

CA No. 32

Vendor No. 430041

Contract No. 9760

Effective Date _____

**LEE COUNTY PORT AUTHORITY
LOQ 23-05 General Architectural and Engineering Services
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: RSW – Employee Lot Expansion Design, Permitting, and Bidding

(1) Reasons for Amendment:

- | | |
|---|--|
| <input type="checkbox"/> Programmed CIP Project(s) | <input 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 checked="" 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

- ☒ 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. It shall be understood between both parties that this Amendment shall not be effective until approval from the FAA and/or FDOT has been obtained, if required.

MICHAEL BAKER INTERNATIONAL, INC. ARCHITECT/ENGINEER ACCEPTANCE

Signed by:  11/27/2024
R. Mark Pitchford
C267E1091316417...

FDOT: N/A
FDOT Representative

FAA: N/A
FAA Representative

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

Port Attorney

LEE COUNTY PORT AUTHORITY AUTHORIZATION

☐ By: N/A
Deputy Executive Director or Designee

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

EXHIBIT A – SUBCONSULTANT/SUBCONTRACTOR INFORMATION**CA No. 32**

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
Engineering	Johnson Engineering 2122 Johnson Street Ft. Myers, FL 33901	\$34,800.00	N	
Landscaping Architecture	John T. Swen, PA PO Box 494466 Port Charlotte FL 33949	\$13,750.00	N	
Inspections	Environmental & Geotechnical Specialists, Inc. 370 Office Plaza Drive Tallahassee, FL 32301	\$39,000.00	Y	\$39,000.00
Electrical	Quantum Electrical Engineering, Inc. 2755 Vista Pkwy West Palm Beach FL 33411	\$12,655.00	Y	\$12,655.00
Surveying	Brown & Phillips, Inc. 1860 Old Okeechobee Rd. #509 W. Palm Beach FL 33409	\$26,188.00	Y	\$26,188.00

Contract Amendment Number: 32

Task Authorization Number: 29

#	Task Description	Board Approved Contract	Total Project Budget	This Contract	CA Issued	CA Issued	CA Issued	Current Contract	A/E	Subcontractor	TAs	Pending
					\$100,000 Level Maximum \$1,000,000	\$100,000 Level Maximum \$1,000,000	\$100,000 Level Maximum \$1,000,000					
					FY 22-23	FY 23-24	FY 24-25					
		Amount	Adjustments	Adjustment				Value	Fee	Fee	Issued	TAs
1	FMY - AGIS Survey Update				\$ 41,599.06			\$ 41,599.06	\$ 7,096.56	\$ 34,502.50	\$ 41,599.06	
2	FMY - FAA Airspace Exhibit Form				\$2,887.82			\$ 2,887.82	\$ 2,887.82		\$ 2,887.82	
3	FMY - ARFF/Maintenance Buildings Alternative Analysis				\$ 58,331.50			\$ 58,331.50	\$ 40,831.50	\$ 17,500.00	\$ 58,331.50	
4	RSW - Cargo Ramp Hangar Evaluation				\$4,852.91			\$ 4,852.91	\$ 4,852.91		\$ 4,852.91	
5	RSW - BHS Improvements	\$236,612.00						\$ 236,612.00	\$ 39,463.00	\$ 197,149.00	\$236,612.00	
6	RSW - Bollards Renderings					\$18,667.00		\$ 18,667.00	\$ 4,176.00	\$14,491.00	\$18,667.00	
7	FMY - West Ramp Expansion					\$14,335.60		\$ 14,335.60	\$ 14,335.60		\$14,335.60	
8	RSW - Additional Terminal Building Vibration Monitoring					\$32,567.00		\$32,567.00	\$4,567.00	\$28,000.00	\$32,567.00	
9	FMY - North Building Recommendations					\$38,996.00		\$38,996.00	\$18,896.00	\$20,100.00	\$38,996.00	
10	RSW - Employee & Cell Lot Expansion Alternatives					\$13,923.48		\$13,923.48	\$13,923.48		\$13,923.48	
11	FMY - Hangar O Foam System Decommissioning Eval.					\$19,995.00		\$19,995.00	\$19,995.00		\$19,995.00	
12	RSW - Geophysical Services Taxiway F					\$17,084.00		\$17,084.00	\$2,607.00	\$14,477.00	\$17,084.00	
13	RSW - QTA Fuel System Assessment					\$31,556.00		\$31,556.00	\$2,978.00	\$28,578.00	\$31,556.00	
14	RSW - Design Depression Repair Taxiway F					\$9,329.00		\$9,329.00	\$9,329.00		\$9,329.00	
15	RSW - BHS Analysis					\$42,371.00		\$42,371.00	\$3,476.00	\$38,895.00	\$42,371.00	
16	FMY - Gravel Parking Lot Expansion (VOIDED)											
17	RSW - Employee Lot Expansion - Design					\$21,178.00		\$21,178.00	\$21,178.00		\$21,178.00	
18	RSW - Taxiway F Depression Repair Construction Services					\$18,149.00		\$18,149.00	\$5,663.00	\$12,486.00	\$18,149.00	
19	FMY Gravel Lot Design & Permitting					\$34,778.38		\$34,778.38	\$2,878.38	\$31,900.00	\$34,778.38	
20	BIM Requirements & Content Creation Standards					\$17,080.00		\$17,080.00	\$17,080.00		\$17,080.00	
21	RSW - Aircraft Parking Tool					\$16,256.60		\$16,256.60	\$1,556.60	\$14,700.00	\$16,256.60	
22	RSW - Facility Inspection					\$48,446.19		\$48,446.19	\$48,446.19		\$48,446.19	
23	FMY - West Ramp Expansion Study					\$29,827.20		\$29,827.20	\$29,827.20		\$29,827.20	
24	FMY - West Ramp Expansion and Rehabilitation of Taxiways A3 & D2					\$337,177.72		\$337,177.72	\$279,330.00	\$57,847.72	\$337,177.72	
25	FMY - ARFF/Maint Facility Programming					\$46,114.00		\$46,114.00	\$33,114.00	\$13,000.00	\$46,114.00	
26	FMY - Maint Storage Facility Conceptual Design					\$52,359.00		\$52,359.00	\$36,359.00	\$16,000.00	\$52,359.00	
27	FMY - N Quad Study						\$85,029.66	\$85,029.66	\$85,029.66		\$85,029.66	
28	RSW - BHS 5th Machine Analysis						\$45,370.00	\$45,370.00	\$6,000.00	\$39,370.00	\$45,370.00	
29	RSW - Expans Employee Parking Lot			\$287,064.00				\$287,064.00	\$158,671.00	\$128,393.00		\$287,064.00
Subtotal		\$236,612.00	\$0.00	\$287,064.00	\$107,671.29	\$860,190.17	\$130,399.66	\$1,621,937.12	\$914,547.90	\$707,389.22	\$1,334,873.12	\$287,064.00

*Board-approved Level 4 - \$100,000

EXHIBIT A - SCOPE OF WORK
Southwest Florida International Airport (RSW)
Employee Lot Expansion Design, Permitting and Bidding
Lee County Port Authority (LCPA)

Project Background

In May 2024, Lee County Port Authority (OWNER) requested that Michael Baker International, Inc. (CONSULTANT) further develop the conceptual design option to expand the employee parking lot. Under that task, several layouts were developed by CONSULTANT and the below layout (**Figure 1**) was selected by OWNER to be the basis for construction documents.

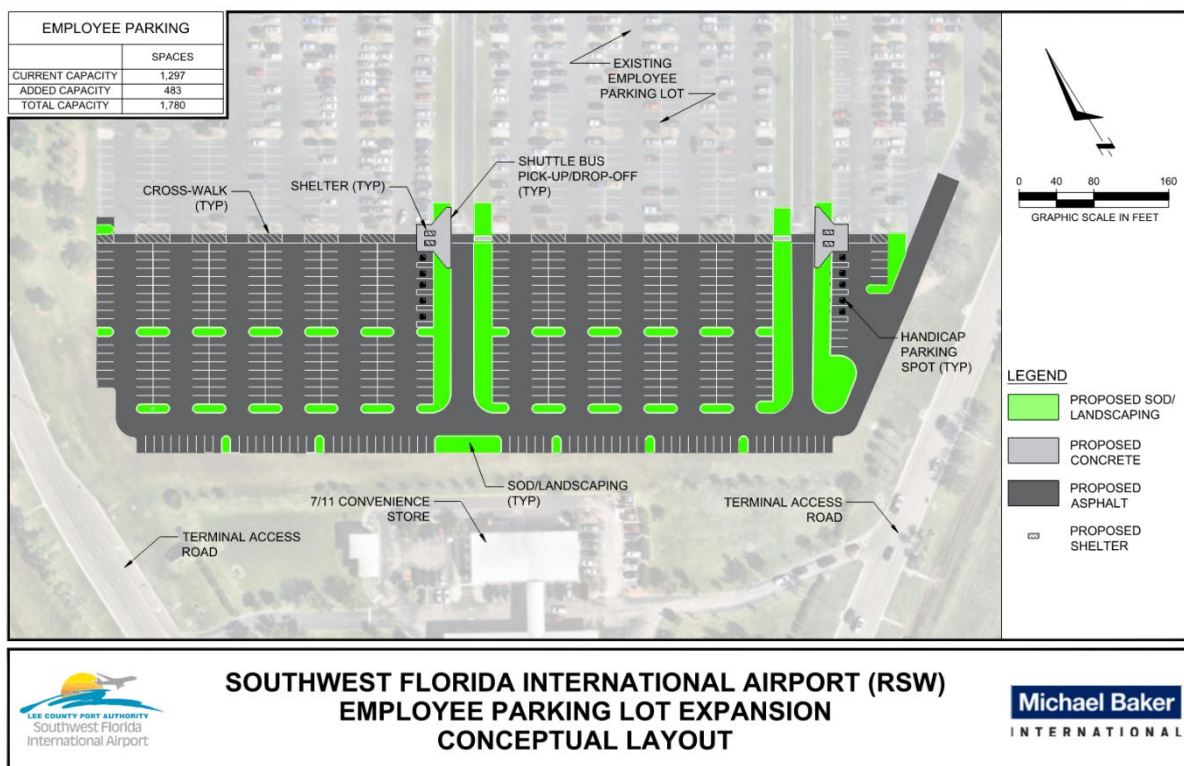


Figure 1 – Employee Parking Lot Expansion Conceptual Layout

Under this task, the design will be developed from conceptual to final construction documents and includes permitting and bidding services. The project will be sized to fit a \$4 million budget including design and construction services. The project will be designed in a way that is compatible with further expansion under future projects.

Scope Organization

CONSULTANT will perform engineering, design, permitting, and bidding services and the management of those services for the duration of the project. Construction services will be scoped later.

It is assumed that the project will require a Limited Development Order – Type D permit with Lee County. It is assumed that a major ERP permit modification will be required through the SFWMD. It is assumed the project will not require an FAA Construction Safety and Phasing Plan (CSPP).

This scope of work has been divided into the following parts, listed in chronological order. Project Management spans across all phases of the project.

- Part 1 – Project Management
- Part 2 – Discovery and Kickoff Meeting
- Part 3 – 30% Design
- Part 4 – 60% Design
- Part 5 – 90% Design and Permitting
- Part 6 – Final Design (Bid Documents)
- Part 7 – Bidding Support

Plan Sheets

The following plan sheets are estimated for the respective submittals:

Plan Sheet	# of Sheets	30%	60%	90%	100%
Cover Sheet	1	•	•	•	•
Drawing Index and Summary of Quantities	1	•	•	•	•
General Notes	1	•	•	•	•
Project Layout, Access, and Staging Plan	1	•	•	•	•
Construction Phasing Plan	1	•	•	•	•
Maintenance of Traffic Plans	2		•	•	•
Existing Conditions and Soil Boring Plans	2	•	•	•	•
Soil Boring Profiles	3	•	•	•	•
Survey Control Plan	1	•	•	•	•
Pavement Geometry Plans	2	•	•	•	•
Typical Pavement Sections and Paving Details	1	•	•	•	•
Miscellaneous Site Details	1			•	•
Grading and Drainage Plans*	2		•	•	•
Drainage Profiles	2		•	•	•
Drainage Details	2			•	•
Stormwater Pollution Prevention Plan (SWPPP)	1			•	•
Erosion Control Details	1			•	•
Pavement Marking and Signage Plans	2	•	•	•	•
Landscaping and Irrigation Plans	2		•	•	•
Landscaping and Irrigation Details	2			•	•
Lighting and Electrical Plans	2		•	•	•
Electrical Details	2			•	•
High Mast Lighting Details	2			•	•
Total	37	16	26	37	37

*Includes pavement spot elevations.

Part 1 – Project Management

1.1 Client Coordination and Contract Management

CONSULTANT will maintain communications and coordination with LCPA. All coordination shall be directed through, or copied to, the LCPA Project Manager. The proposal assumes up to five (5) virtual meetings with LCPA. This task also includes the internal management of the contract including accounting, cost tracking, billing, filing, and record keeping over the project duration. CONSULTANT will monitor and control budget and schedule. CONSULTANT will coordinate subconsultant activities and process subconsultant invoices as well as prepare, submit, and track invoices to LCPA.

Deliverables: Invoices with progress reports (pdf format), meeting notes (email format)

Part 2 – Discovery & Kickoff Meeting

2.1 Kickoff Meeting

CONSULTANT will prepare the required materials, including an agenda, and facilitate a meeting with OWNER for a virtual project kickoff meeting. The meeting will be attended by CONSULTANT's Civil Engineer and Project Manager.

Deliverables: Meeting agenda and minutes (PDF format)

2.2 Topographic Survey

CONSULTANT will perform a pre-design survey of the project area (Figure 2). The survey will be performed for the parking expansion footprint and surrounding area as follows:

- Existing parking lot at centerlines and edges at 25-ft spacing
- Existing pavement markings
- Shots in grass within the proposed expansion footprint on a 25 – 50-ft grid and grade breaks as appropriate, to the extents shown in Figure 2.
- Center points of existing trees.
- All pavement corners and curve points of tangency at pavement edges.
- Lights, signs utility structures and all other objects in the project area.
- Pavement markings
- Drainage structure tops and pipe inverts within the survey boundary
- Top and toe of bank for drainage swales at a 25 – 50-ft longitudinal spacing

Task includes an internal quality control review.

Deliverables: Topographic survey drawing (Electronically signed and sealed PDF format and AutoCAD DWG format)

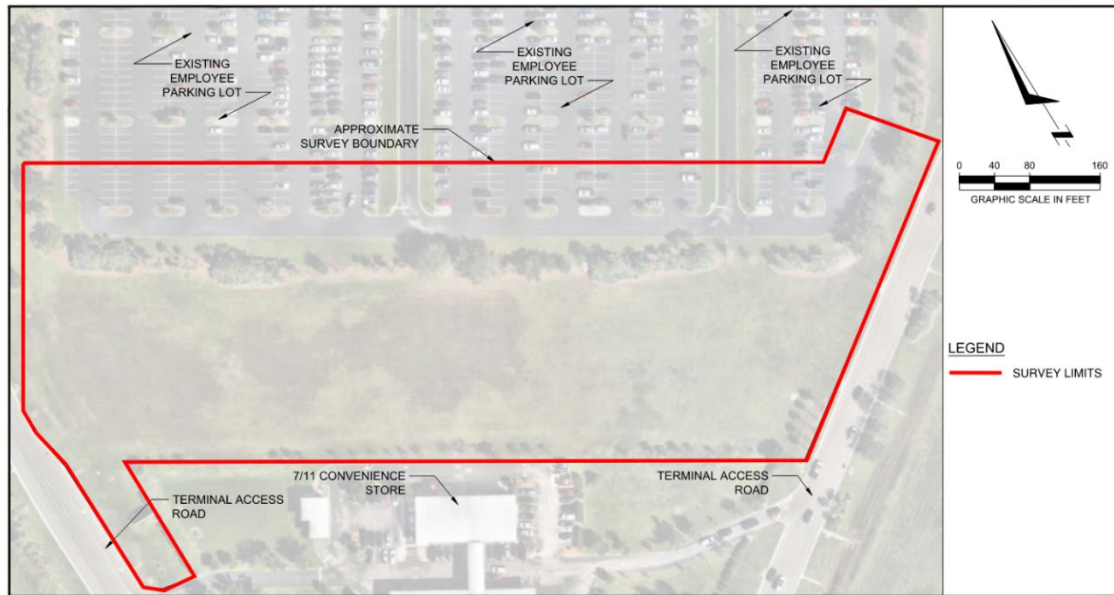


Figure 2 – Survey Limits

2.3 Subsurface Utility Engineering (SUE)

Quality Level B SUE: Using a combination of field investigative techniques and technology, including surface geophysical instruments (e.g., pipe/cable locators) and vacuum excavation if needed, CONSULTANT will identify utilities within the project limits and identify their horizontal position. The results will be marked on the ground surface using paint or flags showing the position of the identified utilities, surveyed and included in the topographic survey file.

Quality Level A SUE: Quality Level A SUE will be performed at around 60% design completion at the locations where potential conflicts are identified. CONSULTANT will attempt to expose utilities via minimally intrusive methods (e.g., use of vacuum excavation) to confirm their characteristics (e.g., type, size, material, direction, configuration) and provide an accurate location at up to five (5) locations (or 1 field crew day). The results will be marked on the ground surface using paint and showing the approximate position of the identified utilities, surveyed and included in the topographic survey file.

Task includes an internal quality control review.

Deliverables: Survey digital CAD file (dwg format), SUE Report (PDF format)

2.4 Geotechnical Investigation

CONSULTANT will perform a pre-design geotechnical investigation of the project area, including asphalt pavement cores and DCP tests within existing pavement limits. Standard Penetration Test (SPT) borings to a depth of 10 feet and DCP tests will be performed within proposed pavement limits. Samples be taken for laboratory LBR testing. Tests will be performed for organic material within the soil. Measured groundwater and estimated seasonal high groundwater table will be included in the report. Task includes an internal quality control review.

Deliverables: Geotechnical report signed and sealed (PDF format)

2.5 Review of Existing Documents

CONSULTANT will review pertinent documents provided by LCPA in coordination with design concepts, including:

- Terminal Access Road As-builts
- Air Cargo Lane As-builts
- Employee Lot As-builts
- SFWMD Permitting Documents
- Existing Bus Shelter Documents

Deliverables: None.

2.6 Engineers' Field Visit

Two personnel from CONSULTANT will visit the site to review existing conditions before design to verify that the existing conditions have been captured in the prepared base file and to evaluate existing site conditions. CONSULTANT will prepare a site visit report with photographic documentation.

Deliverables: Site visit reports with photographic documentation (email or PDF format)

2.7 Base Mapping

CONSULTANT will use existing LCPA record drawings in AutoCAD DWG and integrate the survey to create a single, complete existing conditions AutoCAD file according to LCPA's CAD standards. This file will be used as the basis of design. Task includes an internal quality control review.

Deliverables: Updated airport-wide base map (DWG format), upon request.

Part 3 – 30% Design

3.1 Design Analysis (30%)

This task will include performing preliminary engineering designs and calculations to complete the 30% documents and will include the items below:

- Review of Geotechnical Investigation
- Pavement Design
- Drainage Analysis
 - CONSULTANT will begin the drainage analysis including all analyses required by SFWMD. This will include ICPR modeling, and pipe and drainage swale hydraulic calculations.
- High Mast Light Analysis
 - Wires and conduits will be sized and routed. A new electrical panel, or modification to an existing electrical panel will be designed. A photometric analysis will be performed. High mast lighting will match the predominate lighting products and/or manufacturers in the existing employee parking lot unless directed otherwise.

Task includes an internal quality control review.

Deliverables: Included as appendices in the Engineer's Report (PDF format)

3.2 Plans (30%)

CONSULTANT will prepare 30% Plans. The plan sheets expected for this deliverable are listed in the table above. Task includes an internal quality control review.

Deliverables: 30% Plans, 11x17 (PDF format)

3.3 Technical Specifications List

Based on the approved concepts, CONSULTANT will prepare a list of technical specifications to be used for the project based on the FDOT or CSI standard specifications. Additional, custom specifications may also be included.

Deliverables: Technical Specifications List (PDF format)

3.4 Cost Estimate (30%)

CONSULTANT will prepare a list of unit price pay items and perform quantity takeoffs for each pay item and estimate unit prices for each pay item. This estimate will include a 15% contingency and cost escalation, if applicable. Engineering costs will not be included in the cost estimate. Task includes an internal quality control review.

Deliverables: 30% Cost Estimate (PDF format)

3.5 Design Review Meeting (30%)

Following OWNER review of the 30% Design submittal, CONSULTANT will prepare the required materials, including a PowerPoint presentation, and facilitate a meeting with OWNER to present and review the 30% documents. CONSULTANT's Civil Engineer and Project Manager will attend virtually.

Deliverables: Meeting agenda and minutes (PDF format), presentation (PPT format)

3.6 SFWMD Pre-Application Meeting

Following OWNER review and comment of the 30% design. CONSULTANT will coordinate and attend a virtual pre-application meeting with SFWMD.

Deliverables: Meeting minutes (email format).

3.7 Lee County Pre-Application Meeting

CONSULTANT will schedule and attend a virtual pre-application meeting with Lee County Community Development staff to discuss details of the proposed project and to obtain general guidance on the application process.

Deliverables: Meeting Minutes (email format)

Part 4 – 60% Design

4.1 Design Analysis (60%)

Following OWNER review and feedback of the 30% design, CONSULTANT will prepare 60% documents. This task will include advancing engineering designs and calculations to complete the 60% documents and will include the items below:

- Pavement Design
- Drainage Analysis
- High Mast Light Calculations

Task includes an internal quality control review.

Deliverables: Included as appendices in the Engineer's Report (PDF format)

4.2 Plans (60%)

The 60% Plans will be prepared by incorporating reviewer feedback on the 30% plans, advancing the design, and preparing additional drawing sheets. The plan sheets expected for this deliverable are listed in the table above. Task includes an internal quality control review.

Deliverables: 60% Plans (PDF format)

4.3 Technical Specifications (60%)

CONSULTANT will prepare 60% technical specifications based on the technical specifications list provided at 30% covering the design adjustments made between 30% and 60% plans. Technical specifications will follow the latest version of the standard FDOT or CSI specifications where applicable. Modifications to standard specifications may be made to suit the project and will be clearly identified by strikeout and italic text. Task includes an internal quality control review.

Deliverables: 60% Technical Specifications (PDF format)

4.4 Cost Estimate (60%)

CONSULTANT will refine the list of pay items from **Part 3**, re-calculate quantities for each pay item and refine the estimated unit prices for each pay item. Cost estimates will reflect work represented by the 60% plans. This estimate will include a 12% contingency and cost escalation, if applicable. Task includes an internal quality control review.

Deliverables: 60% Cost Estimate (PDF format)

4.5 Engineer's Report (60%)

CONSULTANT will prepare the initial Engineer's Report at the 60% design phase. The report will be based on OWNER and permitting agency feedback received to date. The report will document design standards, permitting considerations, design calculations, assumptions, and rationale. Task includes an internal quality control review.

Deliverables: 60% Engineer's Report (PDF format)

4.6 Design Review Meeting (60%)

Following OWNER review of the 60% Design submittal, CONSULTANT will prepare the required materials, including a PowerPoint presentation, and facilitate a meeting with OWNER to present and review the 60% documents. CONSULTANT's Civil Engineer and Project Manager will attend virtually.

Deliverables: Meeting agenda and minutes (PDF format), presentation (PPT format)

Part 5 – 90% Design and Permitting

5.1 Design Analysis (90%)

Following OWNER review and feedback of the 60% design, CONSULTANT will prepare 90% documents. This task will include advancing engineering designs and calculations to complete the 90% documents and will include the items below:

- Pavement Design Calculations
- Drainage Analysis
- High Mast Light Calculations
- Photometric Analysis

Task includes an internal quality control review.

Deliverables: Included as appendices in the Final (100%) Engineer's Report (PDF format)

5.2 Plans (90%)

The 90% Plans will be prepared by incorporating reviewer feedback on the 60% plans, advancing the design, and preparing additional drawing detail sheets. The plan sheets expected for this deliverable are listed in the table above. Task includes an internal quality control review.

Deliverables: 90% Plans (PDF format)

5.3 Technical Specifications (90%)

CONSULTANT will prepare 90% technical specifications covering the design adjustments made between 60% and 90% plans.

Deliverables: 90% Technical Specifications (PDF format)

5.4 Cost Estimate (90%)

CONSULTANT will refine the list of pay items from **Part 4**, re-calculate quantities for each pay item and refine the estimated unit prices for each pay item. Cost estimates will reflect work represented by the 90% plans. This estimate will include a 8% contingency and cost escalation, if applicable. Task includes an internal quality control review.

Deliverables: 90% Cost Estimate (PDF format)

5.5 Design Review Meeting (90%)

Following OWNER review of the 90% Design submittal, CONSULTANT will prepare the required materials, including a PowerPoint presentation, and facilitate a meeting with OWNER to present and

review the 90% documents. CONSULTANT's Airfield Engineer and Project Manager will attend virtually.

Deliverables: Meeting agenda and minutes (PDF format), presentation (PPT format)

5.6 SFWMD Permitting

CONSULTANT will prepare and submit the necessary permit application (including all supporting documentation) for a major modification to the existing environmental resource permit. CONSULTANT will also make payment for required permit application fee out of the allowance provided by OWNER for permitting fees.

CONSULTANT will prepare a drainage report. The drainage report will include applicable drainage calculations for submission with the SFWMD ERP permit major modification application. The drainage design and report will be coordinated with airport-wide master drainage plan.

It is assumed the project will require a major modification to an existing Environmental Resource Permit (ERP) through SFWMD. CONSULTANT will coordinate with SFWMD as required. As part of the application, CONSULTANT will submit an abbreviated 90% plan set to the SFWMD, focused on grading and drainage and erosion control. Relevant 90% OWNER review comments will be incorporated into the abbreviated plan set before the application is submitted. CONSULTANT will make updates to the application as required to address the Request for Additional Information (RAI). See assumptions and exclusions at the end of this scope document for more information.

Deliverables: ERP Application, Abbreviated 90% Plans, Drainage Report, Permit Approval Letter (PDF formats)

5.7 Lee County Permitting

CONSULTANT will coordinate with Lee County to prepare and submit a Limited Review Development Order application, including supporting documents. Supporting documents include a cover letter, affidavit of authorization, existing conditions drawing, area location map, site plan, and traffic impact statement. It is assumed that the traffic impact statement will only require an explanation that the site improvements are not expected to impact traffic. This scope does not include a traffic study or traffic counts. Relevant 90% OWNER review comments will be incorporated into the design prior to submission of application to the County. CONSULTANT will also make payment for required permit application fee out of the allowance provided by OWNER for permitting fees.

Deliverables: Email correspondence (copied), permit application (PDF format), permit approval letter (PDF format)

Part 6 – Final Design (Bid Documents)

6.1 Plans (Final)

The Final Plans will be prepared by incorporating reviewer feedback and permit agencies comments on the 90% plans. The plan sheets expected for this deliverable are listed in the table above. Task includes an internal quality control review.

Deliverables: Final Plans (PDF format)

6.2 Technical Specifications (Final)

CONSULTANT will prepare Final technical specifications covering the design adjustments made between 90% and Final plans.

Deliverables: Final Technical Specifications (PDF format)

6.3 Cost Estimate (Final)

CONSULTANT will finalize the list of pay items from **Part 5**, re-calculate quantities for each pay item, and finalize the estimated unit prices for each pay item. Cost estimates will reflect work represented by the final plans. The final estimate will not include a contingency but will include escalation to the estimated midpoint of construction. The estimate may also include a pay item for Owner's Allowance based on OWNER input. Task includes an internal quality control review. The cost estimate will be prepared to directly compare unit price pay items with Contractor bids.

Deliverables: Final Cost Estimate (PDF format)

6.4 Engineer's Report (Final)

CONSULTANT will prepare a Final Engineer's Report based on comments on the Engineer's Report provided at 60% and covering the design adjustments made between 60% and Final plans. The report will incorporate OWNER and permitting agency feedback received to date.

Deliverables: Final Engineer's Report (PDF format)

6.5 Bid Schedule and Front-End Documents

CONSULTANT will support the CM/GC or Agent CM with bidding activities. CONSULTANT will prepare a bid schedule in the OWNER's format based on the pay items and quantities provided in the cost estimate and provide a project description to be included in the RFB.

Deliverables: project description (email format), bid schedule (Word or Excel format)

6.6 FAA Form 7460 Exhibits

CONSULTANT will prepare exhibits to show equipment heights, heights of proposed permanent features and associated elevations, a plan and cross-section of the Runway 6-24 transitional surface. OWNER will file online the FAA Form 7460 – Notice of Proposed Construction or Alteration.

Deliverables: 7460 Exhibits (PDF format)

Part 7 – Bidding Support

7.1 Prebid Meeting

CONSULTANT will attend the pre-bid meeting and answer technical related questions that may arise.

Deliverables: None

7.2 Document Changes During Bidding

CONSULTANT will update / revise documents (create addenda documents) based on questions and comments received during the bidding phase or other updates found to be needed after the bid documents are issued.

Deliverables: Revised Documents (PDF format)

7.3 Requests for Information

CONSULTANT will respond to technical related questions during the bidding phase.

Deliverables: RFI Responses (PDF format or email responses)

7.4 Evaluation of Bids and Award Recommendation

CONSULTANT will review the lowest 3 bids for responsiveness and completeness and tabulate all bids. CONSULTANT will tabulate and check all bids for mathematical correctness. CONSULTANT will prepare two separate award recommendation letters and deliver to OWNER with the two bid tabulations.

Deliverables: Bid Tabulation, Award Recommendation Letter (PDF format)

Schedule

The manhour fee estimate is based on the following milestone durations and review periods.

Task	Duration (Weeks)
Design Notice to Proceed	0
Part 2 – Discovery	
Data Collection Field Work	3
Data Collection Deliverables	4
Part 3 – 30% Design	
Design Submittal (30%)	5
OWNER Review Period	1
Part 4 – 60% Design	
Design Submittal (60%)	5
OWNER Review Period	1
Part 5 – 90% Design and Permitting	
Design Submittal (90%)	5
OWNER Review Period	1
Part 6 – Final Design (Bid Documents)	
Final Submittal (Bid Documents)	3
Part 7 – Bidding Support	
Bidding Support	8
TOTAL	36 (8.3 Months)

Fee

Compensation is a lump sum amount.

Task Total Lump Sum \$287,064

Assumptions and Exclusions

- Final OWNER and agency comments will be received up to one week before the 100% submission.

- Construction services are excluded.
- Three-dimensional renderings are excluded. Two-dimensional site layouts are included.
- It is assumed the bus shelters will be pre-engineered and pre-manufactured. Scope excludes designing and specifying the shelter structures. A basis of design product will be listed.
- Updating the airport wide stormwater master plan is excluded.
- Water or wastewater utility adjustments or improvements are excluded except if required for conflicts with new drainage piping.
- Only permitting through the SFWMD and Lee County is included.
- Only SFWMD and Lee County permitting fees are included.
- Deliverables will be prepared to LCPA CADD standards.
- The design will be prepared in AutoDesk Civil 3D, version 2022.
- It is assumed that a major modification application for the existing SFWMD ERP permit will be required.
- All environmental related services are excluded, including wildlife and wetlands surveys and mitigation. It is assumed that the project site has been cleared of protected species and wetlands.
- The ERP application will be submitted electronically via the SFWMD's ePermitting portal.
- It is assumed that the existing stormwater conveyance system and pond have capacity sufficient to accommodate the additional run-off generated by the increased impervious area of the parking lot expansion.
- Hard copy deliverables are not included unless stated otherwise.
- All hazardous materials testing such as fuel or PFAS soil contamination is excluded.
- Scope excludes the design of any new fencing or gates or adjustments to existing fencing and gates.
- OWNER will provide the CONSULTANT and subconsultants access to the site to perform site investigations as necessary.
- OWNER will provide all available information pertinent to the design and construction of this project, including the documentation listed in **Task 2.5**.
- Subconsultants will not attend OWNER meetings unless stated otherwise.
- OWNER will submit any required grant applications. Grant services are excluded.