| | Project Administrator | \$152.00 | 4 | \$608.00 |
| | | | | <u>\$23,000.00</u> |
| Task: | Boundary Survey & Sketch/Description | | | |
| | Senior Principal - II | \$290.00 | 5 | \$1,450.00 |
| | Senior Project Manager - II | \$240.00 | 51 | \$12,300.00 |
| | Senior Project Manager - I | \$217.00 | 2 | \$434.00 |
| | Civil Designer - II | \$206.00 | 76 | \$15,656.00 |
| | 1 Person Field Crew | \$150.00 | 28 | \$4,200.00 |
| | QA/QC Manager | \$280.00 | 7 | \$1,960.00 |
| | | | | <u>\$36,000.00</u> |
| Task: | Meetings and Exhibits | | | |
| | Senior Principal - II | \$290.00 | 4 | \$1,160.00 |
| | Senior Project Manager - II | \$240.00 | 6 | \$1,440.00 |
| | Principal, Planning | \$240.00 | 14 | \$3,240.00 |

| | | | | |
|---|----------|----|-------------------|---------------------|
| Planner | \$190.00 | 10 | \$1,900.00 | |
| Project Administrator | \$152.00 | 5 | \$760.00 | |
| | | | <u>\$8,500.00</u> | |
| Sub Total: | | | | \$418,710.00 |
| Reimbursement Expenses | | | | <u>\$2,500.00</u> |
| Total: STANTEC CONSULTING SERVICES | | | | \$421,210.00 |

ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) - FAA Permitting

| Task: | | <u>Rate</u> | <u>Hours</u> | <u>Total</u> | |
|--|--|-------------|--------------|--------------------|--------------------|
| Section 743 Planning Support | | | | | |
| Senior Principal Consultant 3 | | \$308.00 | 8 | \$2,464.00 | |
| Principal Consultant 4 | | \$282.00 | 24 | \$6,768.00 | |
| Senior Consultant 2 | | \$161.00 | 16 | \$2,576.00 | |
| | | | | <u>\$11,808.00</u> | |
| Documented CATEX and Land Release Coordination | | | | | |
| Senior Principal Consultant 3 | | \$308.00 | 16 | \$4,928.00 | |
| Principal Consultant 4 | | \$282.00 | 24 | \$6,768.00 | |
| Principal Consultant 3 | | \$255.00 | 40 | \$10,200.00 | |
| Principal Consultant 1 | | \$202.00 | 24 | \$4,848.00 | |
| Managing Consultant 1 | | \$180.00 | 40 | \$7,200.00 | |
| Senior Consultant 2 | | \$161.00 | 8 | \$1,288.00 | |
| | | | | <u>\$35,232.00</u> | |
| NEPA Scoping | | | | | |
| Senior Principal Consultant 3 | | \$308.00 | 12 | \$3,696.00 | |
| Principal Consultant 4 | | \$282.00 | 24 | \$6,768.00 | |
| Principal Consultant 1 | | \$202.00 | 24 | \$4,848.00 | |
| | | | | <u>\$15,312.00</u> | |
| Project Coordination among other Subconsultants/Meetings | | | | | |
| Senior Principal Consultant 3 | | \$308.00 | 20 | \$6,160.00 | |
| Principal Consultant 4 | | \$282.00 | 16 | \$4,512.00 | |
| | | | | <u>\$10,672.00</u> | |
| Sub Total: | | | | | \$73,024.00 |
| Reimbursement Expenses | | | | | <u>\$2,000.00</u> |
| Total: ENVIRONMENTAL SCIENCE ASSOCIATES (ESA) | | | | | \$75,024.00 |

PASSARELLA & ASSOCIATES - Environmental Permitting

| Task: | | <u>Rate</u> | <u>Hours</u> | <u>Total</u> | |
|--------------------------------------|--|-------------|--------------|-------------------|--|
| Lee County Protected Species Survey | | | | | |
| Principal Ecologist | | \$300.00 | 1 | \$300.00 | |
| Senior Ecologist III | | \$250.00 | 1 | \$250.00 | |
| Senior Ecologist I | | \$180.00 | 1 | \$180.00 | |
| Ecologist III | | \$160.00 | 1 | \$160.00 | |
| Ecologist II | | \$140.00 | 6 | \$840.00 | |
| Ecologist I | | \$125.00 | 5 | \$625.00 | |
| AutoCAD/GIS Manager | | \$175.00 | 1 | \$175.00 | |
| AutoCAD/GIS Analyst III | | \$150.00 | 4 | \$600.00 | |
| Administrative III | | \$95.00 | 2 | \$190.00 | |
| Administrative I | | \$80.00 | 1 | \$80.00 | |
| | | | | <u>\$3,400.00</u> | |
| SFWMD Application for Individual ERP | | | | | |
| Principal Ecologist | | \$300.00 | 1 | \$300.00 | |
| Senior Ecologist III | | \$250.00 | 3 | \$750.00 | |
| Senior Ecologist II | | \$200.00 | 2 | \$400.00 | |
| Senior Ecologist I | | \$180.00 | 1 | \$180.00 | |
| Ecologist III | | \$160.00 | 4 | \$640.00 | |
| Ecologist II | | \$140.00 | 5 | \$700.00 | |
| Ecologist I | | \$125.00 | 5 | \$625.00 | |
| AutoCAD/GIS Manager | | \$175.00 | 1 | \$175.00 | |
| AutoCAD/GIS Analyst III | | \$150.00 | 4 | \$600.00 | |
| AutoCAD/GIS Analyst I | | \$110.00 | 3 | \$330.00 | |
| Administrative III | | \$95.00 | 4 | \$380.00 | |
| Administrative I | | \$80.00 | 4 | \$320.00 | |
| | | | | <u>\$5,400.00</u> | |
| SFWMD ERP Review | | | | | |

| | | | | |
|-------|---|----------|---|-------------------|
| | Principal Ecologist | \$300.00 | 2 | \$600.00 |
| | Senior Ecologist III | \$250.00 | 3 | \$750.00 |
| | Senior Ecologist I | \$180.00 | 1 | \$180.00 |
| | Ecologist III | \$160.00 | 2 | \$320.00 |
| | Ecologist I | \$125.00 | 1 | \$125.00 |
| | AutoCAD/GIS Manager | \$175.00 | 1 | \$175.00 |
| | AutoCAD/GIS Analyst III | \$150.00 | 6 | \$900.00 |
| | AutoCAD/GIS Analyst I | \$110.00 | 3 | \$330.00 |
| | Administrative III | \$95.00 | 4 | \$380.00 |
| | Administrative I | \$80.00 | 3 | \$240.00 |
| | | | | <u>\$4,000.00</u> |
| Task: | COE No Permit Required Application | | | |
| | Principal Ecologist | \$300.00 | 1 | \$300.00 |
| | Senior Ecologist III | \$250.00 | 3 | \$750.00 |
| | Senior Ecologist II | \$200.00 | 2 | \$400.00 |
| | Senior Ecologist I | \$180.00 | 1 | \$180.00 |
| | Ecologist III | \$160.00 | 4 | \$640.00 |
| | Ecologist II | \$140.00 | 5 | \$700.00 |
| | Ecologist I | \$125.00 | 5 | \$625.00 |
| | AutoCAD/GIS Manager | \$175.00 | 1 | \$175.00 |
| | AutoCAD/GIS Analyst III | \$150.00 | 2 | \$300.00 |
| | AutoCAD/GIS Analyst I | \$110.00 | 3 | \$330.00 |
| | Administrative III | \$95.00 | 4 | \$380.00 |
| | Administrative I | \$80.00 | 4 | \$320.00 |
| | | | | <u>\$5,100.00</u> |
| Task: | COE Wetland Data Sheets | | | |
| | Principal Ecologist | \$300.00 | 1 | \$300.00 |
| | Senior Ecologist III | \$250.00 | 1 | \$250.00 |
| | Senior Ecologist II | \$200.00 | 2 | \$400.00 |
| | Senior Ecologist I | \$180.00 | 1 | \$180.00 |
| | Ecologist III | \$160.00 | 3 | \$480.00 |
| | Ecologist II | \$140.00 | 2 | \$280.00 |
| | Ecologist I | \$125.00 | 1 | \$125.00 |
| | AutoCAD/GIS Manager | \$175.00 | 1 | \$175.00 |
| | AutoCAD/GIS Analyst III | \$150.00 | 1 | \$150.00 |
| | AutoCAD/GIS Analyst I | \$110.00 | 1 | \$110.00 |
| | Administrative III | \$95.00 | 2 | \$190.00 |
| | Administrative I | \$80.00 | 2 | \$160.00 |
| | | | | <u>\$2,800.00</u> |
| Task: | COE No Permit Required Review | | | |
| | Principal Ecologist | \$300.00 | 2 | \$600.00 |
| | Senior Ecologist III | \$250.00 | 3 | \$750.00 |
| | Senior Ecologist I | \$180.00 | 1 | \$180.00 |
| | Ecologist III | \$160.00 | 2 | \$320.00 |
| | Ecologist I | \$125.00 | 1 | \$125.00 |
| | AutoCAD/GIS Manager | \$175.00 | 1 | \$175.00 |
| | AutoCAD/GIS Analyst III | \$150.00 | 6 | \$900.00 |
| | AutoCAD/GIS Analyst I | \$110.00 | 3 | \$330.00 |
| | Administrative III | \$95.00 | 4 | \$380.00 |
| | Administrative I | \$80.00 | 3 | \$240.00 |
| | | | | <u>\$4,000.00</u> |
| Task: | USFWS Technical Assistance Request and Review | | | |
| | Principal Ecologist | \$300.00 | 4 | \$1,200.00 |
| | Senior Ecologist III | \$250.00 | 6 | \$1,500.00 |
| | Senior Ecologist II | \$200.00 | 3 | \$600.00 |
| | Senior Ecologist I | \$180.00 | 4 | \$720.00 |
| | Ecologist III | \$160.00 | 4 | \$640.00 |
| | Ecologist II | \$140.00 | 3 | \$420.00 |
| | Ecologist I | \$125.00 | 2 | \$250.00 |
| | AutoCAD/GIS Manager | \$175.00 | 2 | \$350.00 |
| | AutoCAD/GIS Analyst III | \$150.00 | 4 | \$600.00 |
| | AutoCAD/GIS Analyst I | \$110.00 | 4 | \$440.00 |
| | Administrative III | \$95.00 | 4 | \$380.00 |
| | Administrative I | \$80.00 | 5 | \$400.00 |
| | | | | <u>\$7,500.00</u> |
| Task: | Lee County Development Order Application | | | |
| | Principal Ecologist | \$300.00 | 2 | \$600.00 |
| | Senior Ecologist III | \$250.00 | 3 | \$750.00 |
| | Senior Ecologist II | \$200.00 | 1 | \$200.00 |
| | Senior Ecologist I | \$180.00 | 1 | \$180.00 |
| | Ecologist III | \$160.00 | 2 | \$320.00 |

| | | | | | |
|---|--|----------|---|-------------------|--------------------|
| | Ecologist I | \$125.00 | 1 | \$125.00 | |
| | AutoCAD/GIS Manager | \$175.00 | 1 | \$175.00 | |
| | AutoCAD/GIS Analyst III | \$150.00 | 6 | \$900.00 | |
| | AutoCAD/GIS Analyst I | \$110.00 | 3 | \$330.00 | |
| | Administrative III | \$95.00 | 4 | \$380.00 | |
| | Administrative I | \$80.00 | 3 | \$240.00 | |
| | | | | \$4,200.00 | |
| Task: | Lee County DO Review | | | | |
| | Principal Ecologist | \$300.00 | 2 | \$600.00 | |
| | Senior Ecologist III | \$250.00 | 3 | \$750.00 | |
| | Senior Ecologist II | \$200.00 | 1 | \$200.00 | |
| | Senior Ecologist I | \$180.00 | 1 | \$180.00 | |
| | Ecologist III | \$160.00 | 1 | \$160.00 | |
| | Ecologist I | \$125.00 | 1 | \$125.00 | |
| | AutoCAD/GIS Manager | \$175.00 | 3 | \$525.00 | |
| | AutoCAD/GIS Analyst III | \$150.00 | 1 | \$150.00 | |
| | AutoCAD/GIS Analyst I | \$110.00 | 1 | \$110.00 | |
| | Administrative III | \$95.00 | 4 | \$380.00 | |
| | Administrative I | \$80.00 | 4 | \$320.00 | |
| | | | | \$3,500.00 | |
| Task: | Technical Assistance for Section 743 Coordination and Documented CATEX | | | | |
| | Principal Ecologist | \$300.00 | 4 | \$1,200.00 | |
| | Senior Ecologist III | \$250.00 | 6 | \$1,500.00 | |
| | Senior Ecologist II | \$200.00 | 4 | \$800.00 | |
| | Senior Ecologist I | \$180.00 | 4 | \$720.00 | |
| | AutoCAD/GIS Manager | \$175.00 | 2 | \$350.00 | |
| | AutoCAD/GIS Analyst III | \$150.00 | 6 | \$900.00 | |
| | AutoCAD/GIS Analyst I | \$110.00 | 3 | \$330.00 | |
| | Administrative III | \$95.00 | 4 | \$380.00 | |
| | Administrative I | \$80.00 | 4 | \$320.00 | |
| | | | | \$6,500.00 | |
| Task: | Technical Assistance for Conceptual Site Plan | | | | |
| | Principal Ecologist | \$300.00 | 2 | \$600.00 | |
| | Senior Ecologist III | \$250.00 | 3 | \$750.00 | |
| | Senior Ecologist II | \$200.00 | 1 | \$200.00 | |
| | Senior Ecologist I | \$180.00 | 1 | \$180.00 | |
| | Ecologist III | \$160.00 | 1 | \$160.00 | |
| | Ecologist I | \$125.00 | 1 | \$125.00 | |
| | AutoCAD/GIS Manager | \$175.00 | 3 | \$525.00 | |
| | AutoCAD/GIS Analyst III | \$150.00 | 1 | \$150.00 | |
| | AutoCAD/GIS Analyst I | \$110.00 | 1 | \$110.00 | |
| | Administrative III | \$95.00 | 4 | \$380.00 | |
| | Administrative I | \$80.00 | 4 | \$320.00 | |
| | | | | \$3,500.00 | |
| Task: | General Consultation and Meetings | | | | |
| | Principal Ecologist | \$300.00 | 4 | \$1,200.00 | |
| | Senior Ecologist III | \$250.00 | 6 | \$1,500.00 | |
| | Senior Ecologist II | \$200.00 | 1 | \$200.00 | |
| | Senior Ecologist I | \$180.00 | 4 | \$720.00 | |
| | Ecologist III | \$160.00 | 3 | \$480.00 | |
| | AutoCAD/GIS Manager | \$175.00 | 1 | \$175.00 | |
| | AutoCAD/GIS Analyst III | \$150.00 | 4 | \$600.00 | |
| | AutoCAD/GIS Analyst I | \$110.00 | 3 | \$330.00 | |
| | Administrative III | \$95.00 | 5 | \$475.00 | |
| | Administrative I | \$80.00 | 4 | \$320.00 | |
| | | | | \$6,000.00 | |
| Sub Total: | | | | | \$55,900.00 |
| | Reimbursement Expenses | | | | \$2,500.00 |
| Total: PASSARELLA & ASSOCIATES | | | | | \$58,400.00 |

DAVID PLUMMER & ASSOCIATES - Zoning Traffic Study & Development Order Traffic Service

| | | <u>Rate</u> | <u>Hours</u> | <u>Total</u> |
|-------|----------------------|-------------|--------------|--------------|
| Task: | Zoning Traffic Study | | | |
| | Principal | \$195.00 | 6 | \$1,170.00 |
| | Project Manager | \$170.00 | 24 | \$4,080.00 |
| | Project Engineer | \$140.00 | 47 | \$6,580.00 |
| | Planner/Engineer | \$125.00 | 34 | \$4,250.00 |

| | | | | | |
|--|--|----------|----|-------------------|--------------------|
| | | | | \$16,080.00 | |
| Task: | Development Order Traffic Impact Study | | | | |
| | Principal | \$195.00 | 4 | \$780.00 | |
| | Project Manager | \$170.00 | 11 | \$1,870.00 | |
| | Project Engineer | \$140.00 | 26 | \$3,640.00 | |
| | Planner/Engineer | \$125.00 | 13 | \$1,625.00 | |
| | | | | <u>\$7,915.00</u> | |
| Task: | Sufficiency Response | | | | |
| | Principal | \$195.00 | 3 | \$585.00 | |
| | Project Manager | \$170.00 | 8 | \$1,360.00 | |
| | Project Engineer | \$140.00 | 10 | \$1,400.00 | |
| | Planner/Engineer | \$125.00 | 5 | \$625.00 | |
| | | | | <u>\$3,970.00</u> | |
| Task: | Project Presentation / Processing | | | | |
| | Principal | \$195.00 | 6 | \$1,170.00 | |
| | Project Manager | \$170.00 | 8 | \$1,360.00 | |
| | Project Engineer | \$140.00 | 6 | \$840.00 | |
| | Planner/Engineer | \$125.00 | 2 | \$250.00 | |
| | | | | <u>\$3,620.00</u> | |
| Task: | Traffic Issue Resolution | | | | |
| | Principal | \$195.00 | 1 | \$195.00 | |
| | Project Manager | \$170.00 | 2 | \$340.00 | |
| | Project Engineer | \$140.00 | 2 | \$280.00 | |
| | Planner/Engineer | \$125.00 | 2 | \$250.00 | |
| | | | | <u>\$1,065.00</u> | |
| Task: | FAA/NEPA Coordination | | | | |
| | Principal | \$195.00 | 2 | \$390.00 | |
| | Project Manager | \$170.00 | 3 | \$510.00 | |
| | Project Engineer | \$140.00 | 5 | \$700.00 | |
| | Planner/Engineer | \$125.00 | 2 | \$250.00 | |
| | | | | <u>\$1,850.00</u> | |
| Sub Total: | Reimbursement Expenses | | | | \$34,500.00 |
| | | | | | <u>\$500.00</u> |
| Total: DAVID PLUMMER & ASSOCIATES | | | | | \$35,000.00 |

Arthrex Stand Alone Development Fee Structure:

| | | | |
|---|--|-----------------------|--|
| 1 | Deliverables & Scope: Lump Sum | \$921,337.40 | |
| 2 | Project Contingency: Lump Sum invoiced on T&M basis | \$50,000.00 | |
| 3 | Allowance: | | |
| | Ricondo: Amendment to ALP in support of FAA land use change | \$22,000.00 | |
| | Velocity: Phase I Environmental Audit | \$3,000.00 | |
| 4 | Misc. Expenses & Reimbursables: Lump Sum invoiced on T&M basis | \$12,500.00 | |
| 5 | Agency Entitlement/Permit Application(s) Fees: Allowance | \$25,000.00 | |
| | | <u>\$1,033,837.40</u> | |