AGENDA ITEM NO. 3

SARASOTA MANATEE AIRPORT AUTHORITY
MINUTES - SPECIAL MEETING
July 28, 2021 – 3:00 P.M.
DMA East, 1st Floor Terminal

Those Present:
Robert Spencer, Vice Chairman
Jesse Biter, Commissioner
Jeff Jackson, Commissioner
Kristin Incrocci, Commissioner
Fredrick J. Piccolo, President, Chief Executive Officer
C. Dan Bailey, Jr., Airport Counsel
Kent Bontrager, Sr. VP, Engineering & Facilities
Anita Eldridge, Sr VP, Finance & Administration
Kimberly Steele, Technical Support Specialist, IT
Karen Garofalo, Executive Assistant – SMAA
Dori Guzman, Executive Assistant – SMAA

Those Absent:
Doug Holder, Chairman
Carlos Beruff, Secretary

1. **Call to Order**

Vice Chairman Robert Spencer called the Special Meeting to order at 3:05 p.m.

2. **Approval: Increase Fiscal Year 2021 Capital Equipment Budget**

There have been unanticipated costs due to the addition of flights and passengers. Mr. Piccolo requested an increase in Capital Equipment of $150,000 to the Fiscal Year 2021 budget. These funds will be eligible for reimbursement through various grants.

MOTION: Commissioner Biter moved to authorize an increase of $150,000 to the FY 2021 Capital Equipment Budget. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (4-0).**

Mr. Piccolo presented the Board with a PowerPoint and gave a brief review of topics previously discussed including airline traffic, parking issues, construction projects, and the budget.

3. **Miscellaneous Matters**

Vice Chairman Spencer stated that item 3A involves a contract in excess of the threshold of $325,00, and pursuant to Section 332.0075(3)(b) F.S., a reasonable opportunity for public comment must be afforded before their approval, award, or ratification. **No public comments were offered on Item 3A.**

A. **Approval: Concession Agreement for On-Demand Non-Metered Limousine Service with ALD Limo Corporation**

MOTION: Commissioner Biter moved to approve the concession agreement for on-demand non-metered limousine service with ALD Limo Corporation. The agreement will be effective August 1, 2021 through July 31, 2024, with a one year renewal term. Commissioner Incrocci seconded. **MOTION PASSED UNANIMOUSLY (4-0).**

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B. Approval: Letter of Agreement No. 2 with Southwest Airlines

MOTION: Commissioner Biter moved to approve Letter of Agreement No. 2 with Southwest Airlines to add Gate B-12 and related Preferential Use Space and Preferential Apron Area, to Southwest Airlines' leased premises. Commissioner Jackson seconded. **MOTION PASSED UNANIMOUSLY (4-0).**

4. Adjournment to Private Session

At 3:35 p.m. Mr. Bailey requested the Board recess to a private session to discuss pending litigation to which the Authority is a party, namely, the case of SRQ Taxi Management, LLC., Plaintiff v. Sarasota Manatee Airport Authority, Defendant, Case No. 8:18-ap-00013-MGW, pending in the United States Bankruptcy Court, Middle District of Florida.

Vice Chairman Spencer recessed the open meeting and the following attendees reconvened in the adjacent conference room: Vice Chairman Robert Spencer; Commissioners Jesse Biter, Kristin Incrocci, and Jeff Jackson; Airport CEO Rick Piccolo; legal counsel for the Authority, Charles D. (Dan) Bailey, Jr.; trial counsel for the Authority, Lewis M. Hall and Charles F. Ketchey; and certified court reporter, Julie Harvey.

Reconvene to Public Session

At 4:09 p.m. Vice Chairman Spencer reconvened the public session and announced the closed session was concluded at 4:05 p.m. All parties returned to the auditorium, where Vice Chairman Spencer asked if there was any further business before the Board, including any proposed action on pending litigation.

MOTION: Commissioner Incrocci moved that the Airport Authority authorize legal counsel to extend an offer of judgement in an amount as recommended by the Authority's legal counsel to the plaintiff, SRQ Taxi Management, Inc., in the action pending in Bankruptcy Court in Tampa, Florida, to resolve all claims filed by the plaintiff against the Airport Authority, including plaintiff's claim for costs and attorney fees. Commissioner Jackson seconded. **MOTION PASSED UNANIMOUSLY (4-0).**

Commissioner Biter noted the unexpected passing of Ron Ciaravella, owner of Dolphin Aviation.

Adjournment of Public Session

The public session was adjourned at 4:11 p.m.

APPROVED:

_____

Doug Holder, Chairman

ATTEST:

_____

Carlos Beruff, Secretary

AGENDA ITEM NO. 3

SARASOTA MANATEE AIRPORT AUTHORITY
REGULAR MEETING
Monday, May 24, 2021 - 1:00 p.m.
Dan P. McClure Auditorium (east)

Those Present: **Those Absent**

Doug Holder, Chairman
Bob Spencer. Vice Chairman
Carlos Beruff, Secretary
Jesse Biter, Commissioner
Kristin Incrocci, Commissioner
Jeff Jackson, Commissioner
Fredrick J. Piccolo, President, Chief Executive Officer
C. Dan Bailey, Jr., Airport Counsel
Anita Eldridge, Sr. VP Finance & Administration
Mark Stuckey, Exec. VP, COS
Kent Bontrager, Sr. VP Engineering & Facilities
Karen Garofalo, Executive Assistant – SMAA

Item 1. Call to Order, Invocation, and Pledge to Flag
Chairman Holder called the meeting to order at 1:00 p.m. Commissioner Spencer gave the invocation and led the pledge of allegiance to the flag.

Item 2. Presentation of Recognition Awards
Chairman Holder presented Recognition Awards, on behalf of the Airport Authority, to Elliott Falcione, Bradenton Area Convention & Visitors Bureau and Virginia Haley, Visit Sarasota, for their assistance in successfully acquiring Southwest Airline service at SRQ.

Item 3. Introduction of New Employees
Ms. Eldridge introduced the following new employees to the Board:
John Mathis – Traffic Control Specialist
Brad Pearson – Traffic Control Specialist
Gary Zabler – Traffic Control Specialist
Julian Grundy – Maintenance Technician
Robert Coughlin – Maintenance Technician
Gregory Busch – Property Leasing Assistant
Tatiana Alvarado – Accounts Payable Specialist
Ray Anderson – Director Properties & Legal Affairs

Item 4. Approval of the Minutes of the Regular Meeting of March 22, 2021
The Board approved the minutes of the Regular Meeting of March 22, 2021 as presented.

> **MOTION:** Commissioner Jackson moved approval of the minutes of the Regular Meeting of March 22, 2021 as presented. Commissioner Beruff seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

Item 5. Citizens Comments
Mr. Martin Sobel gave an update on the progress of the Young Eagles Flying Club (YEFC) and the Experimental Aircraft Association (EAA). The Young Eagles RV 12 aircraft is in process of being painted and is already sold with proceeds used to purchase the next aircraft kit. The fourth aircraft

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is in process. He noted there are seventeen Young Eagles members, which now includes five young women. He invited the Board to join them on Saturdays from 9 – 1 PM. There were no other Citizen Comments offered.

Items Needing Action Brought Forward at this time

MOTION: Commissioner Beruff moved to present Items Needing Action before Items 6 & 7 due to time constraints. Commissioner Jackson seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

Item 8. Items Needing Action:
Chairman Holder stated that Items through 8A through 8E involve contracts in excess of the threshold of $325,000, and, pursuant to Section 332.0075(3)(b) F.S. a reasonable opportunity for public comment must be afforded before their approval, award, or ratification. **No public comments were offered on Items 8A, 8B, 8C, 8D, and 8E.**

A. **Approval: P-210004 Airport Wide WIFI System Replacement**

MOTION: Commissioner Spencer moved to approve the award of Airport Wide WIFI System to Slice Wireless Solutions, LLC for $328,422.00 for design, hardware, and installation costs, and a five (5) year Maintenance Program at $137,053.00 annually with an option to extend for two (2) one-year periods; and staff is authorized to prepare any and all documents necessary to implement this action. Commissioner Beruff seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

B. **Approval: Increase Contract Scope For Construction Of Fuel Farm Expansion Project**

MOTION: Commissioner Spencer moved to approve the increase in contract scope and fee of $1,059,404.60 with Stellar Development to add an additional 102,000 GAL tank and authorize staff to prepare any and all documents necessary to implement this action. Commissioner Jackson seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

C. **Approval: Professional Engineering Services Contract AVCON, Inc. for the Ground Transportation Center**

MOTION: Commissioner Beruff moved to authorize the Chairman to execute a design contract with AVCON, Inc. for $627,444.28 with a 15% contingency providing an authorized level of $721,560.00 and authorize staff to prepare any and all documents necessary to implement this action. Commissioner Biter seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

D. **Approval: Professional Engineering Services Contract with Kimley Horn & Associates for the Phase 1 Apron Project**

MOTION: Commissioner Biter moved to authorize the Chairman to execute a design contract with Kimley-Horn & Associates for $391,769.18 with a 15% contingency providing an authorized level of $450,534.00 and authorize

staff to prepare any and all documents necessary to implement this action. Commissioner Beruff seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

E. **Approval: Pre-Approval of Various Consultant Agreements and Change Order**

In order to expedite the design as well as expedite the Maintenance Hangar project the President, CEO requests pre-approval of four design contracts and one construction change order provided they do not exceed the itemized estimates of:

1. Design contract – General Aviation FIS not to exceed $500,000
2. Change Order Improvements needed for Agape Hangar not to exceed $500,000
3. Design contract Terminal Expansion, Phase 1 not to exceed $1,500,000
4. Design contract Commercial Apron Expansion not to exceed $500,000
5. Design Amendment CONRAC for a multi-level deck not to exceed $300,000

MOTION: Commissioner Biter moved to pre-approve the consultant agreements and change order provided they do not exceed the limits as listed and authorize the Chairman to execute the contracts. Commissioner Beruff seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

8. ACTION ITEMS CONTINUED:

Commissioner Spencer MOVED to approve Items 8F through 8P.

F. Approval: Increase FY 2021 Capital Equipment Budget
G. Approval: Increase Contract Scope for Construction of Access Control Project with Integrated Fire and Security Solutions, Inc.
H. Approval: P-210005 Standby Diesel Generator for Facilities Building
I. Approval: First Amendment to Lease and Concession Agreement with Paradies-Shell Factory III, LLC
J. Approval: Second Amendment to Lease and Concession Agreement with Host International, Inc.
K. Approval: Amendments to Agreements of Lease – Land, Rental Car Service Facility with Avis Budget Car Rental, LLC, Enterprise Leasing Company of Florida, LLC, and The Hertz Corporation
L. Approval: Amendments to Tenant Rental Car Concession and Lease Agreements with Avis Budget Car Rental, LLC, Enterprise Leasing Company of Florida, LLC, and The Hertz Corporation
M. Approval: SMAA Resolution 2021-04, Clarifying Applicability of FY 2020 – 2024 Cash Flows from Operational Relief Funds for SMAA Employee Incentive Plan, Performance Based Compensation Payments and 457 (F) Retirement Plan for FY/CY 2020-24
N. Approval: End of Temporary Adjustment to the Definition of the Use of Sick Leave, One Time Adjustment to the Vacation Buy Back Policy and an Addition to the Exceptions to the Employment of Relatives and Hiring of Minors
O. Approval: Scheduled Airline Operating Agreement and Terminal Building Lease with Allegiant Air
P. Approval: Letter of Agreement with United Airlines

MOTION: Commissioner Spencer moved approval of Agenda Items 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, and 8P as presented and authorize staff to prepare any and all documents as recommended. Commissioner Beruff seconded. **MOTION PASSED UNANIMOUSLY (6-0)**

Commissioner Beruff left the meeting at this time (1:16 p.m.)

Item 6. Approval: RFQ-01-2021-CAE, Professional Architectural & Engineering Services for Design of Commercial Apron Expansion Project.

Mr. Piccolo advised staff received Request for Qualifications for a qualified firm capable of providing professional engineering and architectural design, permitting, bidding, and construction phase services to construct an expansion to the existing commercial apron. Staff reviewed the submitted responses and selected three proposing firms to make presentations today at which time the Board will rank the firms.

Mr. Bailey explained the general protocol for presenters and the voting process that would take place following the presentations. Under CCNA, no clear law exists, therefore, competing firms have the right to remain in the room while competitors are presenting. He advised that the tradition at the airport is for the firms chosen to present, leave the room during the other presentations, but it is not required.

Each firm made presentations in alphabetical order: AECOM; American Infrastructure Development, Inc. (AID) and EG Solutions. The Board selected the first, second, and third choice firm, with Mr. Bailey conducting the ballot voting process.

The ballot vote for first choice resulted in five votes for EG Solutions, no votes for AECOM or AID. The ballot vote for second choice resulted in three votes for AECOM, and two votes for AID. The Board ranked the firms as follows:

1. EG Solutions, Inc.
2. AECOM
3. American Infrastructure Development, Inc. (AID)

Contract negotiations will begin with the first ranked firm of EG Solutions and a contract will be brought back to the Board if successful.

MOTION: Commissioner Jackson moved approval of the selected firms of EG Solutions as first ranked firm; AECOM as second ranked firm; and American Infrastructure Development, Inc. as third ranked firm; and for staff to negotiate scope and fees with the first ranked firm and if successful to present contract for approval at the next Board meeting and prepare all documents necessary to implement this action. Commissioner Biter seconded. **MOTION PASSED UNANIMOUSLY (5-0)**

Item 7. Approval: RFQ-01-2021-TCE, Professional Architectural & Engineering Services for Terminal Concourse B Expansion and New Concourse A Project

Mr. Piccolo advised staff received Request for Qualifications for a qualified firm capable of providing professional engineering and architectural design, permitting, bidding, and construction phase services to expand and upgrade existing Concourse B, and provide design for

the construction of a new Concourse A. Staff reviewed the submitted responses and selected three proposing firms to make presentations today at which time the Board will rank the firms.

Each firm made presentations in alphabetical order: Akins, Corgan, and Gresham Smith. The Board selected the first, second, and third choice firm, with Mr. Bailey conducting the ballot voting process.

The ballot vote for first choice resulted in two votes for Atkins, two votes for Gresham Smith, and one vote for Corgan. As a tie existed, a second vote for first choice resulted in three votes for Gresham Smith, two votes for Atkins and no votes for Corgan. The ballot vote for second choice resulted in three votes for Corgan, and two votes for Atkins. The Board ranked the firms as follows:

1. Gresham Smith
2. Corgan
3. Atkins

Contract negotiations will begin with the first ranked firm of Gresham Smith and a contract will be brought back to the Board if successful.

MOTION: Commissioner Spencer moved approval of the selected firms of Gresham Smith as first ranked firm; Corgan as second ranked firm; and Atkins as third ranked firm; and for staff to negotiate scope and fees with the first ranked firm and if successful to present contract for approval at the next Board meeting and prepare all documents necessary to implement this action. Commissioner Jackson seconded. **MOTION PASSED UNANIMOUSLY (5-0)**

Item 9. Department Reports

The following department reports were accepted:

A. **Financial Statements**
B. **Investment Portfolio**
C. **Finance & Administration Department**
D. **ARFF, Operations & Police Departments**
E. **Development/Community Relations, Activity Report**
F. **Engineering, Planning & Facilities Departments**
G. **Internal Audit & Investment Compliance**
H. **Information Technology Department**

Item 10. Attorney Presentations

No additional information offered.

Item 11. Old/New Business

No old/new business discussed.

Item 12. Public Comments:

No Public Comments offered.

Item 13. Commissioner Comments:

No Commissioner Comments offered.

Item 14. Adjournment
There was no further business to come before the Authority. The meeting adjourned at 2:33 p.m.

APPROVED:

_____
Doug Holder, Chairman

ATTEST:

_____
Carlos Beruff, Secretary

AGENDA ITEM NO. 3

SARASOTA MANATEE AIRPORT AUTHORITY
MINUTES
WORKSHOP MEETING – PRESIDENT CEO PERFORMANCE REVIEW
May 24, 2021 – 11:00 A.M.
DMA East Conference Room - 1st floor terminal

Those Present:
Doug Holder, Chairman
Bob Spencer. Vice Chairman
Carlos Beruff, Secretary
Jesse Biter, Commissioner
Kristin Incrocci, Commissioner
Jeff Jackson, Commissioner
Fredrick J. Piccolo, President, Chief Executive Officer
C. Dan Bailey, Jr., Airport Counsel
Karen Garofalo, Executive Assistant – SMAA

Those Absent:

1. Call to Order.

Vice Chairman Bob Spencer called the workshop meeting to order at 11:02 a.m.

2. President, Chief Executive Officer's Performance Review

Mr. Piccolo thanked the Board for the excellent performance evaluation. The evaluation forms revealed the following total ratings on ten categories from the six Commissioners:

Carlos Beruff	50
Jesse Biter	50
Doug Holder	50
Kristin Incrocci	50
Jeff Jackson	44
Bob Spencer	50
Overall score:	**4.9**

The completed evaluation forms from the Commissioners and tally sheet will be maintained in the Master file folder for this Workshop meeting.

Mr. Piccolo thanked the Board for the encouraging and positive evaluation and advised that the past year has been very challenging with the effects of COVID 19, but we are now experiencing a tremendous improvement with the airport on a record breaking course with passenger traffic and revenues exceeding projection numbers.

He recapped this year's performance and highlighted areas within the ten rating categories. He discussed the strong increase to our air service numbers, which in turn commands necessary expansion and construction challenges for the airport that will be discussed at today's board meeting. He advised the Board that Anita Eldridge, Sr. V.P. Finance and Administration plans to retire by next Spring and we will move forward in finding a replacement for her position. He discussed his decision to resign from the Suncoast Aquatic Nature Center Association (SANCA) board due to time constraints and the need to focus on the tremendous growth the airport is now experiencing. It was the consensus of the Board to agree with his

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decision to remove himself from the SANCA board to fully concentrate on the business of the airport.

There was discussion on Mr. Piccolo's employment contract, which extends to June 30, 2024. He will be working with Mr. Bailey and Commissioner Beruff on a possible two year consultant contract extension.

The Commissioners all felt that Mr. Piccolo is doing an outstanding job representing the Airport and are very happy with his performance. He stated he appreciates the positive evaluation and the confidence shown in him. He is thankful for the great support received from both the Board and his staff. There were no other comments on the performance evaluation.

Adjournment

There was no further business to come before the Authority. The meeting adjourned at 11:15 a.m.

APPROVED:

_____

Doug Holder, Chairman

ATTEST:

_____

Carlos Beruff, Secretary

AGENDA ITEM NO. 5A

SARASOTA MANATEE AIRPORT AUTHORITY
AUGUST 23, 2021 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: RFQ-03-2021-AOA, PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR THE 15TH STREET AIRPORT OBSERVATION AREA PROJECT

EXECUTIVE SUMMARY: Staff publicly noticed a Request for Qualifications ("RFQ") for Professional Services of a qualified firm capable of providing architectural and engineering design, permitting, bidding, and construction phase services to construct the 15th street Airport Observation Area. Staff received two (2) proposals and both firms were deemed by staff to be qualified firms and will present to the Authority Board.

NARRATIVE: The Sarasota Manatee Airport Authority (SMAA), henceforth referred to as the "Authority", is seeking professional consulting services to provide design, permitting, bidding and construction phase services for the 15th Street Airport Observation Area project. The project will be located off 15th Street E., west of the Honeywell building. The project will construct an airplane viewing area with parking, lighting, landscaping, and information pertaining to the history of the Airport.

The selection of the professional firm shall be based upon qualifications; specifically the firm's experience on similar type projects, team experience and organization, clear articulation of the project scope, and other factors unique to each firm. The two (2) proposing firms were evaluated by staff and are required to make a public presentation to the Authority's Board, at which time the Board will rank the firms. Authority staff will then be responsible to negotiate a contract for said services within the project budget.

The Authority shall have the right to review, comment upon and approve respective project components, decisions and documentation with respect to the contract including, without limitation, all schematic designs, plans and specifications and any other material amendments to the project.

In response to the publicly noticed Request for Qualifications RFQ-03-2021-AOA issued in May, 2021, two (2) firms submitted responses. The following two (2) firms have been deemed qualified and are prepared for presentation:

EXP U.S. Services, Inc.
330 South Pineapple Avenue
Sarasota, Florida 34246

Sweet Sparkman Architecture & Interiors
2168 Main Street
Sarasota, Florida 34237

Each firm has 10 minutes to complete their presentation.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority rank the two qualified vendors. Staff also requests authorization to prepare all documents necessary to implement this action. Staff will negotiate scope and fees and will present to the Board for approval at the next Board Meeting.

ATTACHMENTS: Short-list firm submittals

July 7, 2021

Mr. Kent D Bontrager, CM, PE | Senior Vice President Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle | Sarasota, FL 34243

re: **RFQ-03-2021-AOA Professional A/E Services for the 15th Street Airport Observation Area Project**

Dear Mr. Bontrager,

This project will provide the community a unique place to interact with the Sarasota-Bradenton International Airport (SRQ) and EXP U.S. Services Inc. (EXP) has the best team to bring this contemporary, long-lasting, and vibrant facility to life. We have carefully examined the project requirements and assembled the best team to successfully deliver the project, within the budget, for the Sarasota Manatee Airport Authority (Authority). We have also developed a project approach that clearly demonstrates the benefits of selecting the EXP Team. Clients are at the top of our company's organizational chart and our leadership and staff are committed to providing the required services outlined in this Request for Qualifications.

WHY EXP?

- **Experience |** Over 40 years providing award-winning solutions to airport clients.
- **Experts |** Ranking #12 for Top 55 Airport Sector Engineering Architecture firms by Building Design + Construction Giants in 2020.
- **Expansive |** With over 3,700 professionals, the EXP Team provides a wide range of knowledge available to support in the development of this project.

The EXP Team will be led by our Project Manager, Arturo Martinez, PE. Serving as a dedicated local resource for the project, Arturo brings experience with similar airport landside projects. He understands the importance of safety and security when working on airport property especially in such close proximity to the AOA. His expertise and experience successfully designing and managing the construction for similar projects at other Florida airports, his local presence, and his availability make him the top choice to manage this project.

EXP is a full-service architectural and engineering firm with nine offices in Florida, including offices in Sarasota, Tampa, and Fort Myers. Our unique, award-winning firm consistently fosters creative, fully integrated and cost-effective design solutions of superior quality and constructability. Our aviation experience goes back over 40 years covering over 60 airports worldwide. Our firm structure allows us to provide design services on projects of varying scales and complexities, both airside and landside, from studies and concept design through construction document preparation and construction management services. We have the capability and experience to perform any design-related service required.

EXP is an integrated design practice offering every discipline in-house ensuring collaboration and coordination.

The EXP Team is asking for your work and looking forward to being your trusted advisor. If you have any questions, or require additional information, please do not hesitate to contact Arturo Martinez, Project Manager, at 786.316.8534 or by e-mail at Arturo.Martinez@exp.com.

SPIRIT OF FLIGHT:

OUR TEAM HAS DEVELOPED A CONCEPT FOR THE OBSERVATION AREA THAT MEETS THE GOALS OF THE AIRPORT AUTHORITY AND PROVIDES A FACILITY THAT CAPTURES THE IMAGINATION AND ELICITS MEMORIES OF HOW WE ALL FELL IN LOVE WITH AVIATION.

Respectfully Submitted,

Marcos Souza, PE, PMP
Director of Aviation
t: 954.999.8292 | e: marcos.souza@exp.com

EXP
EXP U.S. Services, Inc.
330 South Pineapple Avenue, Sarasota, FL | USA
t: +1.941.413.4850 | exp • com

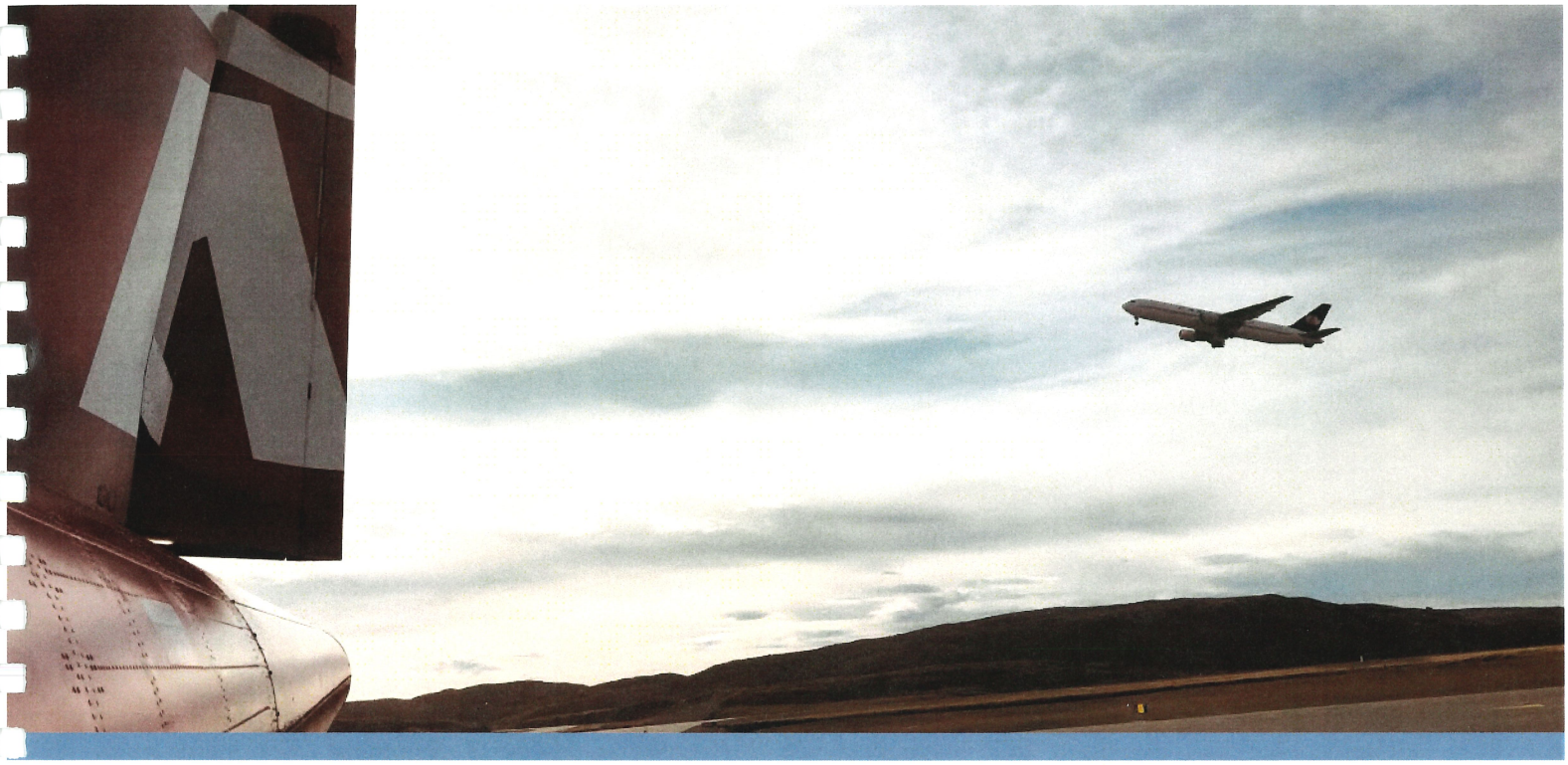


TABLE OF CONTENTS

Letter of Interest

SECTION A | Experience with Similar Airport Projects 1

SECTION B | Team Organization 9

SECTION C | Approach 11

SECTION D | Phone Interview 19

SECTION E | Demonstrated Ability to meet the DBE Goal 20

APPENDICES

Appendix I | Resumes

Appendix II | Insurance Certificate

A EXPERIENCE WITH SIMILAR AIRPORT PROJECTS

9
FLORIDA OFFICES

240+
FLORIDA PROFESSIONALS

80%
REPEAT BUSINESS

#12
TOP 55 AIRPORT SECTOR ARCHITECTURE + AE FIRMS BD+C GIANTS, 2020

#26
TOP 500 DESIGN FIRMS, ENR, 2021

EXP AT A GLANCE

With a mission to understand, innovate, partner and deliver, EXP provides engineering, architecture, design and consulting services to the world's built and natural environments in six key practice areas: Buildings, Earth & Environment, Energy, Industrial, Infrastructure and Sustainability.

Today EXP is a full service architectural and engineering firm with over 3,700 professionals across North America, and offices throughout the U.S. including nine offices in Florida. With extensive experience on aviation projects we are excited at this opportunity to bring our passion and dedication for design innovation and quality to the Sarasota Bradenton International Airport (SRQ) and the Sarasota Manatee Airport Authority (SMAA).

EXP understands the challenges associated with designing airport facilities, especially those utilized by the community, and has significant experience in addressing these challenges on behalf of their valued clients. We understand that work at an airport impacts the continuing operations of the active airport environment and know that phasing and sequencing must be considered from the beginning of design to minimize impact to ongoing activities and to ensure that future needs are efficiently integrated with existing activities.

Our local presence and global expertise will ensure forward-thinking solutions will be applied in a timely and responsive manner.

EXP HAS PROVIDED A BROAD RANGE OF PROFESSIONAL SERVICES TO AIRPORTS ACROSS THE GLOBE INCLUDING:

- Customs and Border Protection Facilities
- Biometric Entry Implementation
- Design of Airport Facility Modernization
- Signage and Wayfinding Enhancement
- Runways, Taxiway/Taxilane, Apron Design
- Landside Access Roadway Modifications/ Extensions
- Airport Emergency Operations Centers
- Implementation of Intuitive Wayfinding
- Airport Security System Enhancements
- Environmental Permitting/NEPA
- Design of Mechanical, Electrical, Plumbing System Upgrades
- Development of Program Phasing and Sequencing
- Lighting Design
- Tenant Relocation
- Concessions Design
- Signage and Wayfinding Enhancements
- Interim Facility Design
- Design of Air Traffic Control Towers
- Airport Administrative Office Design
- LEED Certification and Commissioning
- Implementation of Hygienic Technologies to Combat Virus Spread
- Gate Planning and Fleet Mix Development / Analysis
- Parking Garage Design and Rehabilitation
- Automated People Mover Design and Maintenance Inspection
- Smart Glass Implementation
- Roofing and Glazing Design
- Baggage Handling System / Checked Baggage Inspection System Facilities
- Overall Program, Project, and Construction Management

EXPERIENCE WITH SIMILAR PROJECTS

The EXP Team has in-depth experience with all the key requirements of the SRQ 15th Street Airport Observation Area Project and has excelled with projects of similar size and complexities. Our team is experienced, available, capable, and ready to deliver your project successfully. EXP's Integrated Design practice will be responsible for all architectural and engineering disciplines ensuring a coordinated work product.

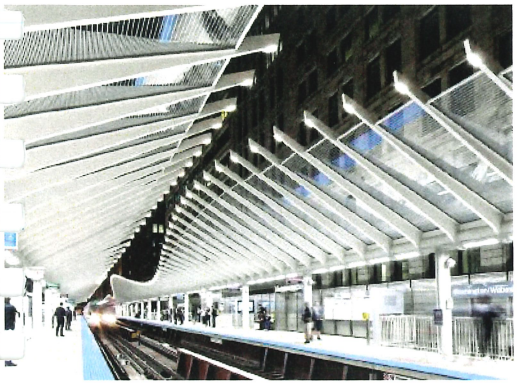
EXP's Integrated Design: From Drop-Off to Take Off

Our Integrated Design approach provides continuity of personnel familiar with the goals, standards, and the facilities in which they will be working. This continuity of personnel eliminates learning curves and brings efficiency to the projects through their knowledge of facilities as well as familiarity between our team, the airport's team, and stakeholders. This committed team of experts and local professionals, with significant experience with everything from parks, architectural facilities, airport security system enhancements, facility renovation and improvement, and traffic/transportation analysis and design, will be ready to hit the ground running on all project assignments and will be able to meet the demand of any project scope. Our Project Manager's relevant and recent experience working with Florida airports of similar size, on similar projects, will help ensure that the project follows the established fee and schedule.

EXP has an extensive history of providing full Architectural and Engineering services through our Integrated Design Practice to our airport clients; but several of our projects from outside the aviation space are relevant to the SRQ 15th Street Airport Observation Area. This combination of projects will provide the right experience to the Authority as we develop a facility that speaks to the community.

DFW Design & Design Management Delivery Order Contract: Integrated Operations Center (IOC)

CTA Belmont and Jefferson Park Blue Line Stations



CTA Washington/Wabash Elevated Train Station

Orange County Convention Center North South Building

FPDCC New Picnic Shelters

Integrated Operations Center (IOC)

25+

PROJECTS UNDER CURRENT CONTRACT

DESIGN AND DESIGN MANAGEMENT DELIVERY ORDER CONTRACT

Dallas/Fort Worth International Airport

Dallas, TX, USA

EXP is working with Dallas/Fort Worth International Airport (DFW) under a 5-year Task Order Contract to provide architecture and engineering services for various types of structures and facilities throughout DFW airport property. Projects include planning and design through construction and closeout phases. Services include architecture, landscape, structural, civil, mechanical, electrical, plumbing/fire protection, security, audio-visual, survey, geotechnical, environmental engineering. Project scopes include site development, utility infrastructure installations and renovations, new building designs, new building systems, building additions and building renovations.

Projects have ranged in size from $50,000 to over $30,000,000 in construction cost. EXP is the Prime consultant under these contracts and has a variety of subconsultants to provide specialty consulting services. Quantity of projects varies due to the Task Order nature of the contract. **EXP is the architect of record for all Task Orders, and the engineer of record for most disciplines depending on the specific task.** EXP's Core Team approach has allowed us to successfully execute all projects within budget and schedule, despite occasional project surges. All projects have taken place while existing operations have been maintained and while maintaining security requirements.

Current + Recent Projects Include:

Terminal D FIS and RFID Upgrades | The U.S. Customs and Border Protection (CBP) at Dallas/Fort Worth International Airport requested modifications to the Federal Inspection Services (FIS) facility at Terminal D. These modifications include changes to equipment locations and infrastructure that will accommodate a modified processing method utilizing Radio Frequency Identification (RFID). Additionally, the layout of the CBP FIS areas were modified to better accommodate the predicted flow of travelers, additional Automated Passport Control (APC) kiosks were installed in the FIS corridor, additional APC kiosks were installed and Global Entry was relocated the secondary screening area on the Exit Control Level was completely enclosed.

Reference

DFW Design Code and Construction Office
Khaled Naja, Executive Vice President, Infrastructure & Development
t: 972.973.5205

Smitha Radhakrishnan, Assistant VP, Project & Design Management
t: 972.973.4646

Timeline

Completion: Estimated, Nov 2022

Services

- Architectural Services
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Civil Engineering
- Construction Management Services

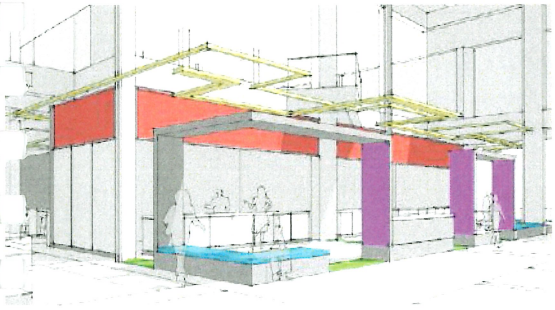
Team Members + Specific Duties

- Thomas Hoepf | Lead Design Architect
- Horeya Czaplewski | Project Architect
- Siva Haran | Electrical Engineer

DESIGN AND DESIGN MANAGEMENT DELIVERY ORDER CONTRACT CONTINUED

Terminal C Rendering

Integrated Operations Center (IOC) Lobby



Terminal D Concessions Redevelopment

DCC Office Renovation

Access Control Office

TSA Innovation Security Screening Checkpoint Lanes | As passenger traffic has increased at DFW in recent years, passengers have been experiencing greater wait times through security processing functions. To improve the passenger experience, 10 new Innovation Security Lanes will be installed in 4 separate security checkpoint locations, replacing existing equipment with new technology that has only been installed in one other location in the US to date. Work includes additional electrical power, tele/data lines, relocation of rolling security screens, and modifications to other existing construction to accommodate the new equipment. The result of this project will be increased passenger throughput within the existing area and without need to increase TSA staffing levels.

Implementation of Biometrics | The U.S. Customs and Border Protection (CBP) at Dallas Fort Worth International Airport requested modification to Passport Control Hall at Terminal D. This project is required to accommodate the implementation of Biometric Entry Facial Recognition Technology by CBP. EXP is providing architectural design services in three design packages.

Integrated Operations Center (IOC) | EXP and the selected M/WBE consultants provided design services for DFW Airport's Integrated Operation Center (IOC) located on a 7.5 acre site within the Airport's Southwest Campus. The design of the a new 40,000 SF IOC facility consolidates and integrates key Airport department personnel into a new building to realign DFW operations with emerging technological innovations in both airport operations and emergency operations. The design team is working with a Construction Manager at Risk (CMAR) to deliver the project on a timely, yet accelerated schedule.

RCC ITS Upgrades | EXP and the M/WBE consultants are providing design services that upgrade the Rental Car Center (RCC) security and life safety systems to meet the current code. Completed design services will include upgrades to the PA/VE system to provide audio mass notification along with messaging, background music and regulatory messaging within the building and adjacent curbside areas. The fire alarm system will be modified to provide integrated visual (strobe) notification. Additionally, Security systems are required to monitor and secure the facilities. An Automated Access Control System (AACS) will be deployed to secure two ITS Communications rooms per DFW Policy. Closed Circuit TV (CCTV) will be installed to provide visibility of public areas to assist in incident response.

DFW Access Control Office (ACO) | EXP is working with M/WBE consultants to provide design services that relocates the existing DFW Access Control Office (ACO) from Terminal D to a new location in Terminal B. The team is providing architectural and engineering design services to develop the new office space. The new 18,300 SF office space will include expanded training/testing stations (including driving simulators), queuing and waiting areas, larger conference rooms, break room, and additional offices for new employees.

Terminal D Concessions Redevelopment | Development of a new vision for the South Village in International Terminal D, including development of new design criteria and lease outline documents for new and future concessionaires. Concessionaires include food and merchandise vendors focused on local Dallas character. Design, Code & Construction Department Office Renovation | Renovation of existing 50,000 sf space, including new layout, furnishings, electrical distribution, lighting, tele-data, and mechanical systems. DFW's objective is to create a space that allows greater collaboration between departments, making layout and circulation more efficient, and updating technology and lighting to better accommodate work styles.

CANOPY

STYLE DESIGN

BELMONT & JEFFERSON PARK BLUE LINE STATIONS

Chicago Transit Authority

Chicago, IL, USA

EXP was lead architect/engineer for this design-build project which included improvements to two stations: the Belmont Blue Line and Jefferson Park Stations and Bus Terminal. The project brought facilities to a state of good repair, with improved accessibility and new passenger amenities. Work included both subway and at-grade platform improvements, new bus canopies, signage/wayfinding, site furnishings, artwork, landscape, electrical and communication upgrades.

EXP developed phasing plans for both stations to remain operational through construction, and coordinated with the Alderman and local businesses to mitigate disruptions during construction.

Reference

WALSH Construction Company
(Midwest Heavy Civil Division)
Amelia Johnson, PE
Project Manager
t: 312.735.8409
e: amjohnson@walshgroup.com

Timeline

Completion: 2019

Services

- Architecture
- Structural
- Civil
- Mechanical
- Plumbing
- Electrical
- Landscape Architecture

Team Members + Specific Duties

- Thomas Hoepf | Principal Design Architect

CANOPY

STYLE DESIGN

CTA WASHINGTON/WABASH ELEVATED TRAIN STATION

Chicago Department of Transportation

Chicago, IL, USA

EXP was selected to provide full Architectural and Engineering services for the design of the new Washington/Wabash elevated station in the heart of Chicago's downtown loop.

The architecture of the canopies is simple, elegant and economical, expressing honesty of construction and the art of craft for the City that works and the City that Builds. The skeletal steel and faceted glass structure creates a dynamic play of light alluding to diamond facets and the immediate Jeweler's Row context. From the platform the canopy serves as a deliberate contrasting frame that captures views to the historic Wabash facades while confidently expressing our forward progress – telling the story of where we have been, and where we are going – an appropriate expression for a great City that is always moving forward.

The design resolves the challenges of constructing a new station in this dense urban environment, while maintaining active transit service in one of the nation's most heavily traveled transit corridors. The project includes the demolition of two existing transit stations; installation of new and modified track super structure, station fare collection areas, two new 425-foot long platforms, and the signature canopies.

EXP provided coordination efforts of specialty subconsultants and numerous governmental agencies, and participated in coordination efforts with adjacent building owners and tenants who were all concerned about the impact to their ingoing business operations.

Reference

Chicago Department of Transportation
Julian Silva, Project Architect
t: 312.744.8061
e: julian.silva@cityofchicago.org

Timeline

Completion: September 2017

Services

- Architecture
- Mechanical
- Lighting Design
- Structural
- Project Management

Team Members + Specific Duties

- Thomas Hoepf | Lead Designer
- Aram Ebben | Lighting Design
- Siva Haran | Electrical Engineer

Awards (Select list)

- AIA Illinois - Mies van der Rohe Award for Innovation, Honor Award, 2019
- Divine Detail Award, AIA, 2018 Distinguished Building Award, AIA, 2018
- Best Project Award, ENR Midwest, 2018
- Grand Award - Transportation, American Council of Engineering Companies (ACEC), 2018

RE-IMAGINED

ICONIC FAÇADE

Reference

Orange County Government,
Orange
Tim Groth, Project Manager
t: 407.685.5705
e: tim.groth@occc.net

Timeline

Completion: 2018

Size

230,000 SF

Services

- Lighting Design
- Electrical Engineering

Team Members + Specific Duties

- Aram Ebben | Lighting Design

ORANGE COUNTY CONVENTION CENTER NORTH SOUTH BUILDING FAÇADE LIGHTING

Orange County
Orlando, FL, USA

In response to the tragedy of the Pulse Nightclub Shooting in 2016, Orange County Mayor Teresa Jacobs, commissioned the lighting renovation for this beautiful project. Using over 400 programmable RGBW LED luminaires, EXP re-imagined this iconic facade, allowing the owners full control over the dynamic illumination.

The large arches and columns along the North and South facades were all illuminated allowing individual color control over each arch and column. The new design allows the Convention Center the flexibility and dynamic color control to ensure the façade is brilliantly illuminated making it stand out against the colorful International Drive skyline.

AIA CHICAGO

FORWARD DESIGN AWARD

NEW PICNIC SHELTERS

Forest Preserve District of Cook County

Various Locations, IL, USA

EXP provided architectural, structural, and landscape architecture services for three picnic shelters for the Forest Preserve District. Three alternative designs were developed and presented to our clients for consideration. Accessible paths to and from the nearby parking lot were also included in each design.

Portaging: The act of carrying a canoe overland from one body of water to another. Typically, canoes were carried upside-down overhead and often used as shelter for overnight camps.

The Chicago Portage National Historic Site commemorates the place where Native Americans led Marquette and Joliet to the portage connection between Lake Michigan and the Mississippi, ultimately linking the Atlantic with the Great Lakes. Conceptually the design draws inspiration from traditional canoe construction, with steel bents (inverted "u-shapes") forming the main structure similar to the u-shaped straps that form the canoe hull. The structural bents are arrayed as a series of parallelograms to suggest a back-and-forth movement as with the act of rowing and portaging. The roof plane floats underneath like the floor boards of the canoe. The structure is cor-ten steel, relating to the existing site sculpture while being virtually maintenance-free.

The overall effect is a lattice-like form that is light in appearance, with the slender vertical structure filtering light and views to the woodland beyond, while casting intricate branch-like shadow patterns.

Rather than pseudo-historic, the design is ambitious and forward-looking - authentic and responsive to the spirit of exploration and advancement that this historic site celebrates.

The picnic shelter options at Spring Creek were designed to the standard 40'x30' picnic shelter required by the FPDCC.

Reference

Preserve District of Cook County
Adnan Nammari, PE
Chief Construction Engineer
t: 708.771.1357
e: adnan.nammari@cookcountyil.gov

Timeline

Completion: June, 2016

Services

- Architecture
- Structural
- Landscape Architecture

Team Members + Specific Duties

- Thomas Hoepf | Lead Design Architect

ADDITIONAL EXPERIENCE

Sarasota Opera House, Sarasota, FL, USA

Originally built in 1926, the Mediterranean Revival style historic theatre in downtown Sarasota is an anchor for the local arts community. The Sarasota Opera completed a $20M renovation to the building in 2008 which not only gutted the auditorium but also provided for a much needed update to the site and façade. EXP provided lighting design for the site and façade of this renovation. Scope included custom pineapple sconces, recessed ingrade uplights and linear LED sill accents to highlight the unique features of the historical façade.

Plaza at 5 Points, Sarasota, FL, USA

This mixed use 16 story high-rise in serves as an anchor for the historical 5 Points Plaza in downtown Sarasota. EXP provided lighting design for the Exteriors, Porte Cochere, Lobby and Pool Deck of this mixed use multistory high-rise in downtown Sarasota. Unique features of this design included the Porte Cochere with its circular fountain located beneath a dramatic backlit ceiling element and a glowing pyramid roof structure.

Kline Creek Farm Visitors Center Timber Ridge Forest Preserve, Winfield, IL, USA

EXP designed a new 2,400 SF Farm Museum and Visitor Center serving to welcome visitors and accommodate exhibits of artifacts for the Historic Kline Creek Farm; a preserved 1890s farmstead. EXP's integrated design practice provided architecture, interior design, MEP, structural, landscape architecture, civil, and construction management services for this project. The budget conscience design draws on typical farm structures but is detailed and crafted in a contemporary manner. The exterior is clad in economical and durable galvanized metal siding. Interior finishes include steel, cedar wood, and concrete. At the upper walls of the gallery the slats are randomly spaced to model natural light and create a degree of permeability through the small building and allude to deteriorated farm structures - the remnants of a way of life fast disappearing.

Old Plank Road Trail Over U.S. Route 45, IL, USA

EXP developed contract plans for the US Route 45 (US 45) Improvement project. A highly visible and challenging aspect of this design was the improvement of the Old Plank Road Trail Bridge and path. EXP's designed a unique and visually striking bridge design, which actually turned the skew into an advantage. The defining structural feature of the bridge is an 82-foot tall A-frame pylon with its legs straddling the highway at right angles. The skewed deck structure, 180 feet long between abutments, is suspended from the pylon by cable.

Moffett Towers II, Sunnyvale, CA, USA

EXP provided the lighting design and construction administration on this 43 acre corporate campus opened in the winter of 2019.
The project included all exterior lighting for the site as well as illumination of the building entrances, decorative roof canopies, parking lots and parking garages. In addition to the site pathways, lighting was provided for the various amenity areas including sport courts, outdoor kitchen area, pool deck, meditation gardens, sculpture gardens, and various outdoor lounge spaces.

B TEAM ORGANIZATION

EXP's Integrated Design practice will be responsible for all architectural and engineering disciplines to ensure quality, budget adherance, and expedite the completion of design. Our Integrated Design practice will ensure that every discipline is actively engaged with the other to fully address the authority's requirements in a collaborative manner. Our approach will ensure a "one-stop" shop for the Authority to deliver a high-quality and lasting facility within the budget.

EXP has a proven record of success in designing and directing innovative and aggressive programs resulting in substantial participation in all aspects of project activity. EXP has adopted a successful work plan for designing, implementing and enforcing a creative and credible DBE participation plan. We will meet the goals of participation for DBE firms. For the Sarasota Manatee Airport Authority 15th Street Airport Observation Area Project, the EXP Team will consists of the following subconsultants:

PRIME

exp.

SUBCONSULTANTS

Hyatt SURVEY

tsfGEO

DBE PARTICIPATION

- Hyatt Survey Service, Inc. | DBE: 2.5%
- Tierra South Florida, Inc. | DBE, SBE, MBE: 2.5%

Participation: 5%

The EXP team has in-depth experience with all the key requirements of the 15th Street Airport Observation Area project and has excelled with projects of similar size and complexities. Our team is experienced, available, capable, and ready to deliver your Project successfully. The EXP team is scalable to offer full Architectural/Engineering Design and Construction Engineering Inspection and/or Construction Management services to a single project or multiple projects of varying scale, cost, complexity, and delivery method simultaneously. Our Team has also worked closely with our subconsultants. This experience and relationship will allow us to start work on Day 1 of the contract without delays.

FIGURE 1

ORGANIZATIONAL CHART

SARASOTA BRADENTON INTERNATIONAL

LEGEND

*Denotes Key Personnel

EXP	EXP U.S. Services, Inc.
HSS	Hyatt Survey Service, Inc. (DBE)
TSF	Tierra South Florida, Inc. (DBE, SBE, WBE)

PRINCIPAL-IN-CHARGE

*Marcos Souza, PE | EXP

PROJECT MANAGER

*Arturo Martinez, PE | EXP

QC MANAGER

*TommyW. Bibb, AAE, IAP | EXP

CIVIL EGINEERING

*Phil Stevens, PhD. PE, AICP, F.ASCE | EXP

ARCHITECTURE

*Tom Hoepf, FAIA, LEED AP | EXP
Horeya Czaplewsky, AIA, NCARB, LEED AP BD+C | EXP

ELECTRICAL ENGINEERING / LIGHTING DESIGN

*Aram Ebben, IALD, CLD, LEED AP | EXP
Siva Haran, PE, LC, LEED AP, CxA | EXP

ENVIRONMENTAL ENGINEERING & PERMITTING

*Matthew Preston, PE, PMP | EXP

SURVEYING / GEOTECHNICAL

*Russell Hyatt, PSM | HSS
*Raj Krishnasamy, PE | TSF

SUSTAINABILITY

Amy Pastor, PE, LEED AP, CxA | EXP

SUBCONSULTANTS' OVERVIEW

HYATT SURVEY SERVICE, INC | DBE

Headquartered in Manatee County, Hyatt Survey Services, Inc. is a full-service certified DBE with the State of Florida Department of Transportation surveying and mapping company. From boundary, topographic and right-of-way surveying to intricate geodetic, construction and hydrographic/bathymetric surveying, Hyatt will fulfill all of our team's surveying needs.

TIERRA SOUTH FLORIDA, INC.| DBE, SBE, MBE

A certified Disadvantaged Business Enterprise (DBE), Small Business Enterprise (SBE), and Minority Business Enterprise (MBE), Tierra South Florida, Inc. is a full-service consulting Geotechnical Engineering, Construction Materials Testing and Inspections Firm with offices in Tampa, Florida. They provide capabilities to perform test borings, engineering analyses and reports, laboratory soils testing, and construction engineering inspection services.

C APPROACH

> "THE PROJECT SHOWS GREAT PROMISE BECAUSE OF THE CLARITY OF ITS STRUCTURE, THE CAREFUL CRAFTING OF ITS DETAILS, AND ITS ABILITY TO MAKE A SENSE OF PLACE. HOEPF'S WORK ENNOBLES CONSTRUCTION AND ENRICHES HUMAN ACTIVITY."
>
> *Blair Kamin, Chicago Tribune Architecture Critic*

Projects: Chicago O'Hare Concourse and Forest Preserve District of Cook County (FPDCC) Spring Creek Picnic Shelters Projects

EXP's approach and methodology to architectural and engineering design is elegant in its simplicity. It starts with listening to understand and define the Client's needs and requirements. As simple as that seems, valuable information from those that live the space and deal with the issues before and after consultants are engaged may be discarded if clear and attentive lines of communication are not established. A good design team must remain in communication with the client; focusing towards the common goal of achieving design solutions that are functional, efficient, and cost effective. Delivered on-time, without operational disruptions and under budget.

We understand the Project Objective to be establishing a collaborative environment with the Sarasota-Bradenton International Airport (SRQ) and the community to design a unique Airport Observation Area that provides connectivity, shading, security, and functions as an extension of the airport to the community. Aesthetics will play a crucial role in the development of the area and the design of the facility. Our team is available and ready to work at the pace of the Authority. During the development of the scope, we will work closely with the Authority to develop deliverables and a schedule that will work for you. Our team will be the same from design through construction, available at any step of the way.

The EXP Team will use our extensive knowledge and experience to deliver a safe and secure observation area that will be perfectly integrated with the airport environment and the surrounding community. The following items will require special attention during development of the project:

ARCHITECTURE

ARCHITECTURE

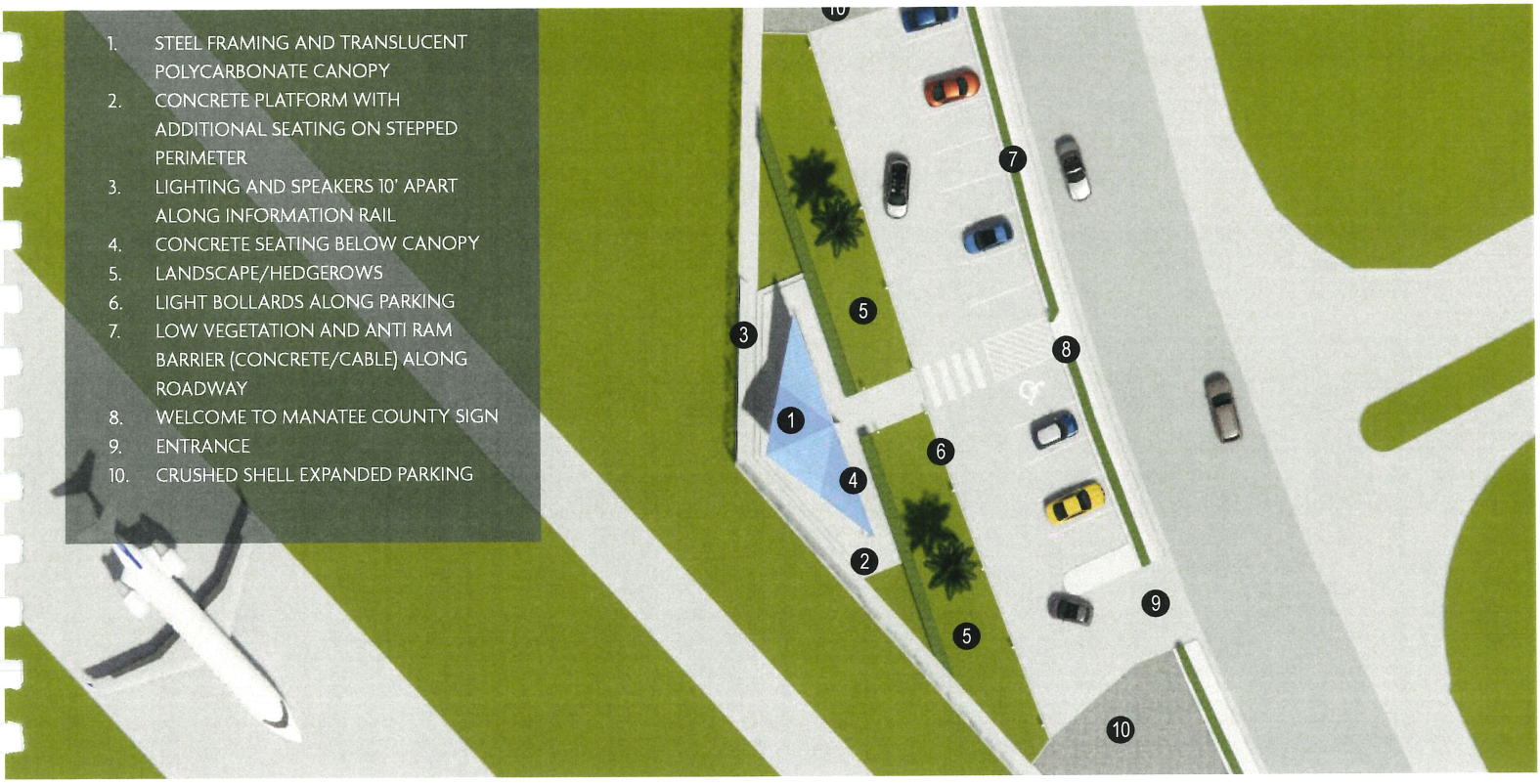
CONCEPT + PRECEDENTS

We are all fascinated with flight - from childhood when we made paper airplanes, to adulthood, when we remain amazed that a nearly 500-ton metal object can take flight and pierce the skies at 550 miles per hour.

Aviation design is the perfect blend of efficient engineering in service to a singular purpose - flying. And the resultant form is truly a thing of beauty. While the purpose of our earthbound structures is to shelter rather than soar, it makes sense that structures that serve aviation aspire to capture our imagination and take cues from airplane design in the development of their form.

It also makes sense that the architecture responds to the specific "place" in which it resides - it's climate, building techniques and architectural legacy. In the Sarasota-Bradenton area much of our notable architecture is characterized by simple forms, lightweight structures and trellises that shade and filter light to create pattern on light-colored surfaces. The so-called Sarasota School of Architecture is a widely recognized regional style of post-war architecture that exhibits these characteristics.

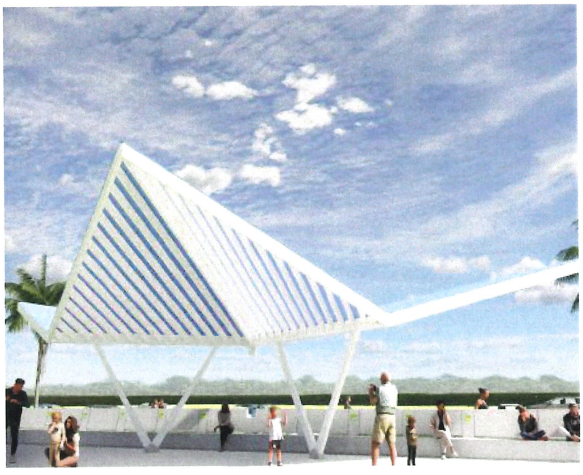
Our proposal for the Sarasota-Bradenton Airport 15th Street Airport Observation Area responds to these conditions with a design that is an animated, playful, yet simply engineered, resulting in a sculptural form that satisfies all programmatic and pragmatic requirements, yet conjures the fascination with flight that we all share.



SITE / PLATFORM / CANOPY DESIGN

The overall design responds to the RFQ criteria with equal provisions of all program elements - parking, platform/canopy coverage, informational timeline - in an integrated solution, yet with a few key differences for consideration:

- The site is "layered" west to east with parking placed toward the roadway rather than next to the Platform. This separation emphasizes the experience of leaving the car and stepping into the realm of aviation. It has the practical advantage of keeping distracting reflections, headlights, and heat from hot engines away from visitors on the platform.
- The placement of landscaping/hedgerows along the east edge of the Platform provides a visual and audio buffer from parking and the nearby roadway.
- The approach to the Platform is directly on-center where visitors see the entire Canopy "wingspan". Symmetrical ramps are arrayed on both sides with an overall rise to the Platform of 1'-0". The 1:20 slope, which is classified as a sloped walkway rather than ramp, eliminates the need, cost and maintenance of railings or landings.
- The elevated Platform improves view angles to the airfield. It is stepped at the perimeter to eliminate the need for obtrusive guardrails and provide additional seating.
- The Information Rail integrates lighting and speakers and is located beyond but legible from the Platform, in an angled landscape wall so as not to diminish airfield visibility.
- Concrete seating functions as a buffer to the parking and incorporates custom cast SRQ logos, and potential donor recognition, if desired.

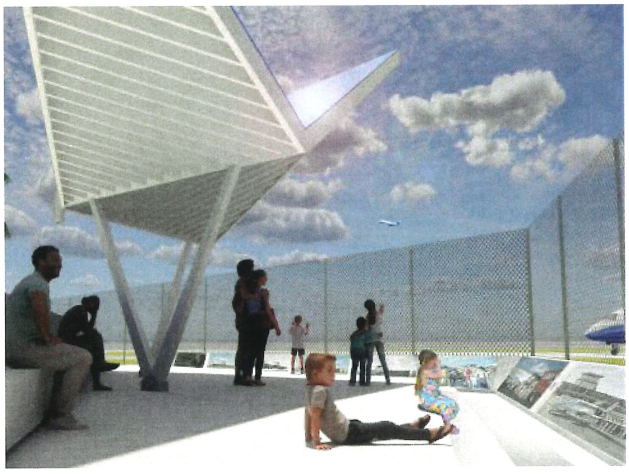


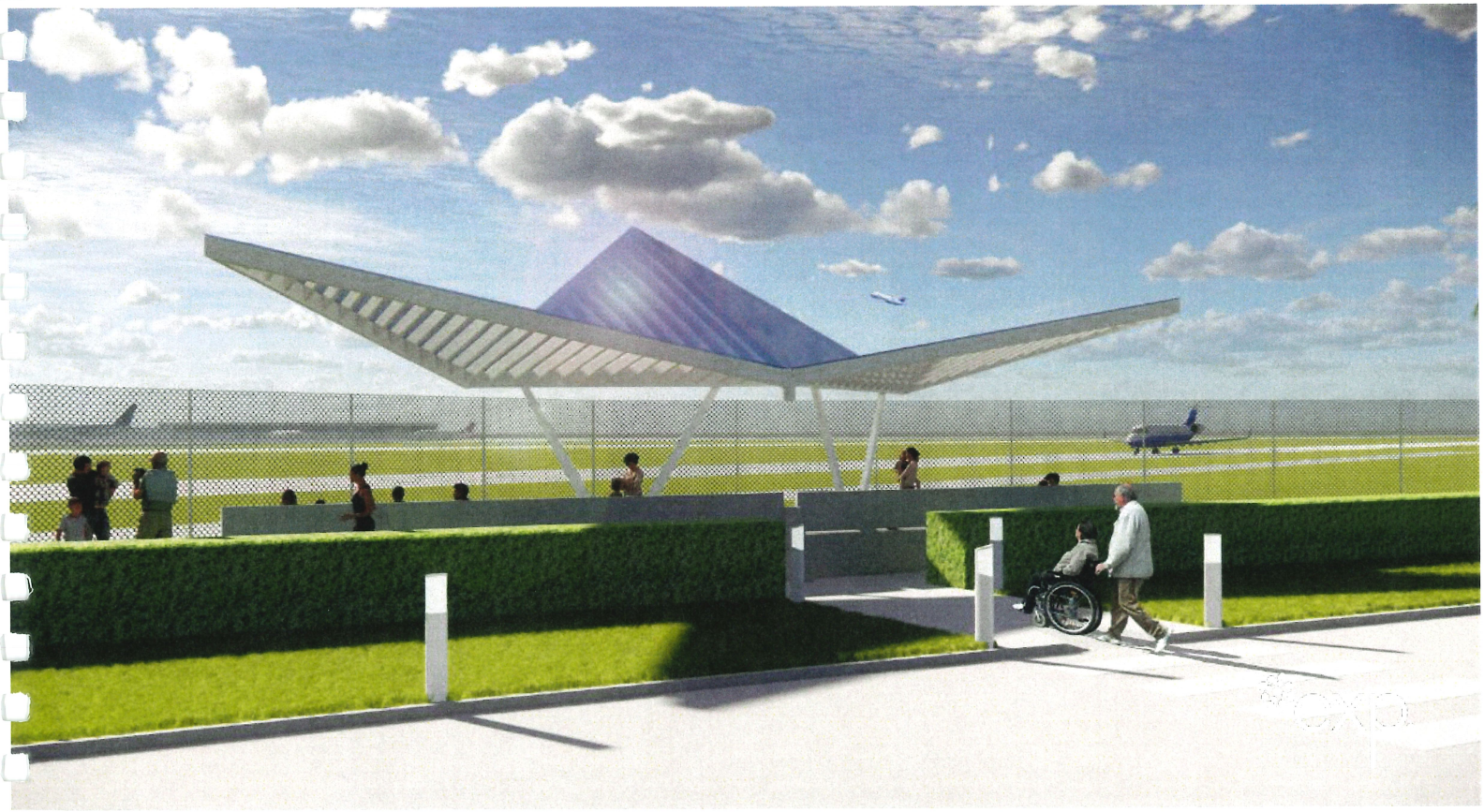
CONSTRUCTION / DETAIL

Aviation design is characterized by efficiency, economy and integration of all systems. Similarly, our proposed Canopy design is fully integrated where architecture is structure and structure is architecture.

- The Canopy is fabricated from light steel framing and covered with translucent sun-filtering polycarbonate panels in off-the-shelf modules. It is a highly durable and economical material used in public/transportation projects throughout the US.
- If desirable, it is possible to fully shop-fabricate the Canopy, cart it to the site and bolt it into pre-poured foundations. This method offers "factory quality" with shorter construction time.
- Lighting of the Platform and Canopy is integrated into the wall/bench, which eliminates the need for conduit and fixtures attached to the Canopy surface. This indirect lighting is both more dramatic and more user-friendly as it eliminates glare - especially important for dusk/night viewing.
- Rainwater is directed to the low point of the triangulated roof and channeled through a scupper that empties into a "collector font", thereby eliminating the need for gutters, roof drains or downspouts.

Our design proposal is the product of our Team's initial thoughts and interpretations of your program and goals. At the same time, we recognize that it was developed without live collaboration with you the Client. We are excited about the design, but equally excited to explore further possibilities with you as a contributing partner in our design process.





SAFETY + SECURITY

Understanding safety and security requirements is crucial for any airport project.

Due to the proximity of the proposed 15th Street Observation Area to the active AOA, we have incorporated ideas that will minimize the risk of incursions. Simple details like locating available car parking away from the proposed 15th Street Observation Area and AOA fence minimize the risk of vehicular impact to the airport's secure perimeter and the potential for utilizing a vehicle as a scalable object.

It is also important that the area have adequate lighting. The purpose of the 15th Street Observation Area is to provide the community with a connection to the airport; this means active pedestrian interaction with vehicular traffic. Proper lighting ensures clear lines of sight and ensures pedestrian safety. In addition to the implementation of Closed Circuit Television (CCTV), the area lighting will ensure that the Authority will have continuous eyes on this area.

In today's airport environment, the use of CCTV is critical. EXP proposes that this area will be fitted with CCTV to provide the Authority with full surveillance 24/7. An emergency call box can be added to the area as well. This strategy contributes to an overall safe and secure environment that ensures the public and community can experience the beauty of aviation without the risk of personal harm.

LOCAL AGENCY PERMITTING EXPERIENCE

The EXP Team has extensive experience permitting projects similar to the SRQ's Observation Area project. For this project we anticipate coordinating directly with Manatee County, Sarasota County, City of Sarasota, U.S. Army Corps of Engineers (USACOE), and the Southwest Florida Water Management District (SWFWMD). With Central Florida being EXP's de facto Mechanical, Electrical, Plumbing, Fire Protection, Civil, and Environmental engineering headquarters, our personnel is familiar with the sensitivities and preferences of the local permitting agencies.

PROVEN EXPERIENCE: TEAM MEMBER, MATTHEW PRESTON, PE, PMP (EXP) SERVED AS A PROJECT MANAGER AT THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (DISTRICT) FOR 11 YEARS.

The EXP Team tackled design for complex Mechanical, Electrical, Plumbing, Fire Protection systems at the Freedom Village at Bradenton, Brookdale Bradenton Gardens, Pointe West, and Palma Sola. Each assisted living facility required constant operations of systems and coordination with the building department. At the Mote Marine Laboratory and Aquarium, in Sarasota, the EXP Team is currently in direct coordination with the building department for permitting of Mechanical, Electrical, Plumbing, Fire Protection systems.

The 2019 Master Drainage Plan Update (MDP) for SRQ was authorized by the SMAA as part of its commitment to providing safe and efficient air transportation while meeting or exceeding federal and state water management criteria. The SRQ's Master Drainage Plan Update was approved by the SWFWMD in 2020 as Environmental Resource Permit No. 43009458.045. The approved MDP establishes the criteria and conditions for designing and implementing future development. The MDP reconfigured portions of the existing surface water management system to redirect runoff from extreme rainfall/flood events to Sarasota Bay, improving flood protection on and off the airport, particularly to Bowlees Creek to the north.

It also reconfigured wet ponds on the site to increase their water quality treatment efficiency, improving future water quality to better than existing. The reconfigured system also has design features the FAA and the U.S. Department of Agriculture (USDA) recommend in order to limit or decrease wildlife attraction. The design features allow for the development/improvement of over 110 acres of airport land.

SUSTAINABILITY AT EXP

At EXP, sustainability is embedded in everything we do. We are focused on creating positive environmental, social and economic impacts for our clients, communities and within our organization.

We are passionate about the contributions that our projects and relationships bring to sustainable and living communities.

Sustainable Expertise | Across our practice, we progress forward-thinking solutions that drive value for our clients. We leverage technology to improve sustainable design performance, implement green construction practices and use scientific methods to protect the world's natural habitats.

Research + Thought Leadership | Combining global and local perspective, we consider the broader environmental impacts. We dedicate resources to research and development, invest in our people and promote collaboration around best practices.

Sustainability within Our Organization + Commitments | We are committed to providing healthy, safe and sustainable environments for our employees. We implement firm-wide strategies from sustainable procurement to energy and waste reduction and set targets for reducing our carbon footprint.

400+
LEED PROJECTS

LEED
PROVEN PROVIDER

Enviso

COST + SCHEDULE

The EXP Team will bring professionals with extensive construction experience and ability to perform detailed cost estimates and schedule. This will give our Team the ability to develop a realistic cost estimation process, using actual cost data of all components and materials collected from manufacturers and suppliers.

Working within the budget will be crucial to this project. To fulfill as many needs as possible, multiple add alternates will be presented with the bid documents. This will allow the Authority the flexibility of getting more accomplished if the construction costs are low. Additionally, by giving the Contractor flexibility such as the option to prefabricate the canopy, we will keep costs low.

Working closely with the Authority we will develop a timeline for deliverables and construction. A preliminary timeline will look like:

DELIVERABLES	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6
1. Preliminary Design (30%)						
2. Design Documents (60%)						
3. Construction Documents (100%)						
4. Bid Documents						
5. Construction						

COMMUNICATION

Communication in an open and directed manner is a hallmark of EXP. Clear, concise exchanges of information are integral to our process. The key to an effective management process begins with establishing clear lines of communication, identifying the roles and responsibilities of all parties, and ensuring that all parties are aware of project constraints.

The following are examples of communication tools that we utilize:

- Single Point of Contact: EXP's Project Manager will serve as the Airport Authority's single point of contact, ensuring clear consistent communications.
- EXP will maintain all project records in our electronic document control system. EXP is also a leader in implementing internet-based project specific home pages. This allows the entire project Team to track project progress and update information in a "real time" basis.
- EXP will prepare a detailed Scope of Services Document that will be developed further at the onset of each project. We will utilize this resource proactively as an effective plan for execution of project objectives and for monitoring and controlling progress to ensure compliance with the project's requirements.
- EXP will provide visual aids, such as models, renderings, augmented reality experiences, 3D printed physical samples, and scale mock-ups to assist the decision-making process and stakeholder facilitation.

QUALITY MANAGEMENT SYSTEM

EXP's perpetual goal is the deliver the highest possible quality to our clients. EXP uses a Quality Management System (QMS) like the current ISO 9001 Standard Requirements. Our QMS provides the project manager and support staff with specific and strict processes, responsibilities, and methods to review the quality of our work.

The QMS involves a two-tiered approach to ensure quality. First, the deliverable undergoes Quality Control (QC), where someone on the EXP team, different from the person who carried out the deliverable, will check and review deliverables, backchecks, and documentation of all quality control checks.

Second, the deliverable undergoes Quality Assurance (QA). A different person on the EXP team reviews the Quality Control work done, to ensure that the proper process was followed. As such, a minimum of three separate people will review each deliverable for the Authority. As the prime consultant, EXP will require the same standard of care and quality review procedures from our subconsultants.

Tommy Bibb will be the QC Manager for this project. Tom has over 30 years of experience working for Nashville International Airport (BNA) as VP of Operations and Maintenance, Director of Real Estate Affairs, and other positions. Tom offers a review beyond the engineering, through the owner's perspective. His experience will elevate the project identifying possible complications that the airport will struggle through with this facility and providing solutions before they occur.

D PHONE INTERVIEW

Two key team members will be available for phone interviews should the Authority wish to contact our staff regarding this opportunity.

ARTURO MARTINEZ, PE

PROJECT MANAGER

Mobile: 786.316.8534

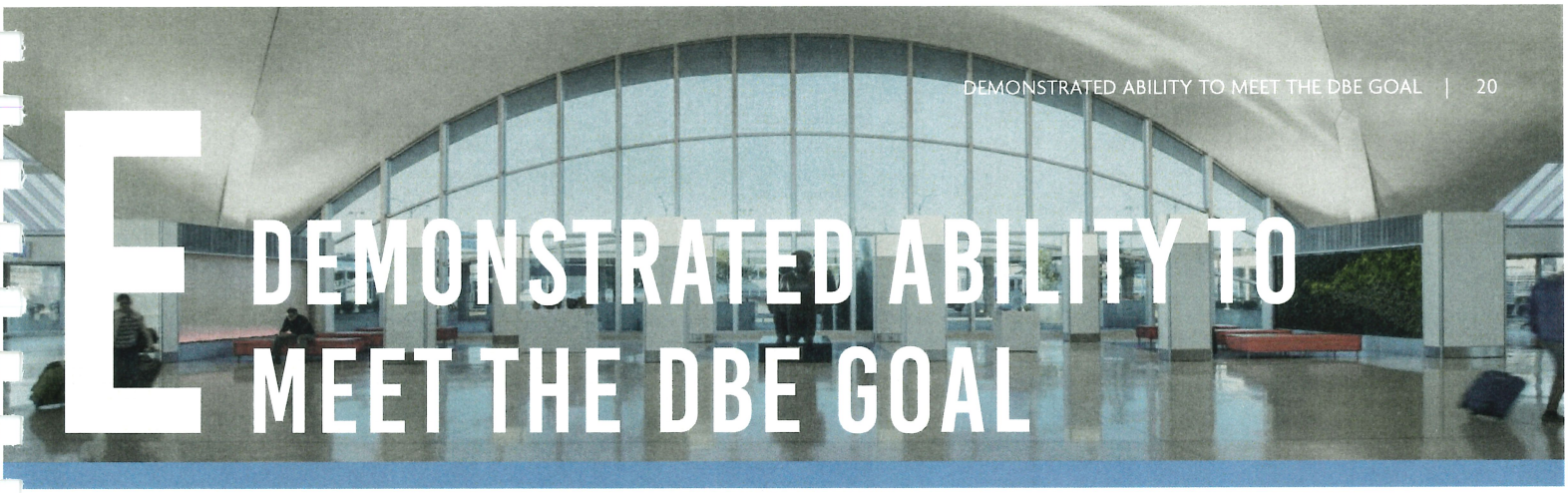
Email: arturo.martinez@exp.com

TOM HOEPF, FAIA, LEED AP

LEAD ARCHITECT

Mobile: 312.560.8509

Email: tom.hoefp@exp.com



DEMONSTRATED ABILITY TO MEET THE DBE GOAL

WE BELIEVE THE TRUE VALUE OF THE PARTICIPATION OF DBE FIRMS IS MEASURED BY THE SUCCESSFUL IMPLEMENTATION OF A PROGRAM THAT LOOKS BEYOND THE ACHIEVEMENT OF PROJECT SPECIFIC GOALS AND REACHES FOR THE ULTIMATE PURPOSE OF THESE PROGRAMS: PROMOTE, ENCOURAGE, AND ASSIST DBE COMPANIES AND INDIVIDUALS TO UNDERTAKE WORK OF INCREASING SCOPE AND COMPLEXITY, THEREBY CONTRIBUTING TO THE STRENGTH OF THE LOCAL AND NATIONAL ECONOMY.

EXP places strong emphasis on diversity inclusion and participation. In fact, our firm's history is rooted in diversity. Our core design team originating from EXP's legacy firm, was classified as a Minority Business Enterprise and this status continued until 1994. We are serious about engaging Minority and Women Business Enterprise, Local Developing Business/Veteran Business Enterprise, and Disadvantaged Business Enterprise consultants in meaningful project roles that will allow them to expand their capabilities and work on projects that they might not otherwise have the ability to be assigned due to their size or experience. EXP is fully committed to the utilization of these businesses on a regular basis, whether we have contractual goals or not, and are proficient in using their skills and abilities to enhance the success of our projects. At the same time, our staff provides active mentoring of our subconsultants to ensure they have the information, resources, and support they need to ensure the success of every project. Our commitment to partnering with small businesses and helping them develop extends to serving as a Mentor for the U.S. Small Business Administration's 8(a) Mentor Protégé Program.

As a fully integrated architectural and engineering design practice, EXP has a proven record of success in designing and directing innovative and aggressive programs that have resulted in substantial small business participation in all aspects of project activity. Our intent for this project is to offer SMAA and SRQ the full benefit of the single source of EXP's Integrated Design practice while still utilizing our Disadvantaged Business Enterprise partners for integral roles.

EXP is committed to exceeding the Disadvantaged Business Enterprise goal of 3%, established by the Authority.

5+
YEARS OF EXPERIENCE

160+
PROJECTS AT MID-SIZE AIRPORTS

LOCAL PRESENCE
LIVES AND WORKS 50 MILES FROM SRQ

Arturo Martinez, PE

Project Manager | EXP

Mr. Martinez is a Project Manager and Professional Engineer with five years of experience in project management, construction, engineering design on both large and small commercial projects, with a focus on aviation projects. Mr. Martinez has led multiple project teams at airports both large and small including Palm Beach International Airport, Orlando International Airport, and Treasure Coast International Airport and Business Park. Mr. Martinez assists the Tampa Team with proposals, design, review, and management of projects all across Florida. Responsibilities include design and independent review, airfield inspection, review meeting coordination, coordination of deliverables (with Client and subs), processing shop drawings, reviewing and approving contractor pay applications, review of as-built documents and preparing record drawings. Mr. Martinez completed the Airfield Pavement Inspection Training Course provided by FDOT on November, 2016. Mr. Martinez also completed the Airfield Marking Professional Certificate Program on April, 2021.

Professional Registrations

- Professional Engineer (Civil): FL No. 88554

Education + Training

- Masters in Civil and Environmental Engineering, Carnegie Mellon University, Pittsburgh, PA
- Bachelors in Civil Engineering, Carnegie Mellon University, Pittsburgh, PA

Select Publications

- Fine-scale perspectives on landscape phenology from unmanned aerial vehicle (UAV) photography, Agricultural and Forest Meteorology, October 2017

Project Experience

Palm Beach County Department of Airports, Hold Positions and RGLs at RW 10R-28L and TW R1, West Palm Beach, FL*

Project Manager and Engineer of Record for the design for this quick turn-around project to relocate the hold position markings, signs, and install new runway guard lights (RGLs) was completed in less than a month. For the new RGLs on Runway 10R-28L to be connected, conduit for this new system had to be installed all the way back to the electrical vault. The new conduit installation required a complex phasing, closing the primary Runway 10L-28R for 6 hours during nighttime work hours. Additionally, to alleviate PBI traffic, all construction was to be completed by 5pm and work areas open to traffic until the next day.

Palm Beach County Department of Airports, Airfield Glare Study, West Palm Beach, FL*

Project manager for this project that provided the DOA with a detail report on glare originating from the Top Golf facility adjacent to PBI, as well as a solution to minimize glare. After a site visit, an analysis of the existing lighting was completed and re-aiming of the flood lights was recommended. A second analysis, after flood lights were re-aimed, showed improvements to the overall glare originating from the site.

St. Pete-Clearwater International Airport, Runway 18-36 Rehabilitation, Clearwater, FL*

Construction Management and Construction Inspection Services for the rehabilitation of PIE's primary Runway 18-36 (9,730' x 150'). The project consisted of a variable thickness mill and overlay, with areas of full reconstruction. The project also updated the electrical system for this runway with new lighting, signage, and upgrades to the electrical vault. To minimize impacts to airport operations, Runway 18-36 was shortened and remarked temporarily, to maintain a portion of Runway 18-36 open as long as possible, as the Contractor worked on the remaining closed portion.

**Work performed at previous firm.*

Arturo Martinez, PE – *continued*

Project Manager | EXP

Treasure Coast International Airport and Business Park, NAVAIDS Improvement Project, Fort Pierce, FL*

The design, bid, and construction management for this project that included the painting of the airport beacon tower, installed a new airfield lighting control & monitoring system (ALCMS), and installed new localizer and glideslope shelter and foundations. This project was successfully designed and managed to provide the airport with separate miscellaneous items under one contract. The painting of the airport beacon tower required the beacon be lowered and taken to a shop to be sandblasted and painted prior to being erected again.

Palm Beach County Department of Airports, LNA Southside Redevelopment – Phase 1 and 2, Lake Worth, FL*

Construction Management and Construction Inspection Services for this Southside Redevelopment Phases 1 and 2 project at Palm Beach County Park Airport (LNA). The project consisted of a new aircraft storage hangar, apron and taxilane rehabilitation, vehicle access roads, parking and driveways, lighting, drainage improvements, electrical and utility improvements including power, communications, water and wastewater, security fencing and gates, access controls/CCTV security improvements, landscaping, and irrigation.

Palm Beach County Department of Airports, PBI Vehicle Service Road, West Palm Beach, FL*

This project relocates a portion of the perimeter road for Palm Beach International Airport (PBI) outside of the Runway 10L-28R Runway Safety Area (RSA) and Runway Object Free Area (ROFA). The project consisted of full depth removal, full depth construction, and a mill and overlay of tie-in locations. Additionally, a permit was prepared and submitted for the increase in impervious area, as well as the addition of an inlet structure and culvert for the site to grade. Due to a portion of the project being inside the RSA of PBI's primary runway, a portion of the full depth removal had to be completed during night-time work hours in close coordination with the airport.

Palm Beach County Department of Airports, PBI Turnage Boulevard Rehabilitation Study, West Palm Beach, FL*

An assessment of Turnage Boulevard's roadway and bridges was completed to provide the DOA with repair and rehabilitation options. This study precedes a future project to rehabilitate the entrance road to Palm Beach International Airport (PBI) and provides the DOA with a cost estimate for their funding requirements. The study also provides drainage and signage recommendations along Turnage Boulevard.

Treasure Coast International Airport and Business Park, Parking Lot Rehabilitation and Related Work, Ft. Pierce, FL*

The Treasure Coast International Airport and Business Park (FPR) entrance road and parking lot was rehabilitated under this project. Construction included a mill and overlay of the existing terminal parking lot and Curtis King Boulevard. Other construction elements included pavement widening/full depth pavement construction, installation of new concrete shoulder ribbon curb, installation of FDOT Type D concrete curb, electric vehicle charging station, clearing and grabbing, shoulder stabilization, pavement marking and signage.

Palm Beach County Department of Airports, Wetland Wildlife Hazard Mitigation Phases 3A, 3B, and 4, West Palm Beach, FL*

The design, bid, and construction management for the mitigation of three (3) wetland sites at North Palm Beach County General Aviation Airport (F45). This project served for the clearing and grubbing of 42 acres of land, unclassified excavation, seeding, and topsoiling. The Contractor was managed in a way that did not disrupt airport operations; barricades were set up at the edge of the site to ensure no Contractor personnel would accidently leave the site. Floating turbidity barrier and soil tracking device was used to ensure no dirt was tracked out into the perimeter road. The project was completed successfully without major change orders.

**Work performed at previous firm.*

38+
YEARS OF EXPERIENCE

33
AIA AWARDS

NATIONALLY RECOGNIZED
EXPERT IN AVIATION DESIGN

Professional Registrations

- Registered Architect: FL, IL, GA, OH, VA, Ontario, Alberta, Guam, Saipan

Education + Training

- Master of Architecture, University of Texas, Arlington, Texas, 1986
- B.S., Architecture, Ohio State University, Columbus, Ohio, 1983

Affiliations + Memberships

- Fellow, American Institute of Architects
- GSA Design Excellence Peer
- Adjunct Professor, Illinois Institute of Technology
- Member, Chicago Architectural Club
- Society of College and University Planners

**Work performed at previous firm.*

Thomas Hoepf, FAIA, LEED AP

Lead Architect | EXP

Tom is Vice President and Principal Design Architect at EXP. His experience includes a broad range of project types in new construction and complex renovations for public and private sector clients including a range of small to large hub aviation clients. Tom is responsible for setting the design direction for all projects. As a creative problem solver, he thinks strategically about the big picture while considering the small details. His involvement begins in the early programming and conceptual stages and remains through design development and construction. Tom believes that good design is characterized by clarity of concept, integration of systems, elegance in detail and economy of means. He leads a multi-disciplined, collaborative team, is flexible and open to creative input, and builds consensus among team members to maintain vision and quality through the duration of the project.

Project Experience

DFW Airport Authority, Dallas/Fort Worth International Airport - Design and Design Management Delivery Order, Dallas/Fort Worth, TX

EXP holds a multi-year Task Order contract with DFW to provide architectural and engineering design, design management, and related services for various types of structures and facilities. Tasks have included working with Planners to study future airport expansion and development; terminal and concourse renovations; MEP upgrades and improvements; infrastructure improvements; renovations and new facilities both airside and landside from planning and concept design through construction.

CDOT, Washington/Wabash Elevated Station, Chicago, IL

Tom was the Design Architect for the new CTA Station in the heart of the Loop. The scope of work included demolition of existing Randolph/Wabash and Madison/ Wabash Loop "L" CTA stations, the design of the new station, and the design of adjacent rail traffic and architectural steel, concrete and finish work for buildings and platforms.

Forest Preserve of Cook County, Forest Preserve Picnic Shelters, Cook County, IL

EXP is designing new picnic shelters for the Forest Preserve District of Cook County (FPDCC), at 3 separate locations: Spring Creek, Dan Ryan Woods - South, and Chicago Portage Site. Three alternative designs were developed to present to FPDCC for consideration. EXP is responsible for the architectural design, structural engineering and landscape architecture.

IDOT, Old Plank Road Trail Over US 45, Frankfort, IL

EXP prepared design plans for the US 45 Improvement including the highly visible and challenging Old Plank Road Trail Bridge. Presented in white and visible from every direction, this unique, cable-stayed bridge is a grand gateway to the Village of Frankfort. Tom served as design architect.

Dallas/Fort Worth International Airport, RCC ITS Upgrades, Dallas/Fort Worth, TX

EXP is providing design services that upgrade the Rental Car Center (RCC) security and life safety systems to meet the current code. Completed design services will include upgrades to the PA/VE system to provide audio mass notification along with messaging, background music and regulatory messaging within

Thomas Hoepf, FAIA, LEED AP – *continued*

Lead Architect | EXP

the building and adjacent curbside areas. The fire alarm system will be modified to provide integrated visual (strobe) notification. Additionally, Security systems are required to monitor and secure the facilities. An Automated Access Control System (AACS) will be deployed to secure two ITS Communications rooms per DFW Policy. Closed Circuit TV (CCTV) will be installed to provide visibility of public areas to assist in incident response. Tom served as Principal Design Architect.

Dallas/Fort Worth International Airport, TSA Innovation Security Screening Checkpoint Lanes, Dallas/Fort Worth, TX

Under our current Task Order Contract with Dallas/ Fort Worth International Airport, EXP is providing architectural and engineering services to renovate 4 separate security checkpoint locations, replacing existing security lanes with new technology. Tom served as Principal Design Architect.

Dallas/Fort Worth International Airport, Integrated Operation Center (IOC), Dallas/Fort Worth, TX

EXP is providing design services for DFW Airport's Integrated Operation Center (IOC) to be located on a 7.5 acre site within the Airport's Southwest Campus. The design of the a new 40,000 SF IOC facility will consolidate and integrate key Airport department personnel into a new building affording DFW operational efficiencies to opportunity to realign DFW operations with emerging technological innovations in both airport operations and emergency operations. The design team is working with a Construction Manager at Risk (CMAR) to deliver the project on a timely, yet accelerated schedule. Tom served as Principal Design Architect.

Dallas/Fort Worth International Airport, Terminal D Concessions Redevelopment, Dallas/Fort Worth, TX

Development of new a new vision for the South Village in International Terminal D, including development of new design criteria and lease outline documents for new and future concessionaires. Concessionaires include food and merchandise vendors focused on local Dallas character. Tom served as Principal Design Architect.

Chicago Department of Aviation, South Air Traffic Control Tower, Chicago, IL

EXP provided architectural and engineering services for a new $30M air traffic control tower. The project includes many sustainable features including photovoltaic power generation and a 100% green roof. Work included the design of the 207-foot tall Tower and 10,000 SF Base Office and Support Building, as well as site development and perimeter security. The innovative design provides a simple, economical and durable solution to meet the operational needs of the FAA, while at the same time, addressing the interest of the City of Chicago in creating an elegant, iconic image.

Peoria International Airport, FAA Air Traffic Control Tower, Peoria, IL

EXP was selected to design the new replacement Air Traffic Control Tower at the General Wayne A. Downing Peoria International Airport in Peoria, Illinois. The new tower will stand at over 135 feet to meet the current standards set by the FAA as the original 87-foot tower was built under the standards of the mid-20th century.

Indianapolis International Airport, FAA Airport Traffic Control Tower, Indianapolis, IN

EXP provided the final architectural and engineering design for the new Air Traffic Control Tower located in the Indianapolis International Airport. Tom served as Design Architect.

St. Louis Lambert International Airport, Terminal Renovations, St. Louis, MO

EXP provided the design for th $24M renovation of the existing main terminal at the St. Louis Lambert International Airport. EXP provided architectural, structural, interior design, and overall project management services as a part of a larger campaign to modernize the existing Airport designed by Minoru Yamasaki.

**Work performed at previous firm.*

15+
YEARS OF EXPERIENCE

$3B+
IN AVIATION PROGRAM MANAGEMENT EXPERIENCE

$400M+
IN AVIATION PROJECTS

Professional Registrations

- Professional Engineer (Civil): FL
- Project Management Institute Project Management Professional
- Construction Specification Institute Construction Document Technologist

Education + Training

- B.S., Civil Engineering, Florida Atlantic University

Marcos Souza, PE

Principal-In-Charge | EXP

Mr. Souza is a Professional Engineer and Project Management Professional with over fifteen years of experience in executive Program / Project management, construction, engineering design on both large and small commercial projects. As the Principal-In-Charge, Mr. Souza is directly responsible for the oversight of aviation infrastructure projects including managing design consultants and the construction management professionals including technical oversight; coordination of project requirements with agencies including the Federal Aviation Administration, Customs and Border Protection, and Airline partners; assisting Owners in design and construction services negotiations; administering project scope, budget, schedule and quality; management of technical and administrative support staff. Mr. Souza has extensive experience with this design team on aviation projects of similar scope, scale, and complexity.

Project Experience

Fort Lauderdale-Hollywood International Airport, Terminal 4 Federal Inspection Services Expansion, Fort Lauderdale, FL*

Marcos served as Project Manager. The Project included the expansion of the Terminal 4 Federal Inspection Services (FIS) Facility to increase passenger processing capacity from 800 to approximately 2,000 passengers per hour. The project included a scan/digital mapping of an existing Terminal area built in 1984 and the creation of a Building Information Model to facilitate the coordination of the detailed plans and specifications. Through coordination with the Building Department a phased approached was developed to allow all existing Mechanical, Electrical, and Plumbing infrastructure to be upgraded within the limits of work to meet current building codes. The project was highly phased and sequenced to ensure continued operation of Customs and Border Protection (CBP) functions during the phased building expansion of approximately 35,000 square feet and renovation of approximately 100,000 square feet of existing terminal spaces. Temporary and new permanent facilities were constructed for tenants affected by the FIS Facility Expansion Temporary roofing systems were employed to expand the existing baggage hall by over 10,000 SF over an operating CBP facility and for the creation of a new life safety egress corridor on the existing terminal roof. Significant aesthetic improvements were made to the existing Terminal facility and legacy portions of the FIS facility including clerestory roof sections to introduce natural lighting, artistic terrazzo floors, upgraded finishes, and modernization of adjacent existing restrooms.

Fort Lauderdale-Hollywood International Airport, Terminal 4 Checked Baggage Inspection System, Fort Lauderdale, FL*

Marcos served as Project Manager. This project includes the design and construction of a new in-line baggage screening system capable of screening nearly 1,500 bags per hour in a conditioned facility housing baggage conveyors and screening equipment, new structural foundations, and mechanical, electrical, plumbing and fire protection upgrades. Relocation of tenants including Airlines, Broward County Aviation Department remote maintenance shops, and Transportation Security Administration break areas were required to create the floor space for expansion of the new baggage system. The project was highly phased and required constant coordination between

**Work performed at previous firm.*

Marcos Souza, PE – *continued*

Principal-In-Charge | EXP

the Design Criteria Professionals, Design-Builder, and multiple stakeholders. The preparation of detailed plans and specifications including phasing and sequencing plans was facilitated utilizing scan to Building Information Modeling technology to develop an accurate existing conditions survey and model. Temporary reconfiguration of the existing screening area was required to allow construction of the new system while maintaining safe screening operations.

Fort Lauderdale-Hollywood International Airport; Terminal 4 Apron Expansion Project, Fort Lauderdale, FL*

Marcos served as Project Manager. The Terminal 4 Apron Expansion project consisted of the reconfiguration and expansion of the existing Terminal Apron to support the ongoing Terminal 4 Gate Replacement program. Divided into eleven phases to accommodate the airport's growing operations, the project included approximately fifty acres of new Portland Cement Concrete, new water and sewer infrastructure installation, and new drainage revising the airports drainage basins, and environmental remediation of known contaminated site(s). Constant coordination with the Owner's Operations staff was required to ensure all phases were completed in their entirety while meeting the requirements of Federal Aviation Administration (FAA) Advisory Circular 150/5370.

Fort Lauderdale-Hollywood International Airport; Terminal 4 Federal Inspection Services & Airline Ticket Office Expansion Phase 1B, Fort Lauderdale, FL

Project Manager managing project consisting of expanding and reconfiguring the Terminal 4 Federal Inspection Services Facility (FIS), new Customs and Border Protection (CBP) areas, Buildout of airline offices, new Ticket Counters and airline support offices, new baggage service offices, and a new Baggage Handling System (BHS) screening area. With the improvements made by the project, Primary Processing Areas alone grew from approximately 8,000 SF to over 16,000 SF. Additional Secondary Processing Areas including new Hold Rooms, Search Rooms, and Hard Secondary Waiting Areas were also added to help improve CBP's processing capacity. The pre-security work included renovation of approximately 30,000 SF within operating airport areas creating twenty-two new ticket counter positions and a 6,000 SF CBP Administrative Office.

Miami International Airport, H024C-1 Runway 8R-26L Pavement Rehabilitation Project Design and Construction Inspection Services, Miami, FL*

Marcos served as Project Engineer. Project H024C-1 Runway 8R-26L Pavement Rehabilitation included the rehabilitation of Runway 8R-26L, Taxiway M, and Taxiway N at Miami International Airport. Work was performed in multiple phases to maintain operations and required daily coordination with Miami-Dade Aviation Department Operations staff. Testing was also coordinated at established intervals to ensure that areas placed into operations reached thresholds required by the specifications for opening. The project's electrical upgrades included new electrical infrastructure and upgrade of existing centerline and edge lights to LED fixtures.

**Work performed at previous firm.*

35+

YEARS OF EXPERIENCE

32

YEARS OF LEADING VARIOUS DEPARTMENTS AT NASHVILLE INTERNATIONAL AIRPORT

PROVEN EXPERT

IN THE COLLABORATIVE APPROACH TO DEVELOPMENT IN AN ACTIVE AIRPORT

Professional Registrations

- Accredited Airport Executive (A.A.E.), 1994
- International Airport Professional (I.A.P.), 2006

Education + Training

- M.B.A., Trevecca Nazarene University
- B.S., Aerospace Administration Middle Tennessee State University
- B.S., General Psychology, Middle Tennessee University
- Executive Coaching Program, The Alternative Board

Select Affiliations + Memberships

- AAAE Board of Directors, 2009-2011, 2014-2015
- CI International Airport Professional Designation, 2008
- President Southeast Chapter AAAE 2008-2009
- American Association of Airport Executives U.S. Contract Tower Policy Board 2020-Present

**Work performed at previous firm.*

Tommy W. Bibb, AAE, IAP

QC Manager | EXP

Tommy is a 35-year aviation veteran having worked for both the airlines and airport since 1986. During his 32-year career at Nashville International Airport (BNA), Tommy lead various departments to include Operations, Maintenance, Environmental Compliance, and Commercial Real Estate. Some key accomplishments include efforts in land development that resulted in new FBO and MRO facility leases related to minimum capital investment requirements while in Commercial Real Estate for BNA. Over his career with BNA, Tommy was actively engaged in the continuous operation of the fastest growing medium hub airport in the country with development taking place on the landside, airside, and in the terminal building simultaneously. Tommy is skilled in the collaborative approach to development in an active airport environment that considers all stakeholder interests and is well versed in understanding the airport owners perspective in maintaining the continuity of operations while under construction.

Project Experience

Metropolitan Nashville Airport Authority, Nashville, TN*

Assistant VP Operations and Maintenance | Nov 2017- Mar 2021. Responsible for all operations including airside, landside, and terminal as well as all maintenance functions including terminal and grounds. Coordinated with airlines on new start up service for international and domestic opportunities to include gate usage, terminal facilities, and group 5 aircraft operations. Weekly airline briefings to discuss expected traffic levels, weather, construction. Environmental Affairs and workplace safety departments also a part of the position. Oversight of an annual O&M budget of approximately $45M and the 5-year capital budgets associated with each of the 4 departments. Total staffing within the AVP position span of control is 90 employees. Oversight includes all federal, state, and local laws and ordinances associated with the 4 departments with special emphasis on FAA Part 139. Established a new culture for FAA Part 139 compliance focused on collaboration with all departments having Part 139 involvement.

Metropolitan Nashville Airport Authority, Nashville, TN*

Director of Real Estate Affairs | Nov 2007-Nov 2017. Airline management/ development duties required in the negotiation of agreements, leasing and business development opportunities including land development. Collaborated on the development of a new airline use and lease agreement with a hybrid business model. Calculation of airline rates and charges associated with terminal facilities. Prepared and administer both O&M and Capital budgets. Capital budget includes a five-year forecast. Coordination of daily tenant operations during major building renovations. Directed all activities associated with corporate and general aviation including capital development. Managed oversight of the business side of parking, shuttle and commercial ground transportation.

Metropolitan Nashville Airport Authority, Nashville, TN*

Director Facilities Maintenance | Apr 2005-Feb 2007. Oversight for staff of 73 made up of administration, skilled trades and airfield grounds. Prepared and administered

Tommy W. Bibb, AAE, IAP – *continued*

QC Manager | EXP

an O&M budget of approximately $25M annually in addition to the development of a five-year capital improvement budget. Oversaw the management of various service agreements in support of the terminal functions to include; custodial, landscaping, elevators/escalators.

Metropolitan Nashville Airport Authority, Nashville, TN*

| Director of Operations | Dec 2000-Apr 2005. Directed all operational activities regarding the airfield, terminal, and parking and ground transportation facilities. Managed the FAA Part 139 certification manual and all 139 regulations. Coordinated close activities with both Maintenance and Public Safety Departments. Oversight of support staff of approximately 30 people with an operating budget of $6M. Duties also included oversight of the airport operation/communications center.

Metropolitan Nashville Airport Authority, Nashville, TN*

Landside Parking Coordinator | Mar 1989-Dec 2000. Responsible for all daily parking and ground transportation activities. Annual parking revenues of approximately $20M. Managed approximately 90 contracts with operators of various ground transportation services. Budget responsibility for annual O&M budget of approximately $4.0M

Adjunct Faculty in Aerospace at Middle Tennessee State University, Murfreesboro, TN*

Aug 2012-Present. Courses taught include entry level Introduction to Aerospace and upper division Airport Planning and Capacity and Airport Management.

**Work performed at previous firm.*

Horeya Czaplewsky, AIA, NCARB, LEED AP BD+C

Architect | EXP

Horeya brings over 15 years of comprehensive experience in both new and renovation projects focusing on architectural design, construction document preparation, and project management. Her management style focuses on collaborative communication amongst the team members, include various stakeholders via collaborative team meetings, with an emphasis on integrated design and innovative solutions from each discipline. She successfully manages the client's project budget and schedule while simultaneously encouraging design excellence and creative thinking.

15+
YEARS OF EXPERIENCE

AIRPORT
EXPERIENCE

Professional Registrations

- Registered Architect: IL, TX, GA
- NCARB Certified
- LEED AP BD+C

Education + Training

- Bachelor of Architecture, University of Texas, 2003

Project Experience

DFW Airport Authority, Dallas/Fort Worth International Airport - Design and Design Management Delivery Order, Dallas/Fort Worth, TX

EXP holds a multi-year Task Order contract with DFW to provide architectural and engineering design, design management, and related services for various types of structures and facilities. Tasks have included working with Planners to study future airport expansion and development; terminal and concourse renovations; MEP upgrades and improvements; infrastructure improvements; renovations and new facilities both airside and landside from planning and concept design through construction.

CDOT, Washington/Wabash Elevated Station, Chicago, IL

Horeya served as project architect for the new Washington/Wabash CTA Elevated Station. This project is a new CTA Station in the heart of the Loop. The scope of work included the demolition of existing Randolph/Wabash and Madison/Wabash CTA Stations. The project also included the design of a new station, and the design of adjacent rail traffic and architectural steel, concrete and finish work for buildings and platforms.

Forest Preserve of Cook County, Forest Preserve Picnic Shelters, Cook County, IL

EXP is designing new picnic shelters for the Forest Preserve District of Cook County (FPDCC), at 3 separate locations: Spring Creek, Dan Ryan Woods - South, and Chicago Portage Site. Three alternative designs were developed to present to FPDCC for consideration. EXP is responsible for the architectural design, structural engineering and landscape architecture. Horeya served as the project manager.

FAA, Peoria International Airport Air Traffic Control Tower, Peoria, IL

EXP was selected to design the new replacement Air Traffic Control Tower at the General Wayne A. Downing Peoria International Airport in Peoria, Illinois. The new tower will stand at over 135 feet to meet the current standards set by the FAA as the original 87-foot tower was built under the standards of the mid-20th century.

CDA, South Air Traffic Control Tower, Chicago, IL (LEED Gold)

Project Architect for this project in which EXP provided architectural and engineering services for a new $30M air traffic control tower at Chicago's O'Hare International Airport. The project included many sustainable features including photovoltaic power generation and a 100% green roof. Work included the design

**Work performed at previous firm.*

Horeya Czaplewsky, AIA, NCARB, LEED AP BD+C – *continued*

Architect | EXP

of the 207-foot tall Tower and 10,000 SF Base Office and Support Building, as well as site development and perimeter security. The innovative design provided a simple, economical and durable solution to meet the operational needs of the FAA, while at the same time, addressing the interest of the City of Chicago in creating an elegant, iconic image. The tower was completed and began operations in 2015.

CDA, Professional Architectural Task Order, Chicago, IL

EXP has been working at Chicago's O'Hare International Airport and Midway International Airport for over 40 years through a variety of contract vehicles. EXP currently holds a Task Order contract to provide full A/E services for a variety of projects from planning and design through construction phases. All work is to be performed in a Sustainable manner, in accordance with the Sustainable Airports Manual (SAM). Recent projects include: architectural planning, designing, drawing, drafting, specifying, estimating, reviewing, management, and administration during the project construction phase on projects for the department. For the completion of the work, EXP is to provide all disciplines necessary such as civil, structural, mechanical, plumbing, and electrical services.

GSA, United States Federal Courthouse, Saipan, Northern Marianas Islands, Commonwealth of the United States

The 45,000 SF building is located in the heart of Saipan between the two most important business districts of Garapan and Susupe, and between the two main roads Beach Road and Chalan Pale Arnold.

USPS, Kedzie/Grace, Chicago, IL

The lobby and portions of the workroom of this historical building were modeled to allow for easier circulation and increased employee workspace. The historical aspect and existing façade of the facility was strongly considered during the design of the remodel. Horeya served as Project Architect.

NAVFAC Community Facilities Regional Shore Infrastructure Plan, Great Lakes Naval Station, IL

The plan included the development of a forward thinking master plan for all community buildings that will serve as a strategic framework to manage changes in community facilities, infrastructure, management, and business practices for the Naval Station. Horeya served as Project Architect.

**Work performed at previous firm.*

30+
YEARS OF EXPERIENCE

LOCAL
EXTENSIVE PROJECT EXPERIENCE IN SARASOTA

Phil Stevens, PhD, PE, AICP, F.ASCE

Civil Engineering | EXP

With a career spanning over 30 years in transportation, Dr. Stevens has intimate knowledge of and experience with the complete project delivery process. His background includes extensive experience in planning, design, construction, operations, and maintenance.

Professional Registrations

- Professional Engineer No. 54089 – FL, 1999
- Professional Engineer, AL, AR, CO, GA, KY, LA, MD, MI, MS, MO, NC, OH, SC, TX, UT, VA
- Registered Planner No. 017337, AICP

Education + Training

- PhD, Civil Engineering, University of South Florida, 2006
- M.S. Engineering Management, University of South Florida, 1997
- B.S. Civil Engineering, University of South Florida, 1996
- A.A. Computer Science, Polk Community College, 1985

Project Experience

Interstate 75 PD&E Study, Sarasota County, FL*

Project Manager as a subconsultant for this 10-mile PD&E study. The project involves preparing an Environmental Assessment for an ultimate 10-lane interstate facility and concurrently preparing Categorical Exclusion for an interim six-lane capacity improvement project. Involved in all project aspects. Dates: 1999-2001. Construction Value: $25M.

Englewood Interstate Connector, Sarasota and Charlotte Counties, FL*

Project Manager for this project during the initial stages of this Environmental Impact Statement, which was specifically designated as a High Priority Project by the Transportation Equity Act from the 21st Century (TEA-21). Supervised the scoping effort for this highly complex project and coordinated the Local Agency Program (LAP) Certification of Sarasota County to perform the PD&E effort for this project. Dates: 1997 – 1999. Construction Value: $6M.

Blackburn Point Bridge/Dryman Bay Bridge, Sarasota County, FL*

Project Manager during the initial stages of this environmental study. Coordinated the scoping, selection, negotiation, and initial efforts for this historic swing-span steel bridge project. Dates: 1997 – 1999. Construction Value: $15M.

Grand Canal Bridge, Sarasota County, FL*

Project Manager for this environmental study for a fixed-span bridge replacement study in a highly sensitive area of Casey Key, Florida. Dates: 1997 – 1998. Construction Value: $5M.

US 41 Roundabouts, Sarasota, FL*

Principal-in-Charge for the preliminary design and environmental for the feasibility of roundabouts on US 41 at 10th and 14th Streets. Dates: 2010 - 2012. Construction Value: $5M.

Interstate 75 Bridges over Myakka River and Myakka River Relief Channel, Sarasota County, FL*

Project Manager on this bridge widening and deck replacement project. The project involved widening and completely replacing the existing superstructure on the two Interstate-75 bridges over the Myakka River and the two Interstate-75 bridges over the Myakka Relief Channel in Sarasota County, Florida. The existing Interstate-75 bridges over the Myakka River and the Myakka River Relief Channel were widened from two lanes each to three lanes each. Bridge consisted of concrete AASHTO beams. Dates: 2004 - 2005. Construction Value: $11.5M.

**Work performed at previous firm.*

Phil Stevens, PE – *continued*

Civil Engineering | EXP

General Engineering Consultant, Manatee County, Florida*

Project Manager on this task order contract for various County projects including both PD&E and design. PD&E activities included planning studies, conducting public meetings. Design projects included all efforts through 100% plans. Dates: 1999 - 2001. Contract Value: $1M.

301 Boulevard, Manatee County, FL*

Project Manager for final design of this capacity improvement project. The project involves widening an existing two-lane roadway to four lanes through both residential and commercial areas. Involved in all project aspects. Dates: 1999 - 2002. Construction Value: $9M.

SR 9, Interstate 95 Auxiliary Lanes, FL*

Principal-In-Charge for the design of auxiliary lanes for Interstate 95 from South of Glades Road to North of Yamato Road. Dates: 2009 – 2011. Construction Value: $280M.

SR 9A Interchange, Jacksonville, FL*

Principal-In-Charge for the complex design to select the best configuration for a semi-directional, multi-level interchange within set right-of-way limits. Included complete redesign to provide an alternative bid package within just seven months. Design also included the widening of connecting roadways to meet limit-access expressway standards. Dates: 2007-2011. Construction Value: $200M

Tampa Electric Company Bayside Power Station, FL*

Principal-in-Charge for the reconstruction of the cooling water discharge flume system and all associated structures. Dates: 2007-2010. Construction Value: $10M.

Ulmerton Road (SR 688) Long Branch Canal, Pinellas County, FL*

Principal-in-Charge for widening SR 688 (Ulmerton Road), from west of the Lake Seminole Bypass Canal to east of Wild Acres Road. Project length is 1.4 miles. The rural facility consists of two 12-ft. travel lanes in each direction with a 14-ft. grassed median and is a designated hurricane evacuation route. Drainage is a combination of roadside swales and storm drain systems. The proposed urban typical section is three travel lanes in each direction (two 11-ft. lanes and one 12-ft. outside lane); 4-ft. paved bike lanes, 6-ft. sidewalks, closed storm drain system and a curbed grassed median with a minimum width of 19.5 ft. Dates: 2004 – 2008. Construction Value: $15.7M.

SR 574 (MLK Boulevard) from East of Armenia, Hillsborough County, FL*

Principal-in-Charge for design services to replace and upgrade sidewalks, traffic railing barriers, light poles and navigation lights on 860-foot bridge carrying Martin Luther King Boulevard (SR 574) over the Hillsborough River. Services also included mast arm design for two signalized intersections. Dates: 2008 - 2010. Construction Value: $4M.

Capital Circle NW/SW, Tallahassee, FL*

Principal-in-Charge for final roadway design which involves the reconstruction of approximately three miles of an existing two-lane rural arterial roadway to a six-lane divided urban arterial roadway and is an emerging SIS Connector. Project consists of twin single span prestressed AASHTO girder bridges over CSX Railroad with approximate spans lengths of 94 feet, and twin reinforced concrete flat slab bridges over Gum Creek consisting of three 30 feet spans. Dates: 1996 – 2006. Construction Value: $50M.

**Work performed at previous firm.*

20+

YEARS OF EXPERIENCE

AWARD WINNING

LIGHTING DESIGNER

Aram Ebben, IALD, CLD, LEED AP

Lighting Designer | EXP

Providing creative direction for EXP's lighting design group, Aram combines illumination artistry with technical expertise to create award winning lighting designs the world over. Aram's creative and compelling lighting design projects have ranged from major international theme parks and aquariums to high-end destination resorts. Drawing from this rich and varied resume, Aram is able to provide truly unique and creative solutions to any lighting design challenge. Currently, Aram and his team of exceptional lighting design artists are providing designs for a major 4 station renovation in Illinois, 2 new LRT stations and a large civil infrastructure project in Florida. He is also provding designs for a state-of-the art conference center in Riyadh, Saudi Arabia; a theme park in the United Arab Emirates; a hotel and convention center in Orlando, Florida; and a roller coaster in Tampa, Florida.

Project Experience

CDOT, Washington Wabash Elevated CTA Station, Chicago, IL

The new Washington/Wabash Station transforms the perception of public transportation facilities, and becomes a new gateway for Millennium Park and many of Chicago's downtown attractions. The iconic project included the demolition of two existing transit stations, installation of new and modified track super structure, station fare collection areas, two new 425-foot long platforms and signature canopies. The design resolves the challenges of constructing a new station in a dense urban environment while maintaining active transit service in one of the nation's most heavily traveled transit corridors. This project is referred to as the "new Gold Standard for public transit infrastructure" by Mayor Rahm Emanuel and "is a considerable achievement, one that brings Chicago's storied Loop fully into the 21st Century." . Aram served as lighing designer.

Plaza at 5 Points, Sarasota, FL

Aram served as lighting designer. EXP provided lighting design for the Exteriors, Porte Cochere, Lobby and Pool Deck of this mixed use multistory high-rise in downtown Sarasota. Porte Cochere features a circular fountain with a dramatic backlit ceiling element.

Sarasota Opera House, Sarasota, FL

Aram served as lighting designer. EXP provided lighting design for the Exteriors of this renovation. Scope included custom pineapple sconces, and unique highlights of the historical façade.

Las Olas Redevelopment, Ft. Lauderdale, FL

Aram served as lighting designer. Las Olas is a new urban streetscape, park, roadway and public garage development in downtown Ft. Lauderdale. Lighting Design work included new lighting for all aspects of the project including careful coordination with the Florida Department of Fish and Wildlife to ensure that the new two lamp LED lighting solution would comply with the Turtle Nesting Season lighting requirements.

Tuscany Reserves Exteriors, Bonita Springs, FL

Aram served as lighting designer. A delight for the senses, the main bridge within this 460-acre upscale golf community in southwest Florida evokes the mood of summer evenings in Tuscany. Dark-sky compliant, full cut-off pole luminaires

Professional Registrations

- Leadership in Energy and Environmental Design Accredited Professional (LEED® AP)
- International Association of Lighting Designers Professional (IALD)
- Certified Lighting Designer (CLD)

Education + Training

- Motley School of Design, London, England
- B.A., Pitzer College, Claremont Colleges, California

Select Awards

- Washington Wabash Train Station, Chicago, Illinois
  - IES International Illumination Design Award of Merit
  - IALD International Lighting Design Award of Merit
- Universal's Islands of Adventure, Orlando, Florida
  - IES Paul Waterbury Award of Excellence
  - TEA Outstanding Achievement
  - IES Lumen West Award of Merit

**Work performed at previous firm.*

Aram Ebben, IALD, CLD, LEED AP – *continued*

Lighting Designer | EXP

provide warm ambient lighting without ruining the night sky's natural beauty. Carefully concealed luminaires further accent the structure, creating magical reflections on one of the property's many lakes. The project includes area development, landscaping, roadways, pathways, and non-residential building facades.

Architecture

- Muqarnas Tower, King Abdullah Financial District, Riyadh, SAUDI ARABIA
- Vertical Medina Tower, King Abdullah Financial District, Riyadh, SAUDI ARABIA
- Conference Center, King Abdullah Financial District, Riyadh, SAUDI ARABIA
- Epic Systems, Learning Center Expansion, Verona, WI, USA
- Epic Systems, Epicenter II, Verona, WI, USA

Themed Entertainment

- Ferrari World, Abu Dhabi, UAE
- Warner Bros, Abu Dhabi, UAE
- Sea World Orlando, Manta, Orlando, FL, USA
- Discovery Cove, Orlando, FL, USA
- Busch Gardens Cheetah Hunt, Tampa, FL, USA
- Busch Gardens Jungala, Tampa, FL, USA
- Toon Lagoon, Universal Island's of Adventure, Orlando, FL, USA*
- Enchanted Oasis, Jeddah, Saudi Arabia, UAE*
- LEGOLAND, California, Carlsbad, CA, USA*
- Universal Studios Shanghai, Shanghai, CHINA*
- Sony Metreon, San Francisco, CA, USA*

Museum/Aquarium/Exhibit

- Children's Discovery Zone, King Abdulaziz Center, Saudi Arabia, UAE
- Sea World Manta Aquarium, Orlando, FL, USA
- Wonders of Wildlife Museum, Springfield, MO, USA
- Long Beach Aquarium of the Pacific, Long Beach, CA, USA*
- Ripley's Believe it or Not, Clifton Hill, CANADA*
- El Paso Zoo, El Paso, TX, USA*
- Ripley's Aquarium, Niagara Falls, CANADA*

Theatre

- LEGOLAND, California, Carlsbad, CA, USA*
- Sony Metreon, San Francisco, CA, USA*
- Wizardz Jakarta, Jakarta, INDONESIA*
- El Capitan Theatre, Hollywood, CA, USA*

**Work performed at previous firm.*

Siva Haran, PE, LC, LEED AP, CxA

Electrical Engineer | EXP

Siva Haran has over 35 years of extensive experience in electrical engineering, lighting and project management services. His project experience includes lighting and electrical systems design for a variety of facilities. He has worked on projects including office buildings, educational buildings, aviation facilities (landside and airside), libraries, hospitals, public works facilities, hotels and retail centers, residential buildings, warehouses, high rise buildings, vehicle maintenance facilities, exterior sitework, and roadway facilities. Siva also has experience in providing complete CADD assisted analysis, engineering and design, maintaining budgets, schedules, and project management.

35+

YEARS OF EXPERIENCE

AIRPORT

EXPERIENCE

Professional Registrations

- Professional Engineer: FL, IL, CA, IN, MD, MI, MN, MO, OH, TX, WI
- National Council of Examiners for Engineering and Surveying (NCEES)
- LEED Accredited Professional, 2006
- Lighting Certified, 1998
- Registered Energy Professional (Chicago), 2001
- Certified Commissioning Authority, 2011

Education + Training

- M.S., Architectural Engineering, Oklahoma State University, Stillwater, Oklahoma, 1982
- B.Arch (Hons) Architecture, Indian Institute of Technology (IIT), Kharagpur, India, 1979

Project Experience

Dallas/Fort Worth International Airport, Terminal C Enhancements (Confidential), Dallas/Fort Worth, TX

EXP is working with Dallas Fort Worth International Airport under a 3 year delivery order contract to provide architecture and engineering services for a variety of structures and facilities throughout DFW facilities and property. Siva is acting as the Electrical Engineer for this project.

CDOT, Washington/Wabash Elevated Station, Chicago, IL

As the first new downtown CTA Station in 20 years the iconic design is the new gateway to the Loop and Millennium Park. Scope included demolition of two existing stations, design of the new station, including adjacent rail traffic, architectural steel, concrete and finish work for buildings and platforms. This complex project in a dense urban environment required extensive stakeholder engagement and phased construction to allow for continuous operations. Siva Haran served as Quality Assurance and Quality Control for the Electrical design. The electrical design elements included lighting, power distribution, emergency systems and heat tracing.

Fire Protection System at H & R Plant, Chicago Department of Aviation, O'Hare International Airport, Chicago, IL

EXP provided design and construction administration services for these projects. Siva was the senior electrical engineer for the H & R plant. The project involved adding wet pipe sprinkler systems. The sprinkler flow switches, tamper switches for several zones and alarm bells were connected to existing Siemens XLS fire alarm system control panel. The scope involved studying the existing panel for capacity, adding new devices and wiring them to the panel.

Dallas/Fort Worth International Airport, Terminal D Revolving Door, Dallas/Fort Worth, TX

EXP is working with Dallas Fort Worth International Airport under a 3 year delivery order contract to provide architecture and engineering services for a variety of structures and facilities throughout DFW facilities and property. Siva is acting as QA/QC for this project.

CDA, South Air Traffic Control Tower, Chicago, IL, LEED Gold

Siva Haran was Senior Electrical Engineer responsible for all electrical engineering

**Work performed at previous firm.*

Siva Haran, PE – *continued*

Electrical Engineer | EXP

oversight. He oversaw the design of electrical systems, which included: Critical Power Distribution System (CPDS); Uninterruptible Power systems (UPS) and Static Transfer Switches (STS); electrical power monitoring system (EPMS) displays electrical power distribution status throughout the CPDS; and other special systems, including Earth electrode systems, Signal Reference structures, ESD minimization, NEC grounding compliance, surge and transient protection (SPD) and lightning protection. This project consisted of construction of the new Federal Aviation Administration (FAA) South Airport Traffic Control Tower (SATCT). The SATCT consists of a base building, tower shaft and control cab. The facility also includes a landscaped and secured site with a dedicated parking lot. The Critical Power Distribution System (CPDS) utilizes a single utility feeder, standby Engine Generator, 2N essential distribution switchboards, Uninterruptible Power systems (UPS) and Static Transfer Switches (STS). The electrical power monitoring system (EPMS) displays electrical power distribution status throughout the CPDS.

To comply with Chicago High Rise Building Code, life safety loads, emergency and exit lights, elevator, fire-pump and stairpressurization fans will be fed through separate transfer switches. Fire alarm system is to comply with Chicago high-rise requirements.

Other special systems include: earth electrode systems, signal reference structures, ESD minimization, NEC grounding compliance, surge and transient protection (SPD) and lightning protection.

United Airlines, United Airlines Terminal 1 CBIS Optimization, O'Hare International Airport, Chicago, IL,

Siva is acting as the lead electrical engineer for the lighting and electrical systems design for the optimization project which includes significant modifications and improvements to the existing baggage handling system for the United Airlines Terminal 1 Checked Baggage Inspection System (CBIS) at Chicago O'Hare International Airport (ORD). EXP is providing support services for the associated architectural, structural, mechanical, electrical and fire protection upgrades required by the new work plan in Terminal 1. Siva has been involved with this project from the very start.

O'Hare International Airport, T1 Basement CBIS and CBRA Improvements Project, Chicago, IL

EXP provided architectural and engineering services for the phased reconstruction of the main in-line baggage screening and conveyor system located beneath Terminal 1 at Chicago O'Hare International Airport (ORD). The project included expansion of the manned screening facility, the installation of parallel in-line automated EDS baggage scanners, a new baggage conveyor network and significant upgrades to the mechanical, electrical and security systems. The work also included construction of a fully independent temporary screening and inspection facility with its own mechanical, electrical and security systems. Due to security and other restrictions required by the TSA and the airline, the work was phased over 3 years. Siva was the Lead Electrical Engineer on this project.

CDA, Security Guard Booth Enhancements, Midway International Airport, Chicago, IL

Siva acted as Lead Electrical Engineer on this project which includes demolition of existing guard booths, and installation of new ADA compliant security guard booths, with restroom, utility connections, communication lines, electrical connections, gate controls, fire protection, and security fiber optic connection in new locations. Work also includes emergency power generators, enhanced lighting, new security gates and controllers, new pavement, drainage, and utility improvements. The design must allow continued operation of the existing security guard booths at all times until the new booths are commissioned for use.

**Work performed at previous firm.*

Matthew Preston, PE, PMP

Environmental Engineer / Permitting | EXP

23+

YEARS OF EXPERIENCE

11+

YEARS AS PROJECT MANAGER IN THE PROJECT MANAGEMENT OFFICE AT THE SWFWMD

Professional Registrations

- Professional Engineer No. 60218 – FL, 2003
- Project Management Professional, PMP No. 1674642, 2013

Education + Training

- B.S. Civil Engineering, University of South Florida, 1998
- FDEP Qualified Stormwater Management Inspector (Obtained May 6, 2004).
- Competent with CAD (AutoCAD) and GIS (ArcMap) programs.
- Competent with stormwater modeling programs (AdICPR, MODRET, BMPTRAINS).
- Fluent in the Microsoft Office suite of programs.
- Completed USDA NRCS & SWFWMD Proper Determination of SHGWT
- PADI Certified Openwater SCUBA Diver
- Completed Heartsaver First Aid CPR AED Course (2008, 2010, 2012).
- Completed Defensive Driving Safety Training (2012).

**Work performed at previous firm.*

Matt Preston has more than 23 years of experience as a Senior Project Manager, Project Manager, and Professional Engineer. He has extensive experience as the project manager and Engineer of Record for large commercial and residential development projects, stormwater quality treatment and natural systems restoration projects, hazardous waste remediation projects, dredging, permitting and other related studies. Matt has prepared large stormwater routing models and designed residential roads, utilities, site grading, preparation of technical specifications, permitting, and project bidding and construction management responsibilities. **For nearly 11 years, Matt served as a Project Manager in the Project Management Office at the Southwest Florida Water Management District (District).** He was responsible for all aspects of project design and construction project management from conceptual design to project completion, including selection, hiring and management of engineering consultants and construction contractors.

Project Experience

Pinellas Park – Implementation of BMPs Homeland/Sawgrass Watershed, Pinellas County, FL*

This project included design, permitting, and construction of thousands of feet of new stormwater pipe, treatment swales, a large baffle box, and rerouting the stormwater into an expanded SWFWMD-owned pond. The project also included roadway paving and utility conflicts and relocations. Matt served as project manager responsible for the overall project budget and schedule, the review and approval of the design plans, project and public meetings, review and approval of construction bid documents, bid evaluation and award approval, and construction management. During construction, he managed multiple change orders.

Beach Road Drainage Improvements, Sarasota County, FL

This cooperative funding project included design, permitting, and construction of a linear estuarine lagoon system for stormwater biological treatment, a stormwater vault and pump station with a UV treatment system to kill bacteria, and pumping the stormwater discharge via pipeline to a gulf discharge point, in order to improve water quality and reduce street flooding on Beach Road located in the Sarasota Bay Coastal basin. Served as project manager for the Southwest Florida Water Management District throughout design, permitting, and construction. Responsibilities included design review and compliance, public meetings and outreach, construction inspection, and coordination between the District and the County.

NS Mayport Missile Magazines Replacement, Jacksonville, FL

Stormwater engineer responsible for the drainage design and environmental permitting for this project to demolish two existing Earth Covered Magazines (ECMs) and construct two new ones at the missile magazine compound located adjacent to the base air facility. The area is bounded to the north and south by wetlands. Proposed work includes construction of the new magazines, new pavement and concrete pavement as required, and grading and drainage improvements. (2018 - Ongoing)

Matthew Preston, PE, PMP – *continued*

Environmental Engineer / Permitting | EXP

Pebble Creek Stormwater Assessment, Hillsborough County, FL

Project Manager responsible for a stormwater system assessment report, repair and restoration design, bid solicitation and award recommendation, and construction management for this assessment, repair and restoration of the stormwater management system. The system consisted of over 30 stormwater treatment ponds, various wetlands and wetland mitigation areas. (2019 - 2020).

***Sawgrass Lake Restoration Project, Pinellas County, FL**

Project Manager responsible for the overall project budget and schedule, the development, review and approval of the design plans, project and public meetings, preparation of construction bid documents, bid evaluation and award, and construction management. During construction, he managed multiple change orders due to unforeseen conditions. The project included the reclamation of lead shot, remediation of contaminated soils and water, a water quality improvement plan and design for the impact area and Sawgrass Lake, relocation of a City of St. Petersburg 36" water transmission main, and dredging of the lake, all resulting in nearly 1,000,000 lbs of recovered lead pellets, 200,000 cubic yards of dredged material, a 26 acre wetland creation area, a RAP Closure Report, water quality monitoring requirements, and site closure with FDEP. (2008 - 2016).

Information System Facility, Fort Polk, LA

This project is required to provide the U.S. Army and Fort Polk with an adequate Information Systems Facility (ISF) necessary to support required mission essential operational interaction affecting 24-hour Information Management and Information Technology (IM/IT) between Command, installation, tenants, and Other Government Agency (OGA) partners. The Fort Polk installation intends to build a new 27,000 square foot ISF. Renovation work is required that will include the following: demolition; new construction; telecommunications, paving, walkways and signage; site upgrades (storm drainage, parking, lighting, utilities, landscaping, fencing); and, sustainable design. Matt served as project engineer responsible for the design of the stormwater LID and conveyance system, as well as the site grading.

Sawgrass Lake Restoration Project, Pinellas County, FL*

The project included the reclamation of lead shot, remediation of contaminated soils and water, a water quality improvement plan and design for the impact area and Sawgrass Lake, relocation of a City of St. Petersburg 36" water transmission main, and dredging of the lake, all resulting in nearly 1,000,000 lbs of recovered lead pellets, 200,000 cubic yards of dredged material, a 26 acre wetland creation area, a RAP Closure Report, water quality monitoring requirements, and site closure with FDEP. Matt served as project manager responsible for the overall project budget and schedule, the development, review and approval of the design plans, project and public meetings, preparation of construction bid documents, bid evaluation and award, and construction management. During construction, he managed multiple change orders due to unforeseen conditions as well as design errors.

NS Mayport Missile Magazines Replacement, Jacksonville, FL

Demolish two existing Earth Covered Magazines (ECMs) and construct two new ones at the missile magazine compound located adjacent to the base air facility. The area is bounded to the north and south by wetlands. Proposed work includes construction of the new magazines, new pavement and concrete pavement as required, and grading and drainage improvements. Stormwater engineer responsible for the drainage design and environmental permitting.

Pebble Creek Stormwater Assessment, Hillsborough County, FL

Assessment and repair and restoration of the stormwater management system. The system consisted of over 30 stormwater treatment ponds, various wetlands and wetland mitigation areas. Project manager responsible assessment report, repair and restoration design, bid solicitation and recommendation, and construction management.

Lesmart Phase 1, Ruskin, Hillsborough County, FL

Phase 1 Environmental Site Assessment of two parcels that include a former commercial retail structure, a former supermarket structure, and a closed landfill. The landfill is known as the Ruskin New Landfill (RNLF), which was capped and closed in 1978. Served as Project manager responsible for advising on acquisition of property in area of former landfill and performing the Phase 1 ESA.

**Work performed at previous firm.*

16+

YEARS OF EXPERIENCE

40 UNDER 40

AWARD BD+C, IN 2020

Professional Registrations

- Professional Engineer: FL, CA, GA, IL, PA
- Leadership in Energy and Environmental Design Accredited Professional (LEED AP BD+C)
- Commissioning Authority (CxA)
- Florida Green Coalition HiRise Design Professional

Education + Training

- Masters of Architectural Engineering, Pennsylvania State University, University Park, PA
- Bachelor of Architectural Engineering, Pennsylvania State University, University Park, PA

Awards + Publications

- BD+C 40 Under 40 2020
- Florida Engineering Society Journal - Energy Edition 2020

**Work performed at previous firm.*

Amy Pastor, PE, CxA, LEED® AP

Sustainability | EXP

Amy is the Director of Commissioning and Sustainability. A licensed Mechanical Engineer, Amy has a diverse background in design, commissioning, energy studies, energy modeling, measurement and verification (M&V), sustainability and project management. Amy takes a holistic approach to sustainability; however, her main focus is on energy audits and LEED-related Commissioning. Amy provides expertise in energy studies and model calibrations, validating real-life energy bills and calibrating the M&V resources of a facility. She believes that, through all of these focuses, we can make a difference by saving wasted energy and providing positive impacts on the environment through energy conservation measures. She has personally worked on over 120 LEED Certified projects.

Project Experience

NASA Kennedy Space Center, Vision 2032, FL

A clear strategy for growth and development of KSC was put in place to allow the facility to operate at its greatest capacity and maximum efficiency. NASA Vision 2032, includes dates for multi-tiered targets of reductions at the site. It includes plans for facility reuse, repurposing or consolidation, proposed improvements to water and electrical utility services and improvements and strategies to align energy goals with future code requirements and energy standards. EXP provided master planning for sustainability of the site and future buildings.

NASA Kennedy Space Center, Visitors Complex Commissary and Ticket Entry, FL

LEED NCv2009 Silver.

SeaWorld Parks and Entertainment, Multiple Locations

EXP provided parkwide energy efficiency and building automation system upgrades. EXP was able to study the systems at the theme parks and implement improvements to the systems. The Parks had various control systems and some parks essentially had no Building Automation System (BAS). The programming for the BAS's was reviewed and issues were identified. Once identified, EXP wrote the new code for the control system to get an immediate benefit and savings eliminating the need to hire a controls contractor. In addition to energy savings issues, changes were implemented that also improved system operation and provided system protection. Over 290 items were identified. The savings from the implemented changes exceeded $300,000 per year. In addition, capital projects were identified with justifiable returns on investment with annual energy savings exceeding $1,000,000.

Orlando Sports Entertainment District, Orlando, FL

Orlando Magic developed a master plan for its long-awaited Orlando Sports and Entertainment District in downtown Orlando, consisting of a central pedestrian plaza that runs through the middle of the property and will be bookended by a new conference center with a 300-room hotel, 420,000 SF of offices in an 18-story tower, 310-unit apartment building, 166,000 SF of retail space, and a new 2,500-space parking garage. EXP provided Master Planning and Sustainability Studies for site and future buildings.

Rithm at Uptown Tampa, Tampa, FL

Rithm At Uptown is an urban neighborhood development consisting of multi-story buildings, showcasing life sciences and technology research institutes and complexes. Located within Tampa's Uptown District, near the University of South Florida's main campus, Rithm will be the largest mixed used innovation community in Florida upon full build-out. EXP provided Master Planning, Electric Vehicles Readiness and Sustainability Studies for Site and Future Buildings.

Amy Pastor, PE, CxA, LEED® AP – *continued*

Sustainability | EXP

Sustainable Design Studies and Master Planning Concepts

- Confidential Hotel Projects, International, Study of Energy Conservation Measures
- Hard Rock Café, Sustainable Design Standard Development
- Project 89 and Project H, Orlando, FL, Study of Energy Conservation Measures
- Project Evergreen, Anaheim, CA, Study of Energy Conservation Measures
- Portland Gas & Electric Reliability and Sustainability Studies, Portland, OR
- Rockies Sports Entertainment District, Denver, Colorado
- Rose Island, Sustainable Studies and Carbon Neutral Island Concept, Nassau, Bahamas
- Royal Island, Deep Sea Water Cooling and Sustainable Studies, Bahamas
- University of Central Florida TriGen Plant Feasibility Study

Energy Audits, Model Calibrations and Other Services

- Bohemian Savannah Energy Audit, Savannah, GA
- Ferrari World and Yaz Waterworld, Abu Dhabi
- Liberty Property Trust Partnership Facilities, Energy Star Validations, Multiple Locations in FL
- Lynx Operations, Facility Preventative Maintenance Scheduling, Orlando, FL
- Maitland Summit Sub-Metering Verification, Maitland, FL
- The Palazzo Resort-Hotel-Casino, Las Vegas, NV, Energy Model Calibration
- St. Vincent Riverside and Southside Energy Audits, Jacksonville, FL

Commissioning, LEED and Energy Modeling Experience

- Broward County Convention Center and Hotel, Ft. Lauderdale, FL – Pursuing LEED Certification
- Coral Gables Public Safety Building, Coral Gables, FL – Pursuing LEED Certification
- Lake Nona Innovation Center Phase 1, Lake Nona, FL – LEED CSv2009 Gold
- Lake Nona USTA Tennis Center Office Building, Lake Nona, FL – LEED NCv2009 Certified
- Maitland Summit Building, Maitland, FL – LEED CSv2009 Gold
- Miami Dade Civil Courthouse, Miami, FL – Pursuing LEED Certification
- NASA Kennedy Space Center, FL
- Orlando Utilities Commission (OUC) Pump and Sand Filtration Plant, Orlando, FL
- University of Central Florida, various projects, Orlando, FL

33+

YEARS OF EXPERIENCE

PROVEN SUCCESSFUL

EXPERIENCE WORKING WITH SRQ AIRPORT

Russell P. Hyatt, PSM

Surveying | Hyatt Survey Services, Inc.

Mr. Hyatt has over 33 years of experience in providing professional surveying and mapping experience at various airports throughout the State of Florida. He began his surveying career in 1986 as a Rodman assisting in the field data collection for boundary and topographic surveys. Within 2 years, he progressed to a Field Crew Chief position with the responsibility of the accurate collection of field data required to create/provide those same surveys.

Upon graduation in 1990 from the University of Florida with a Bachelor's Degree in Surveying and Mapping, Russell went on to provide FDOT, right of way, control, boundary topographic hydrographic and construction surveys as a Crew Chief and a Survey Project Manager. He went on to obtain his Professional Surveyor and Mapper license in 1994. Having shown exemplary skills in project management, Russell was promoted to President of Foresight Surveyors where he was responsible for the overall supervision of production including sales and marketing, contract administration project budgeting and employing personnel.

As Vice President and Surveyor and Mapper with Hyatt Survey since 2002, Mr. Hyatt has provided professional surveying and mapping services on various contracts on both commercial and general aviation airports as well as municipal clientele such as the Sarasota-Bradenton Airport Authority, Arcadia Airport Authority, Venice Airport Authority, St. Pete/Clearwater Airport, Tampa International Airport, U.S. Army Corps of Engineers, South Florida Water Management District, Florida Department of Transportation, and the Florida Department of Environmental Services to name a few.

Professional Registrations

- Professional Surveyor: Florida LS5303

Education + Training

- B.S., Geomatics, Florida State University, 1994

Affiliations + Memberships

- Florida Surveying and Mapping Society (Past President)
- Manasota & Tampa Bay Chapters of the Florida Surveying and Mapping Society
- University of Florida Surveying and Mapping Advisory Committee
- The Hydrographic Society of America
- National Society of Professional Surveyors
- American Society of Civil Engineers
- Florida Water Environment Association
- Society of Military Engineers
- American Public Works Association
- Florida Shore and Beach Preservation Association
- West Coast Land Surveyors Association
- MAPPS

**Work performed at previous firm.*

Project Experience

SMAA Boundary Survey

Project Manager. Mr. Hyatt was responsible for orchestrating the field data collection required to provide a boundary survey which encompassed 25 parcels totaling approximately 1,440 acres and included recovering/establishing horizontal control points with RTK GPS & conventional closed traverse 32,000 LF with 25 legs, locating 26 section corners & updating certified corner records. The survey also included the location of appropriated boundaries of 25 parcels, the location of right of way for US 41, University Parkway, 15th Street, Tallevast Road, Clyde Jones Road and Claire Drive. This project was completed on time and within the survey cost of $142,405.00.

SRQ Runway Incursion Mitigation Topographic Survey

Project Manager. Mr. Hyatt oversaw the topographic survey of Taxiway A5 which was a 3-D Survey identifying all features such as drainage inlets, pipes, inverts, signs, lights, ducts, etc. A 2-D Survey was provided locating all markings, signs, lights, edge of pavements, etc. All visible aboveground site improvements, utilities and appurtenances were located and underground utilities graphically depicted on the survey drawings. Site elevations were determined on a 50' grid with all elevation referenced to existing Manatee County/NGS Vertical Control benchmarks. This project was completed within budget at a survey cost of $7,950.00.

Russell P. Hyatt, PSM – *continued*

Surveying | Hyatt Survey Services, Inc.

Control Tower Fiber Optic Transmission System

Project Manager. Mr. Hyatt oversaw the construction stakeout and asbuilt survey services associated with the installation of the Air Traffic Control Tower Fiber Optic Transmission System at SRQ. This project was completed within a survey budge to $2,925.00.

Arcadia Airport Horizontal & Vertical Control

Project Manager. Mr. Hyatt oversaw the Horizontal/Vertical Aerial Photo Ground Control Survey which entailed establishing the locations of 15 aerial targets and obtain photo identifiable points. 4'x6' aerial targets were set where phot identifiable points were not available. All targets were surveyed with Trimble RTK GPS procedures based on published NGS/FDEP control points. All ground control points were referenced to the Florida State Plane Coordinate System, Florida West Zone, North American Datum of 1983/99 and the North American Vertical Datum of 1988 (NAVD88). The ground control data was acquired in an ASCII format with digital field notes and photos of control points as needed. In addition, the centerline profile of the existing runway was also located at 50' intervals as well as the runway end points. The cost for this survey was $6,955.00

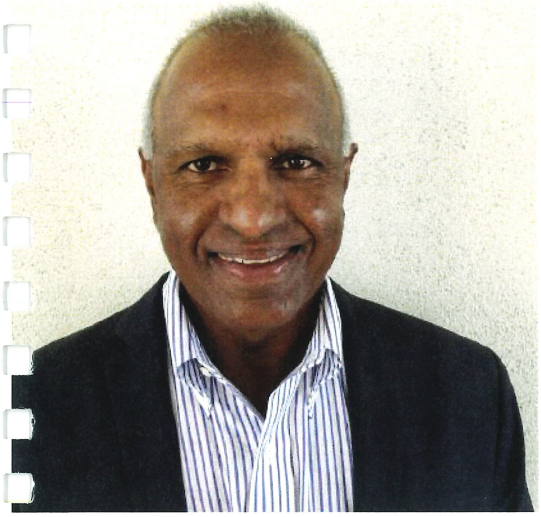
Tampa Port Authority TIA ConRAC Ph. II & Taxiway "J" Force Main

Project Manager. Mr. Hyatt oversaw the construction stakeout and asbuilt survey services consisting of recovering/establishing horizontal & vertical control, stakeout of 13,000 lf of silt fence, a dry stormwater pond, 39 storm structures, 43 roof drains/ cleanouts, 2,125 lf of underdrain, 15 manholes, a lift station and 6 stubouts. In addition, 1,350 lf of reclaimed waterline, 3,650 lf of water main, 1,100 lf of force main, 1,350 lf of reclaimed water line and curbing, pavement, 3 buildings and miscellaneous concrete apron dumpster pads were also staked. The Asbuilt/Record Survey was also provided for these items. This project was completed on time and at a survey cost of $92,860.00.

St. Pete/Clearwater Airport Hardstand Replacement

Project Manager. Mr. Hyatt oversaw the construction stakeout and asbuilt surveys provided for Ph. 2 South & West: Areas A & B, Alternate #1 (Phase 2 West), Alternate #2 (Phase 2 West), Alternate #3 (Phase 3 West). Overall, encompassing all phases, stakeout of phase limits of construction, base course & final paving, staking of storm & sanitary structures, bollards, last light poles as well as Pre & Post Construction Topographic Survey, Post demolition earthwork topo survey, and post base & final paving topographic surveys were provided for each phase. The cost for this survey work was $93,790.00 and was provided within budget and on time.

**Work performed at previous firm.*



Raj Krishnasamy, PE

Geotechnical Engineer | Tierra South Florida, Inc.

Mr. Raj Krishnasamy, P.E., President and Principal Engineer of TSFGeo, is a Florida State Registered Geotechnical Engineer with over 34 years of experience. Mr. Krishnasamy oversees the geotechnical engineering, construction materials testing, and inspection services operations. His experience consists of successfully completing over 5,000 public and private projects. He serves as Project Manager for continuing contracts with over 20 Florida public agencies. He has a history of repeatedly retaining those contracts through successful, cost-effective, and prompt execution of each task order. Mr. Krishnasamy's daily involvement with the in-house and field operations of the construction and geotechnical services departments provides him the "hands-on" experience and knowledge of current construction codes and construction practices throughout the State of Florida. Mr. Krishnasamy and his highly experienced team focus on providing the client with a consistently accurate, cost-effective quality product that is delivered on time and within budget.

34+
YEARS OF EXPERIENCE

5,000+
PUBLIC AND PRIVATE PROJECTS COMPLETED

Professional Registrations

- Professional Engineer: Florida, 53567
- Water Well Contractor, Florida, 11346
- Certified OSHA Supervisor
- Certified Environmental Consultant

Education + Training

- MS in Geotechnical Engineering, University of Memphis 1995
- BS in Civil Engineering, Christian Brothers University 1987
- Diploma/1984/Electronic Engineering, Malaysian Air Force Institute

Project Experience

Orlando Airport South Terminal C Phase 1 (STC-P1) Project, Orlando, FL

Mr. Krishnasamy was the Principal-in-Charge of the QC Construction Material Testing Services for the Orlando Airport STC-P1 Project, located in Orlando, Florida. The project included improvements to South Terminal C including embankment, backfill, pavement subgrade/base, Fuel System Testing, Electrical Ductbank, and Airfield Utilities including storm, fire and sanitary lines. TSFGeo services included laboratory testing, soils, and concrete sampling/testing, and reporting. A TSFGeo Senior Engineer provided review of daily reports, handled project coordination, and attended meetings as necessary.

Valkaria (X59) Airport, T-Hangar Site and Hangar Units, Brevard County, FL

Mr. Krishnasamy was the Principal-in-Charge of the Construction Material Testing Services for the T-Hangar Site and Hangar Units, located in Brevard County, Florida. The project included the construction of T-Hangar Site and Hangar Units. TSFGeo services included laboratory testing, soils, and concrete sampling/testing, and reporting. A TSFGeo Senior Engineer provided review of daily reports, handled project coordination and attended meetings as necessary.

Valkaria Airport (X59) Apron and Taxiway B Rehabilitation, Brevard County, FL

Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering, Laboratory Testing, And Quality Assurance Testing services for the X59 Apron and Taxiway B Rehabilitation. The project included the rehabilitation and improvements to apron and taxiway B. Provided test boring records and grain size data sheets. During construction, TSFGeo Provided Quality Assurance testing. TSFGeo services included laboratory testing, soils, and concrete sampling/testing, and reporting. A TSFGeo Senior Engineer provided review of daily reports, handled project coordination, and attended meetings as necessary.

Valkaria Airport (X59)-Rehabilitation Runway 10-28, Brevard County, FL

Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering

**Work performed at previous firm.*

Raj Krishnasamy, PE – *continued*

Geotechnical Engineer | Tierra South Florida, Inc.

Services for the rehabilitation of Runway 10-28 within the Valkaria X59 located in Brevard County, Florida. The rehabilitation will include reconstruction or milling and resurfacing of the runway and portions of connectors. Provided a geotechnical engineering report including geotechnical results of the subsurface exploration regarding the review of USDA Soil Survey, field exploration, general soil condition, pavement cores, groundwater conditions, field California bearing ratio (CBR) tests, and laboratory testing. During Construction, TSFGeo provided QA testing services for the reconstruction of runway 10-28. The project included borrow /embankment, stabilized subgrade, limerock base, asphalt pavement, concrete, and backfill. TSFGeo services included laboratory testing, soils, and concrete sampling/testing, and reporting. A TSFGeo Senior Engineer provided review of daily reports, handled project coordination, and attended meetings as necessary.

Airport Terminal Expansion, Key West International Airport, Key West, FL

Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Study for the Key West International Airport – Terminal Expansion located in Key West. The project consisted of the expansion of the existing terminal building to the North and a portion of the Northwest corner of the administration building. Provided a geotechnical engineering report including geotechnical recommendations regarding auger cast pile foundations, spread foundations, utilities, site preparation procedures, site clearing, floor subgrade compaction and engineering fill, footing, construction considerations and excavations.

Terminal 4 Redevelopment and Expansion, Fort Lauderdale-Hollywood International Airport, Broward County, FL

Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Study for The T4 Redevelopment and Expansion project which included doubling the terminal in size, adding four gates and providing double the number of restrooms, as well as new restaurants and concessions. The expansion also included apron reconstruction around T4 West and a T4 West Fuel Hydrant System. Provided a geotechnical engineering report including geotechnical recommendations regarding foundation design, including evaluating the use of Auger Cast-In-Place (ACIP) piles to support the expansion. Provided ACIP pile design criteria and recommendations, site preparation recommendations, floor slab recommendations, and information regarding trench excavations

North County Airport – Hangar Area, West Palm Beach, FL

Mr. Krishnasamy was the Principal-in-Charge of the Geotechnical Engineering Services for the North County Airport – Hangar Area in West Palm Beach. The project included a new hangar and parking/access road at the site location. The hangar is approximately 20,000 square feet in plan dimension. Provided a geotechnical engineering report including geotechnical recommendations regarding foundations, floor slabs, utilities, construction excavation and dewatering, site preparation, site clearing, floor subgrade compaction and engineering fill, footing subgrade compaction, and engineering inspections.

**Work performed at previous firm.*

ACORD®

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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			061127095	03/31/2021	03/31/2022	Per Claim	$5,000,000
							Aggregate	$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: 15th Street Airport Obs. Area Project | 999-21010810-PP

CERTIFICATE HOLDER

Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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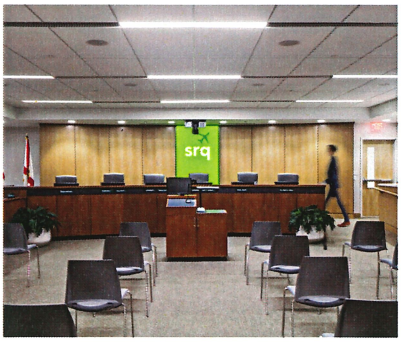


July 7, 2021

Mr. Kent D. Bontrager, P.E.
Senior Vice President, Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle, Sarasota, FL 34243

RE: Sarasota Bradenton International Airport - Sarasota Manatee Airport Authority - Request for Qualifications for RFQ-03-2021-AOA: Professional Architectural / Engineering Services for the 15th Street Airport Observation Area Project

Dear Mr. Bontrager and Members of the Selection Committee:

Sweet Sparkman Architecture and Interiors is delighted to provide our qualifications for the design, permitting, and bidding for the 15th Street Airport Observation Area Project. Our firm has had the privilege of working with the Sarasota Manatee Airport Authority since 2017.

CONTINUITY OF PROJECT MANAGEMENT / ABILITY TO WORK AS A COHESIVE TEAM

The project will be coordinated and led by me, Todd M. Sweet, AIA, LEED AP. Jenna Albers, AIA, NCARB, will serve as Project Manager. These professionals are the same team that has worked with the Sarasota Manatee Airport Authority for the last several years. Our consultants have experience with us on SRQ Airport projects which provides even more continuity and cohesion for project completion. Our team includes Hanson Professional Services (Civil), ME3 Consulting Engineers (M/E/P/IT/Communications), Snell Engineering Consultants (Structural), and Hyatt (Surveying and Mapping). There is no learning curve with this team.

SIGNIFICANT TRACK RECORD IN THE DESIGN OF SIMILAR AIRPORT PROJECTS

Our team can boast an extensive amount of experience in the programming, analysis, design and renovation of SRQ International Airport projects. Sweet Sparkman has been involved in the renovations to the Badging Office, Board Room, Police Department, ARFF, Administrative Offices, Valet Kiosk, Checkpoint Expansion, Restroom Renovations, Car Rental Renovation, and tenant fit outs. Our experience has provided us with a keen understanding of working with the SRQ Airport personnel and the sensibilities of the staff and permitting jurisdiction.

EXPERIENCE WITH SIMILAR OBSERVATION TOWER / PAVILION STRUCTURES

Our local parks projects have given us the experience required to build the type of structure needed for the 15th Street Observation Area. We have completed similar pavilions and covered shelters for Paul Sanborn

Park, Siesta Key Pole Shelters, Sarasota County Government Gun Range, Eckerd College Schoonover Pavilion, Bradenton Riverwalk Pavilion, Venice Challenger, South Lido Beach Pavilion, Manasota Beach Pavilion, Dearborn Bandshell, Legacy Trail Restroom Pavilion, and Tringali Park Restroom Pavilion.

LOCAL, PROVEN FIRM WITH A QUALIFIED WORKFORCE

Sweet Sparkman Architecture and Interiors is a planning and architectural design firm located in downtown Sarasota. Our team offers the following:

- Expertise in high quality planning and design that delivers overall cost savings
- Excellence in client service
- The ability to listen and bring together various groups into an effective and collective whole
- Availability - We understand the success of these projects requires on-site representation at regular intervals. Our office is less than 5 miles away.

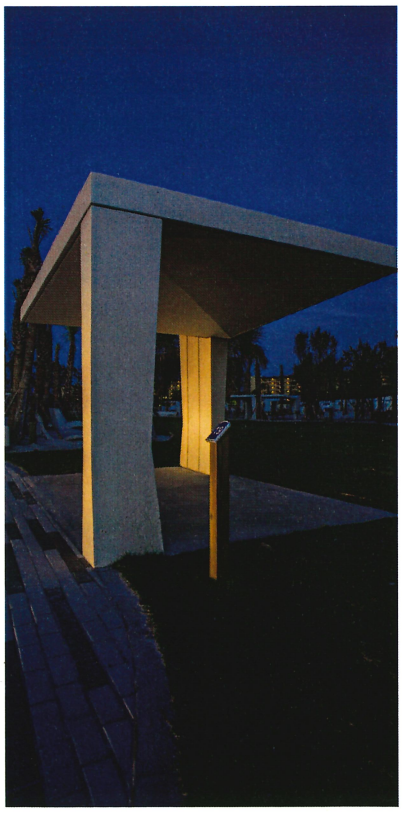
DESIGN EXCELLENCE

Excellence in design is a central issue to our practice. We remain committed to high quality and top performance in everything we draw and build. We measure our success by client satisfaction, meaning our buildings sustain the client's needs and benefit the building users, for the life of the building. We appreciate the opportunity to submit our qualifications to the Sarasota Manatee Airport Authority. Please be assured of our commitment to your facility goals and our dedication to excellence on your behalf.

Respectfully Submitted,
Sweet Sparkman Architecture and Interiors

Todd M. Sweet, AIA, LEED AP
Principal

941-952-0084 | tsweet@sweetsparkman.com | 2168 Main Street, Sarasota, FL



SARASOTA BRADENTON INTERNATIONAL AIRPORT

BOARDROOM, POLICE DEPARTMENT, AND VALET RENOVATION

RELEVANCE

Sarasota Bradenton International Airport Experience

PROJECT DESCRIPTION

Our firm, Sweet Sparkman, has completed work with the Sarasota Bradenton International Airport providing professional services for the planning, design, and construction administration for various upgrades and renovations to the Boardroom, Police Department, and Badging office. This project included renovating the former TSA area to become the new boardroom. The police department expanded into the existing break room. The Badging office was renovated to include a new training room. The Valet was relocated to the southeast corner of the airport during construction.

PROJECT CONTACT

Kent Bontrager, PE
Senior Vice President
Engineering, Planning and Facilities
Sarasota Manatee Airport Authority
6000 Airport Cir, Sarasota, FL 34243
T: (941) 359-2770 Ext. 4271 Office
E: kent.bontrager@srq-airport.com

SARASOTA BRADENTON INTERNATIONAL AIRPORT

ARFF (AIRPORT RESCUE AND FIRE FIGHTING) BUILDING

RELEVANCE

Sarasota Bradenton International Airport Experience

PROJECT DESCRIPTION

Sweet Sparkman provided professional services for the planning and design of the Airport Rescue and Fire Fighting (ARFF) Building renovation at the Sarasota Bradenton International Airport. The project consists of hardening the structure of the building, replacing the current roof, replacing all the existing windows, replacing the existing HVAC, enclosing existing bunk rooms, an addition for a new fitness room, and updating the interior finishes. This project was completed in 2020.

PROJECT CONTACT

Kent Bontrager, PE
Senior Vice President
Engineering, Planning and Facilities
Sarasota Manatee Airport Authority
6000 Airport Cir, Sarasota, FL 34243
T: (941) 359-2770 Ext. 4271 Office
E: kent.bontrager@srq-airport.com

SARASOTA BRADENTON INTERNATIONAL AIRPORT

3RD FLOOR ADMINISTRATION, OBSERVATION DECK, GLASS BLOCK REMOVAL, AIRPORT CURBSIDE, RENTAL CAR OFFICES

RELEVANCE

Sarasota Bradenton International Airport Experience

PROJECT DESCRIPTION

Sweet Sparkman is providing professional design services for the renovation and construction administration for Third Floor Administration Offices, Observation Deck, Glass Block Replacement, and Curbside Ceiling of the Sarasota Bradenton International Airport. The firm is also re-designing the airport curbside, proposing a zero curb, and new cladding surfaces with a new walkway canopy. This project will include the replacement of carpet throughout the public areas. Sweet Sparkman provided the owner with exterior renderings of the new curtain wall and exterior ceiling system. The firm is also renovating the 3rd-floor administration offices. The project includes the replacement of the terminal's glass block with a laminated, insulated curtain wall. The firm will provide remediation to make the waterfall at the terminal core quieter and refinishing areas subject to corrosion due to the water's chemicals. Public area bathrooms were also renovated with no touch fixtures. This project is currently in Construction Documents.

PROJECT CONTACT

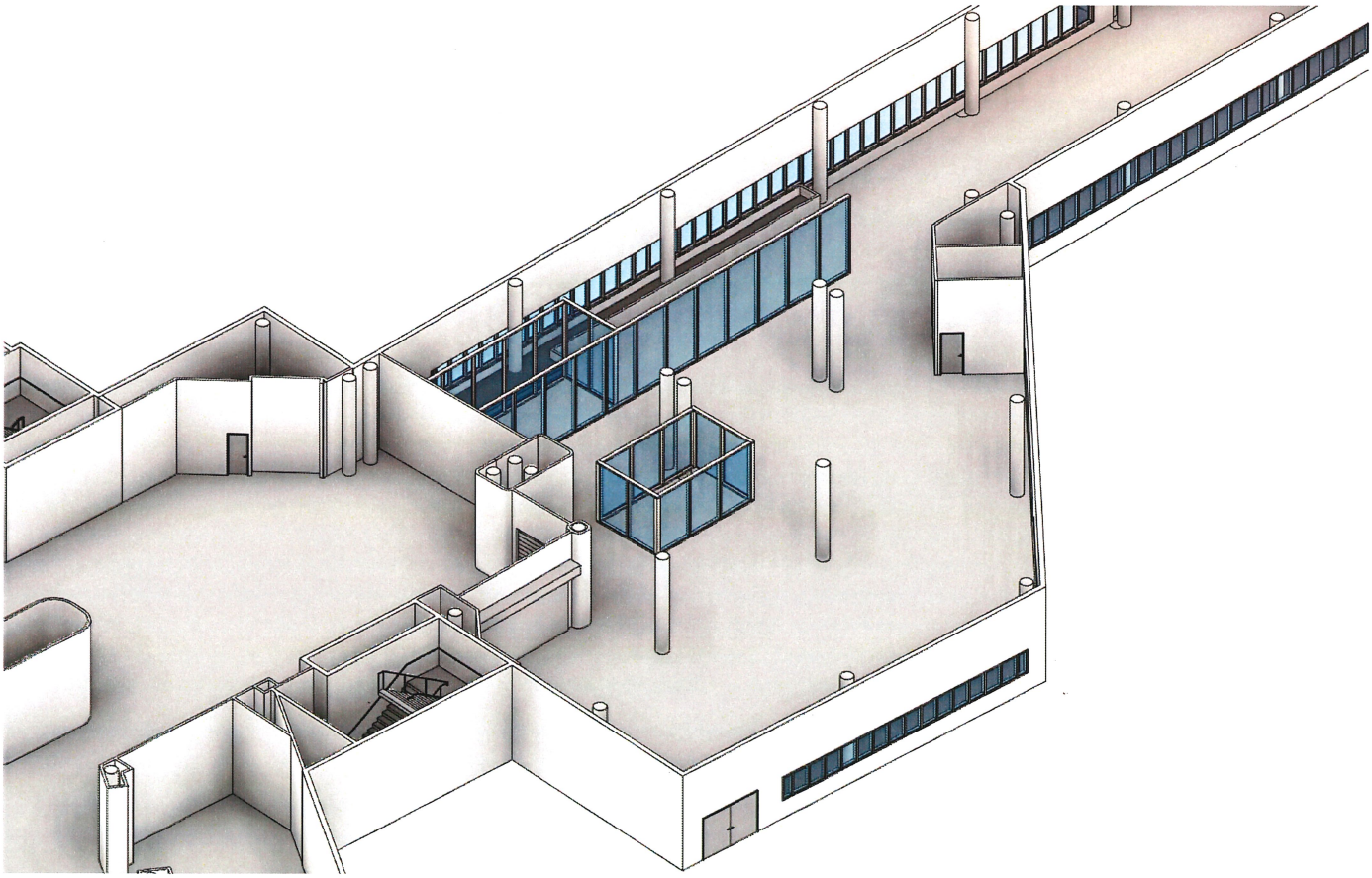
Kent Bontrager, PE
Senior Vice President
Engineering, Planning and Facilities
Sarasota Manatee Airport Authority
6000 Airport Cir, Sarasota, FL 34243
T: (941) 359-2770 Ext. 4271 Office
E: kent.bontrager@srq-airport.com

SARASOTA BRADENTON INTERNATIONAL AIRPORT

CHECKPOINT RENOVATIONS AND UPGRADES

RELEVANCE

Sarasota Bradenton International Airport Experience



PROJECT DESCRIPTION

Checkpoint Renovations and Upgrades: A renovation of the existing Checkpoint Area, Sweet Sparkman is coordinating with the SRQ Airport team and the TSA to set project goals and create construction documents. Demolition of the existing office space allowed for the expansion of checkpoint lanes. Sweet Sparkman provided a new layout of proposed paths with new exit lanes, including re-spacing of lanes. The project also called for replacing the demolished TSA offices with new TSA office space. All affected HVAC and Electrical systems required an update. This project was completed in 2020.

PROJECT CONTACT

Kent Bontrager, PE
Senior Vice President
Engineering, Planning and Facilities
Sarasota Manatee Airport Authority
6000 Airport Cir, Sarasota, FL 34243
T: (941) 359-2770 Ext. 4271 Office
E: kent.bontrager@srq-airport.com

OBSERVATION TOWERS, PAVILIONS, AND SHELTERS

BRADENTON RIVERWALK RESTROOM PAVILION

Riverwalk is a 1.5 mile long public park along the Manatee River. The project has helped revitalize the Bradenton waterfront. The client, Bradenton Downtown Development Authority, selected the design team to plan buildings and landscape improvements which include: (2) new restroom facilities, new concessions, pump room, covered plaza, and public "porch" overlooking Rossi Waterfront Park, a skateboard park, shade structures, and waterfront esplanade.

SIESTA KEY BEACH POLE PAVILIONS

Located at the world famous Siesta Key public beach, Sweet Sparkman provided full service design and construction administration for the new "world class" park. The built amenities included the renovation of the historically designated Seibert Pavilion, new concession buildings, restrooms, wedding pavilion, multi use shelters, and picnic pavilions.

LEGACY TRAIL RESTROOM PAVILION

The Legacy Trail Extension Pompano site is a 5-acre County-owned site within the City of Sarasota adjacent to the Legacy Trail Extension. The scope of work includes a 4-stall restroom building, picnic pavilion, event lawn with shaded seating, multi-age play area, shade structures with seating, restrooms, and storage.

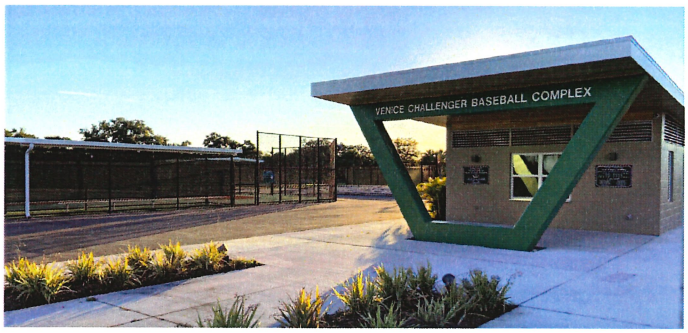
TRINGALI PARK RESTROOM PAVILION

Sweet Sparkman was contracted by Charlotte County to provide professional services for design of the Tringali Park Restroom Building located in Englewood, Florida. The restroom building is intended to support the existing playground and courts for tennis, pickle ball, roller hockey, and basketball.

MANASOTA BEACH PAVILION

This project for Sarasota County included design of a new restroom and multi-purpose building, with ADA parking and access, stormwater treatment system, and new septic system for Manasota Beach Park. The facility plan incorporated the following: restrooms, concession building, lifeguard break room, treatment room, and a work station for local law enforcement.

OBSERVATION TOWERS, PAVILIONS, AND SHELTERS



VENICE CHALLENGER BASEBALL

Sweet Sparkman provided pro-bono design services for the Venice Challenger Baseball League. The complex was built to overcome the challenges of disabled players. Sweet Sparkman designed a new concession building with restrooms and storage. A covered area adjacent to the Concession space is supported by a large cast-in-place concrete "V" branding the facility for the league.

DEARBORN BANDSHELL

The Dearborn Bandshell, located in Englewood Florida, is a raised 900 SF platform performance stage catering to the communities' many music and theatrical based arts. Angled to project sound north from the stage the corrugated roof is supported by its five architectural columns that cantilever over the stage and create a free flow open performance space.

PLAY BALL PAVILION AT FRUITVILLE PARK

This 2,600 SF covered shelter and rest room pavilion was constructed for $77.00/square foot to consolidate and replaces several aging structures for a local community playground and intramural baseball park. A flexible picnic area with adjacent multi-purpose room and rest rooms under roof provides a panoramic view of the ball field. Materials used in this simple and contemporary structure are low maintenance standing seam metal roofing, exposed cast in place concrete and steel framing, and fiber-cement siding.

SARASOTA COUNTY GUN RANGE STRUCTURE

The scope of work included architectural and engineering services for a 24' - 0" x 19' 4" storage building and covered shelter to serve as the Sarasota County Law Enforcement Gun Range. Project was substantially completed in April 2010 with money remaining in the County's contingency fund.

SOUTH LIDO BEACH PAVILION

Anchoring the southern tip of Sarasota's Lido Key, South Lido Beach Park has picturesque waterfront views on 3 sides. The new pavilion is prominently located near the entrance to this recreational park, replacing the existing restroom structure. The breezeway landing between restrooms is elevated above grade, taking full advantage of an open view to the pass.

TEAM ORGANIZATION

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

SWEET SPARKMAN understands the importance of completing this project as an integrated success, thorough investigation and documentation, competency with building systems, client and consultant partnership, all provided in a TIMELY manner. We have combined our talents to create a team of professionals with the experience and communication skills to successfully accomplish this task. Sweet Sparkman will serve as the lead consultant responsible for architectural design, construction administration and project management in association with the following firms.

HANSON
Engineering | Planning | Allied Services

HANSON PROFESSIONAL SERVICES is an employee-owned consulting firm providing engineering, planning and allied services to clients around the world. The firm, founded in 1954, employs over 430 engineers, land acquisition specialists, planners, water resource specialists, scientists, surveyors, and technicians. Throughout Hanson's 64-year history, the company has completed projects nationwide and in many foreign countries. Every day Hanson's professionals develop concepts that influence the way we live, think, communicate and move about in our communities. By applying our technical knowledge and creative abilities to every project, we create dynamic yet functional designs for airports, bridges, highways, railroad intermodal facilities, offices, schools and universities, radio broadcast stations and much more. Hanson's mission is to assist our clients in meeting their business- or government-sector goals by providing quality professional engineering, planning and allied services while protecting the public and environment.

ME3
CONSULTING ENGINEERS, LLC

ME3 CONSULTING ENGINEERS provides mechanical,electrical, plumbing, fire protection and information technology engineering design services. Their mission is to practice quality engineering and deliver cost efficient, innovative and professional service. Sweet Sparkman and ME3 have worked together since their office opened in 2007. Our projects together have ranged from the small structure of the Sarasota County Gun Range to the current Brentwood Elementary School Addition project of over 100,000 SF. ME3 is working with Sweet Sparkman and SRQ Airport on the Checkpoint project.

SNELL
ENGINEERING CONSULTANTS

SNELL ENGINEERING CONSULTANTS has provided structural design for architectural projects throughout the east coast since 1961. SEC's project experience at SRQ includes the design of an addition and remodel of the existing Aircraft Rescue and Fire Fighting station on the airfield, as well as multiple renovations to passenger and air-side facilities at the main terminal building, including valet, police station, and new office space. SEC provided structural engineering and inspection services for these buildings and continues to provide construction administration services for those projects still under construction.

Hyatt
SURVEY

HYATT SURVEY Hyatt has provided professional surveying and mapping services on various contracts on both commercial and general aviation airports as well as municipal clientele such as the Sarasota-Bradenton Airport Authority, Arcadia Airport Authority, Venice Airport Authority, St. Pete/Clearwater Airport, Tampa International Airport, U.S. Army Corps of Engineers, South Florida Water Management District, Florida Department of Transportation, and the Florida Department of Environmental Services to name a few. Hyatt brings the following to this contract: extensive knowledge of SRQ Airport and its stringent surveying requirements, proven successful working history with SRQ Airport, close proximity to SRQ allowing for prompt response time to client's needs.

TEAM ORGANIZATION

srq

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

ARCHITECTURE

TODD SWEET, AIA, LEED AP
PRINCIPAL IN CHARGE / ARCHITECT OF RECORD
SWEET SPARKMAN

JENNA ALBERS, AIA, NCARB
PROJECT ARCHITECT
SWEET SPARKMAN

ELIZABETH LEE, ASSOCIATE AIA
PROJECT DESIGNER
SWEET SPARKMAN

CIVIL ENGINEER
HANSON PROFESSIONAL SERVICES

Blake Swafford, PE

STRUCTURAL ENGINEER
SNELL ENGINEERING CONSULTANTS

Curtis Ross, PE

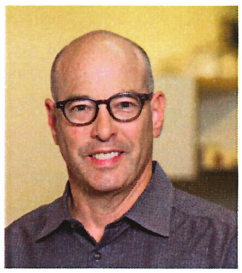
MEP ENGINEER
ME3 CONSULTING ENGINEERS

Sidney Pritchard, LEED AP
Kay C. Clem, PE, LEED AP, CXA
Bryan P. Zapf, PE, LEED AP

SURVEY
HYATT SURVEY

Russell P. Hyatt, PSM

KEY PERSONNEL



TODD M. SWEET, AIA, LEED AP

SWEET SPARKMAN | PRINCIPAL IN CHARGE / ARCHITECT OF RECORD

Todd will work closely with the Sarasota Manatee Airport Authority to assure the timely delivery of the project. Todd has been the firm's principal point of contact with Sarasota Manatee Airport Authority since 2017. Todd will remain active in the project from commencement through construction close-out. Todd offers the Sarasota Bradenton Airport Authority principal led design in coordination with our consultants. Todd has served as the Architect of Record for all the Sweet Sparkman projects at the Sarasota Bradenton Airport.

JENNA ALBERS, AIA, NCARB

SWEET SPARKMAN | PROJECT ARCHITECT

Jenna (Albers) Albers, AIA, NCARB will serve as the Project Manager in coordination with Todd. Jenna's experience with the Airport Authority is very recent. She is currently overseeing several projects at the Airport including the Rental Car Office Renovation and the Valet remodel as well as the ARFF Remodel. Her success on these projects coupled with her experience managing large, complicated projects make her ideal for the SRQ Airport 15th Street Observation Area Project.

ELIZABETH LEE, ASSOCIATE AIA

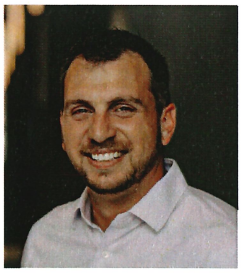
SWEET SPARKMAN | PROJECT DESIGNER

Elizabeth will be responsible for drafting the architectural design for the project in coordination with Todd and Jenna. She will be taking the design and applying it to the computer production of drawings. She will use Sketch-up and REVIT to render the drawings. She will work in close association with the team to complete the project drafting in all stages of design in the most cost effective way. Elizabeth is the Project Designer for all the Sweet Sparkman Projects currently in progress at the Sarasota Bradenton Airport.

BLAKE SWAFFORD, P.E.

HANSON PROFESSIONAL SERVICES | CIVIL ENGINEER

Blake is a Vice President and Senior Project Manager serving Hanson as the Southeast Region Aviation Lead for its aviation market. With more than 20 years of experience, Blake has comprehensive knowledge in the administration and operation of commercial service and general aviation airports, airport and aviation related project design, project management and construction management of aviation projects. Those projects include runway extensions, runway safety area expansions, taxiway widening and extensions, apron rehabilitations and terminal improvements.



CURTIS ROSS, P.E.

SNELL ENGINEERING CONSULTANTS | STRUCTURAL ENGINEER

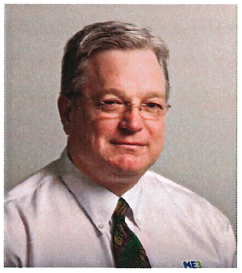
Curtis will be the Structural Engineer of Record, and will be responsible for design and construction administration services. He will work closely with and support architectural design staff in efforts to complete a well-designed and executed project. He will also perform cost saving techniques that allow the project to achieve quality at expected costs of construction. Curtis's project experience at SRQ Airport includes the Aircraft Rescue and Fire Fighting Station, renovations to passenger and air-side facilities at the main terminal building, including valet, police station, and new office space. SEC provided structural engineering and inspection services for these buildings and continues to provide construction administration services for those projects still under construction.

KEY PERSONNEL

SIDNEY PRITCHARD, LEED AP

ME3 | PROJECT MANAGER - MEP DISCIPLINE

Sidney will be the Project Manager and assist in the ventilation design for this project. He will be responsible for the load calculations, and equipment schedules. He will coordinate the work flow within the office and be the contact for the Architect as well as the project Owner. Sidney and ME3 have collaborated with Sweet Sparkman on large projects for over a 13 years. ME3 is currently working with Sweet Sparkman on the Checkpoint Expansion Project.



KAY C. CLEM, P.E., LEED AP, CXA

ME3 | MECHANICAL / PLUMBING ENGINEER

KC will be the Mechanical Engineer of Record and will design the entire plumbing system for the project. His mechanical expertise includes conceptualization and analysis of design solutions; development and production of detailed construction drawings, specifications and cost estimates; energy conservation and computerized life cycle studies; inspection, testing, and deficiency analysis reports for indoor air quality and system deficiencies; plus commissioning of mechanical systems to comply with LEED requirements for Enhanced Cx and Fundamental Cx. KC and ME3 have collaborated with Sweet Sparkman on large projects for over a 13 years. ME3 is currently working with Sweet Sparkman on the Checkpoint Expansion Project.

BRYAN P. ZAPF, P.E., LEED AP

ME3 | ELECTRICAL ENGINEER

Bryan will be the Electrical Engineer of Record and will design all power systems, lighting, emergency power, fire alarm, and conduit for data for the project. Bryan has extensive experience in interior and exterior lighting, power distribution, power generation, and specialty systems such as voice and data, telephone and security for a variety of building types. He has in-depth experience writing specifications, performing calculations, project budgeting, and site inspections. Bryan and ME3 have collaborated with Sweet Sparkman on large projects for over a 13 years. ME3 is currently working with Sweet Sparkman on the Checkpoint Expansion Project.

RUSSELL P. HYATT, PSM

HYATT SURVEY | SURVEY AND MAPPING

Russell has over 33 years of experience in providing professional surveying and mapping experience at various airports throughout the state of Florida. Russell has provided professional surveying and mapping services on various contracts on both commercial and general aviation airports as well as municipal clientele such as the Sarasota-Bradenton Airport Authority, Arcadia Airport Authority, Venice Airport Authority, St. Pete/Clearwater Airport, Tampa International Airport, U.S. Army Corps of Engineers, South Florida Water Management District, Florida Department of Transportation, and the Florida Department of Environmental Services.

APPROACH

PROJECT PLANNING

Sweet Sparkman will begin the process of verifying project goals and evaluating the existing design by holding a design workshop centered on understanding your goals, gaining an understanding of user criteria, establishing milestone dates as well as agreeing on clear communication techniques.

For the initial workshop Sweet Sparkman will work to identify the appropriate stakeholder groups with a goal of trying to include as broad a group as possible, establishing, comprehensively, the parameters for design and design communication that will guide the process. These goals encompass a full range of functional, operational, budgetary, technological, performance, spatial and aesthetic considerations from the outset.

COST CONTROL AND SCHEDULE

Construction costs will be minimized based on the project team's experience with airport renovations and understanding of the anticipated design issues. Our team's experience and understanding of designing these upgrades will translate into cost savings on initial construction costs, as well as, long-term operational costs. We focus on the following:

- Thorough documentation: The design team will provide clear and concise construction documents with written specifications. The less the contractor has to interpret, the less likely a change order will result.
- Periodic estimating: A valuable cost-savings measure to be utilized to control construction costs during the design is to monitor the cost of the design by providing an "Opinion of Probable Cost" at the 30% and 60% construction plan completion stages. At these intervals, the design team can identify costly items and present economical alternatives to the Airport Authority for review.
- Continuous Involvement: We propose a team that will be involved from pre-design phases throughout the construction and final close-out. This continuity of service will ensure the knowledge afforded during the early stages of design will translate into cost saving decision making.

Value-engineering (V/E) should not be seen as a way to cut the budget. Value-engineering should result in projects that are operationally efficient, maintainable, sustainable, aesthetically pleasing, and within budget. We review the advantages/ disadvantages of possible systems/solutions with the project team. This facilitates informed decisions based on factors including maintenance requirements, service life and first cost. As the design progresses the materials and systems selected are re-evaluated to confirm that they represent maximum value for the project.

Meeting budgets for the public/governmental sector is crucial to maintaining accountability and responsible stewardship of capital revenues. Our team has consistently delivered projects under initial budget accurate estimating and responsible design. Below are recent examples of Sweet Sparkman Architect's experience with the delivery of publicly funded capital improvement projects:

PROJECT	CONSTRUCTION BUDGET	BID/ CONSTRUCTION
Beach Pavilion Projects:	$ 7,000,000.00	$ 5,060,537.51
Siesta Key Beach Improvements	$ 21,000,000.00	$17,459,051.00
Sarasota County Fire Stations #12,#14,#16,#17	$ 16,187,413.00	$ 14,998,343.92

Sweet Sparkman will develop a schedule for the project in coordination with the owner. The schedule will consist of the various work components and will contain start and finish dates. The critical path will be monitored throughout the life of the project. Milestone events, such as progress meetings and deliverables, will be identified on the schedule. From design to construction, Sweet Sparkman values the importance placed on meeting project schedules and effectively managing project tasks and deliverables.

The Project Schedule will be defined and met using the following controls:

- Early clarification of the Scope of Work
- Early establishment of communication channels
- Regular team meetings established
- Identification of critical path benchmarks
- Identification of Project team member responsibilities
- Documentation and distribution of minutes after each meeting
- Thorough follow up on documented progress

APPROACH

DESIGN DOCUMENTATION AND PRELIMINARY DESIGN

A. Data Collection and Design Concept Phase: Project and Site Information: Sweet Sparkman will provide research into the site and necessary approvals.

Sweet Sparkman will facilitate workshops / focus groups with the designated user group and staff. The purpose of the focus groups are to define what services are to be provided and how that fits into system wide planning and criteria. Space requirements will be identified in terms of number of users, type of function, size and location requirements within the facility. Sweet Sparkman will develop the overall program "space" plan for the project based on the following criteria:

- Project and Design Goals
- Space Program
- Planning and Design Criteria
- Building Performance Criteria
- Budget
- Schedule

B. Define Purpose and Outcomes of the Study

Sweet Sparkman will begin the process by meeting with user groups to gather information. A core group of staff and Sweet Sparkman team members will be identified so that we can begin to gather the information that will enable the analysis process. This team will meet in a workshop to do the following:

- Identify the key participants for specific issues
- Discuss the process that will be used to attain the goals and objectives
- Identify who the decision makers will be
- Identify who other external team members may be and when they will be needed
- Define Purpose/Mission/Outcomes/Shared Vision
- Discuss ongoing space utilization concerns
- Identify and prioritize known areas of need
- Determine information to be obtained and manipulated in database
- Determine who will use information and how it will be used
- Prepare procedures for updating information
- Develop a detailed schedule of milestones including Sweet Sparkman / Project team work sessions.

SCHEMATIC DESIGN

The operational requirements, space standards and functional adjacencies will be translated into preliminary architectural design concepts. Working with staff, Sweet Sparkman will develop architectural layouts and review design documents.

At the beginning of the project, the design team will review sustainable building design concepts, and jointly develop a list of strategies that merit further exploration during schematic design. The work will include a comprehensive list of our recommendations, together with the background information needed to advance the design.

The Team will work closely with key decision-makers to evaluate all available design options and ultimately select a scheme that will enable them to successfully realize program goals and design criteria in the midst of competing interest for space, there will be careful consideration given to all needs. Sweet Sparkman has the experience required to identify and explore all space needs issues. The process of evaluation and redesign will help to solidify design goals and will result in the best solution for the short and long term.

APPROACH

FINAL DESIGN PHASE: PREPARATION OF PLANS AND SPECIFICATIONS

Based on the approved Schematic Design Documents and any adjustments requested by the staff in the program, schedule or construction budget, Sweet Sparkman and the team members will prepare design development documents consisting of all documents necessary to fix and describe the size and character of the project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate.

ARCHITECTURAL DESIGN services consist of the preparation of floor plans reflecting dimension areas and volumes, built-in equipment, move-able equipment as supplied by the Owner, finishes doors and plumbing fixtures, preliminary wall sections and interior elevations showing doors, windows, and materials.

STRUCTURAL DESIGN services consist of recommendations regarding basic structural material, systems analysis and the development of a preliminary design layout for the structural frame. These services will be provided by TRC Worldwide Engineering.

MECHANICAL DESIGN services consist of the consideration of alternative systems and equipment in consideration of durability, long and short term cost implications and availability. ME3 Consulting Engineers will develop design solutions for:

- Energy Sources
- Energy Conservation / Recovery
- Heating, Ventilation and Air Conditioning
- Plumbing
- Fire Protection

ELECTRICAL DESIGN services consist of the consideration of alternative systems, recommendations and decisions regarding basic electrical materials, systems and equipment. Recent history long and short term cost implications and availability are also considered. ME3 Consulting Engineers will develop design solutions for the following:

- Power Service and Distribution
- Lighting
- Telephones
- Alarms
- Coordination of Security Systems and Door Control
- Electronic Communications
- Special Electrical Systems
- Coordination of Technology Systems

FIRE PROTECTION services will consist of fire suppression and detection systems for the areas designed in accordance with the Florida Building Code (FBC), Florida Fire Prevention Code (FFPC), and NFPA 409. ME3 Consulting Engineers will develop design solutions for the following for the design.

During this phase Sweet Sparkman will prepare a full set of drawings and specifications for public bidding. Sweet Sparkman will review construction documents with particular attention directed towards operational details.

BIDDING SERVICES

Sweet Sparkman will provide the following services:

- Issuing addenda as may be required to clarify issues
- Pre-submittal conferences
- Response to questions from the Construction Manager
- Attendance at pre-construction conference.
- Contract negotiation services

APPROACH

CONSTRUCTION ADMINISTRATION / CONSTRUCTION CLOSE-OUT

Sweet Sparkman will provide the following services:

- Attend bimonthly coordination meetings
- Review of requisitions and change order proposals
- Make site visits to observe progress of construction and conformance to construction documents
- Review monthly Comprehensive Construction Administration Progress Reports
- Review Change Order Responses and clarifications to Field Request for Information
- Review communications and Progress Reports
- Review processing of Shop Drawing Submittals
- Monitoring Project Schedule
- Review Construction Cost Accounting
- Review Certificate of Substantial Completion
- Review Final Completion
- Review Project Close Out
- This effort will take the duration of design development through construction which is estimated to be a year for each phase.

FAST PACED APPROACH

Sweet Sparkman is committed to meeting the timeline desired by the Airport Authority.

DBE PARTICIPATION

We are committed to ensuring that 3% of the fee is attributed to DBE (Disadvantaged Business Enterprise) Consultant participation. The following consultants on our team are DBE certified businesses:

- Hyatt Survey Services, Inc.

DEMONSTRATED KNOWLEDGE LOCAL PERMITTING AGENCIES

To stay up to date in code review and compliance, Sweet Sparkman maintains web-links on our intranet for use by all employees connected to local, State, and Federal jurisdictions. These web-links include the following:

- 2017 Florida Building Code
- 2017 Florida Accessibility Code for Building
- 2017 Florida Building Code For Existing Construction
- 2017 Florida Building Code - Plumbing
- 2017 Florida Building Code - Mechanical
- 2017 Florida Building Code - Electrical
- 2017 Florida Building Code - Fuel Gas
- 2017 Florida Fire Prevention Code
- Fire Alarm NFPA 72, 2017
- Fire Sprinkler NFPA 13, 2017

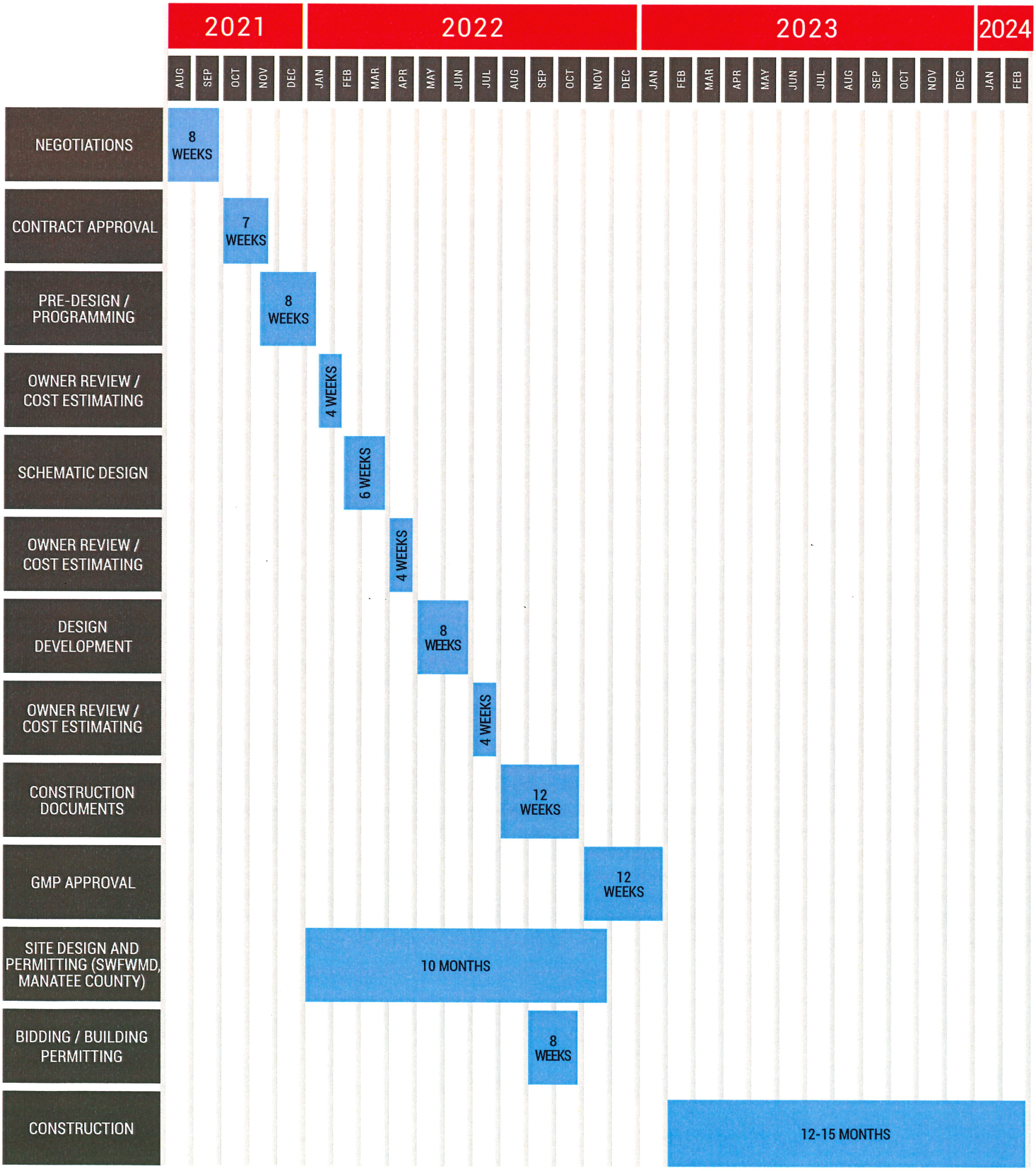
Local:

- 2017 Sarasota County Zoning Code - (https://library.municode.com/index.aspx?clientId=11511)

Our Construction Documents reference up-to date accessibility guidelines inclusive of initial design as well as alternations. Our documents are clear regarding required Florida Approved Products. We incorporate citations in our project specifications referencing stringent national materials testing and performance (ASTM, UL,ASCE, Energy Star, etc.).

We are aware of and remain up to date on product advisories and warnings issued through on-line portals. Our staff regularly attends firm-based continuing education credit sessions presented by leading local industry product representatives. Sweet Sparkman maintains an on-line link to the most Innovative and successful product manufacturers and their related specifications/technical details.

SCHEDULE / TIMELINE



SCHEDULE / TIMELINE

A. DESIGN DOCUMENTATION & PRELIMINARY DESIGN

At the beginning of a project, we will use a variety of techniques to build consensus around a project vision and concept. These include establishing priorities with leadership, surveys of constituent groups, and programming. In addition we will use explanatory diagrams and visits to similar facilities to clarify how the project vision might play out. The focus of this phase is to establish a project vision and concept that will guide decision making through the design process.

DELIVERABLES:

- Rendered Conceptual Floor Plan
- Site Plan
- Program
- Engineering Narratives

B. SCHEMATIC DESIGN

As the project moves into documentation and pricing, the team will use tools that explain the design in greater specificity. We will continue to use explanatory diagrams but will also begin to show rendered images, models and begin discussing materials and building form. Revit (a Building Information Modeling tool) will become our main tool for documentation as we begin to produce drawing sets for pricing and permit approvals.

DELIVERABLES:

- Location Plan
- Floor Plans
- Site Plan
- Ceiling Plans
- Interior Elevations
- Typical Wall Sections
- Preliminary Engineering Plans Including civil drawing (as required)

C. FINAL DESIGN PHASE

After schematic design approval, the level of specificity for materials, assemblies and systems increases. The team will work with Construction Cost Estimator to gauge the cost, construct-ability and effectiveness. We continue to use models, rendered images and BIM to communicate the design through this phase.

Developing construction documents, the team prepares the documentation related to the technical performance and design of the building. This is the most labor intensive and intricate phase, requiring coordination among the design team and with the contractor. BIM is used to produce the documents allowing for 3D coordination. Often we use full scale mock-ups to ensure quality and confirm color palette and material textures work as anticipated.

DELIVERABLES:

- Site Plan
- Floor Plans
- Reflected Ceiling Plans
- Room Finish Schedules
- Door, Frame, & Hardware Schedules
- Interior Elevations
- Building Sections
- Wall Sections
- Finish Selection
- Preliminary FF&E selection and coordination
- Structural Mechanical Plumbing Electrical to fix and describe the final scope of the project
- Civil Engineering drawings (as required)
- Material specifications

D. PERMITTING / BIDDING SERVICES

Sweet Sparkman and team consultants will provide reproducible copies of Construction Documents for permitting and bidding, attend (1) pre-bid meeting, provide efficient and prompt communications during the bid process and provide continuity of project management. Sweet Sparkman will prepare documents for permit submission to Sarasota County Building Department and will respond to Permit Comments.

DELIVERABLES:

- Bid and Construction Documents

PHONE INTERVIEW

The following key team member may be contacted via the listed phone number to discuss his experience and approach to this project.

TODD M. SWEET, AIA, LEED AP

SWEET SPARKMAN | PRINCIPAL IN CHARGE / ARCHITECT OF RECORD

PHONE: 941-952-0084

Todd has been the firm's principal point of contact with Sarasota Manatee Airport Authority since 2017 and has served as the Architect of Record for all the Sweet Sparkman projects at the Sarasota Bradenton Airport. He can be reached at the number above.

ABILITY TO MEET DBE GOAL

The Sweet Sparkman team is committed to working with and offering opportunities to disadvantaged, minority, and women-owned businesses for the design of this SRQ Airport 15th Street Observation Area Project and other future SRQ Airport projects. We have partnered with Hyatt Survey, a Florida Department of Transportation (FDOT) DBE-certified firm and WBE certified through the State of Florida Office of Supplier Diversity to meet the DBE goal of 3%.

Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE)
Certificate of Eligibility

HYATT SURVEY SERVICES INC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26
APPROVED NAICS CODES:
541370

Samuel Febres

Samuel (Sammy) Febres
DBE & Small Business Development Manager
Florida Department of Transportation

State of Florida

Woman Business Certification

Hyatt Survey Services, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

09/03/2019 to 09/03/2021

Jonathan R. Satter, Secretary
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

TODD M. SWEET, AIA, LEED AP

SWEET SPARKMAN | PRINCIPAL IN CHARGE / ARCHITECT OF RECORD

EDUCATION

Roger Williams University, B.Arch, 1991

Rensselaer Polytechnic Institute, 1985

REGISTRATIONS

Registered Architect FL #AR-0015832

American Institute of Architects Member

LEED Accredited Professional

RELEVANT PROJECT EXPERIENCE

SARASOTA BRADENTON INTERNATIONAL AIRPORT BOARDROOM, POLICE DEPARTMENT, AND VALET - BRADENTON, FL
Sweet Sparkman is currently working with the Sarasota Bradenton International Airport providing professional services for the planning, design, and construction administration for various upgrades and renovations to the Terminals, Boardroom, Police Department, and Badging office. This project included renovating the former TSA area to become the new boardroom. The police department expanded into the existing break room. The Valet is currently under construction relocated to the southeast corner of the airport. Todd serves the project as Architect of Record.

SARASOTA BRADENTON INTERNATIONAL AIRPORT ARFF (AIRPORT RESCUE & FIRE FIGHTING BUILDING) - BRADENTON, FL
Sweet Sparkman provided professional services for the planning and design of the Airport Rescue and Fire Fighting (ARFF) Building renovation at the Sarasota Bradenton International Airport. The firm was responsible for the preparation of reports, schedules, surveys, phasing, and safety diagrams for the rehabilitation of the existing structure. The project consisted of hardening the structure of the building, replacing the current roof, replacing all the existing windows, replacing the existing HVAC, enclosing existing bunk rooms, an addition for a new fitness room, and updating the interior finishes. This project was recently completed. Todd served the project as Architect of Record.

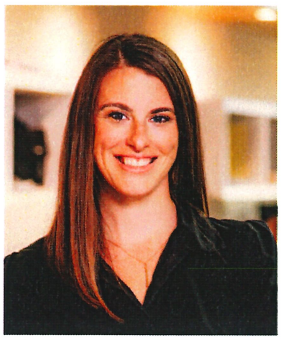
SARASOTA BRADENTON INTERNATIONAL AIRPORT THIRD FLOOR ADMINISTRATION RENOVATION, OBSERVATION DECK, GLASS BLOCK CURBSIDE CEILING - BRADENTON, FL
Sweet Sparkman is providing professional design services for the renovation and construction administration for Third Floor Administration Renovation, Observation Deck, Glass Block Replacement, and Curbside Ceiling of the Sarasota Bradenton International Airport. The scope consists of renovating the 3rd floor administration offices. The project also includes the replacement of the terminal's glass block with a laminated, insulated curtain wall. The firm will also provide remediation to make the waterfall at the terminal core quieter and refinishing areas subject to corrosion due to the water's chemicals. Sweet Sparkman is providing the owner with exterior renderings of the new curtain wall and exterior ceiling system. Todd served the project as Architect of Record.

SARASOTA BRADENTON INTERNATIONAL AIRPORT CHECKPOINT RENOVATIONS AND UPGRADES - BRADENTON, FL
A renovation of the existing Checkpoint Area, Sweet Sparkman is coordinating with the SRQ Airport team and the TSA to set project goals and create construction documents. Demolition of the existing office space will allow for the expansion of checkpoint lanes. Sweet Sparkman is providing a new layout of proposed paths with new exit lanes, including re-spacing of lanes. The project also calls for replacing the demolished TSA offices with new TSA office space. All affected HVAC and Electrical systems will require an update. Todd served the project as Architect of Record.

SARASOTA BRADENTON INTERNATIONAL AIRPORT RENTAL CAR OFFICE RENOVATION - BRADENTON, FL
Sweet Sparkman is providing design, permitting, and bidding to renovate the existing rental car office area and counters. The anticipated improvements include an ADA evaluation/design and the renovation of the ceilings, flooring and walls as deemed necessary. HVAC, fire protection communications and electrical will be evaluated and upgraded. The scope of work also includes additional security access control to the office, a duress button at the counters and security cameras. Signage will be upgraded and in-slab power and telecommunications will be developed for a future kiosk station. An additional curbside crosswalk to match the design of the existing raised crosswalks with in-ground flashing lighting will be provided. Curbside improvements directly south of the rental car offices will include the exterior rain screen system, ceiling replacement and fixture replacement of lights, fans, and speakers. All permitting will be done through Sarasota County Government. Todd served the project as Architect of Record.

JENNA ALBERS, AIA, NCARB

SWEET SPARKMAN | PROJECT MANAGER



EDUCATION

B.Arch, Roger Williams University, 2007

REGISTRATIONS

Registered Architect FL #AR98377

American Institute of Architects Member

National Council of Architectural Registration Boards (NCARB)

RELEVANT PROJECT EXPERIENCE

SARASOTA BRADENTON INTERNATIONAL AIRPORT BOARDROOM, POLICE DEPARTMENT, AND VALET - BRADENTON, FL

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A renovation of the existing Checkpoint Area, Sweet Sparkman is coordinating with the SRQ Airport team and the TSA to set project goals and create construction documents. Demolition of the existing office space will allow for the expansion of checkpoint lanes. Sweet Sparkman is providing a new layout of proposed paths with new exit lanes, including re-spacing of lanes. The project also calls for replacing the demolished TSA offices with new TSA office space. All affected HVAC and Electrical systems will require an update. Jenna serves as Project Manager.

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ELIZABETH LEE, ASSOCIATE AIA

SWEET SPARKMAN | PROJECT DESIGNER

EDUCATION

Florida International University, M.Arch, 2018

REGISTRATIONS

American Institute of Architects Member

RELEVANT PROJECT EXPERIENCE

SARASOTA BRADENTON INTERNATIONAL AIRPORT BOARDROOM, POLICE DEPARTMENT, AND VALET - BRADENTON, FL
Sweet Sparkman is currently working with the Sarasota Bradenton International Airport providing professional services for the planning, design, and construction administration for various upgrades and renovations to the Terminals, Boardroom, Police Department, and Badging office. This project included renovating the former TSA area to become the new boardroom. The police department expanded into the existing break room. The Valet is currently under construction relocated to the southeast corner of the airport. Elizabeth serves as Project Designer.

SARASOTA BRADENTON INTERNATIONAL AIRPORT ARFF (AIRPORT RESCUE & FIRE FIGHTING BUILDING) - BRADENTON, FL
Sweet Sparkman provided professional services for the planning and design of the Airport Rescue and Fire Fighting (ARFF) Building renovation at the Sarasota Bradenton International Airport. The firm was responsible for the preparation of reports, schedules, surveys, phasing, and safety diagrams for the rehabilitation of the existing structure. The project consisted of hardening the structure of the building, replacing the current roof, replacing all the existing windows, replacing the existing HVAC, enclosing existing bunk rooms, an addition for a new fitness room, and updating the interior finishes. This project was recently completed. Elizabeth serves as Project Designer.

SARASOTA BRADENTON INTERNATIONAL AIRPORT THIRD FLOOR ADMINISTRATION RENOVATION, OBSERVATION DECK, GLASS BLOCK CURBSIDE CEILING - BRADENTON, FL
Sweet Sparkman is providing professional design services for the renovation and construction administration for Third Floor Administration Renovation, Observation Deck, Glass Block Replacement, and Curbside Ceiling of the Sarasota Bradenton International Airport. The scope consists of renovating the 3rd floor administration offices. The project also includes the replacement of the terminal's glass block with a laminated, insulated curtain wall. The firm will also provide remediation to make the waterfall at the terminal core quieter and refinishing areas subject to corrosion due to the water's chemicals. Sweet Sparkman is providing the owner with exterior renderings of the new curtain wall and exterior ceiling system. Elizabeth serves as Project Designer.

SARASOTA BRADENTON INTERNATIONAL AIRPORT CHECKPOINT RENOVATIONS AND UPGRADES - BRADENTON, FL
A renovation of the existing Checkpoint Area, Sweet Sparkman is coordinating with the SRQ Airport team and the TSA to set project goals and create construction documents. Demolition of the existing office space will allow for the expansion of checkpoint lanes. Sweet Sparkman is providing a new layout of proposed paths with new exit lanes, including re-spacing of lanes. The project also calls for replacing the demolished TSA offices with new TSA office space. All affected HVAC and Electrical systems will require an update. Elizabeth serves as Project Designer.

SARASOTA BRADENTON INTERNATIONAL AIRPORT RENTAL CAR OFFICE RENOVATION - BRADENTON, FL
Sweet Sparkman is providing design, permitting, and bidding to renovate the existing rental car office area and counters. The anticipated improvements include an ADA evaluation/design and the renovation of the ceilings, flooring and walls as deemed necessary. HVAC, fire protection communications and electrical will be evaluated and upgraded. The scope of work also includes additional security access control to the office, a duress button at the counters and security cameras. Signage will be upgraded and in-slab power and telecommunications will be developed for a future kiosk station. An additional curbside crosswalk to match the design of the existing raised crosswalks with in-ground flashing lighting will be provided. Curbside improvements directly south of the rental car offices will include the exterior rain screen system, ceiling replacement and fixture replacement of lights, fans, and speakers. All permitting will be done through Sarasota County Government. Elizabeth serves as Project Designer.

BLAKE SWAFFORD, PE

HANSON PROFESSIONAL SERVICES | CIVIL ENGINEER

EDUCATION

Southern Polytechnic State University,
BS - Civil Engineering Technology, 1996

University of Tennessee
MS - Civil Engineering, 1997

REGISTRATIONS

Professional Engineer - FL and GA

PROJECT EXPERIENCE

- Sarasota Bradenton International Airport ARFF (Airport rescue & fire fighting building) - Bradenton, Florida
- Sarasota Bradenton International Airport, Airport Traffic Control Tower (ATCT) - Sarasota, Florida
- Sarasota Bradenton International Airport, Fiber-Optic Transmission System - Sarasota, Florida
- Sarasota Bradenton International Airport, Aeronautical Airspace Analysis Survey - Sarasota, Florida
- Arcadia Municipal Airport, Maintenance, Repair and Overhaul (MRO) Hangar Site Development and Construction - Arcadia, Florida
- Paulding Northwest Atlanta Airport, Corporate Style Hangar - Dallas, GA
- Valkaria Airport, Construct T-Hangars, and Site Work - Valkaria, Florida
- Blue Grass Airport, Snow Removal Equipment (SRE) and Maintenance Building, Lexington, Kentucky
- St. Louis Downtown Airport, Aircraft Rescue and Fire Fighting Station (ARFF) - Cahokia, Illinois

CURTIS ROSS, PE

SNELL ENGINEERING CONSULTANTS | STRUCTURAL ENGINEER

EDUCATION

University of South Florida,
B.S. in Civil and Structural Engineering, 2010

REGISTRATIONS

Professional Engineer FL #80487
Certified General Contractor FL #CGC1522784

PROJECT EXPERIENCE

- Orlando Int Airport OGS
- SRQ Airport Police Dept Renovation
- SRQ Airport Valet Area
- SRQ Airport Beam/TV Support
- SRQ Airport vs Truck
- SRQ Airport - 3rd Floor Renovation
- Tampa Airport Sky Center - Glass Guardrail
- SRQ Airport Rescue and Firefighting Facility
- Fruitville Park Pavilion
- Legacy Trail Pompano Trailhead Restroom Pavilion

SIDNEY PRITCHARD, LEED AP

ME3 | MEP PROJECT MANAGER

EDUCATION
Bachelors degree in Mechanical Engineering Technology, Cape Technikon, South Africa, 1986

REGISTRATIONS
LEED Accredited Professional
ASHRAE _ National and Sarasota member

PROJECT EXPERIENCE

- Sarasota Bradenton International Airport Checkpoint Renovations and Upgrades - Bradenton, Florida
- Sarasota County Administration Building - Sarasota, Florida
- Sarasota County Judicial Center - Sarasota, Florida
- Sarasota County Fire Station #1 - Sarasota, Florida
- Manatee County Fleet Services Building - Bradenton, Florida

KC CLEM, PE, LEED AP, CXA

ME3 | MECHANICAL / PLUMBING ENGINEER

EDUCATION
Bachelors of Science Degree, Mechanical Engineering, Wright State University, 1989

REGISTRATIONS
Professional Engineer. State of FL, AL & MS.
Building Commissioning Agent, CxA

PROJECT EXPERIENCE

- Sarasota Bradenton International Airport Checkpoint Renovations and Upgrades - Bradenton, Florida
- Sarasota County Administration Building - Sarasota, Florida
- Sarasota County Judicial Center - Sarasota, Florida
- Sarasota County Fire Station #1 - Sarasota, Florida
- Manatee County Fleet Services Building - Bradenton, Florida

BRYAN ZAPF, PE, LEED AP

ME3 | ELECTRICAL ENGINEER

EDUCATION
SUNY Maritime College: Ft. Schuyler,
NYBE Electrical Engineering

REGISTRATIONS
Professional Engineer - FL
LEED Accredited Professional

PROJECT EXPERIENCE

- Sarasota Bradenton International Airport Checkpoint Renovations and Upgrades - Bradenton, Florida
- Sarasota County Administration Building - Sarasota, Florida
- Sarasota County Judicial Center - Sarasota, Florida
- Sarasota County Fire Station #1 - Sarasota, Florida
- Manatee County Fleet Services Building - Bradenton, Florida

RUSSELL P. HYATT, PSM

HYATT SURVEY SERVICES | SURVEY AND MAPPING

EDUCATION
B.S., Geomatics, Florida State University, 1994

REGISTRATIONS
Professional Surveyor - FL #LS5303

CERTIFICATIONS
(WBE) State of Florida OSD
(DBE) Florida Department of Transportation

PROJECT EXPERIENCE

- SMAA Property, Tree Removal Verification & Tallevast Road Rezone:
- SRQ Ready Return Lot
- SRQ Suncoast Golf Course Easement
- SRQ Monitoring Well Locations
- SRQ FEMA Elevation Certifications
- SRQ Runway 14 Rehab
- SRQ Commercial Park Connector
- SRQ National Car Rental Site
- SRQ Airport Terminal Entrance
- SRQ Taxiways "G", "J"
- SRQ Aircraft Pavement Marking
- SRQ Airport Mode S
- SRQ Airport Fiber Optic Tower
- SRQ Airport Ready Return Lot Improvements
- SRQ Airport East Parking Lot Improvements
- SRQ Airport Runway Incursion Mitigation
- SRQ Airport LiDAR Ground Truthing
- SRQ-1134 Rental Car Road (National Car Rental)
- SRQ Airport Runway 14/TW A5 Demo
- SMAA Boundary Survey
- SRQ Runway Incursion Mitigation Topographic Survey
- SRQ Control Tower Fiber Optic Transmission System
- Arcadia Airport Horizontal & Vertical Control
- Tampa Port Authority TIA ConRAC Ph. II & Taxiway "J" Force Main
- St. Pete/Clearwater Airport Hardstand Replacement

AGENDA ITEM NO. 5B

SARASOTA MANATEE AIRPORT AUTHORITY
AUGUST 23, 2021 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: RFQ-04-2021-CMAR, PROFESSIONAL CONSTRUCTION MANAGER AT RISK SERVICES FOR TERMINAL CONCOURSE B RENOVATIONS & NEW CONCOURSE A PROJECT

EXECUTIVE SUMMARY: Staff publicly noticed a Request for Qualifications ("RFQ") for Professional Services of a qualified firm capable of providing construction manager at risk to expand and upgrade existing Concourse B, and construction of a new Concourse A. Three (3) firms were deemed by staff to be the most qualified firms and will present to the Authority Board.

NARRATIVE: The Sarasota Manatee Airport Authority (SMAA), henceforth referred to as "Authority", is seeking professional construction manager at risk for terminal Concourse B expansion and for construction of a new Concourse A. Concourse B Expansion will include various upgrades and renovations to the existing structure. The project's key goals are to expand the existing holdroom capacity, expand and/or increase concessions areas, improve efficiency of the arrival/departure gate areas, install an additional ingress/egress elevator system, and evaluate and upgrade power and utilities. The project will also construct a new Concourse A for a minimum of five (5) additional gates at the east side of the terminal. It is anticipated that this project will be accomplished through several bid packages to accelerate the construction schedule.

The selection of the construction firm shall be based upon qualifications; specifically the firm's experience on similar type projects, team experience and organization, clear articulation of the project scope, and other factors unique to each firm. The top three (3) proposing firms were short-listed by staff, and are required to make a public presentation to the Authority's Board on August 23, 2021, at which time the Board will rank the firms. Authority staff will then be responsible to negotiate a contract for the preconstruction services. At the completion of the preconstruction services the selected firm will provide to the authority their Guaranteed Maximum Price for approval.

The Authority shall have the right to review, comment upon and approve respective project components, decisions and documentation with respect to the contract including, without limitation, all schematic designs, plans and specifications and any other material amendments to the project.

In response to the publicly noticed Request for Qualifications RFQ-04-2021-CMAR issued in June, 2021, ten (10) firms submitted responses. The following three (3) firms have been shortlisted for presentation:

Beck - Envision
220 West 7th Avenue, Suite 200
Tampa, Florida 33602

DeAngelis Diamond – Magnum Builders
2601 Cattlemen Road, Suite 404
Sarasota, Florida 34232

Halfacre Construction Company
7015 Professional Parkway
Sarasota, Florida 34240

Each firm has 10 minutes to complete their presentation.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority rank the three qualified vendors. Staff also requests authorization to prepare all documents necessary to implement this action. Staff will negotiate scope and fees and will present to the Board for approval at the next Board Meeting.

ATTACHMENTS: Short-list firm submittals

BECK ENVISION

July 29, 2021

Mr. Kent D Bontrager, C.M., P.E.
Senior Vice President Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Re: RFQ-04-2021-CMAR TERMINAL CONCOURSE EXPANSION, Addendum 1

To Mr. Bontrager and the Selection Committee:

It is our pleasure to submit our qualifications for this exciting and fast-paced project. Simply stated - The Beck Team is perfect for a project of this speed and complexity. Here is why:

Experience with Similar Active Airports. Beck has completed numerous projects both locally and around the country that are nearly identical in scope to your project. Our team has an extensive resume of completing complex projects and working in the AOA and highly secure, active parts of the airport with challenging conditions. The Davis Bacon Prevailing Wage and the Owner Direct Purchase program savings process are part of our everyday routine. We understand your business and have built a team that adapts to accommodate it every day. This type of experience is essential for a project with the coordination necessary to maintain the environment that your customers and staff expect.

Aviation experience with Gresham Smith and Partners. The renovation and expansion will require tremendous ingenuity, consistent communication, and partnership of the collective team. Our years of experience building at busy airports alongside Gresham Smith & Partners will be essential to accomplishing this project in the expedited time frame allotted. Our familiarity with GS&P and recent work experience magnifies our team's dependability, flexibility and responsiveness, which most often manifests itself in benefits to the project schedule and budget. Our teams understand each other's methods and processes and will be able to begin collaboration quickly upon award of the project.

Level Playing Field. Beck is proud to partner with Envision on all of our projects, no matter the DBE participation requirements. Connecting with and mentoring the small and minority business community has been a meaningful part of the Beck | Envision relationship that we are excited to bring to bear on this project.

Smooth is Fast. Perhaps the most significant reason that Beck differs from the competition is that Beck is a fully integrated firm that includes architecture and construction. While we are frequently hired as a design/builder, we are just as frequently hired as a construction manager to work with design firms such as Gresham Smith and AECOM. Enhanced collaboration makes our process smooth. Collaboration is in our culture and it makes us better partners with architects because we understand their business practices, share technology platforms and can share resources, ultimately resulting in your experience being smoother and your project being delivered sooner, with fewer surprises.

Beck is a leader in the industry for technology innovation and development. Technology helps us increase the availability of information, reduce risk, clarify scope, improve quality and reduce cost for design and construction projects. Our technical abilities range from scanning and modeling complex pieces of the existing facility for constructability analysis to weekly estimate dashboards for gut check changes in budget during the design process.

BECK ENVISION

Local Builder. Beck has worked in Florida since the 1940s. Our proposed superintendents (John Osborne and Ryan Paleczny) and Allen Greene, Sr., Managing Director of Envision, live within minutes of the airport. Additionally, the rest of our team lives in the region. We have experience working on nearby projects like Manatee Technical College and multiple projects for the school district. **We've also met with Sarasota County Planning and Development staff to preemptively understand how a project like yours could be expedited. We have already shared a few ideas with Mark Loveridge and Todd Dary and hope to have the opportunity to share with you as well.**

All too often, it is assumed that the biggest builder with the biggest balance sheet will be the fastest. The fact is, all builders (big or small) that approach this project will draw from the same pool of trade contractors and suppliers to build it. So based on that, how do you build faster? Our process and unique approach over the last 100 years has shown us it has nothing to do with firm size. Frankly, our experience and approach have proven that SMOOTH is FAST. **The firm that can truly collaborate with the architect, leverage technology to budget early and often and coordinate on the fly in full cooperation with the project team will win the schedule race every time.**

The sophistication and unique structure of the Beck team makes us a perfect match for a project and airport that is moving this quickly. Mastery of the process combined with deep relational knowledge of the architect's key players allows us to smooth out the process and make things flow. We would be thrilled to be selected as part of your team to deliver this exciting project.

Sincerely,

Ryan Toth
Regional Director
ryantoth@beckgroup.com

CONTACT PERSON FOR THIS SOLICITATION:
Ryan Toth, Regional Director
813 781 9016 cell
ryantoth@beckgroup.com

CONTACTS FOR PHONE INTERVIEW:
Ryan Toth, Regional Director: 813 781 9016 cell
Gio Ruiz, Sr. Project Manager: 210 267 7727 cell

The Beck Group

Founded in 1912, The Beck Group is a collaborative team offering planning, architecture, interior design, construction and sustainability consulting services. Beck is a family owned, privately-held and domestically-based firm. From the first meeting, you will notice Beck has a unique approach. We create teams across all departments and areas of expertise to work on a common goal - your project.

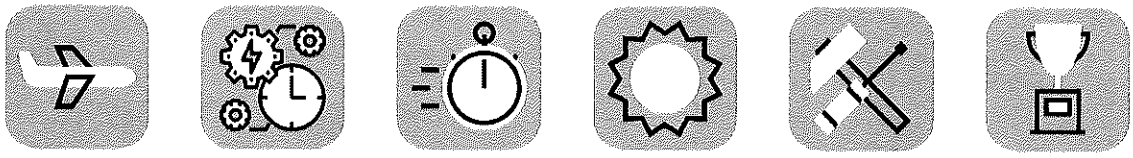
We are better designers because we are builders, and better builders because we design. We believe a better process and outcome result from working together. Beck's team members develop a mindset of "Best Value for the Project," we focus on building long-term relationships with our clients and seek every opportunity to bring quality, value and integrity to each project we touch. This is why 90% of our clients are repeat customers.

Beck, headquartered in Dallas, maintains a team of over 900 employees working among a network of offices in Atlanta, Austin, Charlotte, Denver, Fort Lauderdale, Fort Worth, Houston, Mexico City, San Antonio and Tampa.

We have extensive experience planning aviation projects so that the construction may be broken down into multiple phases to ensure that passenger access and daily operations are impacted to the least extent possible. Beck understands this through our recent successful experience working in active international airports. We assembled our team around the commitment to maintain uninterrupted operations and high passenger satisfaction throughout the course of work.

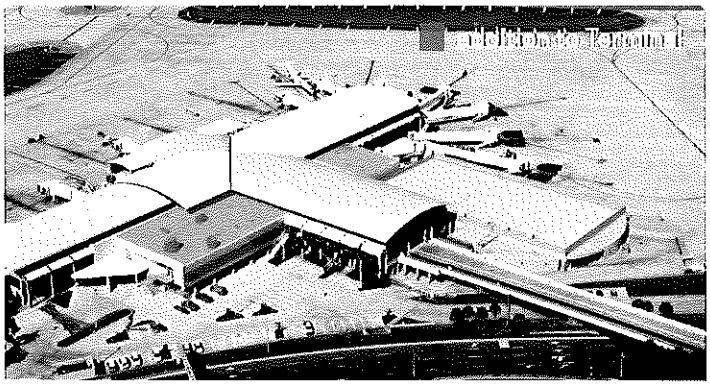
We understand to do so will require a high level of clear and open communication with your staff throughout the project. Key insights from our previous experience will be helpful as we plan our work. Given the size, complexity, location and goals for SRQ, there are many factors that must align to ensure project success. We have highlighted what we feel are the most important features, as they relate to this project using the icons below:

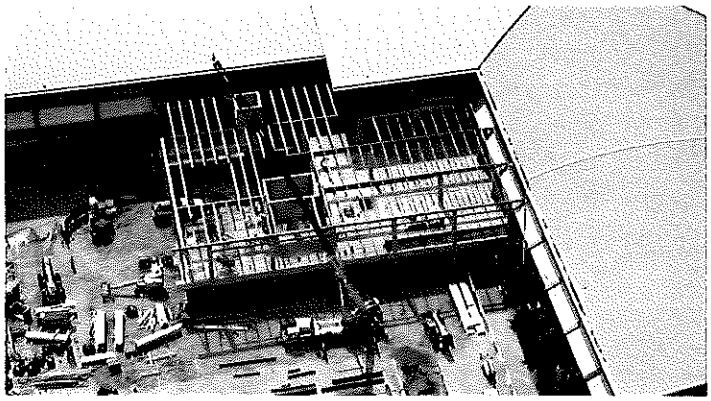
PROJECT RELEVANCE



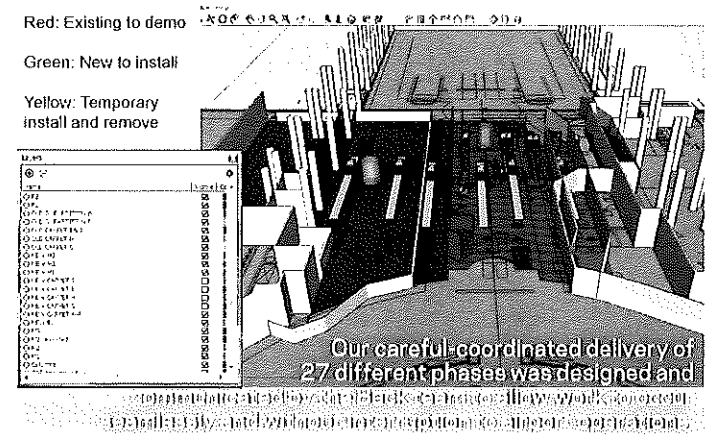
airport | active site | fast track schedule | Florida project | expansion or renovation | proposed team members

EXPERIENCE WITH SIMILAR AIRPORT PROJECTS





The renovations doubled the size of the TSA queuing area. Our team never interrupted passenger flow while work was underway.



Our careful coordinated delivery of 27 different phases was designed and

PROJECT RELEVANCE

airport · active site · fast track schedule · Florida project · expansion/ renovation · proposed team members

TPA AIRSIDE F TERMINAL EXPANSION AND RENOVATIONS

Tampa, FL

Beck provided preconstruction and construction services for this $26.9M*, 30,000 SF of additions and 40,000 SF of renovations to the Apron and Boarding Levels at Airside F. Scope of work included:

1) Expansion and renovation of the Customs and Border Patrol Protection (CBP) area to accommodate the arrival of three wide-body aircraft. Addition of two passport processing booths.

2) Expansion and reconfigurations of the Transportation Security Administration (TSA) passenger screening area to six fully-equipped lanes that conform to the current design criteria. Two wings were added to the existing airside terminal allowing for the expansion of TSA queuing/screening areas, increased international travel arrival circulation and an updated VIP boarding lounge area.

3) The expansion and addition of retail and food and beverage concession shell space.

4) Addition of two baggage claim devices; replaced and expanded the existing bag belt so that TPA now has three bag belts for international travelers.

5) Replaced one escalator and one elevator with two larger escalators and two larger elevators.

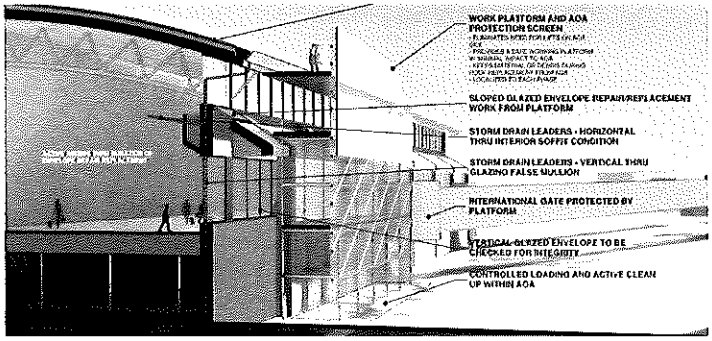
One of the key aspects of this project was phasing (refer to bottom image on the left). The team created multiple phasing diagrams in coordination with the different airport stakeholders to build the different areas at different times while maintaining the flight schedules, the TSA operations, the CBP operations, and other airport tenants.

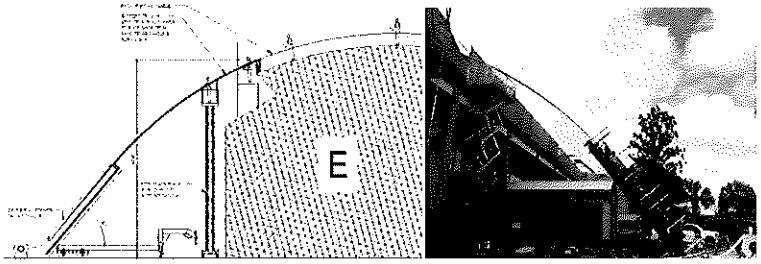
To help communicate our plan with our partners and subcontractors, we created this dynamic 4D model. This helped us to share information with the team and better understand the number of activities that needed to take place in a given work night.

Another important aspect was the night shifts. To meet the deadlines and minimize impact to airport operations, the team worked on 3 shifts; Beck coordinated the work in terms of material deliveries, manpower, areas available for the following shift, badging, escorting, among others. A full time Beck Superintendent was responsible for the third shift while the Project Superintendent coordinated the work between shifts.

cost adjusted for 2021 dollars

EXPERIENCE WITH SIMILAR AIRPORT PROJECTS





TPA AIRSIDE F RE-ROOF AND ENVELOPE REPAIR

Tampa, FL

Beck served as design/builder on this $16.4M project where we evaluated the roofing system, replaced the original barrel vault standing seam roof, gutters and storm drainage systems.

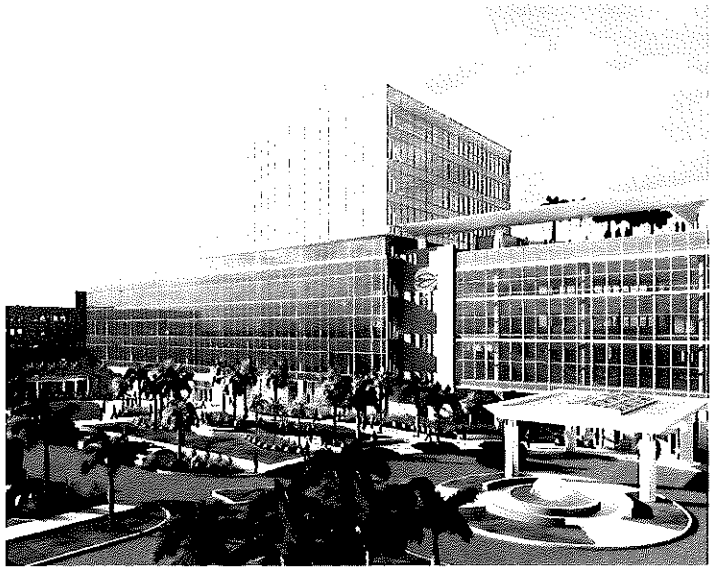
Laser scanning and record modeling services by Beck's Virtual Building Group provided a base model to use during the design phase. This facilitated the process of producing drawings through construction as-builts.

Our on-site team was vigilant and obsessive, regularly accounting for construction materials as an object, a screw or any small scrap of metal, can damage equipment, and airplane or injure personnel. This is especially complicated given the thousands of fasteners that were required to replace the roof. Add in the complications of hurricane season, it adds another level of complexity as debris is more likely to become airborne and end up on the AOA causing major safety issues. A comprehensive roof perimeter scaffolding system was installed to protect from debris falling into the AOA. Additionally, all trade contractors were required to complete a Foreign Object Debris (FOD) orientation program prior to beginning work on the project.

This project was delivered 103 days ahead of schedule.

PROJECT RELEVANCE

airport · active site · fast track schedule · Florida project · expansion/ renovation · proposed team members



TPA SKYCENTER SITE DEVELOPMENT PRECONSTRUCTION SERVICES

Tampa, FL

Beck was hired to perform preconstruction, budgeting and scheduling services to facilitate a smooth transition from design, through procurement and bidding, and ultimately into implementation and construction. These integrated services were intended to provide an additional layer of quality control and peer review onto an already robust quality assurance/quality control program established for the project.

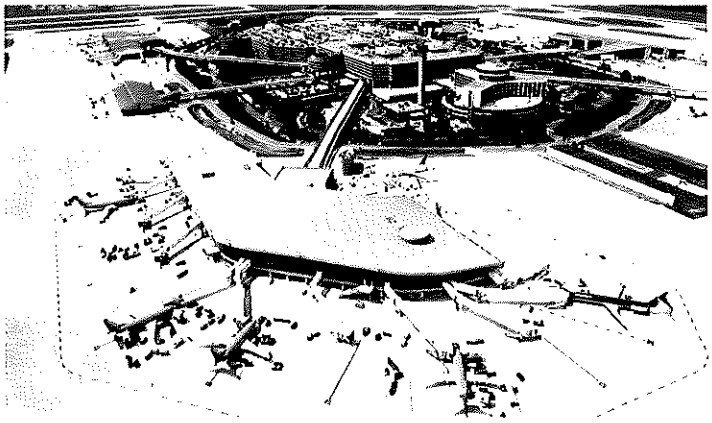
The Beck Group assisted Tampa International Airport and the Gresham Smith Architects in project planning in order to ensure the design, schedule, and phasing is comprehensive prior to award of the general construction services. Services included comprehensive cost modeling, phasing and logistics planning, 4D project schedule production, Revit model auditing, Navisworks clash detection efforts, and constructability reviews.

Gresham Smith was the architect.

PROJECT RELEVANCE

airport · fast track schedule · Florida project · proposed team members

EXPERIENCE WITH SIMILAR AIRPORT PROJECTS



TPA AIRSIDE C

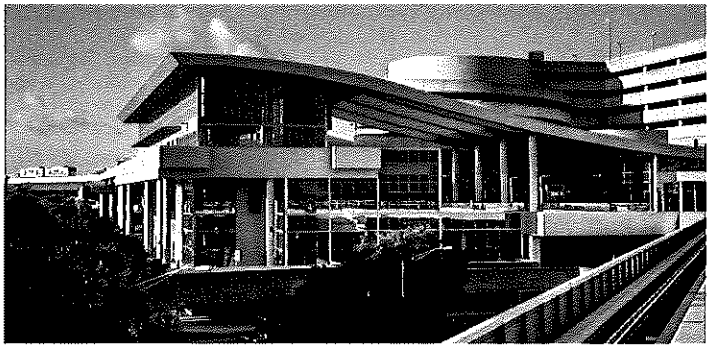
Tampa, FL

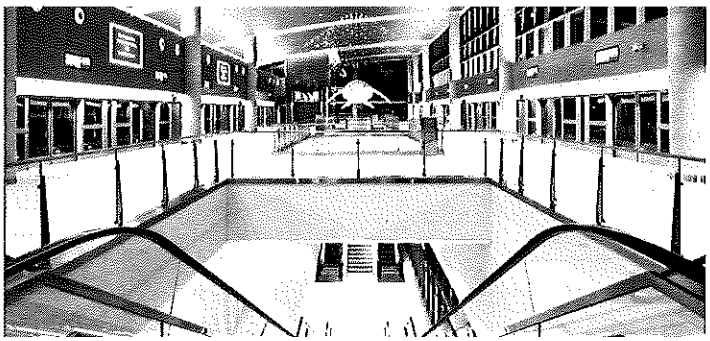
Beck served as design/builder on this $102.9M*, 315,000 SF award-winning project from concept to completion in two and a half years. The newest terminal at TPA, Airside 'C', was the first in the country to be built post-September 11th. Subsequently, it became the first terminal that the Transportation Security Agency (TSA) designed from ground-up to follow the tightened security measures. Because of the expanded security area, TSA can bring on additional staff during high traffic periods, open additional lanes and quickly move passengers through the facility.

This project required detailed phasing and coordination with the airlines, airport maintenance, airport security, baggage handling systems, jetway bridges, retail shops and restaurants, owner supplied seating, and tram landings. Beck also oversaw the Landside 'C' Expansion which included doubling the length of the tram tunnel, expanding the adjacent concession and seating areas, and turning the Airside 'D' exit into an exterior pedestrian area. Beck coordinated the installation of all aircraft apron concrete surrounding Airside 'C' and installed the internal areas serving the aircraft and jet bridges.

cost adjusted for inflation

PROJECT RELEVANCE





TPA AUTOMATED PEOPLE MOVER (APM), STATION 1

Tampa, FL

This $70M, 200,000 SF addition to Tampa International Airport serves as the starting point of the new SkyConnect, moving passengers from the main terminal to the economy parking garage and new Consolidated Rental Car Facility. APM Station 1 is tied into the main terminal, and required close coordination with the Authority's maintenance and engineering teams to ensure that the existing systems remained operational throughout construction. Safety was of utmost importance with the airport remaining operational.

Although Beck completed the ConRAC+APM project with Austin Commercial, this terminal building was 100% staffed and managed by Beck's leadership, including Giovanni Ruiz, the proposed Sr. Project Manager for the SRQ project.

Gresham Smith was the architect.

PROJECT RELEVANCE

Additional Project Experience

TPA Rental Car Garage and Counter Relocation
Tampa, Florida
$43.4M*, 7-story, 360,000 SF, cast-in-place concrete, fly-over bridge over existing airport parkway. **cost adjusted for inflation*

TPA Airsides A, C and F Restroom Renovations and Expansion
Tampa, Florida
The $21.4M project will refurbish and expand public restrooms to enhance maintainability, improve the overall appearance, and provide a new layout with larger stalls. Beck is serving as design/builder.

DFW Terminals A and C Skylink Restroom Improvements
Dallas, Texas
Design and construction of two new public restroom facilities located adjacent to Gates A-29 and C-28 at DFW. The $5.9M project will also include the renovation and conversion of a vacated existing gymnasium beneath the Gate C-28 restroom into a new food service storage area. The project includes expansion, renovation and modifications of existing restroom facilities to provide an elevated level of passenger experience, utilizing DFW Terminal Ambiance Guidelines.

TPA Main Terminal Curbside Expansion
Tampa, Florida
Beck, under Hensel Phelps, is providing architectural, preconstruction and construction services to complete a four lane expansion at four locations with vertical circulation and connection to the main terminal (net gain of 16 new lanes), a new central utility plant, electrical service building, FAA parking lot, loading docks, APM D shell station and demolition of the administration building and data center. Beck is overseeing the following:

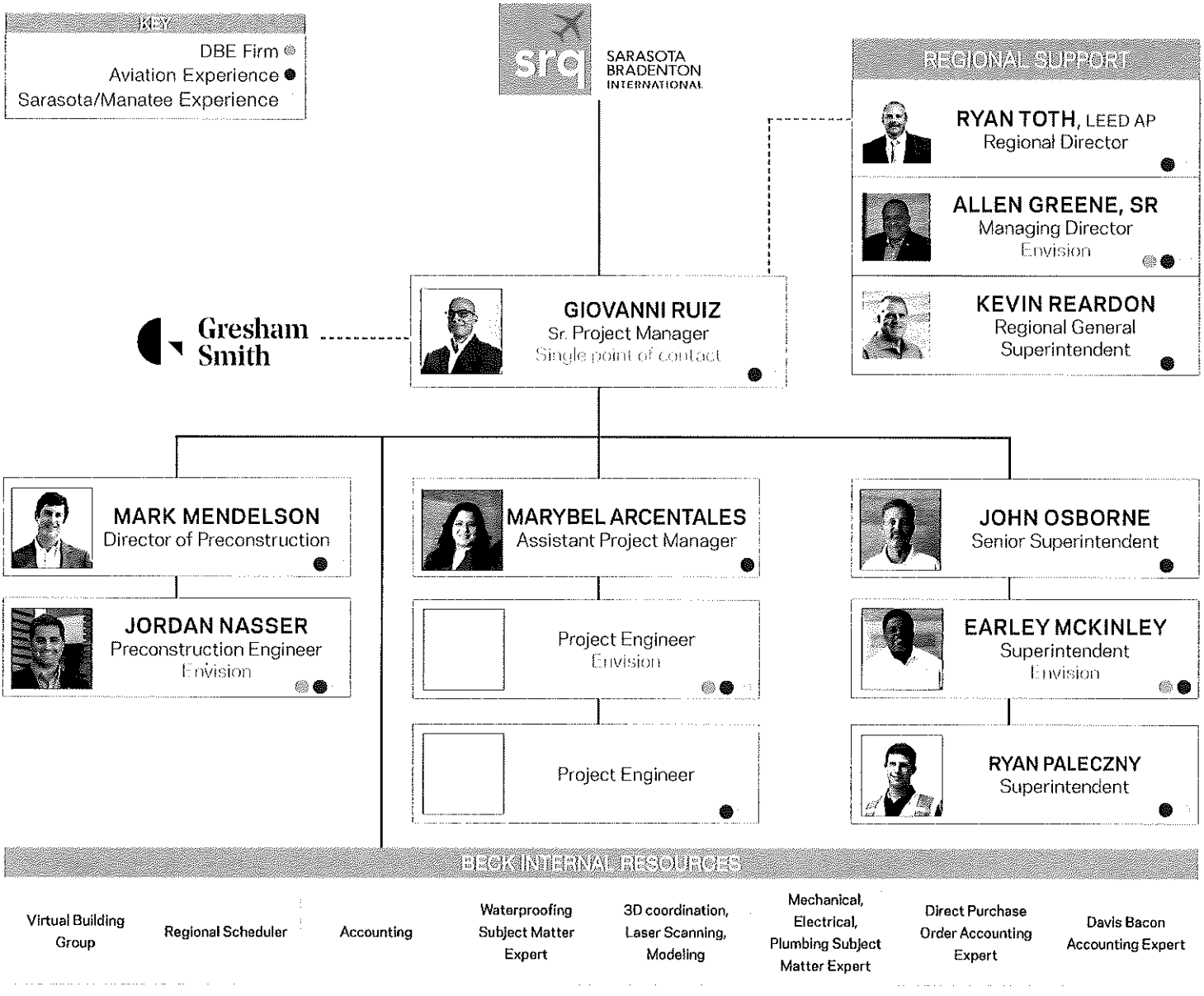
- Existing conditions assessment and development of a Revit/BIM as-built model. Design coordination and constructibility review. Quality control of the BIM model and drawings.
- Creation of bid packages, including inclusions/exclusions. Bid analysis and procurement interviews. Management of VE options. Summary of subsystems and recommendations.
- Field management of enabling scope, which includes subcontractors, utility tenant, owner coordination, daily supervision and assessment of safety, logistics and schedule progress.

The $229M curbside expansion and Central Utility Plant are key components of TPA's three-phase Master Plan expansion that ultimately enables the airport to serve 34 million annual passengers.

TPA Security Systems Replacement and Enhancement
Tampa, Florida
The project team evaluated all aspects of TPA's Operations and Security protocols, procedures, equipment and processes, including an evaluation on the existing Airport Operations Center (AOC) and Incident Command Center (ICC) as well as evaluation on the existing Network Operations Center (NOC) and Data Centers. In development of the Security Master Plan, the design/build team coordinated closely with nearly all TPA/HCAA departments including Planning and Design, Airport Operations, Customer Service, IT Security and Electronics, Construction, Maintenance, Security and Compliance, Credentialing and Badging, Airport Operations Center and Incident Command Center, and Airport Police. Beck served as design/builder on this $12M project.

Team Overview

The Beck team brings depth and breadth of project-type knowledge, strong relationships with the aviation community, and applicable experience working within fully operational facilities during construction. Gio Ruiz will serve as the project lead and your point of contact. We have provided our project team organizational chart below. Resumes are included in the Appendix.



Our Approach

We understand how important uninterrupted service is to your customers, staff and to your brand.

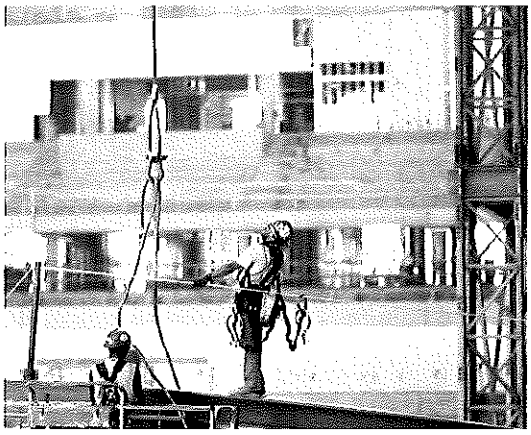
At Beck, we value the relationships that we build over time with our clients, and we have built our business on being a preferred provider. 90% of our work is repeat work with repeat clients who see the value and unique perspective Beck brings to everything we do. We haven't had the privilege of working with the Sarasota Bradenton International Airport yet. We know that the team we've presented in this proposal is the right team to do this project. Their experience on complicated renovation projects, working in active airports, and delivering great projects together will provide this project with the resources it needs to succeed.

Single Point of Contact

We assembled our team around the commitment to maintain uninterrupted operations and high passenger satisfaction throughout the course of work. We understand to do so will require a high level of clear and open communication with SRQ throughout the project. For this reason, we have selected Giovanni Ruiz as your Sr. Project Manager. Gio will be your single point of contact and will be fully responsible for the successful delivery of this project.

Giovanni Ruiz
Sr. Project Manager

We are joined in this pursuit by our exclusive W/MBE construction management partner, Envision. Envision's teammates are woven into the structure of our staff to further the mission of developing local small businesses and as a way to facilitate increasing our impact in the minority and small business community in an effective way.



WHY THE BECK TEAM?

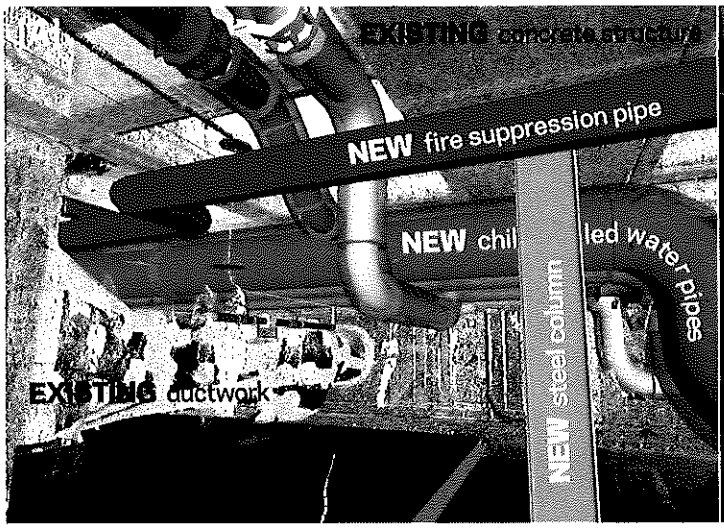
- This team has worked together repeatedly on similar projects and with your design team. As one integrated company, with integrated processes and one goal. **No learning curve with this team!**
- 100% committed on maintaining all operations. We know how to do this and have shown we can do it. **No learning curve on how to be invisible!**

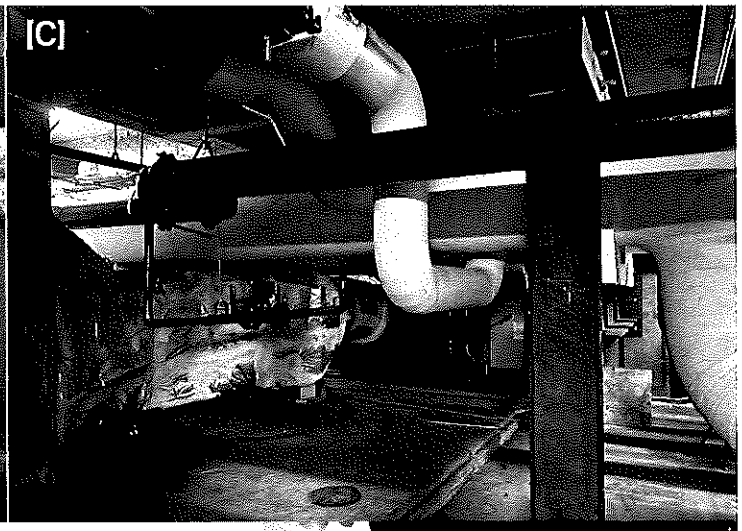
Risk Identification

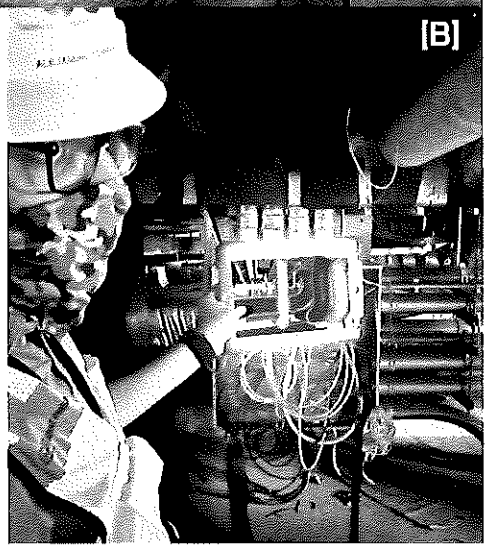
With our team's experience in planning and building projects in all areas of airports over the past 20+ years, we have a thorough understanding of the risks associated with projects in active airports in both secure and public spaces.

With careful planning and thoughtful preparations, we reduce the risk of schedule and budget overages. Another reason why Smooth is Fast.

Exposure to Project / Potential Risk	Proposed Solution / Tactics
Uncertainty regarding the timing of the permitting process with Sarasota County	Smooth is Fast. ▪ We have already had a call with Sarasota County Planning and Development Services representatives Mark Loveridge and Todd Dary. During our call on July 12th, we shared our desire to host a pre-permit review meeting with all stakeholders and the design team to facilitate the best process for collaborating for a smooth review and potentially expedited inspection process. We did this with the City of Tampa for a recent airport project, and it was a very productive and highly valuable meeting. ▪ We shared several ideas with Todd and Mark with Sarasota County that might help with the entire process based on our recent and current experiences. ▪ Mark shared that Stephen Smith, the County Inspector for SRQ, is open to doing late night/early morning inspections. This may prove to be a critical part of the plan.
Compressed schedule - can it be done in 18 to 24 months concept to completion AND remain in budget?	Smooth is Fast. ▪ Laser scan and rapid 3D coordination to facilitate a common platform for design and preconstruction. The team can work side-by-side to collaborate and share information quickly. ▪ Benchmark cost baseline to establish an early Target Budget. This is essentially a rapid prototype method of budgeting based on known aviation construction costs. This is unique to Beck. ▪ Weekly estimate checks using REVIT quantity analysis and AssembleSystems to gauge progress against the Target Budget. ▪ Share budget dashboards regularly. Dashboards share design component options that amplify understanding of benchmarks, constraints and ultimately speed up the decision-making process. ▪ Collaborative phasing of the project with multiple GMPs to overlap work packages which would allow us to start work as soon as possible (well before the design is complete) ▪ LEAN pull planning scheduling alongside trade contractors so that we begin with the end in mind. ▪ Regular schedule assessment and recovery planning involving all stakeholders.
How to manage long lead times especially with an expedited schedule?	Smooth is Fast. Our process allows the team to make decisions early and in line with our budget. We frequently leverage the early decision-making process to purchase long-lead items many months in advance. We also consider options to prefabricate components and/or entire rooms off-site for quicker, seamless installation.







Case Study: How we use scanning technology to create 3D as-builts.
The images above are of TPA Red Side main terminal at the 71-foot-level. The technology is used daily for planning/design and construction and depicts how Beck's scanning technology creates a three-dimensional model of the existing conditions. Our team uses this scale-able model as a basis for beginning any interior remodel planning and provides a highly accurate representation of the existing space. We can deploy this same technology and process in many areas such as above ceilings and within plumbing chases before we demolish. It will help us understand the project constraints before the team designs.

[A] The gray area (or point cloud data) notates the existing conditions from laser scanning completed prior to design. **[B]** The work area is compact, with room for two to four workers at a time, depending on the equipment needed. The model assisted the team in planning decommissioning, space coordination, installation, and inspection. **[C]** This saved the team precious time and resources because the components could be pre-fabricated off-site and installed precisely without re-work or damage to existing infrastructure.

Preconstruction Services

Our preconstruction services are unique due to our team's high level of involvement with the design team and ownership from the project's onset to inform design decisions early and maximize project value. As an integrated firm with architects in-house, our preconstruction team understands the challenges unique to the design process and the non-linear approach that design can take. By being involved in a much more holistic way with the design team, design options can be vetted earlier and effort and budget allocated to the areas that bring the project the greatest value.

Developing and Controlling Costs During Design

Our construction professionals are used to working side by side with designers as teammates during preconstruction and construction, and provide valuable communication and constructability input throughout the design process. "Conversational knowledge," cost items known yet not documented, can be budgeted when others would stick to "plans and specs."

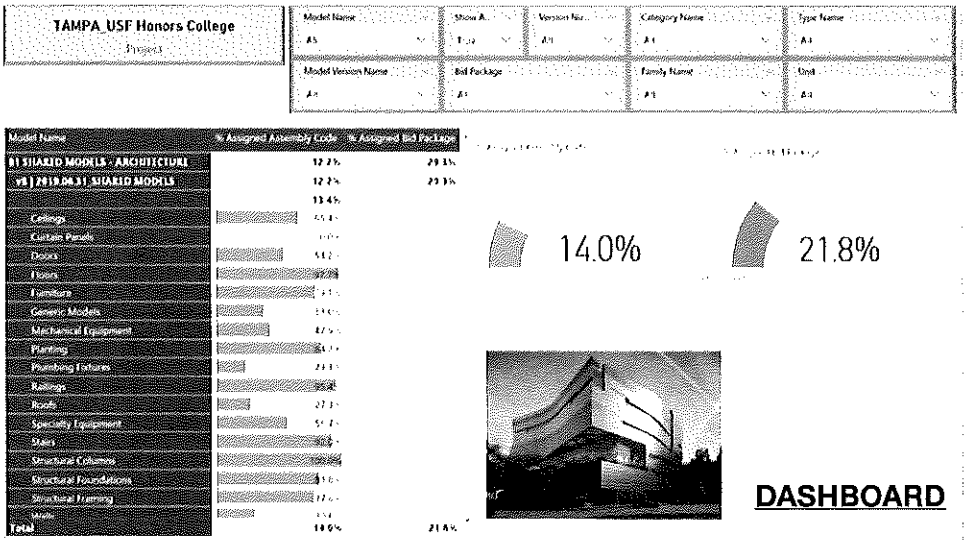
Traditional firms wait for major deliverables, provide an estimate and review comments, then work to value engineer and redesign back down to a budget. At Beck, we work collaboratively with the architects before completing major deliverables to evaluate design concepts against the target budget at a component level. This allows the design team to be more efficient because redrawing and redesign are greatly reduced. We believe in this concept so much, we built our proprietary software, DESTINI Profiler, to deliver on this idea.

Our preconstruction services includes all necessary involvement from both the preconstruction and the construction teams during the design phase and includes the following:

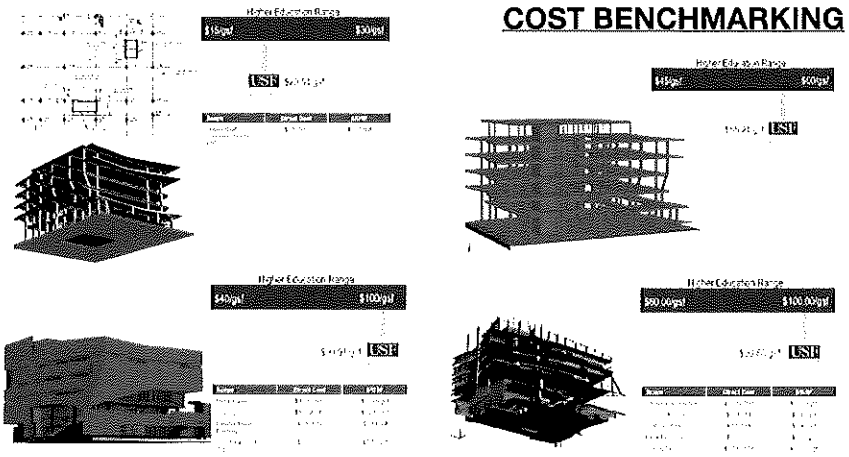
- **Detailed Quantity Takeoff and Estimates:** Beck uses a variety of software platforms to develop our

estimates: Timberline, DESTINI Estimator, DESTINI Profiler, OnScreen Takeoff, and Assemble may be used at various stages.

- **Target Value Design Budget Management:** We will utilize the Lean Methodology of Target Value Design to set goals for each of the scopes of work to maximize design and minimize waste. This collaborative process quickly validates the program and compares the allowable costs to the expected cost. The cardinal rule is that the target cost cannot be exceeded and the target program and quality cannot be changed except by SRQ if desired.
  - Rather than design alone and then come together for group reviews and decisions, work together to define the issues and produce decisions then design to those decisions.
  - Rather than narrow choices to proceed with design, carry solution sets far into the design process.
  - Target Value Design offers architects an opportunity to engage in the design conversation concurrently with our preconstruction and construction team who will buy out the scopes of work and execute the design.
- **Constructability Reviews:** Beck will perform component and constructability studies on materials systems, equipment, and accessories to make certain that the economic and competitive components chosen are consistent with the construction budget. We will conduct third-party structural, waterproofing roof and skin reviews and share this information with the team. We will also schedule plan flips where we will pick a section of the building and discuss planning, sequencing of trades, and planning of the work.



Project Dashboards are created and presented to the team to relay the project's budget and schedule quickly. 'Marketing' the budget to the team in this way leads to deep budget understanding, collaboration, and faster decisions



Cost Benchmarking: The preconstruction team can quickly establish a cost model using a national database unique to Beck of similar projects, adjusted to local market costs, and based on the various space types and levels of infrastructure considered during the accelerated programming effort. Knowing what something <u>should</u> cost leads to rapid decision-making during the budgeting process.

Cost Effectiveness

Having valuable input during the design requires accurate and effective cost data. Beck provides value through our broad professional experience, lengthy relationships with prominent subcontractors and continuing efforts to understand the ever-changing construction environment. Each project is unique and should be approached creatively to achieve optimum solutions for constructability and budget consideration. Using prior experiences, professional input from consultants and real-time industry trends from trusted subcontractors, Beck develops a plan that maximizes opportunities to save money without sacrificing quality.

In developing GMP's, we have found that a comparative approach utilizing a combination of subcontractor and vendor feedback along with trending from recent projects yields the most accurate cost information.

We will provide a variance or comparison report at each estimate phase indicating how the scope and costs are being managed. This requires a thorough Value Engineering list that indicates the effort and items selected to keep the project on track from a time and cost standpoint.

Through active participation in the preconstruction phase of the project, Beck will provide valuable direction of pricing beginning at the concept stage and transitioning into Schematic Design. At 100% Schematic Design documents, we recommend a full detailed estimate is developed with subcontractor input on all major trades. During Design Development phase, we will refine and confirm that the pricing meets the owner's budget. We will identify areas that could pose potential unnecessary design and/or cost impacts for the project.

Through extensive review and coordination with the team, Beck will provide alternative approaches or materials that may be more cost-effective or save time to stay under budget and/or speed up the completion of the project. Beck regularly goes to GMP on a Design Development set of documents and will work with the SRQ to provide a GMP at whatever time is most beneficial to the project.

Developing and Controlling Construction Costs

Because the entire project team has communicated constantly during design, estimating construction costs will not be risky. The clear, coordinated and fully constructible documents will lend themselves to competitive subcontractor pricing to furnish and install the work. The team's dedication and coordination on the front end will result in less confusion and thus significant project savings on the back end.

Immediately after award, our team will validate the budget. This step is critical to ensure that the early designs and logic developed to date are within budget. Beck will estimate costs by utilizing a myriad of estimating software at our disposal, allowing us to quickly model cost information from the project design. To ensure accurate cost validation, we will also analyze the overall program schedule and phasing, offering creative thought and efficiency as we find it.

Once the final estimate is prepared into a GMP agreement, Beck's field team will quickly translate that information to their field accounting software so we can diligently track every project cost against the estimate. Monthly forecasts will serve to monitor budgets. If the budget appears to be in jeopardy, Beck's preconstruction group, Beck's corporate support and SRQ will be notified immediately to ensure the project takes the necessary action to allow the project to stay on track financially.

Fostering Competitive Bidding

The preconstruction goal of the GMP proposal stage is to get excellent involvement from the subcontractor market, thus establishing a baseline of competitive pricing. To achieve this goal, our preconstruction team will communicate the bid requirements clearly to the subcontractor community through comprehensive bid packages and clear phasing diagrams and schedules. This communication will include advertising to the local minority and small business community to participate in the project. With our DBE partner, Envision, we will reach an expanded network of subcontractors.

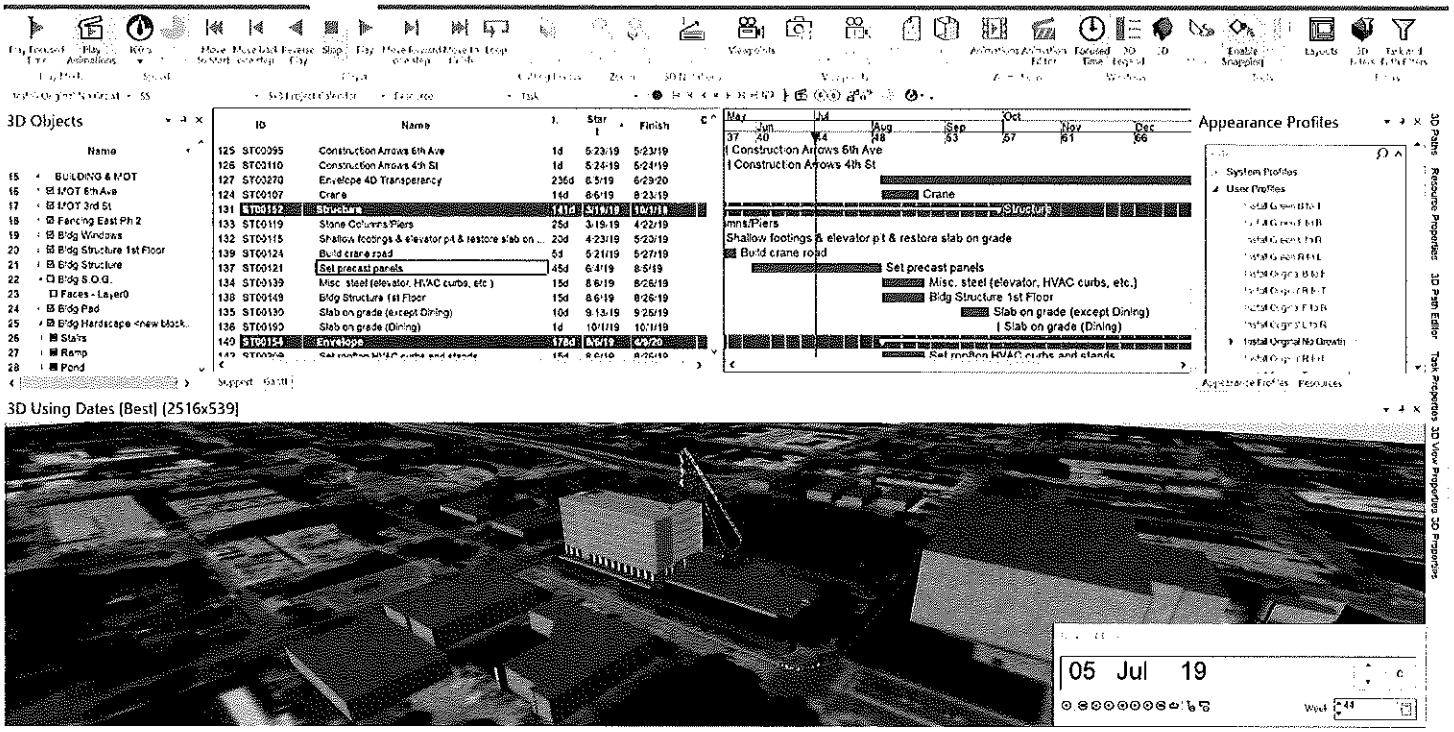
Through extensive design reviews leading up to the GMP stage, Beck will ensure that every piece of information the subcontractor needs is on the contract documents and coordinated within itself. Additional information, such as site logistics and phasing and intermittent mobilizations required, will be produced by our construction team in clear and concise one-page graphics so that subcontractors can see that there is a well-thought-out plan already in place. Past experience shows that subcontractors will put an aggressive price on the project when the project has a fully developed set of plans and bid documents.

We work hard to substantially reduce the risk to subcontractors through extensive planning and communication and the benefit in return is good pricing.

After subcontractor pricing is received, our preconstruction group will quickly digest the pricing and set up scope meetings with the competitive subcontractors to ensure their pricing is 100% aligned to our expectations of their scope and performance.

4D schedule of Gresham design at Tampa International Airport to aid in planning.

4D SCHEDULE



Before the GMP documents go out for pricing and in the weeks after those documents have been issued, our team's work will result in a complete and competitive GMP proposal that will meet the SRQ's needs.

Approach to Scheduling

Our schedule philosophy can be summed up in one word: Teamwork. It takes teamwork with the designers, subcontractor partners, SRQ and other key project stakeholders to develop the best schedule...smooth is fast. Our Regional General Superintendent, Kevin Reardon, will lead the scheduling effort. He will facilitate the planning sessions, lead the meetings and coordinate the scheduling process. The completion date, developed under Kevin's leadership, will be one that SRQ can rely on.

We will focus our initial efforts on developing an overall program schedule that establishes the general flow of the project including preconstruction, design development, permitting, construction activities, testing, commissioning and project closeout.

During the design development phase - working from 30% to 60% - our preconstruction team will develop the detailed construction sequences for each component of the project to incorporate into the overall program schedule. We will use the critical path method (CPM) for scheduling using Primavera's P6 software.

We will use our local subcontractor relationships to understand the market-driven challenges we will encounter that could impact the schedule for critical and non-critical items. During schedule preparation, we will incorporate considerable input from these companies into the overall scheduling logic.

To establish our GMP, we will include the CPM Schedule within the bid packages to ensure that the proposers understand what is expected and therefore "buy-in" to the project schedule before they begin construction.

Our bid packages will include questions pertaining to the availability and lead times of materials to better support selecting not only a qualified subcontractor at a competitive price but one that can actually perform the work.

We will develop 90-day schedules that will be updated monthly, four-week schedules updated weekly along with production trend charts and short-interval production schedules. These tools foster communication to provide a proactive approach, eliminating schedule surprises.

In summary, our schedule will be an integrated schedule that will include design deliverables, bid packages, the establishment of the GMP, Board approvals, submittals,

commissioning, and milestone dates. This will allow us to provide real-time feedback throughout the project to all team members to ensure successful, on-time delivery.

Planning

As highlighted previously, we understand the need to maintain airport operations throughout the construction phase. This will require continuous coordination, ensuring minimal impacts to operations and the traveling public. This coordination will start with Weekly Work Plans (WWP) developed by the project team in concert with the project master schedule.

A Weekly Work Plan is a detailed plan of work for the upcoming week. The development of the plan occurs weekly with feedback from each subcontractor describing in detail their next two weeks of work on the project work plan board. This technique keeps all trade partners informed of each other's work plans, avoiding conflicts and maintaining accountability to the commitments they make every week. This is another example of how smooth is fast.

The scope of work for this project will need to be constantly scheduled and coordinated with airport operations. Some of the work will need to be scheduled and completed during off-hours to minimize the impact to airport operations.

Our team is fully aware of the need to develop detailed SRQ specific documents to complete the work. Some examples may include: Job Hazard Analysis (JHA), Hot Work Permits, Service Interruption Requests (SIR), and Maintenance Construction Notification (MCN).

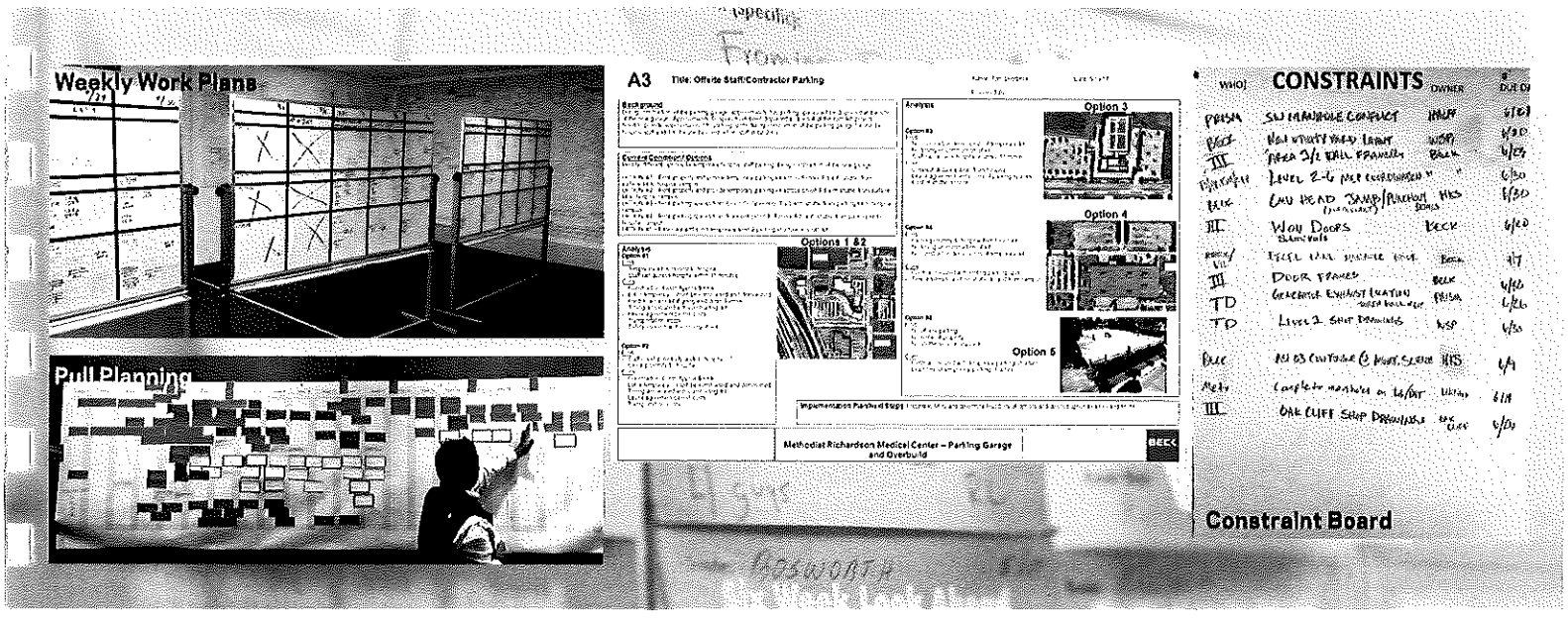
Daily Huddles occur briefly each morning for 15-20 minutes where all subcontractor foremen meet to discuss the day's events including scheduled deliveries. Each subcontractor updates progress on their WWP based on the previous day's work. Subcontractors discuss constraints that might be delaying their progress that the other subcontractor or Beck can address. This daily group meeting promotes good project synergy and camaraderie amongst team members.

The Beck team monitors the individual team members PPC (percent planned complete), which is the number of assigned tasks completed divided by the number of tasks planned for completion. The results provide a metric of trades performing as planned and trades not performing, followed by focused engagement with those not performing to develop a recovery strategy. This approach is a conglomeration of knowledge, buy-in, execution, and accountability of everyone involved, and our experience shows it helps our projects succeed.

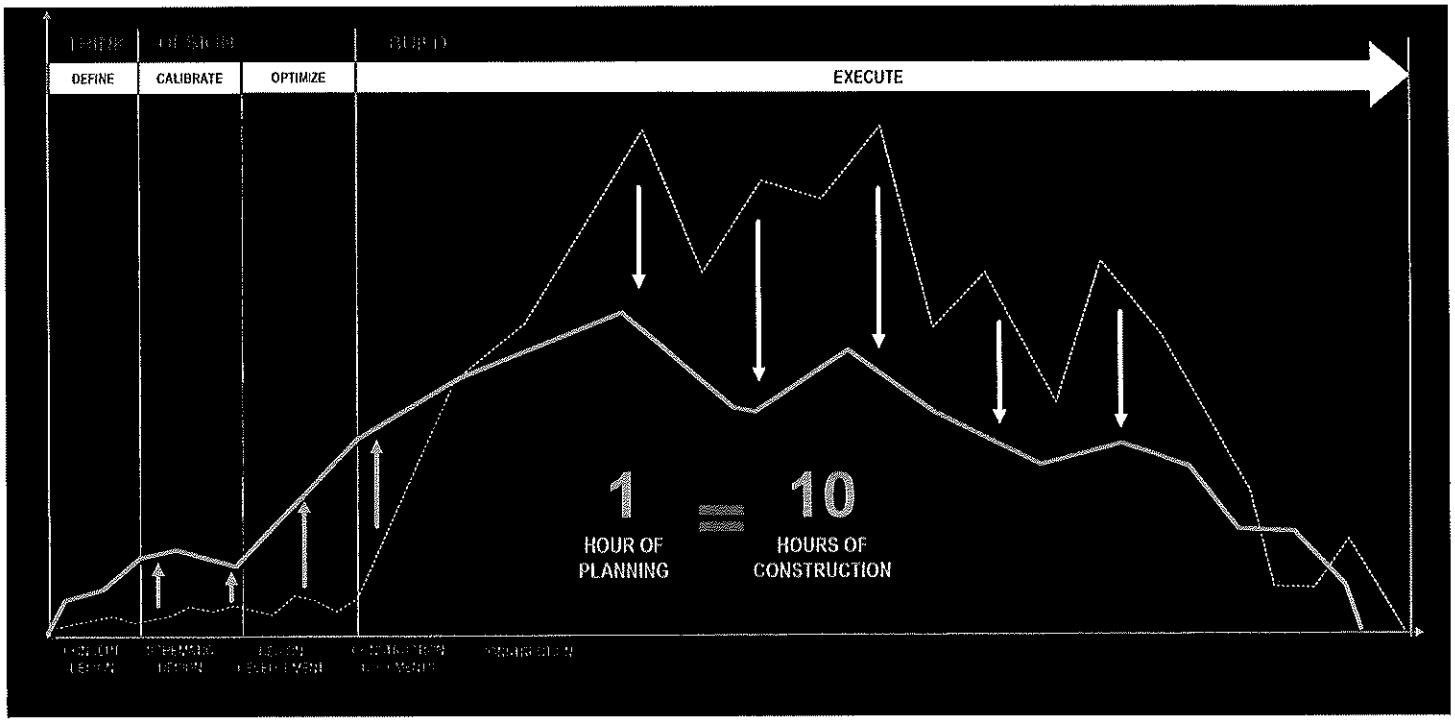
Quality Control

We believe quality must be defined and measurable. The promise of quality is fundamental not only on the jobsite, but also in our interactions with the owner and all team members. The Quality Control Program (QCP) establishes goals for quality and outlines how the project can achieve and maintain quality.

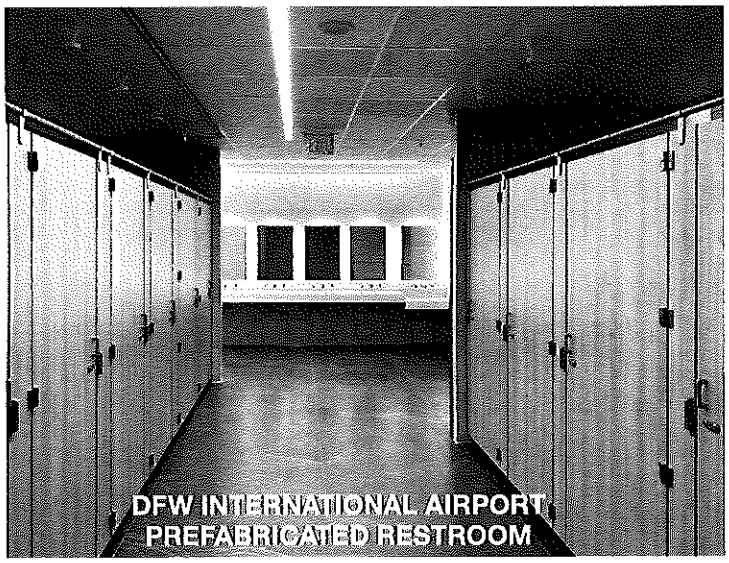
Similar to our safety plan, a good quality assurance program is a project-specific plan that is meticulously executed.



SMOOTH IS FAST



FACTORY BLUE



DFW AIRPORT, TEXAS
FACTORY BLUE: PREFABRICATION
BECK: DESIGN, CONSTRUCTION

The Beck Group led the design, renovation, and expansion of the airside restrooms at DFW Airport Terminal A29. The design and construction improvements include:

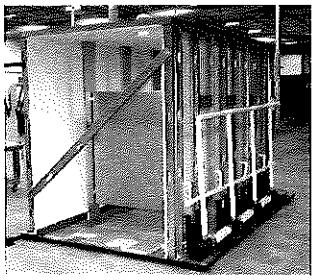
- An overhaul of the women's and men's facilities
- Adding an all-new family restroom in the space
- Relocating the American Airlines ConciergeKey office to a new terminal

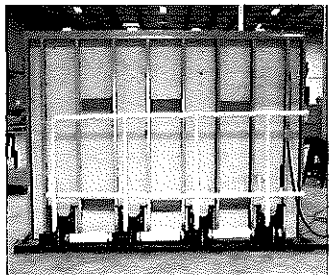
This project is the first renovation to happen at the A29 Restrooms in a decade. The design improves and modernizes the facilities by creating a 'touchless' environment with vanity and faucet fixtures. The design also features smart technologies like overhead indicator lights that signal when a restroom stall is in use.

The first phase of the project involved designing and building a new ConciergeKey office in the Terminal B-Terminal D Connector as an Enabling Project and then relocating this staff from Terminal A to this new space.

PREFABRICATION = DEPENDABLE DELIVERY

The most critical element, however, is the use of prefabrication. Factory Blue collaborated with Beck and DFW Airport to bring schedule and quality assurance solutions to the project. Factory Blue built key elements at its facility in Fort Worth, including wall sections and banks of toilets, urinals, and lavatories.





Once complete, our teams transported the elements to the project site in the evening —when customer traffic at the airport is low—to ensure minimal disruption to travelers and day-to-day operations. Using prefabrication reduced onsite construction time and restroom closures by two months compared to a traditional buildout.

Beck's QCP will be prepared specifically for the SRQ Concourse Expansion project. It will begin with a project mission statement and stated goals that incorporate input from the owner, design team, and major subcontractors to ensure that the program addresses the concerns of the entire project team.

All employees, including subcontractors and suppliers, are required to understand fully how the QCP is implemented. By monitoring our progress through the QCP and comparing it to our established milestones, we can quickly focus on areas that may require additional support. When quality is focused on and maintained, various benefits result: fewer errors, reduced cost, greater employee pride, and total client satisfaction.

Beck will achieve this by implementing a comprehensive Quality Control Plan in conjunction with SRQ that includes the following key elements:

- A project-specific QC Plan built around Beck's corporate Quality Assurance Program and tailored to address the specific requirements of the SRQ.
- Comprehensive design review during various design phases including peer reviews and design-assist workshops.
- Detailed submittal/shop drawing review by Beck's internal QA team of building material and systems submittals/shop drawings including product data, fabrication and installation details, phasing plans, temporary protection, and warranty documents for compliance with the contract documents.
- A proactive quality control process that contains steps designed to ensure that the work is done right the first time.
- Construction of virtual and physical mock-ups in the field to establish the expected level of quality and as a base sample for comparison.
- Comprehensive materials and systems testing protocol, including standardized procedures for documentation, inspection, and verification, emphasizing deficiency tracking and as-built documentation.
- A Commissioning Process to verify that all systems operate per the design intent.

Mock-ups

We advocate using mock-ups and first installation reviews to set the standard to which the work is deemed acceptable.

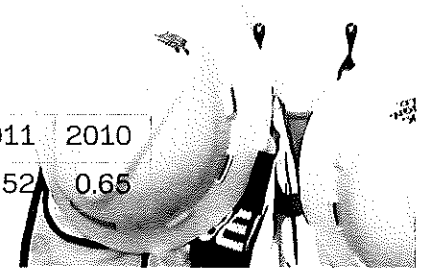
In-place mock-ups are installed in the first area of work for a specific trade. The mock-up is scrutinized for adherence to code, SRQ Design Criteria standards, and the manufactures requirements. Once accepted by the design team and owner, it remains in place as a point of reference to ensure the balance of a trades work is installed to the same level of quality as previously approved. Examples may include column covers, drywall and ceiling finishes, flooring, hold room furnishings, etc.

Stand-alone mock-ups are often created to establish and approve the finish of cementitious or epoxy-based products. They are also created to validate exterior envelope assemblies with critical interfacing requirements between several trades' work or to validate fit and finish of mechanical, electrical, plumbing, fire sprinklers, and other low voltage devices and fixtures in walls and ceilings. Stand-alone mock-ups are also scrutinized for adherence to code, SRQ Design Criteria standards, and manufacturers' requirements.

SAFETY RATING EXPERIENCE MODIFICATION RATE (EMR)

Industry standard is 1.0

YEAR	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
EMR	0.77	0.66	0.70	0.68	0.90	0.84	0.69	0.59	0.54	0.52	0.65



Once accepted by the design team and owner, stand-alone mock-ups remain on-site as a point of reference to ensure the balance of a trades work is installed to the same level of quality, fit and finish as previously approved. Examples may include architectural concrete, terrazzo flooring, curtain wall assemblies, exterior metal panels, sheet metal flashings, etc.

Safety

A successful project starts and ends with safety. A safe job has a specific plan that is meticulously executed. Beck has a culture of taking care of our people and caring for those who work on our jobs, ensuring that everyone goes home each day without an injury.

Because a major portion of this project's scope of work occurs in an active terminal, our project-specific safety plan would focus on material management, fire safety, electrical safety, and laceration prevention.

Additionally, injuries due to trip-and-falls are common when working in small areas, so additional attention is paid to jobsite organization. In addition to requirements for preventative measures to be in place, proper training is required before workers accessing the site. Each site provides unique challenges, and we find that proper orientation of the workers to the site's unique challenges helps make for a safer project. Additionally, through Hazard Scout, our web based safety collaboration platform, our staff will perform daily safety inspections where trade supervision and leadership are immediately notified when issues arise ensuring hazards are addressed before they result in injury.

Work Near and Inside AOA

Prior to commencement of any work, Beck will institute a plan tailored explicitly around airline operations and security priorities for activities near or inside the AOA barrier. Beck will implement a Mission Critical Method of Procedure (MC MOPs) in cases where critical systems or operations are at risk for impact. The MC MOPs will be vetted through the Authority before implementation and contain detailed descriptions of pre-planned activities and personnel involved. In addition to sequencing work, the plan will consider the need to protect airline equipment and operations during the construction phase.

Our team will work with SRQ to implement measures that allow the work to be completed efficiently while providing a buffer to adjacent equipment.

Project Closeout

Our Senior Superintendent, John Osborne, and Senior Project Manager, Gio Ruiz will prepare a completion list of the respective scope of work that will be completed before inviting the architect and owner to review the work and comment in the form of a punch list. Our team will execute the punch list and then request a final walk-through to confirm completion. Non-compliant work will be corrected to the satisfaction of the owner and design team promptly and not impact the completion of the project and turnover to SRQ.

11-Month Walk-Through

Eleven months after the project is complete, our team will walk the site with the owner to review and inspect items that need to be addressed before warranties expire. We will work to ensure that outstanding issues are resolved.

From Success to Significance: DBE Plan

"Life's most persistent and urgent question is, 'What are you doing for others?' This question drives what we do every day because we do more than build buildings, we build communities and we build people. A successful company has a duty to not only support, but build up the communities it serves. This is why we partner with clients, vendors, and organizations who share our values.

"As one of the largest and most successful design-build firms in the U.S., it's important that we focus on issues that matter, from inclusivity to improving lives, and I'm proud to say our employees wholeheartedly live out this vision and our values. This includes fostering a culture of inclusivity, where every individual at Beck is comfortable bringing their authentic self to work. It also means instilling the power of connection–to each other, our communities and to our planet–in all we do."

We are committed to building and lifting up our communities. This means, hiring, developing and promoting a diverse workforce and harnessing a culture of inclusion. It also means proactively working with minority- and women-owned business enterprises.

We fully support the goals of minority involvement in major projects. It is our belief that the goal of these efforts is to assist DBE firms to acquire new skills and a track record of meaningful involvement in larger, more challenging work. This kind of experience will allow them to ultimately pursue this work independently.

DBE PARTICIPATION
on recent projects

35% Tampa International Airport Security Upgrades

37% TGH Physician's Lounge

30%+ *projected* USF Genshaft Honors College

18% Moffitt CT Renovation

83%

26% Sligh Community Center Building

26% TGH Endoscopy Relocation

64% Lee Elementary Wall Bracing

Our approach to exceeding DBE goals:

OUTREACH

- Advertise in local newspapers, business journals
- Email/call our vast network
- Specifically target DBE's for inclusion on bidders list and continue to reach out if future opportunities arise
- Host outreach meetings in the community
- Communicate 1st and 2nd tier subcontracting opportunities
- Work closely with the SRQ's compliance team
- Listen.

PRE-BID ASSISTANCE

- Host pre-bid meetings to answer questions, clarify scope, etc.
- Breakout bid packages and scopes to ensure increased opportunities, specifically for DBE subcontractors
- Encourage 1st and 2nd tier subcontracting opportunities
- Encourage joint ventures between established subcontractors and DBE firms.
- Utilization of DBE suppliers for non-DBE subcontractors.
- Require major subcontractors to provide opportunities
- Work closely with the SRQ's compliance team
- Listen.

Outreach Events: Beck/Envision regularly host outreach events for projects and to expand our subcontractor network. We participated in an event with USF and the Manasota Black Chamber of Commerce on July 22, 20201 which had over 50 registered attendees.

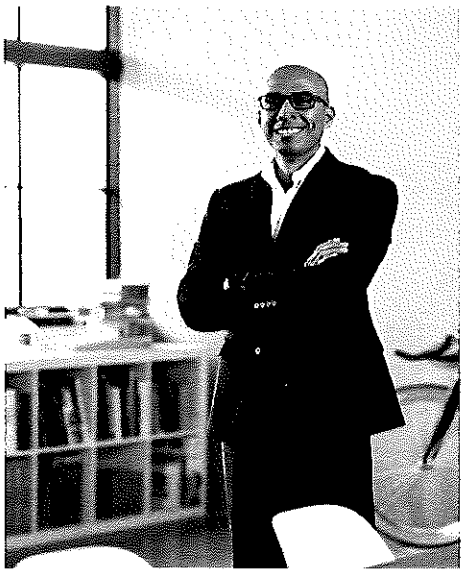
CONSTRUCTION ADMINISTRATION SUPPORT

- Creative support of DBE firms on bonding, contract, estimating, cash flow and management issues.
- Regular check-in's with DBE firms to keep communication lines open
- Flexible payment terms if approved by the owner
- Utilization of DBE suppliers for non-DBE subcontractors.
- Track DBE participation monthly while also following SRQ's tracking requirements
- Work closely with the SRQ's compliance team
- Listen.

EXCEED PROJECT GOALS

Giovanni Ruiz

Senior Project Manager



Gio has a proven track record working closely with our clients to build relationships with the goal of exceeding their expectations.

As Senior Project Manager, Gio will serve as a master collaborator for the team by promoting quality and safety programs, monthly evaluation of our team's schedule performance, coordinate and monitor project success, and will be an added resource for the team. Gio has a proven record of project leadership, planning, organizing, and exceeding client expectations, having delivered large and complex projects all while the buildings are operational.

Gio also has experience working on multiple complex aviation projects, both in the main terminal, airsides, and AOA. He is a skilled leader who has spent the last seven years of his career dedicated to airport work.

EXPERIENCE HIGHLIGHTS

worked exclusively on aviation projects for the last 7 years

multiple complex projects on active sites

EDUCATION

Bachelor of Science, Building Construction
University of Florida

Master of Science, Management
University of Florida

YEARS AT BECK 17.5

YEARS OF EXPERIENCE 21

RELEVANT PROJECT EXPERIENCE

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

TPA ConRAC + APM / Tampa, FL / 2.3M SF, 5-level consolidated rental car facility (ConRAC) with 7,300 spaces;1.3-mile automated people mover (APM) with 4 stations to link the ConRAC to the main terminal; part of Austin Commercial team.

Manatee Technical College - Fire Academy / Bradenton, FL / 5,000 SF, 3-story Burn Tower 9,000 SF, 1-story Apparatus Building

Sawgrass Mills Mall Additions and Renovations / Sunrise, FL / 1.6 million SF renovation of existing and fully operational mall common areas and an addition to the mall, included renovation of flooring, lighting, and restrooms

Lennard High School / Ruskin, FL / $35M, 50-acre, eight building high school campus; 2-story classroom and administration building, three athletic buildings, physical plant

AT&T Alliance On-Call Agreement / Various Cities, TX / On-call agreement since 1996 to service Texas and 7 other states; $1.5+ billion total projects; complex data centers, mechanical and electrical system upgrades, switchgear replacements, central utility plant upgrades, building additions and renovations

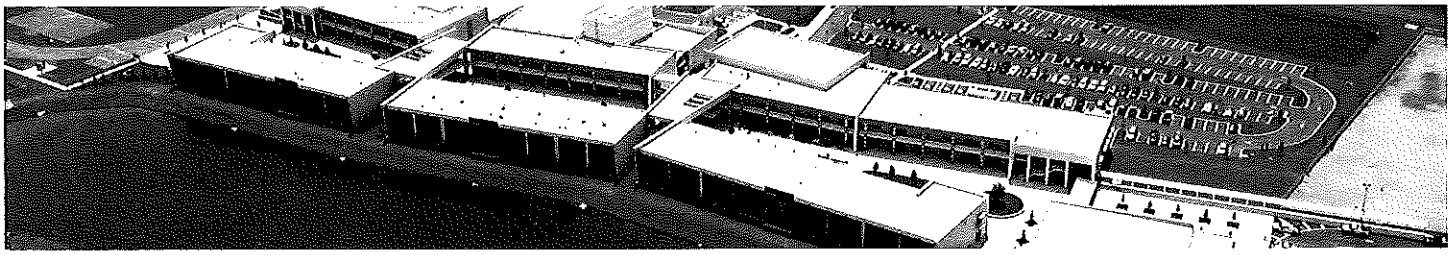
Ulele / Tampa, FL / 8,800 SF adaptive reuse renovation for a new restaurant on the Tampa Riverwalk; Indoor and outdoor dining space, beer garden, brewhouse

University of Tampa New Facilities Building / Tampa, FL / 14,745 SF building; offices, shop space

Hillsborough County Schools Food Service Renovations / Hillsborough County, FL / Renovations to 80 school kitchens across the district

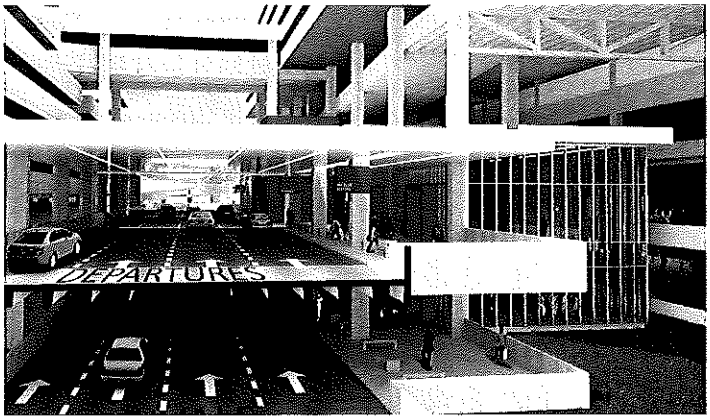
Strawberry Crest High School / Dover, FL / $61.5M, 60-acre, 210,000 SF campus; Three 2-story classroom buildings, 2-story administration-media building, music building, gym, cafeteria, agriculture building, athletic field

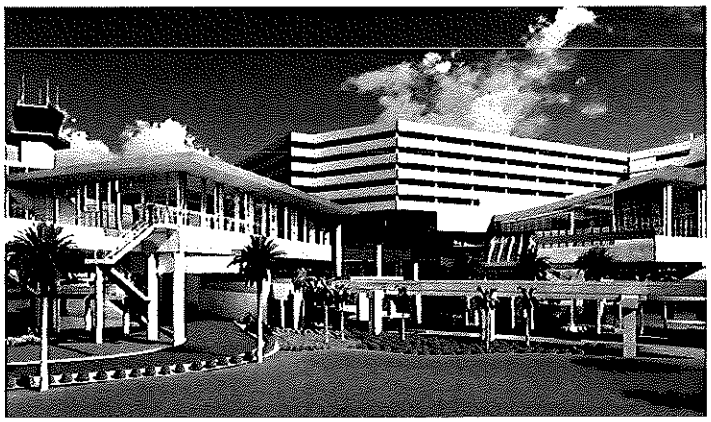
Tampa International Airport ConRAC + APM, Tampa, FL

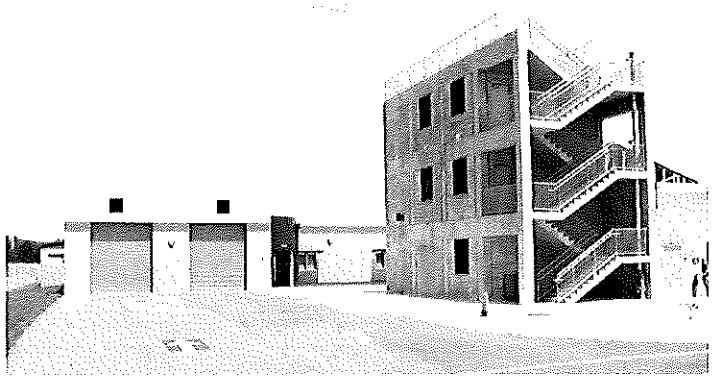


Strawberry Crest High School, Dover, FL

Sawgrass Mills Mall Additions and Renovations, Sunrise, FL







Manatee Technical College Fire Academy, Bradenton, FL

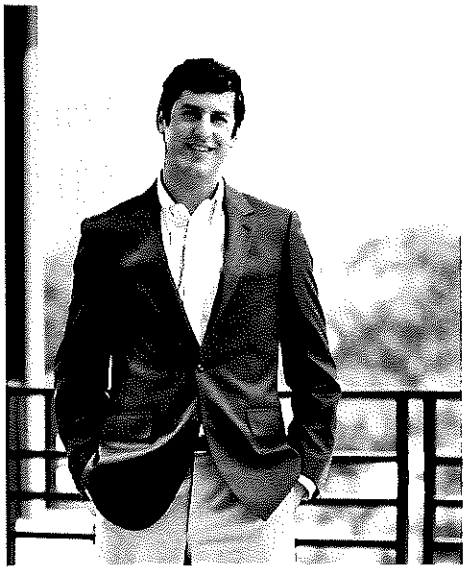
▲▲

Tampa International Airport Main Terminal Curbside Expansion, Tampa, FL

Mark Mendelson

LEED AP

Director of Preconstruction



Mark understands that accurate target budgets and collaboration with the architecture team is the key to delivering value and eliminating waste due to redesign.

As a leader of the preconstruction team, Mark will work hand in hand with the entire team through all stages of design and construction buy-out to ensure the development, communication of and adherence to the target budget is accomplished. He uses several BIM tools and is accustom to working with several model types in the daily transfer of information from design to construction. Beck will provide timely milestone cost estimates using our in-house team of estimators so that the project team makes the most effective use of the project budget.

EXPERIENCE HIGHLIGHTS

9 aviation projects

multiple federally funded projects

EDUCATION

Bachelor of Science, Computer Information Studies
Florida State University

Master of Science, Building Construction / Construction Management
Southern Polytechnic State University

YEARS AT BECK 15

YEARS OF EXPERIENCE 20

RELEVANT PROJECT EXPERIENCE

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

TPA Security Systems Replacement / Tampa, FL / Airport security systems replacement and renovations

TPA Airside F Roof Replacement / Tampa, FL / 115,000 SF re-roof; evaluation and replacement of the original barrel vault standing seam roof, gutters, sloped glazing and storm drainage systems; building remains fully operational

TPA Airsides A, C and F Restrooms Refurbishment and Expansion / Tampa, FL / Refurbish and expand public restrooms to enhance maintainability, improve the overall appearance, and provide a new layout. Expansion to the Airside C building to accommodate offices displaced by the expansion.

Tampa General Hospital Main OR Renovation / Tampa, FL / 3-phase complete remodel of all existing operation rooms without disrupting normal hospital activities and operations

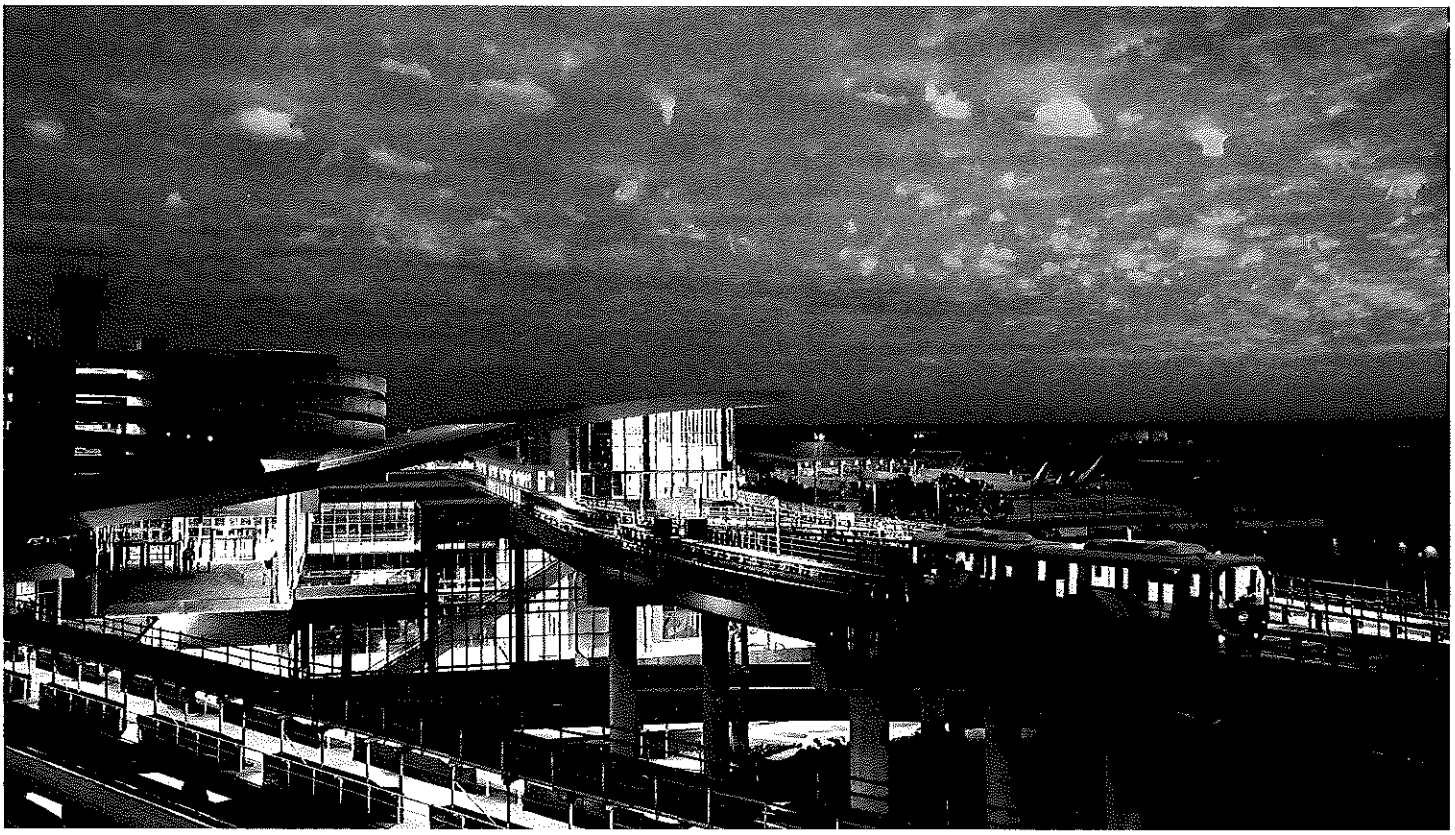
TPA ConRAC + APM / Tampa, FL / 2.3M SF, 5-level consolidated rental car facility (ConRAC) with 7,300 spaces;1.3-mile automated people mover (APM) with 4 stations to link the ConRAC to the main terminal; part of Austin Commercial team.

TPA Concessions Buildout / Tampa, FL / Buildout of 8 different restaurants at varying locations at TPA.

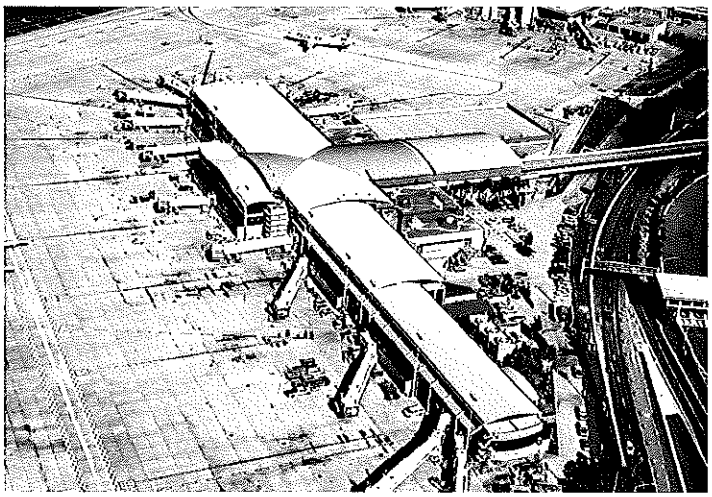
TPA Airside F Additions and Renovations / Tampa, FL / 30,000 SF addition: 2 wings, 2 baggage claim devices, 2 passport processing booths, TSA screening; 60,000 SF renovation: restrooms, flooring, lighting, retail and concession spaces

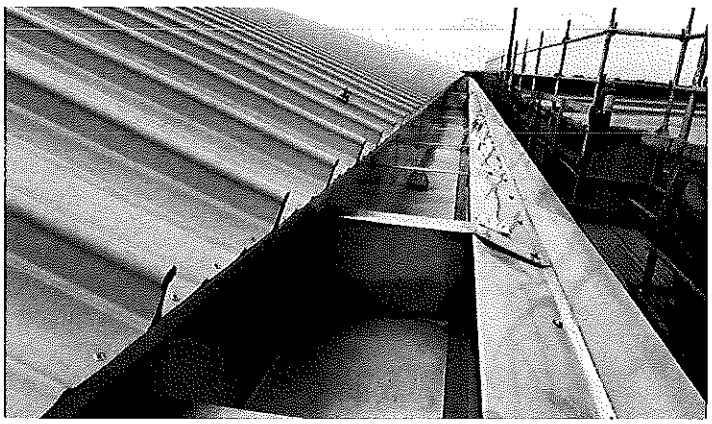
Tampa General Hospital Thyroid Cancer and Parathyroid Institute / Tampa, FL / 21,125 SF, thyroid operating rooms, parathyroid operating rooms, nurses stations, support space, prep rooms, PACU rooms, laboratories, restrooms, public waiting areas

University of Tampa Daly Innovation and Collaboration Building / Tampa, FL / 213,000 SF, 8-story building; 4 floors of academic and administrative space, 511 classroom seats, 31 faculty offices; 4 floors of parking with 386 spaces, LEED Silver

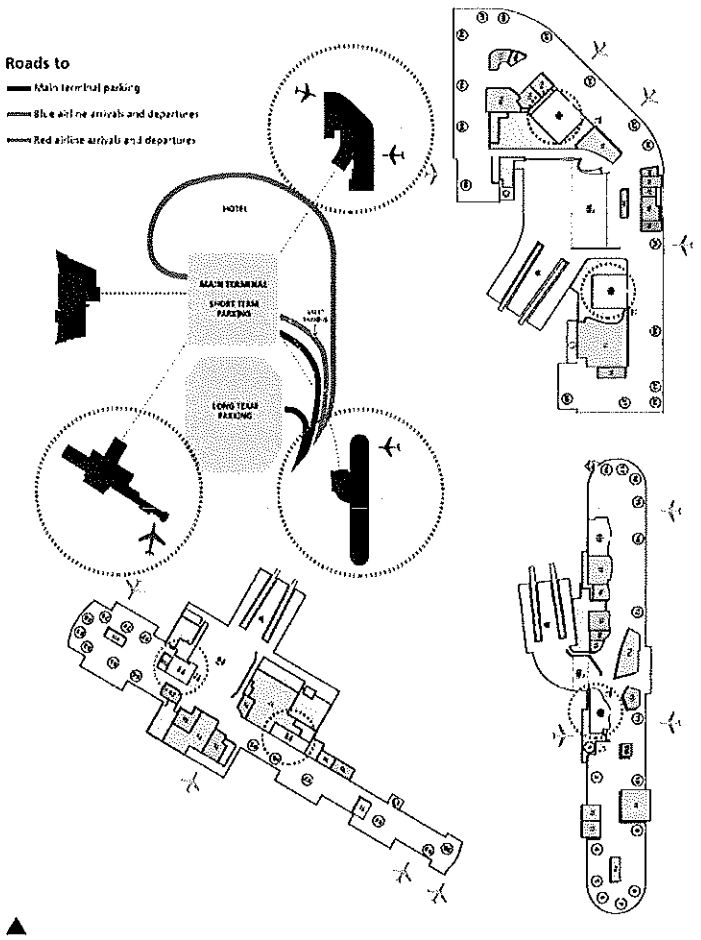


▲ **Tampa International Airport ConRAC + APM,** Tampa, FL





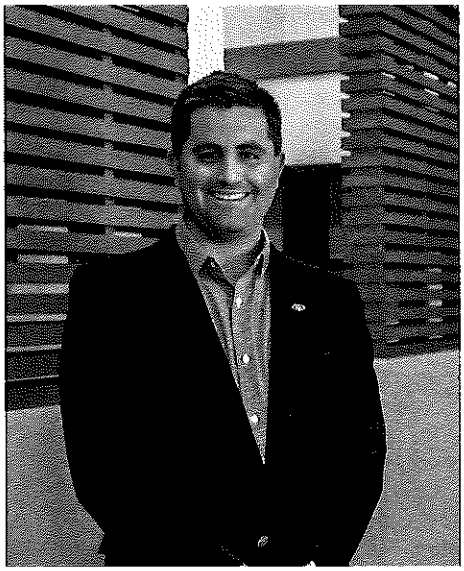
▲ **Tampa International Airport Airside F Re-Roof and Envelope Repair,** Tampa, FL



▲ **Tampa International Airport Airsides A, C and F Restrooms Refurbishment and Expansion,** Tampa, FL

Jordan Nasser

Preconstruction Engineer - Envision



Jordan will work in tandem with Mark Mendelson to create the project budget and through subcontractor buy-out.

As the cost estimator, he will work directly with Beck's preconstruction team and project manager to prepare estimates, review scope packages and communicate with subcontractors. With Envision by our side, we feel confident that our team will exceed DBE participation.

EXPERIENCE HIGHLIGHTS

2 aviation projects
multiple renovation projects

EDUCATION

Bachelor of Science, Marketing
University of Florida

Construction Cost Estimating and Cost Control Certification
Columbia University

YEARS AT ENVISION 1

YEARS OF EXPERIENCE 2

RELEVANT PROJECT EXPERIENCE

TPA Airside F Roof Replacement / Tampa, FL / 115,000 SF re-roof; evaluation and replacement of the original barrel vault standing seam roof, gutters, sloped glazing and storm drainage systems; building remains fully operational

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

USF St. Petersburg Student Housing & Dining Facility / St. Petersburg, FL / 125,000 SF, residence hall and dining facility; communal kitchen, lounges, study rooms, community laundry spaces, suite-style bedrooms

USF St. Petersburg Davis Hall Renovations / St. Petersburg, FL / 35,000 SF renovation of second floor of academic space of Davis Hall, which was built in the 1980s. The space, which houses the College of Arts and Sciences, includes classrooms, faculty offices, research space and student gathering space. One of the largest teaching buildings on campus.

University of South Florida Judy Genshaft Honors College / Tampa, FL / Designed my Morphosis, 5-stories, 86,000 SF, event space, meeting rooms, lounge areas, second floor amphitheater, study areas, offices, library, computer lab and classroom space.

The University of Tampa Technology Building / Tampa, FL / New 96,132 SF, six-story building which includes a bridge to an existing structure that Beck designed and built in 2018. The building will house the academic programs related to technology and much of UT's administrative technology support systems.

Moffitt Cancer Center SRB HVAC and Rooftop Renovation / Tampa, FL / BSL 2 labs, a vivarium that houses 40,000+ mice for research, as well as offices and other ancillary support spaces like conference rooms and an auditorium. The research components of the building must stay on-line at all times.

Moffitt Cancer Center Administration Office Relocation and New CT / Tampa, FL / Installation of new Siemens Somatom Definite Edge CT Scanner, requires relocation of current Imaging Administration Office suite to accommodate new CT machine

Marybel Arcentales

Assistant Project Manager

Marybel has an exceptional set of skills; as Assistant Project Manager on two major expansion projects at TPA, she was actively involved in the coordination with subcontractors, reviewing estimates, and preparing job cost forecasts..

Even within the most high performing teams, the transition from design to construction often reveals gaps between the contract documents and what is needed in the field. Through her careful attention to detail, she has the rare ability consider design, constructibility and construction costs simultaneously.

EXPERIENCE HIGHLIGHTS

2 aviation projects
multiple complex projects on active sites

EDUCATION

Bachelor of Science, Civil Engineering
Polytechnic University

Master of Science, Civil Engineering
Polytechnic Institute of NYU

CERTIFICATIONS/TRAINING

OSHA 30 Hour Training
DEP Spill Prevention Training
OSHA Confined Space Entry Training

YEARS AT BECK 1.5
YEARS OF EXPERIENCE 15

RELEVANT PROJECT EXPERIENCE

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

***TPA ConRAC + APM** / Tampa, FL / 2.3M SF, 5-level consolidated rental car facility (ConRAC) with 7,300 spaces;1.3-mile automated people mover (APM) with 4 stations to link the ConRAC to the main terminal; part of Austin Commercial team.

***NYU Langone Medical Center Kimmel Pavilion** / New York, NY / $715M, 830,000 SF, 21-story facility includes the Hassenfeld Children's Hospital, a 160,000 square foot facility. Assistant Project Manager

***NY Cruise Terminal Pier 88 and 90 - Department of Environmental Conservation (DEC)** / New York, NY / Piers 88 and 90, once brown and crumbling, were restored and painted white. Pier 88 was redesigned to improve passenger flow; more than doubled the check-in counter space and added VIP waiting areas, new aprons, and new, advanced gangways. Project Engineer

***Rehabilitation of the New Croton Aqueduct - Department of Environmental Protection (DEP)** / New York, NY / $177M rehabilitation of the aqueduct which was placed into service in 1890, 33-mile-long, 13-foot-diameter, 163M bricks line the tunnel which distributes 290M gallons of drinking water per day, Project Engineer

***NYU Langone Medical Center Hurricane Restoration** / New York, NY / $50M restoration, Project Engineer

***NYU Langone Medical Center Hurricane Restoration** / New York, NY / $50M restoration, Project Engineer

***Barclays Nets Arena** / Brooklyn, NY / 670,000 SF multi-purpose center with 18,000 seats, 105 suites and countless other luxury experiences, Features an oculus — a curved 3,000-foot LED board at the entrance of the facility Curtainwall Project Engineer

***NY Times Printing Facility Expansion** / Queens, NY / Field Engineer

**Prior to Beck*

Kevin Reardon

Regional General
Superintendent

Kevin brings a tremendous amount of experience to our project team and will be involved in the preconstruction phase for planning, logistics and subcontractor coordination.

He is a committed, results-oriented superintendent with experience managing the complex projects in and around active sites. His strong interpersonal skills focus on open and honest communication, team empowerment and building through active and ongoing efforts to continually foster transparency and trust with all team members.

EXPERIENCE HIGHLIGHTS

7 aviation projects
multiple complex
projects on active sites

TRAINING

Superintendent Training Association of General Contractors

YEARS AT BECK 22
YEARS OF EXPERIENCE 41

RELEVANT PROJECT EXPERIENCE

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

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Moffitt Cancer Center Administration Office Relocation and New CT/ Tampa, FL / Installation of new Siemens Somatom Definite Edge CT Scanner, requires relocation of current Imaging admin office suite to accommodate new CT machine

John Osborne

Senior Superintendent

John will be your on site project superintendent and will be responsible for the quality and construction execution of the design.

He is a committed, results-oriented superintendent with experience managing the complex projects in and around active sites. His strong interpersonal skills focus on open and honest communication, team empowerment and building through active and ongoing efforts to continually foster transparency and trust with all team members. Additionally, he has experience with the other proposed team members.

John has built numerous projects in Sarasota County over the last 30 years and has a high degree of familiarity with the County's processes. John lives minutes from SRQ.

EXPERIENCE HIGHLIGHTS

2 aviation projects
multiple complex projects on active sites

EDUCATION/ TRAINING

United States Marine Corps Combat Veteran

OSHA 30-Hour

YEARS AT BECK 9

YEARS OF EXPERIENCE 30

RELEVANT PROJECT EXPERIENCE

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

TPA Airside C / Tampa, FL / 315,000 SF airside terminal with 16 gates serving Southwest and other airlines

Highwoods Preserve / Tampa, FL /1 million SF, seven-building corporate headquarters including a network operations center

***Lynches River Electric Headquarters** / Pageland, SC / 75,000 SF new construction, CMU/with brick

***Fed Ex Distribution Facility** / Palmetto, FL / 125,000 SF new construction, steel/ CMU

***Sarasota County Fire Station 16** / Sarasota, FL / 15,000 SF new construction, steel/CIP/CMU LEED Silver

***Sarasota Memorial Hospital Medical Office Building** / Lakewood Ranch, FL / 15,000 SF new construction, steel/CMU

University of Tampa Urso Hall / Tampa, FL / 56,000 SF total; 11-story, 182-bed dormitory, community building

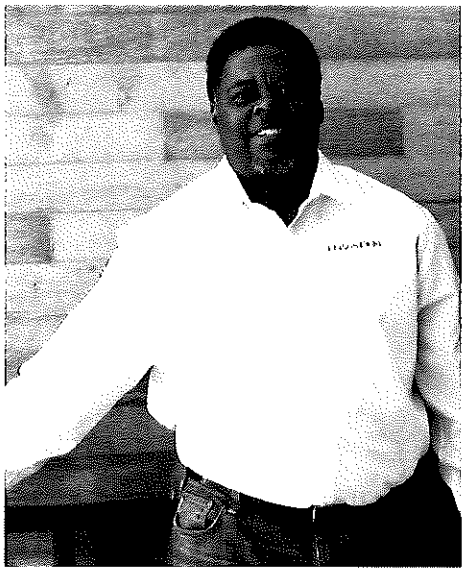
Meadowbrook Middle School / Winter Park, FL / Tilt-wall, demo of existing structure, 8 buildings (3 classroom buildings, gym, cafeteria building, media center, music building, admin building), track/soccer field, ball fields, basketball and tennis courts

***Sarasota County School District Booker High School** / Sarasota, FL / 225,000 SF educational; new and renovated construction, steel/CMU

**Prior to Beck*

Earley McKinley

Superintendent - Envision



Over his nearly 30-year career, Earley has worked on various projects, mostly on occupied sites.

Earley will assistant Sr. Superintendent, John, by helping to assure quality of workmanship and materials; supervise subcontractors and field labor; implement the jobsite safety program; and assure compliance with project quality program.

EXPERIENCE HIGHLIGHTS

1 aviation project
multiple complex projects on active sites

TRAINING

State of Florida Certified Building Contractor
CICTI Certified Healthcare Worker (CCHW)
Osha 40-Hour
P3 Management and Control Training
Primavera Project Planner
Associated General Contractors of Greater Florida

YEARS AT ENVISION 3
YEARS OF EXPERIENCE 28

*Prior to Envision

RELEVANT PROJECT EXPERIENCE

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

Tampa General Hospital Physicians Lounge / Tampa, FL /
3,381 SF renovation to existing hospital space; physicians lounge

University of South Florida Center for Advance Health Mammogram Move / Tampa, FL / demolition paint and thorough cleaning of 15 rooms

The Tempo at Encore / Tampa, FL / Flooring services for the apartment complex which is 7 floors and over 200 units

Revealing Truth Ministries / Tampa, FL / Tenant improvements and renovations for two campuses; lobby expansion, resource center, office executive suites, children's ministry dept space, recreational fun-zone, four nursing rooms and main sanctuary 10,000 SF UR Student Ministries building renovation, library changes and a newly renovated cafe dining area.

***Moffitt Cancer Center on McKinley Drive** / Tampa, FL / poured concrete sidewalk and roof curbs

***Tampa International Airport Renovations** / Tampa, FL / Renovations included repainting of metal steel beams, replace walls and ceiling panels, replace hangar door components, repairing concrete cracks

***Ocean Way Assemblies of God** / Jacksonville, FL / remodeling of gym flooring, ceiling and restrooms

***Florida Polytechnic University Testing Laboratory** / Lakeland, FL / Build-out of two offices and testing lab

***World Alive Ministries Church Build Out** / Tampa, FL / 12,000 SF new gymnasium/ multi-purpose building

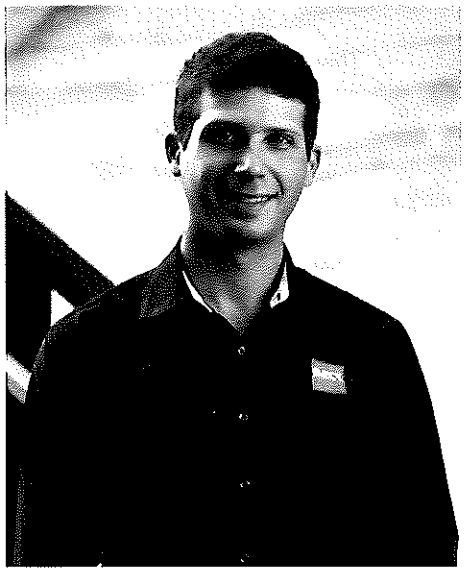
***New Bethel Progressive P.B. Church** / Tampa, FL / 5,000 SF church; oversight of estimating, value engineering, submittals

***MidFlorida Credit Union** / Lutz, FL / 5,000 SF bank; new banking institution equipped with 3 drive-thru lanes, site infrastructure, landscaping, parking lot

***Southeastern University College of Arts and Media Facility** / Lakeland, FL / 140,000 SF; 322 dorm rooms, 3 restaurants, 20 classrooms, media center

Ryan Paleczny

Superintendent



Ryan not only has specific relevant airport experience, but he has relevant experience with this team.

Ryan has spent five years at Tampa International Airport working on a variety of projects; all of which were on active and operational sites. In concert with the daily roles and responsibilities of the Assistant Superintendent, Ryan will make sure the subcontractors are providing the level of quality expected by Beck and SRQ Airport.

Ryan has built numerous projects in Sarasota County and lives minutes from SRQ.

EXPERIENCE HIGHLIGHTS

3 aviation projects
multiple complex
projects on active sites

YEARS AT BECK 7
YEARS OF EXPERIENCE 8

RELEVANT PROJECT EXPERIENCE

TPA Main Terminal Curbside Expansion / Tampa, FL / 4-lane curbside expansion at all locations with vertical circulation and connection to the main terminal, new central energy plant, electrical service building, FAA parking lot, loading docks, demolition of the administration building and data center; part of Hensel Phelps team

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TPA Security Systems Replacement / Tampa, FL / Airport security systems replacement and renovations

Hillsborough County Schools Kitchen Renovations / Hillsborough County, FL / Renovations to 80 school kitchens across the district

Tampa General Hospital Thyroid Cancer and Parathyroid Institute / Tampa, FL / 21,125 SF, thyroid operating rooms, parathyroid operating rooms, nurses stations, support space, prep rooms, PACU rooms, laboratories, restrooms, public waiting areas

The University of Tampa Technology Building / Tampa, FL / New 96,132 SF, six-story building which includes a bridge to an existing structure that Beck designed and built in 2018. The building will house the academic programs related to technology and much of UT's administrative technology support systems.

Willis Towers Watson

July 22, 2021

Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Re: HCBeck, Ltd. - Bond Capacity/Reference
SARASOTA MANATEE AIRPORT AUTHORITY CONSTRUCTION MANAGER AT RISK SERVICES FOR TERMINAL CONCOURSE EXPANSION PROJECT – Sarasota, Florida

To Whom It May Concern,

HCBeck, Ltd. is a highly regarded and valued client of Liberty Mutual Insurance Company and Berkshire Hathaway Specialty Insurance Company. During HCBeck, Ltd.'s history, the company has developed a strong and successful track record of completing projects on time, without claims and within the available budget.

With respects to bonding capacity, Liberty Mutual Insurance Company [A.M. Best Financial Strength Rating of A (XV)] and Berkshire Hathaway Specialty Insurance Company [A.M. Best Financial Strength Rating of A++ (XV)], as co-sureties, have considered and/or provided bonding for individual projects in excess of $300,000,000 and considered and/or provided aggregate surety support in excess of $1,000,000,000. All of the previously referenced sureties are authorized to transact business in all fifty States. Liberty Mutual Insurance Company will act as lead surety for HCBeck, Ltd.

If HCBeck, Ltd. is selected for any of the referenced projects and requests that we provide the necessary Performance and/or Payment Bonds, we will be prepared to execute the bonds subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between HCBeck, Ltd. and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

We trust this information meets your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,

Teuta Luri

Teuta Luri
Attorney-In-Fact for
Liberty Mutual Insurance Company
and Berkshire Hathaway Specialty Insurance Company

Willis Towers Watson Insurance
Services West, Inc.
500 N. Akard St., Suite 4300
Dallas, Texas 75201
972 716 2173
teuta.luri@willistowerswatson.com

INSURANCE CERTIFICATES

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/1/2022 — 7/22/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: LOCKTON COMPANIES, 2100 ROSS AVENUE, SUITE 1400, DALLAS TX 75201, 214-969-6700

CONTACT NAME: — PHONE (A/C, No, Ext): — FAX (A/C, No): — E-MAIL ADDRESS: —

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Indian Harbor Insurance Company	36940
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED: 1482836 Beck Group Holdings, LLC, HCBeck, Ltd., 1601 Elm Street, Suite 2800, Dallas TX 75201

COVERAGES — CERTIFICATE NUMBER: 17717899 — REVISION NUMBER: XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY: CLAIMS-MADE / OCCUR; GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / PRO-JECT / LOC / OTHER			NOT APPLICABLE			EACH OCCURRENCE $ XXXXXXX; DAMAGE TO RENTED PREMISES (Ea occurrence) $ XXXXXXX; MED EXP (Any one person) $ XXXXXXX; PERSONAL & ADV INJURY $ XXXXXXX; GENERAL AGGREGATE $ XXXXXXX; PRODUCTS - COMP/OP AGG $ XXXXXXX; $
	AUTOMOBILE LIABILITY: ANY AUTO; OWNED AUTOS ONLY / SCHEDULED AUTOS; HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) $ XXXXXXX; BODILY INJURY (Per person) $ XXXXXXX; BODILY INJURY (Per accident) $ XXXXXXX; PROPERTY DAMAGE (Per accident) $ XXXXXXX
	UMBRELLA LIAB: OCCUR / EXCESS LIAB: CLAIMS-MADE; DED / RETENTION $			NOT APPLICABLE			EACH OCCURRENCE $ XXXXXXX; AGGREGATE $ XXXXXXX; $ XXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY: ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N; If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		NOT APPLICABLE			PER STATUTE / OTH-ER; E.L. EACH ACCIDENT $ XXXXXXX; E.L. DISEASE - EA EMPLOYEE $ XXXXXXX; E.L. DISEASE - POLICY LIMIT $ XXXXXXX
A	PROFESSIONAL AND POLLUTION LIABILITY	N	N	CEO742106501	4/1/2021	4/1/2022	$10,000,000 PER CLAIM/AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: SARASOTA BRADENTON INTERNATIONAL AIRPORT SARASOTA MANATEE AIRPORT AUTHORITY CONSTRUCTION MANAGER AT RISK SERVICES FOR TERMINAL CONCOURSE EXPANSION PROJECT

CERTIFICATE HOLDER: 17717899, Sarasota Manatee Airport Authority, 6000 Airport Circle, Sarasota FL 34243

CANCELLATION: See Attachments — SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE: Frank Kruidenier

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ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/22/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Willis Towers Watson Insurance Services West, Inc., c/o 26 Century Blvd, P.O. Box 305191, Nashville, TN 372305191 USA

CONTACT NAME: Willis Towers Watson Certificate Center — PHONE (A/C, No, Ext): 1-877-945-7378 — FAX (A/C, No): 1-888-467-2378 — E-MAIL ADDRESS: certificates@willis.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Greenwich Insurance Company	22322
INSURER B: XL Specialty Insurance Company	37885
INSURER C: American Guarantee and Liability Insurance	26247
INSURER D:	
INSURER E:	
INSURER F:	

INSURED: HCBeck, Ltd., 3601 Elm Street, Suite 2800, Dallas, TX 75201

COVERAGES — CERTIFICATE NUMBER: W21667786 — REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY: CLAIMS-MADE / X OCCUR; GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC / OTHER	Y		CGC76088602	07/01/2021	07/01/2022	EACH OCCURRENCE $ 2,000,000; DAMAGE TO RENTED PREMISES (Ea occurrence) $ 100,000; MED EXP (Any one person) $ 5,000; PERSONAL & ADV INJURY $ 2,000,000; GENERAL AGGREGATE $ 4,000,000; PRODUCTS - COMP/OP AGG $ 4,000,000; $
A	AUTOMOBILE LIABILITY: X ANY AUTO; OWNED AUTOS ONLY / SCHEDULED AUTOS; HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			CA8760886702	07/01/2021	07/01/2022	COMBINED SINGLE LIMIT (Ea accident) $ 2,000,000; BODILY INJURY (Per person) $; BODILY INJURY (Per accident) $; PROPERTY DAMAGE (Per accident) $; $
B	X UMBRELLA LIAB: X OCCUR / EXCESS LIAB: CLAIMS-MADE; DED / X RETENTION $ 10,000			US0310103411A	07/01/2021	07/01/2022	EACH OCCURRENCE $ 10,000,000; AGGREGATE $ 10,000,000; $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY: ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N; If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC7460886502	07/01/2021	07/01/2022	X PER STATUTE / OTH-ER; E.L. EACH ACCIDENT $ 2,000,000; E.L. DISEASE - EA EMPLOYEE $ 2,000,000; E.L. DISEASE - POLICY LIMIT $ 2,000,000
C	Excess Liability - 2nd Layer			AEC 3302939-02	07/01/2021	07/01/2022	Each Occurrence $10,000,000; Aggregate $10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Construction
Project Name: SARASOTA BRADENTON INTERNATIONAL AIRPORT SARASOTA MANATEE AIRPORT AUTHORITY CONSTRUCTION MANAGER AT RISK SERVICES FOR TERMINAL CONCOURSE EXPANSION PROJECT
Project Location: Sarasota, FL

CERTIFICATE HOLDER: Sarasota Manatee Airport Authority, 6000 Airport Circle, Sarasota, FL 34243

CANCELLATION — SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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IM ID: 21306674 DATE: 2175595

Clients and Colleague References

Tampa International Airport
Hillsborough Aviation Authority
Tampa, Florida

John Mallory, Director of Construction
jmallory@TampaAirport.com
P 813 870 7830

Dallas Fort Worth International Airport
Dallas, Texas

Smitha Radhakrishnan, Assistant Vice President of Program Projects
sradhakrishnan@dfwairport.com
P 972 973 4646

TLC Engineering for Architecture
Tampa, Florida

Dominic Cacolici, P
Principal, Senior Mechanical Engineer
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P 813 281 8404

WALTER P MOORE
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P 813 769 8936

AECOM
Tampa, Florida

Elisabeth A. Bernitt, ASID, LEED AP
Senior Vice President
elisabeth.bernitt@aecom.com
P 813 675 6650

July 29, 2021

Mr. Kent D. Bontrager, C.M., P.E.
Senior Vice President Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Re: RFQ for Construction Manager at Risk for Terminal Concourse B Expansion & New Construction A Project

Dear Mr. Bontrager:

We are pleased to submit our qualifications for the Terminal Concourse B Expansion and New Construction A Project at Sarasota Bradenton International Airport. We are very excited about this project and the impact that it will have on our community. We would be honored to partner with SMAA and the design team to bring their vision to reality.

As you will see in our RFQ response, we have joined forces with Magnum Builders to bring a team that can successfully deliver these projects and provide a positive experience for everyone involved. Magnum Builders and DeAngelis Diamond are culturally aligned and have always had tremendous respect for each other's firms. DD and Magnum team members have worked together in the past, which was one of the many reasons that led us to this partnership. We feel strongly that the DD-Magnum team provides added value to SMAA.

- DD's aviation experience and large project capabilities will complement Magnum's knowledge of the SMAA facilities and team. No other construction manager knows the SRQ airport facilities and team as well as Magnum Builders. There will be no learning curve for us.
- We are local construction managers. The Sarasota/Manatee County area is where our team members live, work, play, and worship. Magnum's office has been in this area over 38 years and DD's over 8 years. We are very proud of our community and SMAA can rest assured that these projects will get the attention they deserve by team members with a vested interest. Other benefits of using local partners are quick response times, strong knowledge of the local subcontractor market, knowledge of and relationships with local AHJ's, and the ability to use our relationships to get the best value for the airport and personnel on the projects.
- Our team members have successfully delivered multiple complex projects of all sizes with Gresham Smith & Partners throughout the years. We have worked together at SRQ Airport, Sarasota Memorial Hospital, and many other public and private facilities. We have a longstanding, positive relationship that will benefit SMAA and yield predictable outcomes.
- DD is one of the largest locally owned construction management firms in Southwest Florida and has completed over 1,200 projects locally, including numerous projects similar in size and complexity as your project. With strong financial resources, a deep personnel bench, and a portfolio of notable aviation experience, DD will provide additional horsepower and expertise to the Magnum team SMAA has trusted for the last 20 years.
- Knowledge of the DBE market and the ability to maximize DBE opportunities. Our track record of meeting or exceeding DBE goals speaks for itself. We value our DBE partnerships and will make every effort to help them succeed.

DD and Magnum Builders have assembled a talented team of estimators, project managers, superintendents, executives, and support staff ready to work with you on the project. Our team will work harder for you than anyone to meet the goals and deliver a safe and high-quality project. I trust the enclosed will meet your approval. Thank you for your time and consideration.

Sincerely,

Scott Beck
DeAngelis Diamond
941-504-7941

Mike Baltzer
Magnum Builders
941-351-5560

Naples, FL
239.594.1994

Fort Myers, FL
239.594.1994

Sarasota, FL
941.952.3846

Orlando, FL
407.367.5173

Birmingham, AL
205.977.7798

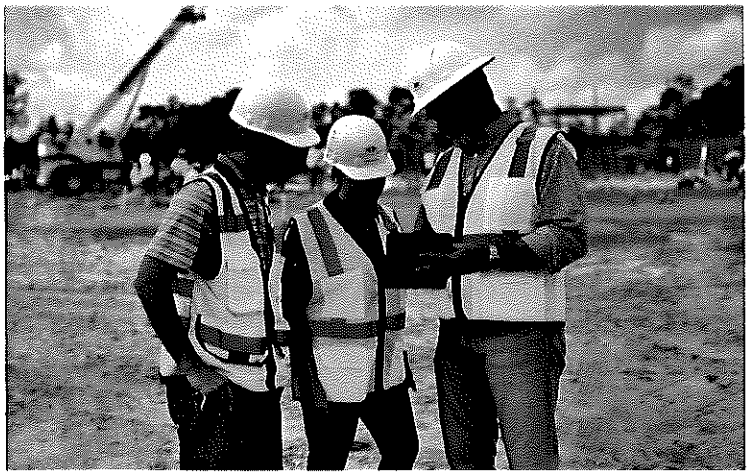
Nashville, TN
615.922.3995

Detroit, MI
248.513.6112

deangelisdiamond.com

the honor to build

Since inception in 1996, DeAngelis Diamond has become an innovative, award-winning, national construction management firm, specializing in commercial, multifamily, and healthcare construction. Licensed in 37 states, DeAngelis Diamond has a highly diverse project portfolio across the United States and in the Caribbean Islands. We are one of America's fastest growing companies, according to Inc. 5000, and are listed on ENR's Top 400 Contractors list annually. DeAngelis Diamond is dedicated to providing our clients with a streamlined building process that highlights our safety, efficiency, technology, and highly skilled teams. Our mission is to develop authentic relationships and have a positive influence on everyone we meet.



COMPANY HIGHLIGHTS

- Local Sarasota Office
- Over $1B in Construction Over Last 3 Years
- $700 Million Bonding Capacity
- Strong Local Resources
- Data Driven Decision Processes
- Collaborative Approach

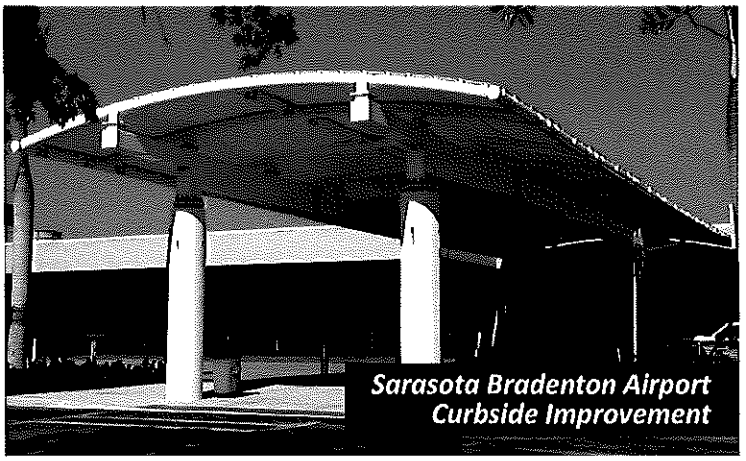
Headquartered in Naples, Florida, DeAngelis Diamond has six additional offices in Ft. Myers, Florida, Sarasota, Florida, Orlando, Florida, Birmingham, Alabama, Nashville, Tennessee, and Detroit, Michigan. Throughout the company, DeAngelis Diamond employs over 190 team members. David Diamond and John DeAngelis believe the team members are the industry's most talented people who have helped mold the collaborative, innovative, family oriented and faith filled culture of the company.

DeAngelis Diamond believes that it is imperative to help improve the world around us with our own time, talent, and resources. It is essential that in doing so, DeAngelis Diamond remains consistent with our company's core values. Giving back is so significant to us that we offer each team member two paid days a year to support a charity of their choice. DeAngelis Diamond employees volunteer over 20,000 hours annually and the company supports over 350 charities worldwide. Their company motto for service is, "To give is greater than to get." We are truly blessed to have the opportunity to help those in need.

Our team members lead by example, day in and day out, as they authentically live out our mission and values. We know that culture trumps everything, so the environment and culture of our workplace motivates, encourages, and promotes our people and their talents. We want our people to feel this is the most significant work experience they can have while keeping career and family life in balance. In this spirit, our culture focuses on developing and encouraging healthy team members and families.

Throughout the company, DeAngelis Diamond places an emphasis on the safety of their job sites. DD instills the value that everyone should return home safely at the end of the day. No deadline, project or workplace activity is worth the risk of injury. The goal on every project is zero incidents. John DeAngelis says, "We are honored by the faith our clients place in us to build their dreams, and it is truly an honor to build with you all. Rest assured we will be as committed to our values as ever as we look forward to what God has in store for DeAngelis Diamond over the next 25 years."

MAGNUM BUILDERS has been actively contracting in Sarasota for 38 years. As a local construction manager, Magnum Builders have completed numerous similar projects at the SRQ Airport that provide us with the knowledge and experience to successfully complete the Terminal Concourse Expansion project on time and in budget. They have formed many long lasting relationships with Sarasota Manatee Airport Authority (SMAA), Manatee County, Sarasota County, the City of Sarasota, and the local subcontractor market. This will be a key benefit to SMAA for this exciting new project. All of their key personnel reside in Sarasota, Charlotte and Manatee Counties and understand the challenges with occupied airport construction projects through experience working at the Sarasota-Bradenton International Airport. Magnum Builders' expertise includes the vertical construction of airport buildings, renovations of the terminal concourse, FAA standards for site work and concrete paving, TSA Checkpoints, infrastructure, airport site-work, and local knowledge of SRQ Airport Operations, and local permitting/ inspections for all SRQ Airport Jurisdictions. Magnum Builders' current and past SRQ Airport Experience will be invaluable to the success of the great new project!



Sarasota Bradenton Airport Curbside Improvement

Sarasota Bradenton Airport Facilities & Admin Building

Sarasota Bradenton Airport Terminal Renovation

Sarasota Bradenton Airport Customs & Border Patrol

A. EXPERIENCE WITH SIMILAR AIRPORT PROJECTS

DeAngelis Diamond has teamed with Magnum Builders who have in-depth knowledge of the Sarasota Bradenton International Airport, SRQ Airport Operations, and local permitting/inspections for all SRQ Airport Jurisdictions. Magnum Builders' current and past SRQ Airport Experience along with DeAngelis Diamond's airport experience and local knowledge will be invaluable to the success of these projects. Please find relevant experience with similar airport projects on the following two pages. Further information on our local knowledge and permitting experience can be found in section F. Other Factors.

Magnum Builders' List of Completed Projects at Sarasota-Bradenton International Airport

1. SRQ Parking Expansion - Phase 2 ***completed with AECOM***
2. SRQ TSA Checkpoint Expansion (2020)
3. SRQ Parking Expansion - Phase 1 ***completed with AECOM***
4. SRQ Long Term & Short Term Paving & Striping (2020)
5. SRQ Boardroom, Police Department, and Badging Office
6. SRQ ATO Office Build-out
7. SRQ Valet Office Renovation
8. SRQ Ticket Belt Upgrades ***completed with Gresham-Smith***
9. SRQ Gateway Enhancement Project ***completed with Gresham-Smith***
10. SRQ Rental Return Lot Parking, Kiosks, and Canopies ***completed with AECOM***
11. SRQ East Parking Lot, Access Controls, and Canopies ***completed with AECOM***
12. SRQ Curbside Improvements and Walkway Canopies
13. SRQ Terminal Concourse Renovation ***completed with Matt Wilson now with Gresham-Smith***
14. SRQ Federal Inspection Services (Customs & Border Patrol) Renovation and Expansion
15. SRQ Ticket Lobby Renovations, Owner's Rep. ***completed with Matt Wilson now with Gresham-Smith***
16. SRQ Baggage Claim Renovations ***completed with Matt Wilson now with Gresham-Smith***
17. SRQ Curbside Expansion Design Work
18. SRQ Airfield Security Fiber Optics Project
19. SRQ Restrooms Renovations ***completed with Matt Wilson now with Gresham-Smith***
20. SRQ Frontier Airlines Office Build-out ***completed with Matt Wilson now with Gresham-Smith***
21. SRQ Delta Airlines Office Build-out
22. SRQ Valet Parking Kiosk
23. SRQ Baggage Claim Wall Repairs
24. SRQ Toll Booth Replacements
25. SRQ United Airlines Office Build-out
26. SRQ Jet Blast Fence & Employee Parking Lot
27. SRQ Vehicle Maintenance Facility
28. SRQ Air Cargo Fit-Out
29. SRQ Clear Channel/Interspace Signage Projects
30. SRQ Facilities and Administration Facility
31. SRQ Checkpoint Expansion (2005)
32. SRQ TSA Security Upgrades ***Magnum's first project @ SRQ after 911***

Did You Know?

Magnum Builders stepped foot on SRQ's campus in 2001 and has consistently delivered projects for the last 20 years. We are proud to partner with SRQ!

A. EXPERIENCE WITH SIMILAR AIRPORT PROJECTS

RSW Air Traffic Control Tower
Ft. Myers, FL | 17,000 sq.ft.

This project replaces the 32-year old tower that is currently serving the airport. The new tower is a prerequisite to adding a second runway and the new terminal expansion. At 215 feet, the new tower will be almost twice the height and double the size of the one it will replace. The new tower will also bring the airport up to speed on the latest FAA standards for towers and building and hurricane codes.

Punta Gorda Airport Terminal Expansion
Punta Gorda, FL | 57,532 sq. ft.

The Punta Gorda Airport Terminal Expansion was completed in 4 phases over a 16-month schedule. Phase 1 included a 40,000 sq.ft. addition tied into the 16,000 sq.ft. remodel of the existing terminal building. Phase 2 was the remodel of the existing 16,000 sq.ft. terminal building for a total terminal area of 57,000 sq.ft. Phase 3 and 4 included an updated conveyor belt system and a new chiller plant. This project was awarded Best Commercial Contractors Project – Public Works from the Lee BIA Summit Awards.

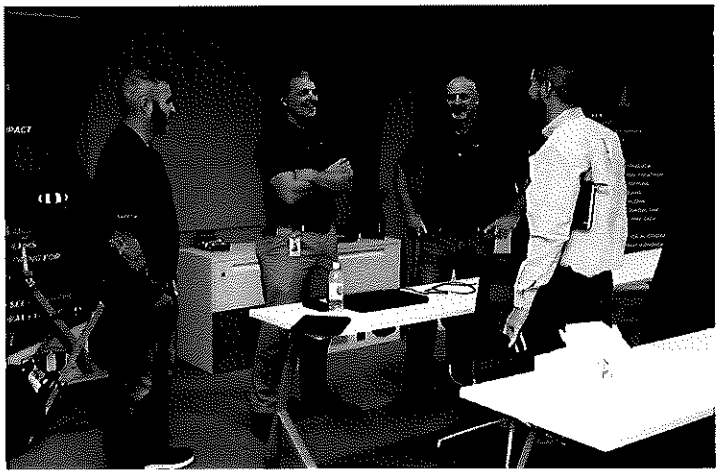
Lee County Port Authority
Continuing Services Contract
Lee County, FL

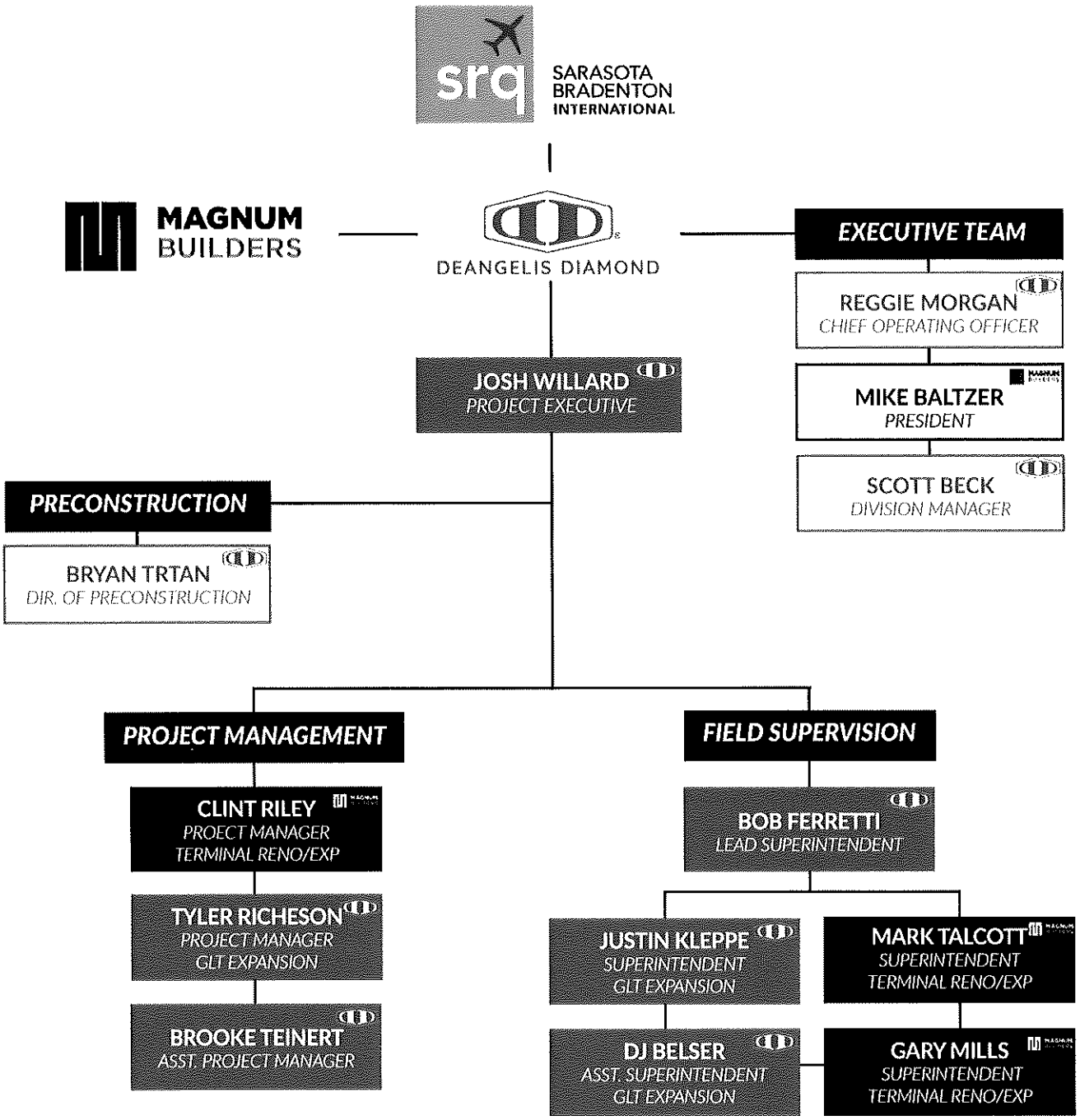
DeAngelis Diamond provides General Construction Manager services in conjunction with the operation, maintenance and development of RSW and Page Field in Lee County, Florida. DeAngelis Diamond serves as an extension of staff for a variety of small, medium and large size construction related projects that do not exceed $2 million. Completed projects include removal and treatment of exotic speices, and storm water management improvements.

B. TEAM ORGANIZATION

DeAngelis Diamond and Magnum Builders combined have over 200 team members to select from when creating a quality team to complete your project. We have selected professionals within our companies that have similar experience as the scope of work that is stated in the RFQ and a proven ability working together to meet deadlines and budgets on numerous projects. The chart below summarizes several facts about your project compared to the experience of our key team.

	AVIATION EXPERIENCE	LOCAL CONSTRUCTION / PERMITTING EXPERIENCE	SARASOTA BRADENTON INTERNATIONAL AIRPORT EXPERIENCE	EXPERIENCE WORKING TOGETHER AS A TEAM	
Reggie Morgan – COO, Principal	✓	✓		✓	DeAngelis Diamond
Mike Baltzer – President	✓	✓	✓		Magnum
Scott Beck – Division Manager Sarasota	✓	✓		✓	DeAngelis Diamond
Josh Willard – Project Executive	✓			✓	DeAngelis Diamond
Bryan Trtan - Director of Preconstruction	✓	✓		✓	DeAngelis Diamond
Clint Riley – Terminal Reno/Exp Project Manager	✓	✓	✓	✓	Magnum
Tyler Richeson – GLT Expansion Project Manager	✓			✓	DeAngelis Diamond
Brooke Teinert – Asst. Project Manager		✓			DeAngelis Diamond
Bob Ferretti – Lead Superintendent	✓			✓	DeAngelis Diamond
Justin Kleppe – GLT Expansion Superintendent	✓				DeAngelis Diamond
DJ Belser – GLT Expansion Asst. Superintendent	✓			✓	DeAngelis Diamond
Mark Talcott – Terminal Reno/Exp Superintendent	✓	✓	✓	✓	Magnum
Gary Mills – Terminal Reno/Exp Superintendent	✓	✓	✓		Magnum





On-Site Team Member

Off-Site Team Member

REGGIE MORGAN

EXECUTIVE LEADERSHIP TEAM - COO/PRINCIPAL OF DD

PROFILE

With more than 25 years of experience in the construction industry, Reggie is the Chief Operating Officer for DeAngelis Diamond (DD). Reggie grew up in Louisiana and earned his Bachelor's degree in Building Science from the University of Louisiana in Monroe. Reggie is a State of Louisiana Certified General Contractor and has constructed many projects throughout the United States and the Caribbean. He is best known for creating high performing teams and understanding all Construction Operations. As the COO, Reggie provides leadership for all construction projects and oversees the day to day operations. His experience ranges from large replacement hospitals, large condominium projects to a variety of large and small commercial projects.

Reggie routinely oversees operations management. He is responsible for the development, design, operation and improvement of the systems that create and deliver projects for clients. He also ensures that business operations are efficient and effective and that the proper management of resources is conducted. Reggie combines his in-depth knowledge and sensitivity to the specialized needs of owners with his project management skills to manage the overall success and value of your project.

EDUCATION

University of Louisiana at Monroe
Bachelor of Science in
Building Construction

QUALIFICATIONS

25 years of Construction Experience
15 years with DeAngelis Diamond

CERTIFICATIONS

OSHA 30

Certified General Contractor –
State of Louisiana #57774

PROJECT HIGHLIGHTS

RSW Air Traffic Control Tower & TRACON
Fort Myers, FL | $52 million
At 215 feet, the new tower will be almost twice the height and double the size of the one it will replace. The new tower will also bring the airport up to speed on the latest FAA standards for towers and building and hurricane codes.

CCAA Punta Gorda Airport Terminal Expansion
Punta Gorda, FL | $9.9 million
40,000 sq.ft. addition tied into terminal building.

Marco Island Airport Taxiway Expansion
Naples, FL | $6 million
64 acre site. Associated site work, runway lighting and paving for a airport taxiway running parallel to the existing runway.

Sarasota Memorial Hospital
Behavioral Health Pavilion
Sarasota, FL | $55 million
95,600 sq.ft., 82-86 licensed inpatient bed behavioral health replacement hospital.

Marina Bay 880
Clearwater, FL | $50 million
This project will consist of a waterfront 87 unit, high end condominium in Clearwater, FL consisting of (2) 8-story buildings above a shared common 80,000 sq.ft. parking garage. Amenities includes Olympic-size lap pool, fitness room with sauna and steam rooms, common amenity deck with synthetic turf and fully functioning marina.

Arthrex, Inc. Global Headquarters
Naples, FL | $200 million
This project consisted of three, newly constructed buildings; the INNovation Hotel, the Administration building, and the Wellness center. All three projects combined will total 1,096,114 sq. ft

Amavida Senior Living
Fort Myers, FL | $98 million
500,000 sq.ft. in a 32 acre senior living campus adjacent to Lakes Regional Park. 272 independent living units, 125 assisted living units, 35 memory care units, a three-story club house, 28 independent living cottages.

Lee Health at Coconut Point
Estero, FL | $84 million
This project consists of a mixed used development on a 31-acre site and altogether the project will total 164,000 sq.ft. Facilities include a Healthy Life Center, Free-standing Emergency Department, Outpatient Surgery Center, Recovery Care Center, Laboratory, Imaging, Rehab Therapy, Cardiac Testing and Physician Office Spaces.

Health City Cayman Islands
Grand Cayman Island | $40 million
105,000 sq.ft. 140-bed tertiary-care hospital that is a Center of Excellence in cardiac surgery, cardiology and orthopedics. Health City was the first project of its size on the island and was completed with an aggressive 12 month construction schedule.

Michael Baltzer

EXECUTIVE LEADERSHIP TEAM - PRESIDENT OF MAGNUM BUILDERS

MAGNUM BUILDERS

Preconstruction

At the onset of the project, Michael will establish the communication plan for the Magnum Builders/Deangelis Diamond teams' interaction with the Sarasota Manatee Airport Authority and Gresham Smith Architects representatives and other consultants as required. Michael will participate in all critical design phase meetings, estimate reviews, value management sessions, owner meetings and scheduling sessions. He will also oversee the overall project execution planning including site and logistics planning; design reviews; resource allocations; and constructibility review.

Construction

During construction, Michael will oversee our on-site team to implement logistics plans; safety and quality plans; and will facilitate meetings with the Sarasota Manatee Airport Authority and other project stakeholders to provide weekly and monthly updates on the project's progress. He will direct and supervise the project team to establish operational priorities and ensure project reporting meets SRQ Airports needs. Michael will lead development of solutions to any critical issues and holds overall accountability for ensuring adherence to job-site safety and quality, working closely with our superintendents and project manager.

QUALIFICATIONS | EDUCATION

- Began Construction Career in 1989
- MBA, Business, Indiana University of Pennsylvania
- BS, Business, Indiana University of Pennsylvania

LICENSES | CERTIFICATIONS

- Gulf Coast Builders Exchange
- USGBC Member

HIGHLIGHTS:

- Extensive SRQ project experience
- Oversee on-site team to implement logistics
- TSA Checkpoint expertise
- Accountability for adherence to jobsite safety
- SRQ operations experience
- SRQ Permitting expertise

Relevant Project Experience @ SRQ Airport

SRQ Parking Expansion - Phase 2

Mike oversaw all aspects of this project both in preconstruction and the construction phase. This project is currently on-going.

SRQ TSA Checkpoint Expansion (2020)

Mike oversaw all aspects of this project both in preconstruction and the construction phase of this TSA checkpoint expansion.

SRQ Parking Expansion - Phase 1

Mike oversaw all aspects of this project both in preconstruction and the construction phase. .

SRQ Long Term & Short Term Paving & Striping (2020)

Mike oversaw all aspects of this project both in preconstruction and the construction phase.

SRQ Boardroom, Police Department, and Badging Office

Mr. Baltzer oversaw all aspects of this project both in preconstruction and the construction phase.

SRQ ATO Office Build-out

Mike oversaw all aspects of this project both in preconstruction and the construction phase. This project was completed with ***Gresham Smith Architects.***

SRQ Valet Office Renovation

Mr. Baltzer oversaw all aspects of this project both in preconstruction and the construction phase.

SRQ Ticket Belt Upgrades

Mike oversaw all aspects of this project that was completed with ***Gresham Smith Architects.***

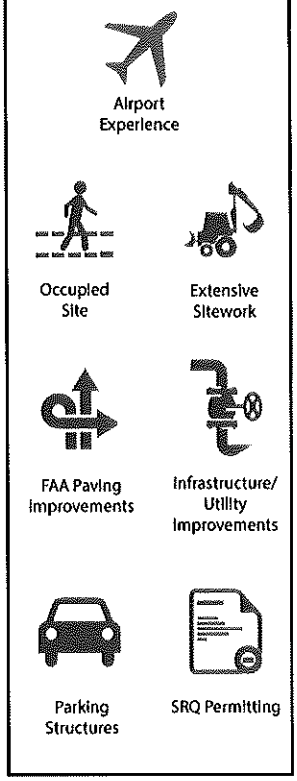
SRQ Gateway Enhancement Project

Mr. Baltzer oversaw all aspects of this project that was completed with ***Gresham Smith Architects.***

SRQ Rental Return Lot Parking, Kiosks, and Canopies

Mike oversaw all aspects of this project both in preconstruction and the construction phase. The project was a renovation/addition to an existing facility that remained in continuous operation.

RELEVANCIES



Relevant Project Experience @ SRQ Airport, continued..

SRQ East Parking Lot, Access Controls, and Canopies
Mr. Baltzer oversaw all aspects of this project both in preconstruction and the construction phase. The project was a renovation/ addition to an existing facility that remained in continuous operation.

SRQ Curbside Improvements and Walkway Canopies
Mike oversaw all aspects of this project both in preconstruction and the construction phase. The project was a renovation/addition to an existing facility that remained in continuous operation.

SRQ Terminal Concourse Renovation
Mike oversaw all aspects of this project that was completed with ***"Matt Wilson, AIA", that is the lead architect for Gresham Smith Architects.*** The project was a complete remodel of the entire Terminal Concourse. The project required the existing Terminal Concourse to remain in operation.

SRQ Federal Inspection Services (Customs & Border Patrol) Renovation and Expansion
Mr. Baltzer oversaw all aspects of this project that was completed for SRQ and Homeland Security. The project included checkpoint equipment, baggage claim carousel, and new x-ray equipment. The project required the existing FIS Inspection area to remain in operation.

SRQ Baggage Claim Renovations
Mike oversaw all aspects of this project that was completed with ***"Matt Wilson, AIA", that is the lead architect for Gresham Smith Architects.*** The project required the existing baggage claim area to remain in operation.

SRQ Airfield Security Fiber Optics Project
Mike oversaw all aspects of this project.

SRQ Restrooms Renovations
Mr. Baltzer oversaw all aspects of this project that was completed with ***"Matt Wilson, AIA", that is the lead architect for Gresham Smith Architects.*** The project required the existing restrooms to remain in operation which required extensive phasing.

SRQ Checkpoint Expansion (2005)
Mike provided the preconstruction management and construction project management for this TSA checkpoint expansion project. This was the first large expansion of the TSA checkpoint since the original Terminal Concourse construction.

SRQ Jet Blast Fence & Employee Parking Lot
Mike provided the preconstruction management and construction project management for this project which consisted of a new jet blast fence that separated the jet taxi area from the new employee parking lot that Magnum also built under this project.

SRQ Vehicle Maintenance Building

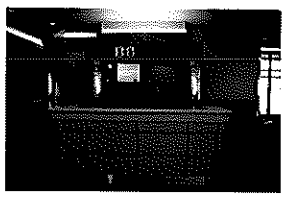
Mike provided the preconstruction management and construction project management for this Design-Build project.

SRQ Facilities and Administration Facility

Mike provided the preconstruction management and construction project management for this Design-Build project that created the current Facilities and Administration Building.

SRQ Toll Booth Replacements
Mr. Baltzer oversaw all aspects of this project both in preconstruction and the construction phase.

SRQ United Airlines Office Build-out
Mike oversaw all aspects of this project both in preconstruction and the construction phase.



SCOTT BECK

EXECUTIVE LEADERSHIP TEAM - SARASOTA DIVISION MANAGER OF DD

PROFILE

Scott serves as the Division Manager for our Sarasota Office. He will be responsible for project oversight of all assigned projects from the initial concept to each project's completion.

Scott will provide leadership and direction to all who are involved in his projects, while creating and maintaining great relationships with the Client(s). He will ensure that the right staff resources are assigned to the project and will regularly monitor progress on the job.

EDUCATION

University of Tennessee
Bachelor of Science
Industrial & Systems Engineering

QUALIFICATIONS

16 years of Construction Experience
2 years with DeAngelis Diamond

CERTIFICATIONS

OSHA 30

LEED AP BD+C

*Manatee County Resident

PROJECT HIGHLIGHTS

Delta FLL Terminal 2 Modernization and Expansion
Fort Lauderdale, FL | $110 million
250,000 sq.ft. of renovation and expansion to the existing terminal. The project includes ceilings, terrazzo flooring, passenger security screening checkpoint relocation and expansion, demolition of existing concession retail spaces along with their support spaces relocation, Delta and BCAD offices, and renovated restrooms, gate holdrooms expansion, a mezzanine level for the new relocated Delta Sky Club, airside glass curtain wall, roof, landside stairs and escalators, and ramp apron renovations. In addition are connector bridges between Terminals 2 and 1, and between Terminals 2 and 3 to allow post security passenger movement between terminals.

Sheltair Westside Hangar Complex, Phase 2
Fort Lauderdale, FL | $15 million
The second phase of construction at Sheltair's Westside Hangar Complex adds a 145,000 sq.ft. hangar and office facility just west of Fort Lauderdale/Hollywood International Airport, with eight bays for executive jets, tenant office space, and a 3,000 sq.ft. ground surface equipment building.

UHS Lakewood Ranch Hospital Renovations and OR Expansion
Bradenton, FL| $28 million
Multi-phased renovation of existing facilities. Includes expansion of OR suite and CEP area.

UHS Manatee Memorial Hospital Emergency Department Expansion
Bradenton, FL | $33 million
Project included a 37,000 sq.ft. horizontal expansion as well as 5,000 sq.ft. of interior renovations of the original hospital.

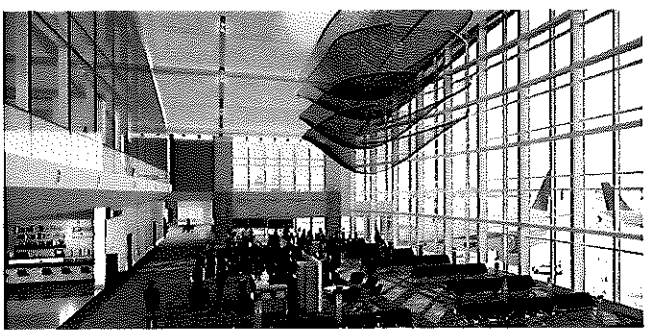
Sarasota Memorial Hospital, Kitchen Renovation
Sarasota, FL | $4 million
Multi-phase renovation of the existing kitchen including new walk in coolers, cooking equipment, meal prep area, and kitchen staff offices.

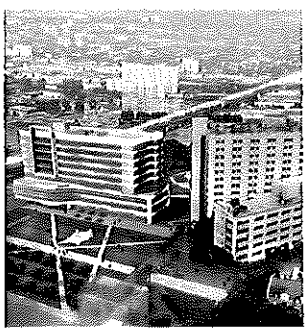
Sarasota Memorial Hospital, OR #1, 14, 15, 16
Sarasota, FL | $1.2 million

Marina Bay 880
Clearwater, FL | $50 million
This project will consist of a waterfront 87 unit, high end condominium in Clearwater, FL consisting of (2) 8-story buildings above a shared common 80,000 sq.ft. parking garage. Amenities includes Olympic-size lap pool, fitness room with sauna and steam rooms, common amenity deck with synthetic turf and fully functioning marina.

American Express Corporate Center
Sunrise, FL | $143 million | LEED GOLD PROJECT
The American Express Corporate Center is composed of two, three-story glass towers, each sitting atop a two-story podium. Joined by a pedestrian connector, the 443,000 sq.ft. facility is home to open plan office space, collaboration rooms, executive offices, and a cafeteria. It is served by a 500,000 sq.ft. parking garage with space for 1,650 cars.

Hertz Global Headquarters
Estero, FL | $82 million | LEED GOLD PROJECT
Three-story, 302,260 sq.ft. facility with a combination of open office floor plans and executive offices as well as collaboration space, a cafeteria, a gym, a showroom, and telecommunications support space.





JOSH WILLARD

PROJECT EXECUTIVE

PROFILE

As Project Executive, Josh will monitor project performance to ensure the project is delivered according to the client's expectations. He will take a leadership role in managing the client relationship together with the project resources.

Josh will oversee the GMP budgets, project operations, scheduling and financial reviews and offer guidance and leadership to problem solving during preconstruction and construction.

EDUCATION

Florida Southwestern State College
Bachelor of Science

QUALIFICATIONS

23 years of Construction Experience
1 year with DeAngelis Diamond

CERTIFICATIONS

OSHA 30

State of FL Licensed General Contractor

PROJECT HIGHLIGHTS

RSW Air Traffic Control Tower & TRACON
Fort Myers, FL | $52 million
At 215 feet, the new tower will be almost twice the height and double the size of the one it will replace. The new tower will also bring the airport up to speed on the latest FAA standards for towers and building and hurricane codes.

RSW Taxiway and Apron Expansion
Ft. Myers, FL | $28 million
The project consists of approximately 175,000 square yards of apron and taxiway pavement, airfield electrical and lighting, drainage, and earthwork. Pressure injection grouting was used to create stabilization below the exiting green areas and create the new taxiway K & L. Airfield lighting and new infrastructure were installed throughout the airfield in multiple phases.

RSW Ticket Counter & Gate Podium Modernization
Ft. Myers, FL | $10 million
Modernization of the check-in ticket counters, including back wall signage and integral baggage scales, gate podiums at the airline boarding areas of the concourses, customs inspection stations for Federal Inspection Services (FIS), airline curbside check-in counters and customer service counter at the car rental customer service building shall be analyzed and updated to accommodate more automated processes based on new technology.

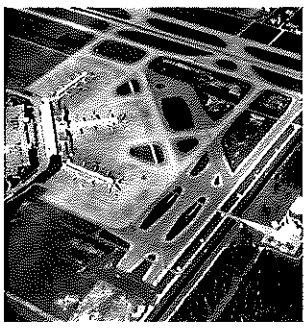
Luminary Hotel
Ft. Myers, FL | $ 60 million
Approximately 300,000 sq.ft. 243-room, 12-story hotel featuring The Workshop, an innovative culinary laboratory; an indoor and outdoor fitness facility; and a spacious pool area on the fourth floor, with an event deck overlooking the Caloosahatchee River.

Kalea Bay Tower 100
Naples, FL | $100M+
Kalea Bay Tower 100 is a 23-story, 120-unit condominium tower focused towards high-end finishes. The building is approximately 700,000 sq.ft. There are 255 parking spaces, 20 of which are reserved private garage spaces. The roof deck consists of a pool, club room, exercise room, barbecue amenities, and restrooms.

Kalea Bay Tower 200
Naples, FL | $100M+
Kalea Bay Tower 200 is a 23-story, 120-unit condominium tower focused towards high-end finishes. The building is approximately 700,000 sq.ft. There are 255 parking spaces, 20 of which are reserved private garage spaces. The roof deck consists of a pool, club room, exercise room, barbecue amenities, and restrooms.

Kalea Bay Tower 300
Naples, FL | $100M+
Kalea Bay Tower 300 is a 23-story, 120-unit condominium tower focused towards high-end finishes. The building is approximately 700,000 sq.ft. There are 255 parking spaces, 20 of which are reserved private garage spaces. The roof deck consists of a pool, club room, exercise room, barbecue amenities, and restrooms.

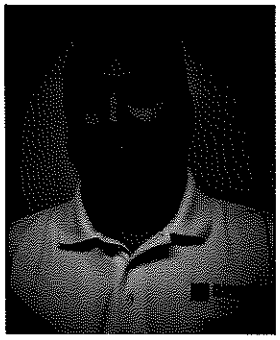
Collier County Sports Complex
Naples, FL | $100 million
180-acre sports complex with 20 fields between soccer, baseball and softball, plus a 3,500-seat championship stadium, a climbing wall for public use, and beach volleyball court. Additional highlights include The Cove bar and food truck area and The Factory outdoor workout facility.



Clint Riley, Sr.

PROJECT MANAGER - TERMINAL RENO/EXP

MAGNUM BUILDERS



Preconstruction

During preconstruction, Clint will oversee and coordinate project meetings and consultation, cost estimates, project schedules/phasing, constructability reviews, site logistics planning, a site-specific safety plan and procurement, as well as development of the GMP.

Construction

Clint will be responsible for managing day-to-day construction in strict accordance with the plans and specifications for the project, as well conforming with Sarasota Manatee Airport Authority and Deangelis Diamond's policies and procedures. He will perform inspections and quality control of trade contractors' performance; review shop drawings/samples; oversee change order management; and project cost control/reporting.

HIGHLIGHTS:

- Extensive SRQ project experience
- Successful SRQ project leadership
- TSA Checkpoint expertise
- Occupied SRQ site experience
- SRQ operations experience
- SRQ Permitting expertise

Relevant Project Experience @ SRQ Airport

SRQ Parking Expansion - Phase 2

Clint provided the preconstruction services on this project that is on-going. He is also providing the Project Management during Construction.

SRQ TSA Checkpoint Expansion (2020)

Clint provided aspects of this project both in preconstruction and the construction phase ensuring the success of the project. The project was a TSA checkpoint expansion that included new x-ray equipment.

SRQ Parking Expansion - Phase 1

Clint provided the preconstruction services on this project that included a new parking lot for the facilities building and valet curbside improvements. He also provided the Project Management during Construction.

SRQ Long Term & Short Term Paving & Striping (2020)

Clint provided the preconstruction management and construction project management for this project that included milling and new asphalt for the entire Long Term & Short Term Parking Lots.

SRQ Boardroom, Police Department, and Badging Office

Clint provided the preconstruction management and construction project management for this project which included the new SRQ Boardroom, a new Police Department, and renovation/expansion to the Badging Office.

SRQ ATO Office Build-out

Clint provided the preconstruction management and construction project management for this project that was completed with Gresham Smith Architects.

SRQ Valet Office Renovation

Clint provided the preconstruction management and construction project management for this project.

SRQ Ticket Belt Upgrades

Clint provided the preconstruction management and construction project management for this project that was completed with Gresham Smith Architects.

SRQ Gateway Enhancement Project

Clint provided the preconstruction management and construction project management for this project that was completed with Gresham Smith Architects.

SRQ Rental Return Lot Parking, Kiosks, and Canopies

Mr. Riley provided the preconstruction management and construction project management for this project. Project is a renovation/addition to an existing facility that remained in continuous operation.

QUALIFICATIONS | EDUCATION

- Began Construction Career in 1996
- BA, Construction Management, ITT Technical Institute
- Florida SouthWestern State College Construction Technology

LICENSES | CERTIFICATIONS

- State of Florida, CGC# 1525991
- Gulf Coast Builders Exchange
- Xerxes Underground Certification
- USGBC Member

RELEVANCIES

Airport Experience

Occupied Site

Extensive Sitework

FAA Paving Improvements

Infrastructure/ Utility Improvements

Parking Structures

SRQ Permitting

Relevant Project Experience @ SRQ Airport, continued..

SRQ East Parking Lot, Access Controls, and Canopies

Mr. Riley provided the preconstruction management and construction project management for this project. Project was a Design-Build, that Magnum did in conjunction with USA Shade Structures.

SRQ Curbside Improvements and Walkway Canopies

Clint provided the preconstruction management and construction project management for this project. The project included new curbside FAA type concrete paving and (3) new Tensile Membrane Canopy Structures.

SRQ Terminal Concourse Renovation

Mr. Riley provided the preconstruction management and construction project management for this project that was completed with Matt Wilson AIA that is the lead architect for Gresham Smith Architects. The project was a complete remodel of the entire Terminal Concourse. The project required the existing Terminal Concourse to remain in operation.

SRQ Federal Inspection Services (Customs & Border Patrol) Renovation and Expansion

Clint provided the preconstruction management and construction project management for this project that was completed for SRQ and Homeland Security. The project included checkpoint equipment, baggage claim carousel, and new x-ray equipment. The project required the existing FIS Inspection area to remain in operation.

SRQ Ticket Lobby Renovations

Mr. Riley provided project oversight of Magnum's field supervisor that acted as the Owner's Rep for the ticket lobby renovations.

SRQ Baggage Claim Renovations

Clint provided the preconstruction management and construction project management for this project that was completed with Matt Wilson AIA that is the lead architect for Gresham Smith Architects. The project required the existing baggage claim area to remain in operation.

SRQ Curbside Expansion Design Work

Clint provided the preconstruction management for SRQ directly for the field engineering testing and studys.

SRQ Airfield Security Fiber Optics Project

Clint provided the preconstruction management and construction project management for this project.

SRQ Restrooms Renovations

Clint provided the preconstruction management and construction project management for this project that was completed with Matt Wilson AIA that is the lead architect for Gresham Smith Architects. The project required the existing restrooms to remain in operation which required extensive phasing.

SRQ Frontier Airlines Office Build-out

Clint provided the preconstruction management and construction project management for this project that was completed with Matt Wilson AIA that is the lead architect for Gresham Smith Architects.

SRQ Delta Airlines Office Build-out

Clint provided the preconstruction management and construction project management for this project that was completed with Matt Wilson AIA that is the lead architect for Gresham Smith Architects.

SRQ Valet Parking Kiosk

Mr. Riley provided the preconstruction management and construction project management for this Design-Build project that included the addition of a new Valet Kiosk and Infrastructure. This project was completed with Republic Services.

SRQ Baggage Claim Wall Repairs

Clint provided the project management for repairs to the Bagagge Claim exterior wall when a driver slammed through the wall in a pickup truck. Clint and Mark Talcott were onsite within hours of the wreck and already started safing the area for reconstruction.

SRQ Toll Booth Replacements

Mr. Riley provided the preconstruction management and construction project management for this project. Project was a Design-Build, and included security upgrades including access control and all new toll booths.

SRQ United Airlines Office Build-out

Clint provided the preconstruction management and construction project management for this project.

TYLER RICHESON, PMP

PROJECT MANAGER - GLT EXPANSION

PROFILE

Tyler monitors and supervises on-site construction and administrative activities. He maintains constant close contact with the design consultants and Owner(s) regarding the project's process. Tyler oversees all project activities to certify the Owner's requirements with reference to the schedule and budget.

Tyler also plays a key role in quality control. By continuously monitoring the progress of the job, he ensures all work is completed with top caliber materials and adheres to the construction documents.

EDUCATION

Purdue University
Bachelor of Science
Building Construction Management

QUALIFICATIONS

10 years of Construction Experience
3 years with DeAngelis Diamond

CERTIFICATIONS

OSHA 30

Project Management Professional - PMP

PROJECT HIGHLIGHTS

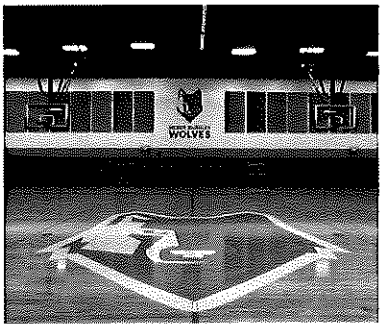
RSW Air Traffic Control Tower & TRACON
Fort Myers, FL | $52 million
Pre Construction and Construction. At 215 feet, the new tower will be almost twice the height and double the size of the one it will replace. The new tower will also bring the airport up to speed on the latest FAA standards for towers and building and hurricane codes.

Amazon Prime Sort Facility - ILN Wilmington Airport
Wilmington, OH | $45 million
Construction and renovation on an existing 1.2M sq.ft two-story warehouse on an 25 acre site. Scope of work included two new dock structures, new two-story entry building, 30,000 sq.ft of new office areas and renovations, new interior and exterior lighting, demolition of two existing building, and striping of new airside parking.

Cincinnatian Hotel Renovation
Cincinnati, OH | $6 million
Full renovation of the oldest hotel in Greater Cincinnati, including new hotel lobby, reception, banquet, bar/restaurant area and hotel rooms.

Mercy McAuley High School Renovation
Cincinnati, OH | $1.4 million
Full cosmetic renovation of an existing high school including refinishing the gymnasium floor, new gymnasium seats, painting the entire interior of the school and two story auditorium, and a new exterior canopy and entrance plaza.

Camco Chemicals Lobby Renovation
Florence, KY | $1 million
Design build construction and renovation of a corporate headquarter office lobby and conference room.



BOB FERRETTI

LEAD SUPERINTENDENT

PROFILE

Bob will be responsible for the day-to-day activity and production at the job site. He will coordinate and supervise all trades to oversee performance, progress, productivity and safety.

Bob will also play a key role in quality control. By continuously monitoring the progress of the job, he will ensure all work is completed with top caliber materials and adhering to the drawings and specifications.

EDUCATION

Masonry Institute of Michigan

Continuing Edcuation Courses in
Safety and Construction

QUALIFICATIONS

40 years of Construction Experience
6 years United States Navy Seabees
4 years with DeAngelis Diamond

CERTIFICATIONS

OSHA 30
First Aid/CPR Certified
Confined Spaces
Lock Out/Tag Out
Excavation
Scaffolding
Fall Protection
Concrete Forming
Rigging
Crane Safety
Aerial Lifts
Safe2Work

PROJECT HIGHLIGHTS

RSW Air Traffic Control Tower & TRACON
Fort Myers, FL | $52 million
Pre Construction and Construction. At 215 feet, the new tower will be almost twice the height and double the size of the one it will replace. The new tower will also bring the airport up to speed on the latest FAA standards for towers and building and hurricane codes.

Charlotte Douglas Airport, Air Traffic Control Tower
Charlotte, NC | $60 million
40,000 sq.ft. TRACON building with 370' Precast and structural steel Air Traffic Control Tower. The foundation for the tower consists of 49-4' diameter caissons 55 feet deep with 2200 CY pile cap. Included two emergency egress stairwells and two elevators.

Charleston International Airport Seismic Rehabilitation, Air Traffic Control Tower
Charleston, SC | $6 million
A seismic retro-fit to the existing 180' Air Traffic Control Tower. Work included new structural steel bracing between the precast tower legs that were secured to the new pile cap extension that was placed on 71 new 16" auger cast piles 70 feet deep.

UNC at Raleigh Durham Airport Hangar
Morrisville, NC | $4.5 million
10,000 sq.ft. aircraft hanger with attached two-story office space approximately 4000 sq.ft. The hangar featured in slab radiant heating with an epoxy coated floor, powered hangar doors and a foam fire suppressant system.

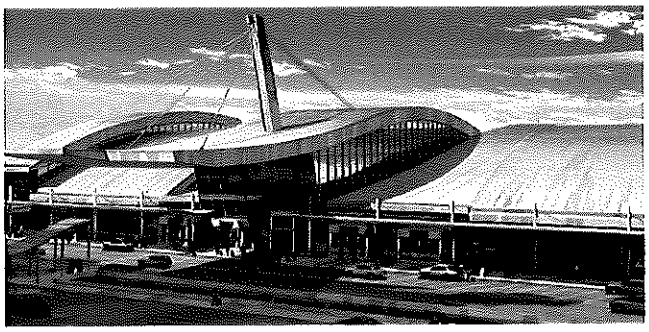
Raleigh Durham Airport Terminal 2
Morrisville, NC | $460 million
920,000 sq.ft. consisting of two concourse and terminal building and baggage handling area. Included 32 gates, 10 lane security check point, new FIS facility for incoming international flights, 33 shops and restaurants.

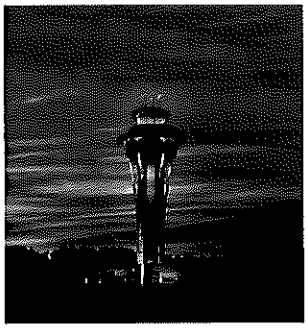
NOAA Facility Pearl Harbor Hawaii
Honolulu, HI | $140 million
350,000 sq.ft. three-story building. Constructed with two WWII era aircraft hangars joined together by the three-story building to make one NOAA facility. Included a Tsunami center 2 level lab area, commercial kitchen and cafeteria and office and meeting spaces to accommodate 800 people from 15 satellite offices.

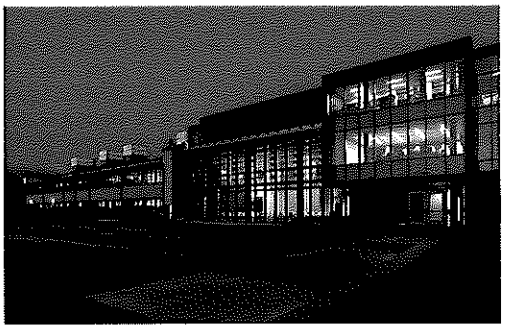
Bonita Springs Library
Bonita Springs, FL | $11.6 million
30,000 sq.ft two-story building consisting of early education learning areas and adult reading rooms.

Babcock Ranch Neighborhood School
Babcock Ranch, FL | $7.2 million
Two-story tilt panel K-6 charter school features steel roof trusses and concrete slab with a single ply membrane roof. Included a kitchen/cafeteria, classrooms, collaborative room, and science labs.

Life Science Institute at University of Michigan
Ann Arbor, MI | $230 million
235,000 sq.ft. six-story structural steel and masonry building. Included core lab areas, wet lab and laboratory support areas, administrative offices and a library.







Mark Talcott

SUPERINTENDENT - TERMINAL RENO/EXP

MAGNUM BUILDERS

QUALIFICATIONS | EDUCATION
- Began Construction Career in 1981
- Construction Technology, Broome Community College
- Spervisory Level II Certified
- Level II Management Training

LICENSES | CERTIFICATIONS
- OSHA 30-hour Certification
- US Army Ranger Veteran
- Gulf Coast Builders Exchange
- USGBC Member

Preconstruction
Mark's involvement during preconstruction will ensure constructibility, scheduling and phasing are carefully thought-out. He will work closely with the rest of the Magnum Builders/Deangelis Diamond Team to utilize a collaborative approach with the design team to help facilitate successful project delivery.

Construction
It will be Mark's responsibility to ensure the constant flow of personnel and materials, to plan the work far enough in advance so that the proper craftsmen will be available when they are required, and to ensure that the proper materials are available to them. Throughout construction, he will ensure proper information is communicated to other staff, subcontractors, SMAA and Gresham Smith Architects so that the construction schedule is maintained. Mark has developed an excellent working relationships with facilities personnel at all levels and will have the primary responsibility to ensure daily operations are secure and protected during construction. Mark knows the SRQ facility better than anyone and will be invaluable to the project's success.

HIGHLIGHTS:

- Extensive SRQ project experience
- Site Safety #1 priority
- TSA Checkpoint expertise
- Occupied SRQ site experience
- SRQ operations experience
- SRQ Permitting/Inspection expertise

Relevant Project Experience @ SRQ Airport

SRQ Parking Expansion - Phase 2
Mark is currently the senior superintendent overseeing the entire construction phase of the project and assisted Clint Riley with the preconstruction. The project is a renovation/expansion to the existing Long Term Parking Lot and Shade Parking Lot that remained in continuous operations.

SRQ TSA Checkpoint Expansion (2020)
Mark was the senior superintendent overseeing the entire construction phase of the project and assisted Clint Riley with the preconstruction and closeout. The project was a TSA checkpoint expansion that included new x-ray equipment.

SRQ Parking Expansion - Phase 1
Mark was the senior superintendent overseeing the entire construction phase on this project that included a new parking lot for the facilities building and valet curbside improvements.

SRQ Long Term & Short Term Paving & Striping (2020)
Mr. Talcott was the senior superintendent overseeing the entire construction phase for this project that included milling and new asphalt for the entire Long Term & Short Term Parking Lots.

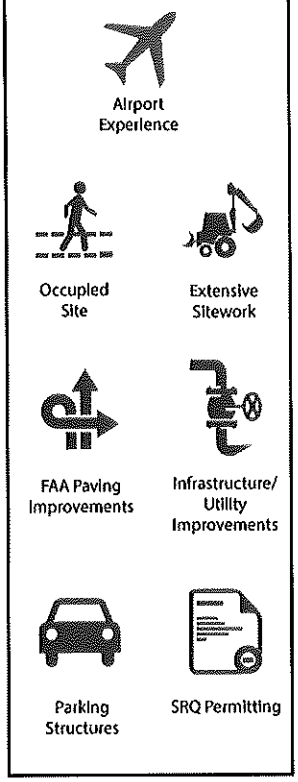
SRQ Boardroom, Police Department, and Badging Office
Mark was the general superintendent overseeing the project superintendent and assisted Clint Riley with the preconstruction and closeout for this project which included the new SRQ Boardroom, a new Police Department, and renovation/expansion to the Badging Office.

SRQ ATO Office Build-out
Mark was the general superintendent overseeing the project superintendent and assisted Clint Riley with the preconstruction and closeout for this project that was completed with ***Gresham Smith Architects.***

SRQ Valet Office Renovation
Mark was the senior superintendent overseeing the entire construction phase for this project that included creating a new Valet Office at the existing Curbside.

SRQ Ticket Belt Upgrades
Mark was the general superintendent overseeing the project superintendent and assisted Clint Riley with the preconstruction and closeout for this project that was completed with ***Gresham Smith Architects.***

RELEVANCIES



Relevant Project Experience @ SRQ Airport, continued..

SRQ Rental Return Lot Parking, Kiosks, and Canopies

Mr. Talcott was the senior superintendent overseeing the entire construction phase on this project . This project was a renovation/ addition to an existing facility that remained in continuous operation and was a Design-Build done in conjunction with USA Shade Structures.

SRQ Gateway Enhancement Project

Mark was the senior superintendent overseeing the entire construction phase of this project that was completed with ***Gresham Smith Architects.***

SRQ East Parking Lot, Access Controls, and Canopies

Mark was the senior superintendent overseeing the entire construction phase of this project. Project was a Design-Build, that Magnum did in conjunction with USA Shade Structures.

SRQ Curbside Improvements and Walkway Canopies

Mr. Talcott was the senior superintendent overseeing the entire construction phase of this project. The project included new curbside FAA type concrete paving and (3) new Tensile Membrane Canopy Structures. All construction had to be completed without interruptions to the airport curbside.

SRQ Terminal Concourse Renovation

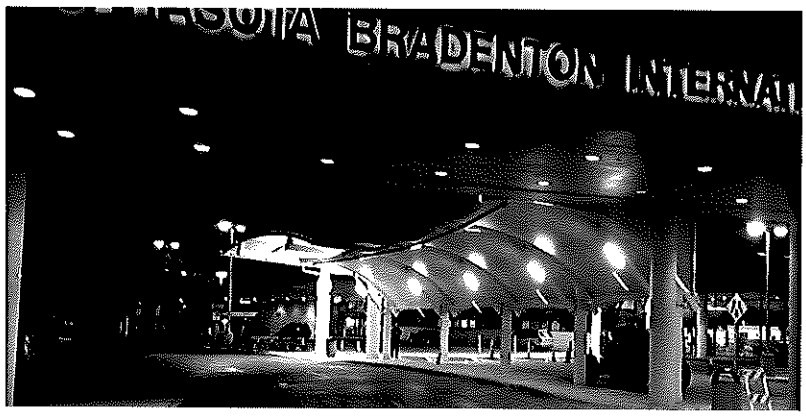
Mark was the general superintendent overseeing the project superintendents and assisted Clint Riley with the preconstruction and closeout for this project that was completed with ***"Matt Wilson, AIA" that is the lead architect for Gresham Smith Architects.*** The project was a complete remodel of the entire Terminal Concourse. The project required the existing Terminal Concourse to remain in operation.

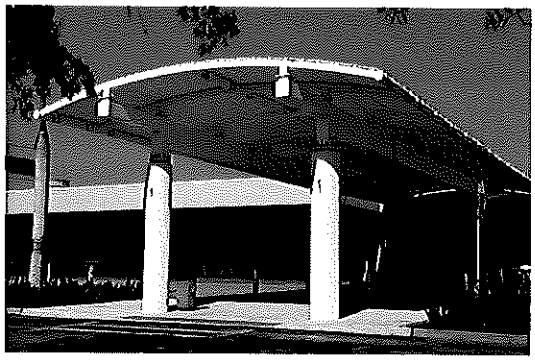
SRQ Federal Inspection Services (Customs & Border Patrol) Renovation and Expansion

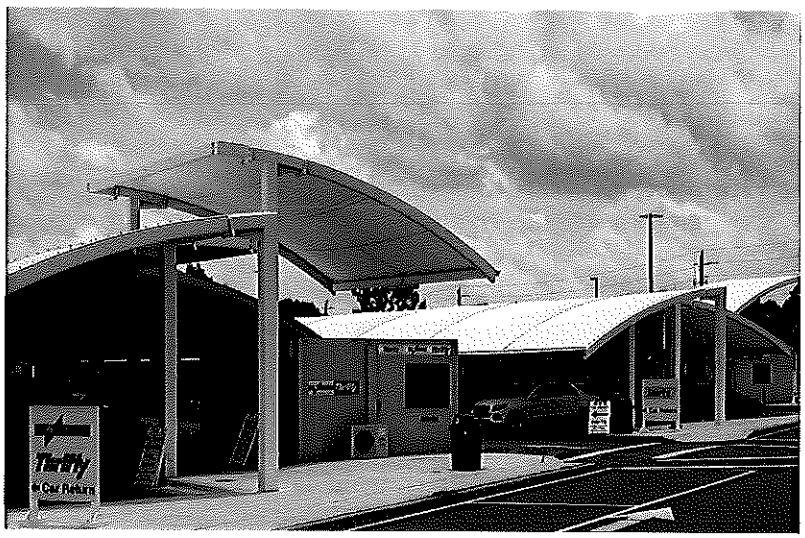
Mr. Talcott was the general superintendent overseeing the project superintendent and assisted Clint Riley with the preconstruction and closeout for this project that was completed for SRQ and Homeland Security. The project included new checkpoint equipment, baggage claim carousel, and new x-ray equipment. The project required the existing FIS Inspection area to remain in operation.

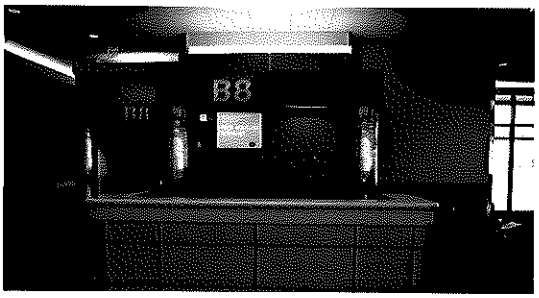
SRQ Baggage Claim Wall Repairs

Mark was the senior superintendent overseeing repairs to the Baggage Claim exterior wall when a driver slammed through the wall in a pickup truck. Clint and Mark Talcott were on-site within hours of the wreck and already started safing the area for reconstruction. Mark spearheaded the repair process and coordinated permitting and inspections.









JUSTIN KLEPPE

SUPERINTENDENT - GLT EXPANSION

EDUCATION

Continuing Education Courses in Safety and Construction

QUALIFICATIONS

23 years of Construction Experience
4 years with DeAngelis Diamond

CERTIFICATIONS

Certified General Contractor – State of Florida CGC1512844

OSHA 30

CPR/AED Certified

PROFILE

Justin will be responsible for the day-to-day activity and production at the job site. He will coordinate and supervise all trades to oversee performance, progress, productivity and safety.

Justin will also play a key role in quality control. By continuously monitoring the progress of the job, he will ensure all work is completed with top caliber materials and adhering to the drawings and specifications.

PROJECT HIGHLIGHTS

Southwest Florida International Airport
Ft. Myers, FL | $70 million
This project consisted of a Concourse/Terminal Build-out and Interior Tenant Build-out.

Asheville Regional Airport
Asheville, NC | $10-12 million
Renovation and expansion of Airport terminal and baggage areas. Project was completed on time and in budget.

Key West International Airport / Marathon Airport
Florida Keys | $40 million
New construction of the 120,000 sq.ft. Key West Airport to include new 20,000 sq.ft. baggage handling building and renovation of the existing 30,000 sq.ft. terminal. Renovation of existing 2,000 sq.ft. Airport Operation Center at Marathon Airport to include the construction of a new 1,800 sq.ft. generator building and perimeter fencing of entire airport.

Amavida Senior Living
Fort Myers, FL | $98 million
500,000 sq.ft. in a 32 acre senior living campus adjacent to Lakes Regional Park. 272 independent living units, 125 assisted living units, 35 memory care units, a three-story club house, 28 independent living cottages. All with administrative areas, meeting areas, game rooms, theater, bar bistro, private dining, pools, spa, amenity areas, lobbies and four open courtyards.

Sunnybrook Self Storage
Miami, FL | $10 million
This 112,500 sq. ft. project will consist of a eight-story storage facility consists of 970 climate-controlled storage units and features a parking garage.

Pelican Elementary
Lee County, FL | $15 million
Projet included three buildings consisting of two 18-unit classroom additions and one cafeteria. Tilt-wall construction.

Skyline Elementary
Lee County, FL | $10 million
Projet included two building consisting of two 24-unit classroom additions. Tilt-wall construction.

Cape Elementary
Lee County, FL | $3 million
Projet included one 18-unit classroom addition. Tilt-wall construction.

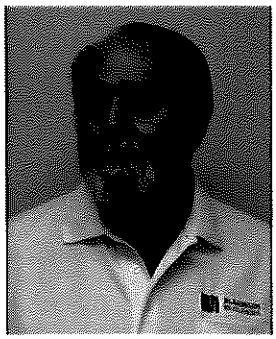
Sunshine Elementary
Lee County, FL | $3 million
Project included one 24-unit classroom addition. Tilt-wall construction.

Mirror Lakes Elementary
Lee County, FL | $3 million
Project included one 24-unit classroom addition. Tilt-wall construction.

Gary Mills

SUPERINTENDENT - TERMINAL RENO/EXP

MAGNUM BUILDERS



Preconstruction

As Superintendent, Gary will participate in the preconstruction services including staging planning, safety planning, bid packages and constructability reviews.

Construction

During the construction phase Gary will be responsible for daily supervision of all trades ensuring adequate manpower, quality control, daily logs, scheduling of material testing, site security, safety, participation in weekly project meetings, subcontractor coordination meetings, weekly 2-week look ahead schedule adherence and final completion and punch-out. Gary has completed numerous SRQ Airport Projects and understands the airport environment and how operations must continue throughout the duration of any projects located at SRQ.

QUALIFICATIONS | EDUCATION

- Began Construction Career in 1978
- Business Management, State College of Florida

LICENSES | CERTIFICATIONS

- General Contractor License
- OSHA 30-hour Certification
- US Army Ranger Veteran
- Gulf Coast Builders Exchange
- USGBC Member

HIGHLIGHTS:

- Extensive SRQ project experience
- Site Safety #1 priority
- TSA Checkpoint expertise
- Occupied SRQ site experience
- SRQ operations experience
- SRQ Permitting/Inspection expertise

Relevant Project Experience @ SRQ Airport

Sarasota-Bradenton Airport, Baggage Claim Renovation, Sarasota, FL

Gary was the superintendent overseeing the entire construction phase of the project that was ***completed with Matt Wilson AIA that is the lead architect for Gresham Smith Architects.*** Project was a renovation/addition to an existing facility that remained in continuous operations.

Sarasota-Bradenton Airport, Rental Return, Sarasota, FL

Mr. Mills was the superintendent overseeing the entire construction phase of the project and assisted Clint Riley with the preconstruction and closeout. Project included the reconfiguration of the existing 700 car rental parking lot, adding parking canopies, vendor kiosk, utilities and electrical all while remaining in operation.

Sarasota-Bradenton Airport, Concourse Renovation, Sarasota, FL

Gary was a superintendent overseeing the construction phase of the project that was ***completed with Matt Wilson AIA that is the lead architect for Gresham Smith Architects.*** Project was a renovation/addition to an existing facility that remained in continuous operations.

Relevant Project Experience

Sarasota County West Jail Generator Replacement, Sarasota FL

Gary served as our Superintendent on this demolition of an existing generator, diesel fuel tank and the construction and appurtenances for a new larger generator, diesel tank and electrical work.

Hamilton Building Renovation (Temp. Venice Library)

Gary worked as our superintendent for this project which includes demolition and remodeling of the existing Hamilton Building to serve as the temporary Venice Library. This project was done under our Continuing General Contractor Services Contract with the City of Sarasota.

Turtle Beach Park Improvements, Siesta Key, FL

Mr. Mills provided the daily supervision of this coastal project that included roadway improvements, utility rehabilitation, and coastal work as permitted by FDEP. Project was a renovation/addition to an existing facility that remained in continuous operations.

Heritage Park Trail, Venice, FL

Mr. Mills provided the daily supervision of this coastal project that included roadway improvements, utility rehabilitation, and ADA walking trails, and lighting. The project was located at Venice Beach. Project was a renovation/addition to an existing facility that remained in continuous operations.

RELEVANCIES

Airport Experience

Occupied Site

Extensive Sitework

FAA Paving Improvements

Infrastructure/ Utility Improvements

Parking Structures

SRQ Permitting

Relevant Project Experience, continued..

Venice Beach Restroom Renovation, Venice, FL
Gary provided the daily supervision of this coastal project that included new renovations to the existing restroom facility to bring into ADA Compliance. The project was located at Venice Beach. Project was a renovation/addition to an existing facility that remained in continuous operations.

Venice Theatre Restroom & Lobby Bar Renovation, Venice, FL
Gary provided the daily supervision of this interior renovation project that included renovations to the existing restrooms an lobby bar of the Venice Theatre. The project was a renovation/addition to an existing facility that remained in continuous operations.

Embassy House Condominuium Lobby and Ground Level Renovation, Sarasota, FL
Gary provided the daily supervision of this interior & exterior renovation project that included all new storefront windows and doors at the ground level lobby area along with a complete ground level renovation that added new restrooms, flex space, fitness room, and a kitchen area. The project was a renovation/addition to an existing facility that remained in continuous operations.

D.J. BELSER

ASSISTANT SUPERINTENDENT

PROFILE

D.J. is responsible for preparing RFI's, review and process submittals and shop drawings. He will also play a key part in preparing daily and weekly project records and reports. In the field, D.J. will ensure workplace safety and compliance with Company Safety Policies and OSHA job-site requirements.

D.J. is also responsible for the day-to-day activity and production at the job site. He will coordinate and supervise all trades to oversee performance, progress, productivity and safety. D.J. will also play a key role in quality control. By continuously monitoring the progress of the job, he will ensure all work is completed with top caliber materials and adhering to the drawings and specifications.

EDUCATION

Auburn University
Master of Science
Building Construction

QUALIFICATIONS

4 years of Construction Experience
4 years with DeAngelis Diamond

CERTIFICATIONS

OSHA 30
Plangrid Certified
Procore Certified

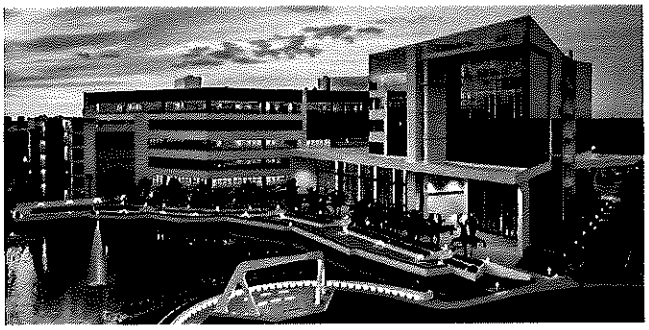
PROJECT HIGHLIGHTS

RSW Air traffic Control Tower & TRACON
Fort Myers, FL | $52 million
Pre Construction and Construction. At 215 feet, the new tower will be almost twice the height and double the size of the one it will replace. The new tower will also bring the airport up to speed on the latest FAA standards for towers and building and hurricane codes.

Arthrex Administration Building
Naples, FL | $132 million
6 Story 320,000 sf Global Headquarters with 6 level 570,000 sf parking garage. Building spaces included full service kitchen, dining and severy, Conference Center, Meeting Rooms, Corporate Board Room, Open flexible office and cubicle spaces. Site included open air pavilion, Hardscape plaza, tennis courts, basketball courts, soccer field, installation of underground onsite rainwater storage, and installation of concrete culverts over existing canal.

LeeSar, Inc., Regional Service Center Expansion
Fort Myers, FL | $17 million | LEAN PROJECT
85,000 sq.ft. expansion and 70,000 sq.ft. renovation of existing facility.

Collier Sports Medicine PT Expansion
Naples, Fl | $233K
2,660 sq.ft. interior demolition and remodel to physical therapy office. Included reconfiguring treatment room, removing/replacing ceiling and flooring, and adding fixtures and finishes throughout.



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EDUCATION

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Building Construction

QUALIFICATIONS

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CERTIFICATIONS

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BROOKE TEINERT

ASSISTANT PROJECT MANAGER

PROFILE

Brooke supports the Project Managers and Field Superintendents by ensuring the on-site administration and project management activities are accurate and updated.

Brooke is directly responsible for record keeping and meeting minute distribution, checking submittals and shop drawings, issuance of requests for information and assisting with the monthly pay applications along with the distribution of clarifications to the subcontractors. She also maintains close contact with and assists the architects, engineers, owner and consultants as necessary to facilitate a successful project.

EDUCATION

University of Houston
Bachelor of Science
Industrial Construction Management

QUALIFICATIONS

6 years of Construction Experience
1 year with DeAngelis Diamond

CERTIFICATIONS

OSHA 30

First Aid/CPR Certified

*Local Resident

PROJECT HIGHLIGHTS

Toronto Blue Jays Spring Training Facility
Clearwater, FL | $96.6 million
New, state-of-the-art player development complex including a new ground up clubhouse building with various strength, training, and rehabilitation facilities and offices. The complex will include 1 new field for minor league use; 2.5 fields for major league use; 1 open-air, covered turf agility field; 1 inclined agility hill; 13 batting tunnels and 19 pitching mounds.

Sarasota Memorial Hopsital, Cardiology Renovations
Sarasota, FL
Five phased renovation of the cardiology department including two new EP labs and onenew cath lab.

Sarasota Memorial Hospital, Kitchen Renovation
Sarasota, FL | $4 million
Multi-phase renovation of the existing kitchen including new walk in coolers, cooking equipment, meal prep area, and kitchen staff offices.

Jupiter Medical Center, Anderson Family Cancer Institute
Jupiter, FL | $27 million
Three-story, 55,000 sq.ft. Anderson Family Cancer Institute on the Jupiter Medical Center campus.

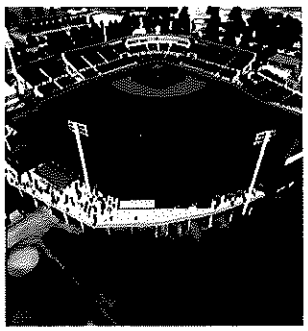
Jupiter Medical Center, Patient Tower
Jupiter, FL | $23 million
Five-story patient tower, which includes the Level II De George Neonatal Intensive Care Unit, Tansky Concierge Suites, patient rooms and office space.

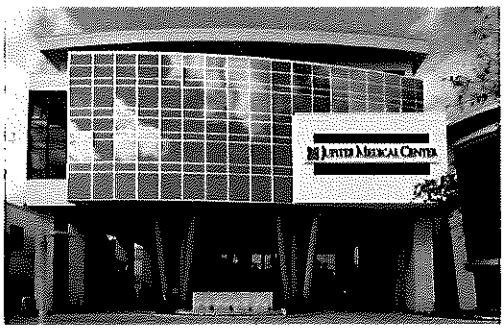
Disney's Pop Century Resort Room Rehab
Orlando, FL | $50 million
The hard goods renovation of the resort on Disney property included a total of 3,880 guest rooms over 10 separate buildings. This project was phased in order to keep the current 2 operations going with guest occupancy.

Disney's Typhoon Lagoon Rehab
Orlando, FL | $8 million
Brand-new attraction including a family water ride located on approximately 2.25 acres adjacent to the active water park, Typhoon Lagoon. The design included animatronics, special lighting package and a new grotto-themed pool that kept with the story line of the existing water park.

Marina Bay 880
Clearwater, FL | $50 million
This project will consist of a waterfront 87 unit, high end condominium in Clearwater, FL consisting of (2) 8-story buildings above a shared common 80,000 SF parking garage. Amenities includes Olympic size lap pool, fitness room with sauna and steam rooms, common amenity deck with synthetic

Cypress-Fairbanks ISD High School #12
Cypress, TX | $152 million
Features a four-story academic wing, science labs, collaboration spaces, community building for fine arts and indoor athletics including a natatorium, dining facility and central utility plant building as well as competition baseball, softball, football and track facilities.





BRYAN TRTAN

DIRECTOR OF PRECONSTRUCTION

PROFILE

Bryan is responsible for leading all preconstruction and estimating activities at DeAngelis Diamond. His dedication to a collaborative team approach provides every project with a capable and proven team. Bryan oversees and supervises the development and updating of project budgets throughout each stage of design and applies Lean principles that increase collaboration with all project team members. He will also monitor project performance to ensure the project is delivered according to the client's expectations. He takes a leadership role in managing the client relationship together with the project resources. Bryan oversees the GMP budgets, project operations, scheduling and financial reviews and offers guidance and leadership in problem solving during both the preconstruction and construction phases.

EDUCATION

Illinois Institute of Technology
Bachelor of Science
Architectural Engineering

QUALIFICATIONS

17 years of Construction Experience
4 years with DeAngelis Diamond

CERTIFICATIONS

OSHA 30

Certified General Contractor –
State of Florida CGC1523130

PROJECT HIGHLIGHTS

RSW Air traffic Control Tower & TRACON
Fort Myers, FL | $52 million
Pre Construction. At 215 feet, the new tower will be almost twice the height and double the size of the one it will replace. The new tower will also bring the airport up to speed on the latest FAA standards for towers and building and hurricane codes.

Arthrex, Inc. Global Headquarters
Naples, FL | $200 million
This project consist of three, newly constructed buildings; the INNovation Hotel, the Administration building, and the Wellness center. All three projects combined totals 1,096,114 sq.ft.

Bonita Springs Library
Bonita Springs, FL | $11.6 million
30,000 sq.ft two-story building consisting of early education learning areas and adult reading rooms.

North Fort Myers Library
Fort Myers, FL | $10.4 million
Single-story library features large open spaces.

Marco Island Fire Station #51
Marco Island, FL | $4.2 million
Two-story building with 8,069 total sq.ft., and 4,985 sq.ft. under air conditioned space, serviced with two stairwells and one elevator, situated on a 0.6 acre lot.

Babcock Ranch Neighborhood School
Babcock Ranch, FL | $7.2 million
Two-story tilt-panel K-6 charter school featuring steel roof trusses and concrete slab with a single ply membrane roof. Includes a kitchen/ cafeteria, classrooms, collaborative room, and science labs.

Shadow Wood Country Club
Estero, FL | $4.6 million
Renovation of clubhouse. Casual dining and bar addition with full-service kitchen.

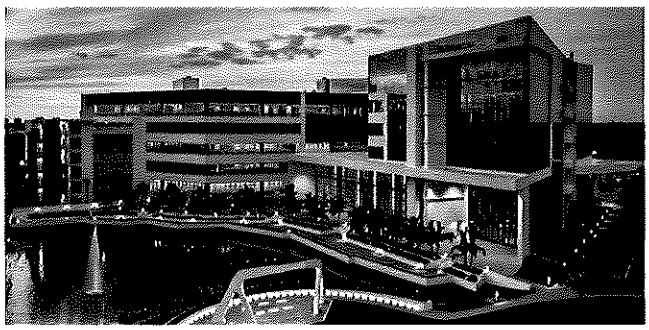
Joint Research Institute
Naples, FL | $3.1 million
This project consists of a 15,962 sq.ft. two-story medical office building for the Dr. Biggs Joint Replacement Institute.

Greyhawk at Golf Club of the Everglades, Amenity Center
Naples, FL | $6.28 million
11,531 sq.ft. amenity center overlooking a lake, featuring a restaurant, Wi-Fi café, multi-purpose rooms and fitness studio, along with a resort-style pool featuring a fire pit, oversized lounging deck and outdoor bar and grill, five tennis courts, three bocce courts and four pickle ball courts.

Buena Pointe Condominium Tower
Chicago, IL | $20 million
Twelve-story, 96 unit mid-rise with parking garage and retail space.

Discovery Village at Naples
Naples, FL| $17 million
120,000 sq.ft. Assisted Living Facility with comprehensive Wellness Center and well appointed Clubhouse.

Kum & Go Convenience Stores
Greater Tulsa, OK | $8 million
Construction of six LEED certified convenience store gas stations. All six stores were constructed concurrently with a 16 week build schedule that included full site development.



Preconstruction Differentiation

DeAngelis Diamond, like most other established construction management firms, offers a multitude of preconstruction services, however, our innovative **LEADERSHIP** approach to the preconstruction process inherently differentiates us from our competitors. Our preconstruction professionals don't just perform as cost consultants, they enthusiastically embrace the role of a project steward. In combination with DeAngelis Diamond's estimating expertise in budgeting exercises, we utilize a collection of tried-and-true processes to **LEAD** the team to ultimate project success.

Conditions of Satisfaction (CoS): The key to a successful project is to create an openly collaborative, cohesive and transparent environment where all stakeholder interests, efforts and priorities align. The team will mutually establish the CoS that will become the framework in which project decisions are made, collaboration is conducted, and accountability is defined. It is imperative that all team members have a clear understanding of their project roles and responsibilities.

Master Preconstruction Schedule: Master Preconstruction Schedule starting with the first day of design to building turnover will be developed with input from every team member. All major permitting, design and budgeting milestones will be identified on a Critical Path Method (CPM) Schedule that will be periodically reviewed and updated as required. DeAngelis Diamond will build, update and distribute the Master Preconstruction Schedule.

Work Register Log: Action Items that must be accomplished will be identified by the team and tracked until completion by way of the project's Work Register Log (WRL). The WRL lists individual Action Items along with their respective Status, Initiated/Plan/Resolved Dates, Responsible Party, Constraints and any associated Comments. The WRL is the most important tool used during the preconstruction process and keeps all team members in tune with the project's next actions and improves accountability. DeAngelis Diamond will develop, update and distribute the WRL on a weekly basis.

Check-In Meetings: The team will establish regularly occurring Check-In Meetings where project progress is monitored, and constraints are identified and/or resolved. DeAngelis Diamond will moderate the meetings and provide the project tools that will be reviewed at each meeting (i.e. Master Schedule, Work Register Log, Value Engineering Log, etc.).

DeAngelis Diamond has proven track record of success with previous projects by means of our preconstruction processes. We **LEAD** in a respectful manner and hold ourselves and other team members accountable as professionals. Our approach has produced numerous projects that have been expeditiously and efficiently designed, completed within predetermined budgets and delivered on time or ahead of schedule.

Cost Estimating

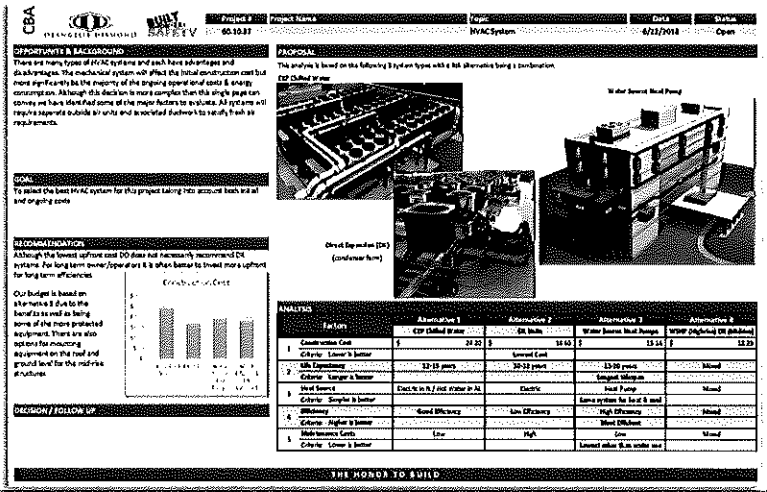
During the development of the preliminary budget, we will utilize preconstruction tools developed by years of experience from multiple aviation projects. DeAngelis Diamond has created a comprehensive Historical Cost Database that allows our estimators to provide quick and accurate cost estimates at both the project and unit levels. We also have a broad library of Choosing by Advantages decision-making systems (see sample below) that analyze the upfront investment, schedule impact, life cycle and maintenance costs for specific building systems. These preconstruction tools provide near immediate feedback on cost impacts so well-informed decisions can be made without impeding the designer's progress or requiring potential redesign due to cost overruns.

CHOOSING BY ADVANTAGES (CBA)

Good, Better, Best analysis (GBB) – a detailed analysis of options for all major building components and systems to determine the cost, pro's, and con's associated with each building component and system.

WHY?

It allows for visual and transparent decision making by removing gut feelings and subjectivity. The GBB approach provides real data that allows the team to make a more objective decision. This approach is critical to a successful preconstruction process. This process simply eliminates poor decisions, potential delays, and cost overruns.



TARGET VALUE DESIGN

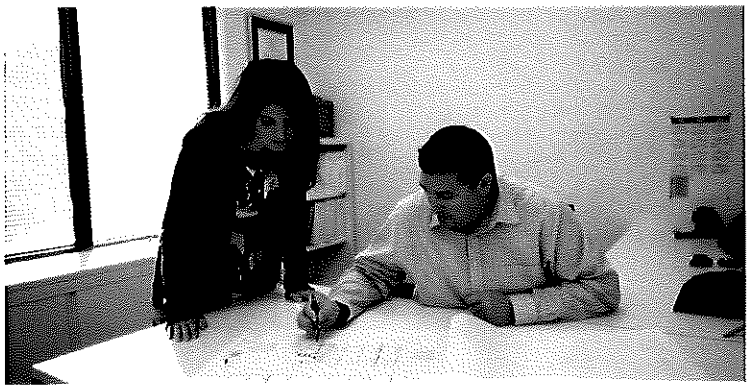
Develop a comprehensive initial estimate to initiate the Target Value Design (TVD) process. To ensure that this first estimate is complete and comprehensive, we will lead a meeting and solicit/incorporate information from all key project stakeholders including airport end users, architecture & construction division, designers, AHJ's, etc.

One of the most powerful tools we will utilize is the cost benchmark study that compares the airport project to other airport projects we have recently completed. This benchmark study highlights major variances in costs and other parameters associated with this type of facility, such as floor-to-floor heights, bathroom layouts, etc. We look forward to implementing this tool with the team and we are confident that it will help us make informed decisions and identify opportunities to save costs.

Once agreed to by all parties, the initial estimate will be memorialized and then broken down into site, structure, building envelope, interiors, and MEP system component budgets. Once the component budgets are set, they will be closely monitored to ensure that each component is tracking within its established budget. Each component will have a team comprised of representatives from the owner, architect, design consultant, and DeAngelis Diamond. Component teams will meet bi-weekly (or more frequent basis) to drill down into the design, cost, schedule, and constructability aspects of each component. Frequent communication will be the key to our team's success!

As the component team process develops, we will utilize real time estimating and provide bi-weekly updates on the overall TVD budget. This proven process allows us to make adjustments to the design and budget ahead of the normal design document deliverable stages. We are strong proponents of an ongoing estimating process. Estimating does not just take place at major design milestones such as SD, DD, and CD documents.

As the design continues to develop, we will perform multiple analyses of various building elements to help the team make major design decisions. We call this Choosing By Advantage (CBA).



During the preconstruction process, we will explore opportunities to prefabricate various building components. We will produce CBA's for commonly replicated elements such as bathrooms, corridor MEP racks, and exterior skin components. Any selected prefabrication strategies will be incorporated into the design and construction of the building.

As the 3D model is being developed, our estimating team will utilize "Assemble" and other software to quantify major building elements to incorporate into the estimate. This will assist in the real-time estimating efficiency. We utilize all of the latest software such as Assemble, On-Screen Take-off, Timberline, Building Connected, and also utilize our own unit cost database.

In addition to producing our own detailed estimate utilizing unit costs from our in-house database, we will also reach out to the subcontractor market for feedback and to "test" our estimate. We do not rely on subcontractor feedback to produce our estimates. However, we feel that it is important to get their perspective, as it adds an additional layer of confidence to our cost, schedule, and constructability assumptions.

Once the design is complete, we will competitively bid out all work packages. As a result of our strong presence in the Sarasota market and in the greater Sarasota area, we know the subcontractors that will be the best fit for this project and have the expertise required to effectively build this project. DD has a stong reputation and active presence in this market. We are confident that we will get strong coverage and get the best companies pursuing this project. We will leverage our brand recognition, proven plan to build the job, and our relationships to ensure competition is on time and best value for SMAA.

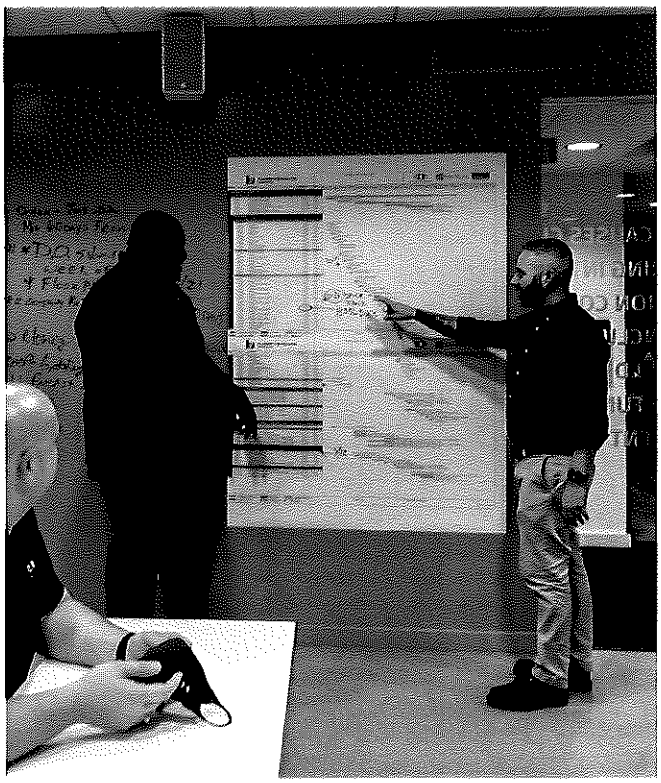
Constructability Reviews: Our constructability reviews establish the efficiency and safety of the construction process without impacting the functionality or aesthetics of the design. Our constructability review team will consist of our Superintendent, Project Manager, Preconstruction and Estimating team leaders. This ensures an experienced multi-disciplined review that will cover the estimating and construction processes. These reviews help the team incorporate improved drawing details which will better define subcontractor scopes resulting in the best price for the project. In addition, this helps minimize delays during the construction process by avoiding any last-minute design revisions. Our goal is to complete the project without any change orders, schedule delays, or rework by assisting the team to ensure the final construction documents are buildable, coordinated, and biddable.

Bid Packages & Sub Lists: DeAngelis Diamond prepares bid packages for all disciplines based on a thorough review of the construction documents. Bid packages list all project specific requirements including detailed scopes of work, scheduling, phasing, manpower, insurance, Safety, DBE/MBE/WBE requirements, contractual requirements, local and state requirements. A package specific bid form will be issued listing unit pricing, labor rates, allowances, supervision, man hours, or cost breakouts required for the respective scope of work. We have an extensive database which includes thousands of local subcontractors that ensures we solicit the most qualified trade partners with the most competitive pricing.

Lead Items & Early Release Packages: In order to commit to and deliver on aggressive construction schedules, it is imperative that long lead items are identified, coordinated and released for procurement during preconstruction. Our team will identify building components on the critical path and work backwards to determine the appropriate date to begin production so that the materials arrive to the jobsite comfortably in time for installation. We will also investigate, should the circumstances warrant it, Early Release Packages that can have construction activities commencing while design elements are being finalized.

Logistics Planning & Project Execution Planning: DeAngelis Diamond will provide a comprehensive Logistics Plan for all phases of construction. Our Operations Team will begin the process by meeting with the building managers and other pertinent personnel to understand the daily operational requirements for the facility. Site utilization, trade coordination, vehicular and pedestrian traffic patterns, safety, security and community accessibility are all taken into consideration and meticulously planned. We will provide a jobsite that is safe, organized and efficient for all workers, patrons and trade partners while minimizing disruptions to operations during construction activities.

Permit Coordination: Our Preconstruction team will aid in the permitting process as needed by ownership and the design team. We can assist in pre-submission meetings with the Building Department, providing supplemental documentation, coordinating with plan expeditors, interacting with plan reviewers and anything else that may be required to secure the building permit.



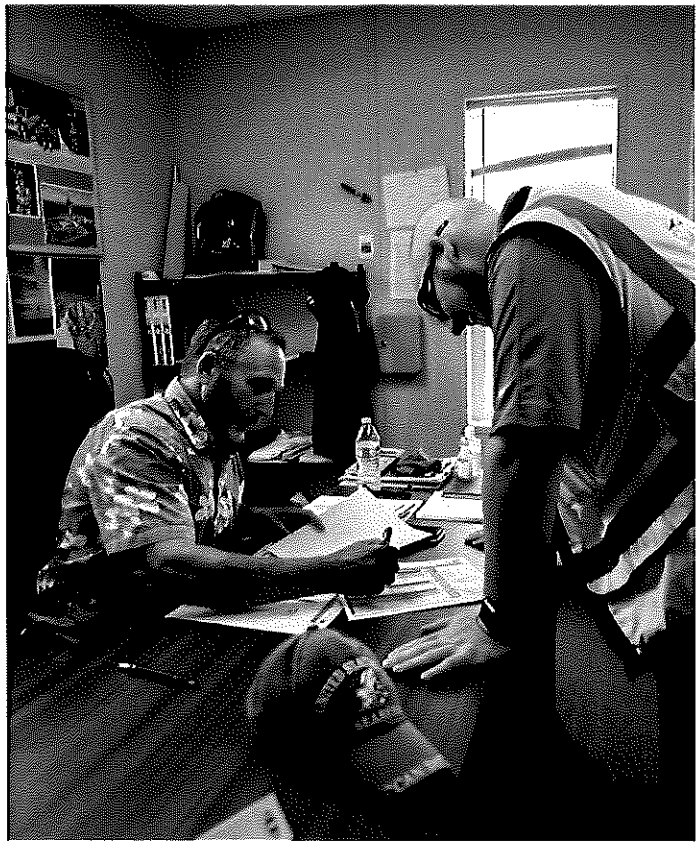
CONSTRUCTION APPROACH

Over the last 25 years, our general approach has always been the same:

- Listen to the Owner's objectives, project specific requirements, goals and expectations
- Work closely with the Design Team to develop a design that meets or exceeds the objectives and is within budget and schedule
- Provide qualified Project Managers and Field Superintendents to effectively manage the work
- Execute the work by contracting and directing qualified subcontractors
- Work closely with the entire team to complete the work on time and within budget
- Successfully pass all AHJ Inspections

More Specifically to your project:

- Prior to construction commencing, DD will establish a clear logistical plan and schedule that will be reviewed collaboratively with the goal that the employees, public, and the community will be safe and minimally impacted by DD's construction operations.
- DD will communicate this mutually agreeable logistics plan with all trade partners and suppliers to ensure there is a clear understanding of Construction Operations.
- Once construction has commenced, DD will monitor the site daily and proactively communicate with the Airport and Design Team continuously.
- DD will prepare and lead all OAC meetings and keep the entire team abreast of progress and potential action items.
- From day one, DD will implement a project specific QC plan including an extensive quality check list for all scopes of work that will be strictly adhered to by DD's project leadership and all trade partners.
- DD will proactively coordinate all underground and MEP requirements with the existing utilities and CEP.
- DD will proactively coordinate all MEP's with the structure and other major components of the building to prevent unnecessary change events during construction.
- DD will monitor safety and the schedule daily. Routine safety meetings and audits will held by the DD Superintendent and DD Safety Officers.
- The schedule will be reviewed and updated weekly to ensure the project is on track.
- The DD PM will keep the overall budget updated at all times and communicate continuously with SMAA regarding any variations.
- DD will be well prepared for all inspections conduct multiple checks on life safety systems and components. DD will work with the design team to perform a complete systems check and sign off on the inspection checklist well in advance of the inspection.
- DD will turn over a quality building that is final cleaned, punched out, and move-in ready.
- DD will issue all closeout documents to SMAA once the CO is received.



SAFETY

DeAngelis Diamond believes in the sanctity of life and having a safe work place for all workers is paramount to a successful project. Our goal on every project is having ***ZERO INCIDENTS.*** *Our drive for efficient, quality construction and fast track scheduling does not detract from protecting the safety of our employees, subcontractors, the client's staff and the general public. Throughout the company, we instill the value that every worker is safe in all they do at home and on the project. No deadline, project or workplace activity is worth the risk of injury as we desire everyone to return home safely at the end of each day.*

Our safety program is successful because we first start with a strong culture of safety that includes all of our team members. We have developed a rigorous Safety Program that exceeds OSHA's regulations and standards. Safety meetings with job site crews happen everyday on all projects.

DeAngelis Diamond has a full-time OSHA certified safety team that is responsible for the implementation and monitoring of the corporate safety program. The Safety Team implements and monitors safety training programs and provides safety materials as needed, reviews and maintains current copy of all applicable federal, state, local safety and health regulations. The Safety Team also assists in site supervision and accident investigation and recommends controls to prevent a reoccurrence.

All employees at DeAngelis Diamond are required to attend training through the safety program which covers corporate safety policies pertaining to company safety rules and procedures, personal protective equipment required on the job, and what the company expects from the employee.

Our leadership on site are directly responsible for safety on a daily basis. The project team has the support of the DeAngelis Diamond's safety team throughout the project. The safety team visits the project a minimum of every two weeks to conduct a thorough inspection. The results of their inspections, their full report and accompanying photos will be shared and reviewed with the leadership team of DeAngelis Diamond.

All employees are responsible for learning and abiding by the rules and regulations which are applicable to their assigned tasks and for performing their functions in the safest possible manner and encouraging co-workers to do likewise.

Our team understands the sensitivities that come with working in an active airport. We will work closely with SMAA security, facilities, and operations teams to ensure that materials and personnel are screened/coordinated appropriately. We understand the constraints that come with working on the air side and will communicate regularly with your teams to ensure that airport security measures are maintained and operations run smoothly.

A number of programs will be put in place before the project commences as follows:

1. Site specific safety program that will be written and enforced for duration of the project.
2. Safety evacuation plan will be written and reviewed with all workers onsite.
3. All subcontractors are required and will be regularly monitored by our DeAngelis Diamond safety team and the onsite superintendent to follow the current OSHA standards and DeAngelis Diamond safety policy's that pertain to this project.
4. Weekly safety meetings will be conducted with all subcontractors in attendance.
5. All subcontractors are required to provide written documentation to DeAngelis Diamond of their employee training programs that covers their scope of work. Example; Fall protection, excavation, equipment operator certification, PPE, MSDS, etc.
6. A number of site specific pre-construction meetings will be conducted such as; Crane Erection meetings that involves all Steel Erection, Concrete, Setting of equipment, etc.

SCHEDULING

Preconstruction Schedule

The preconstruction timeline is based off a combination of the durations that the design team needs at each phase, the duration that the Construction Manager needs for budgeting, bidding and permitting and any durations that the owner needs for coordination. DeAngelis Diamond will generate the preconstruction schedule and timeline based on feedback from initial coordination meetings with the owner and design team and maintain this schedule during the preconstruction phase.

An anticipated construction duration is established during the preconstruction process based on historical information from similar projects and owner input on when they need the project completed. Once design begins to develop and structural components are defined, a preliminary schedule start to be developed. By the end of the design phase, a complete preliminary schedule can be established.

ROBB & STUCKY
INTERIORS

"DeAngelis Diamond's project team was professional in every way, and produced a high-quality building for us while maintaining a very aggressive construction schedule and keeping the project within budget."

Eric Chein
VP / CFO

Project Schedule

The first phase of developing the Project Schedule is creating the Preliminary Schedule. The Preliminary Schedule consist of three primary components which are:

- *Milestone schedule*
- *Site logistic plan*
- *Flow of work chart*

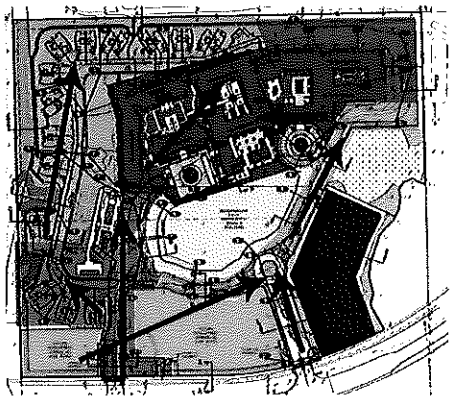
The preliminary schedule is created by the superintendent and reviewed with the Project Manager. Once reviewed by the PM, it is sent to the scheduler for input and formatting. Our schedule works in Primavera P6 scheduling software.

After creation of the Preliminary Schedule by the scheduler, an Activity Duration Sheet is sent to each subcontractor. The subcontractors provide commitments to activity durations and manpower that they will be held accountable for on the entire project. The Activity Duration Sheet includes work area, individual activity, crew size, duration of each activity at each area.

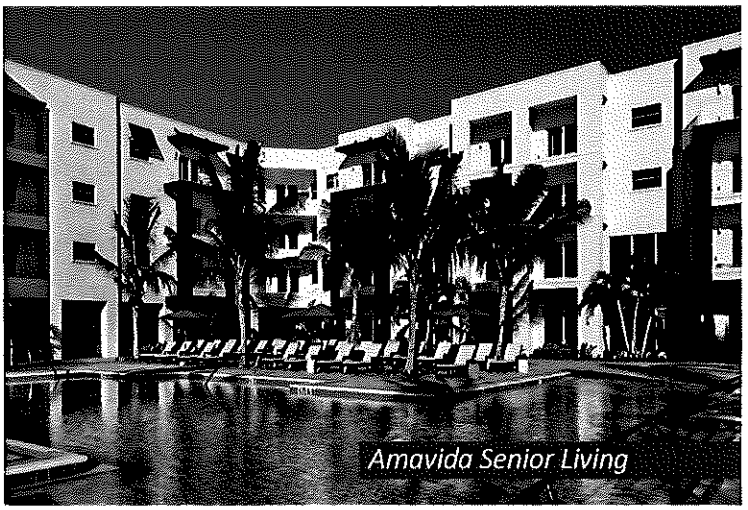
Areas of work and work progression are defined by the Key Plan.

DEANGELIS DIAMOND

Amavida Senior Living Phasing Plan



The Activity Duration Sheet is returned to DeAngelis Diamond to our scheduler in preparation of our OPS session with subcontractors. The session is with all subcontractors and the preliminary schedule is used as a template to build the OPS schedule with subcontractor input while maintaining the overall completion date. Once all input is completed, the scheduler will finalize the schedule and send to the superintendent and project manager for approval. Once approved, the schedule is distributed to all subcontractors. Once completed, a large print OPS schedule is posted on the jobsite and progress is tracked daily by use of a string line and infill of actual start/ finish dates by the superintendent.



Amavida Senior Living

QUALITY CONTROL

Once the actual construction is underway we then utilize trade specific quality control checklists for twice-daily QC inspections. QC is always a regular agenda item for all project-related meetings whether internal with our subcontractors, or with the owner and the Architect.
And lastly, we use photo documentation of the entire process, maintaining a physical binder of photos and inspection checklists (along with electronic copy) that is available for owner's perusal at any time.

Mock ups of exterior walls and windows indicating flashing and waterproofing details along with mock-ups of the various patient rooms, devices and furniture layouts are also utilized to allow the project team to verify and/or modify any issues prior to full scale build out. This allows materials, equipment and furnishings to be installed correctly the first time.

QC monitoring and inspections continue through final construction of the project by making sure that equipment pre-functional checks and system startups/commissioning conform to manufacturers requirements and design team operational intent.

This QC methodology, which is managed by the project superintendent and field team, results in a quality project that facilitates a smooth transition through punch out and the final AHJ inspection from our team.

Additionally, it is our responsibility as the Construction Manager to ensure that everything installed on the project meets or exceeds the established plans and specifications. Therefore, while working with the subcontractors, material suppliers, manufacturers and the design team, we will implement an extensive quality assurance program for this project including:

Prepare Written Quality Control Check Lists
- *Written checklists for each portion of the work*
- *Check lists are walked by the project superintendent and trade foreman*
- *Upon completion all lists are signed off and distributed to the team*

Ensure 100% Compliance with Plans & Specs and Manufacturer's Requirements
- *Perform detailed shop drawing review for each job component*
- *Schedule and conduct mandatory pre-installation meetings with trade contractors, design professionals and manufacturers representatives*

Independent Testing of Windows & Glazing
- *Glazing consultant involvement will begin with shop drawing review*
- *Perform pre-installation conference with independent glazing consultant, subcontractor, window manufacturer and the design team prior to starting installation*
- *Inspect installation on site to confirm compliance with submittals, manufacturer's requirements, plans and specifications*
- *Conduct water infiltration tests*
- *Provide written reports and recommendations*

Manufacturer's Sealant/Caulking Inspections
- *Attend pre-installation conference with trade contractors and design team prior to caulking and sealant installation*
- *Conduct onsite inspections*
- *Perform pull test to ensure proper adhesion*
- *Provide written field inspection reports*

Manufacturer's Exterior Paint Inspections
- *Attend pre-installation conference with trade contractors and design team prior to starting exterior painting work*
- *Perform inspection during paint application to confirm compliance.*
- *Test PH of stucco substrates*
- *Test paint for viscosity*
- *Test millage of application*
- *Provide written field inspection reports*

Manufacturer's Roofing Inspections
- *Attend pre-installation conference with trade contractors and design team prior to starting roofing work*
- *Perform inspection during roofing installation to confirm compliance*
- *Conduct final roofing punch out and sign off*
- *Provide written field inspection reports*

A/C System Review and Inspection
- *Schedule pre-installation conference with trade contractors, design team and manufacturer representatives prior to starting HVAC work*
- *Perform inspection on site with HVAC foreman, Mechanical Engineer and project superintendent during ductwork and equipment installation to confirm compliance*
- *Conduct final roofing punch out and sign off*
- *Provide written field inspection reports*

Some additional examples of our team's QC measures include:
- *Concrete placement log*
- *Anchor bolt placement log*
- *Benchmark and elevation checklists*
- *In-wall rough-in checklists*
- *Above ceiling punch lists*
- *Fire and smoke damper checklist*
- *Fire alarm and nurse call systems checklists*
- *Priority wall checklists*
- *Temporary partition maintenance log*
- *Final inspection checklists*
- *Floor stenciling procedure for visual coordination*

WARRANTY & CLOSE-OUT

DeAngelis Diamond implements a series of policies and procedures designed to ensure a thorough close-out process and client satisfaction at the end of each project.

Project closeout starts the day the project commences. Our closeout procedures are explicitly outlined in each subcontract we issue. All approved submittals are scanned into our database once they are approved and saved in the closeout folder. As-built drawings are updated daily by our team and subcontractors and compiled for the closeout documents once construction is complete.

Even after warranties have expired we are available to meet with you at any time to answer questions, or to discuss any construction related issues, regardless of their age or responsibility.

Post-Construction Services

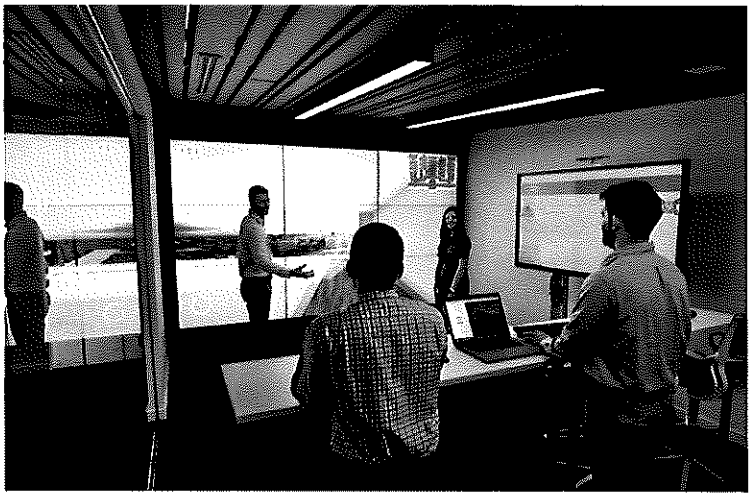
- Prepare and provide care and maintenance manuals, (including video training) for your building
- Review care and maintenance procedures with your building and grounds supervisors
- Warranty management staff – 24 hours a day and 7 days a week on-call

DeAngelis Diamond employees a full-time warranty department to turn to, should a warranty issue ever arise. We provide our clients with one single point of contact so they don't have to work with a multitude of subcontractors to get their warranty issues addressed. The warranty department works alongside the project team to assure every warranty request gets rectified successfully and to the client's satisfaction.

What happens after the crews are gone and the dust has settled can often weigh more heavily on the reputation of a Construction Manager than what goes on during the construction phase. We believe in finishing strong and a long list of satisfied clients will back that up.

"DeAngelis Diamond is very responsive, even now under warranty services."

Steven Henriquez, P.E.
AECOM/Owner's Program Manager | Punta Gorda Airport



INNOVATIVE SOFTWARE

At DeAngelis Diamond, we are a leading technology-driven construction company at the forefront of the industry's latest software innovations. We feel strongly that the use of technology adds value for our clients, lowers our response times, and reduces misalignment on key elements.

iPads and wireless printers are utilized by our field team to enhance and speed up the communications process. All drawings, specifications, RFIs, codes and other documentation are stored on tablets allowing constant accessibility.

We utilize Procore project management software which allows for coordination between all project members from owners and architects to our subcontractors creating one collaborative platform.

PROCORE®

Electronic document control solution to ensure that all team members and trades have the latest most accurate documents at all times on their mobile device.

Our ultimate goal is for our clients to be completely satisfied with our performance when the project is complete. At the end of the job, if our clients can say that it was a pleasurable experience and if they had it to do all over again they would choose to work with DeAngelis Diamond, we have achieved one of our quality goals.

Phone Interview Contact Information:

Company: Magnum Builders
Point of Contact: Clint Riley, Sr.
Title: Project Manager | VP
Phone: 941.204.8942
Email: criley@magnumbuilders.com

Company: DeAngelis Diamond
Point of Contact: Scott Beck
Title: Sarasota Division Manager
Phone: 941.504.7941
Email: scott.beck@deangelisdiamond.com

> The DeAngelis Diamond team is extremely knowledgeable and skilled in whatever task we have trusted them to complete. We have been extremely satisfied with the results on all of our projects, both during preconstruction and throughout the entire construction process. Everyone at DD has been honest, fair, reliable and committed to looking after our best interests.
>
> **David Bumpous**
> *Arthrex, Inc.*

Did You Know?

Both Clint Riley & Scott Beck are local Sarasota area residents! And they both have worked extensively with Gresham Smith & Partners.

Hear about the DD experience from our clients themselves!

To watch this video testimonial, please follow these instructions:

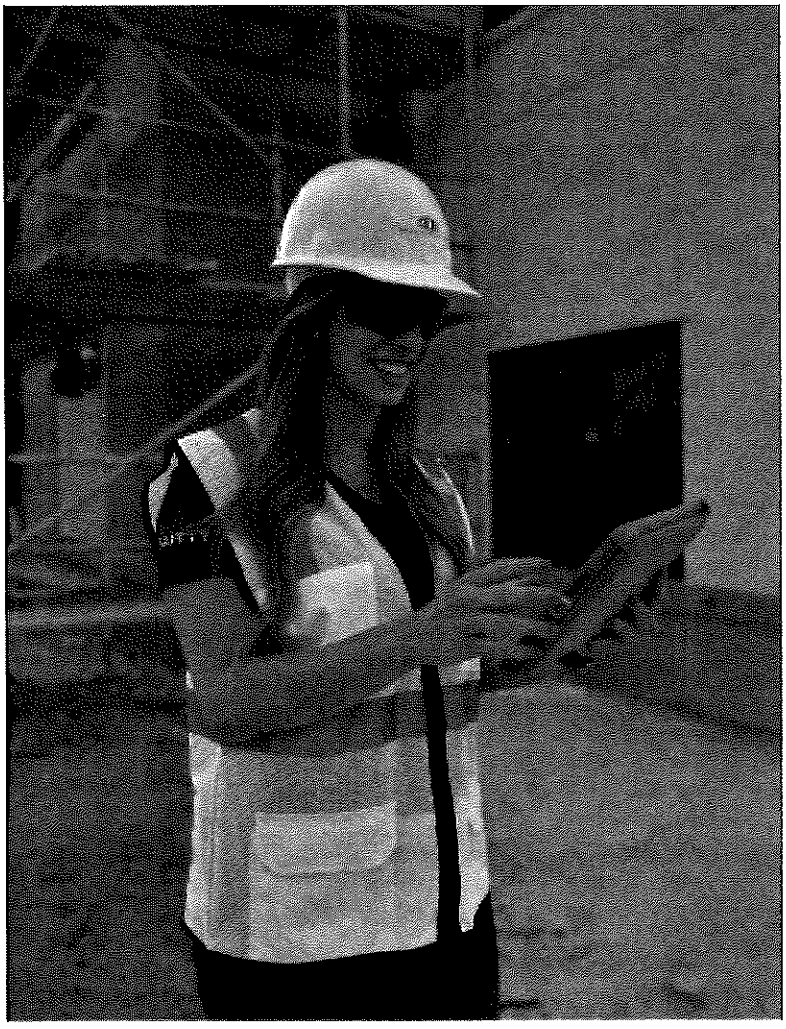
1. Scan with your iPhone camera
2. Tap the pop-up banner at the top of the screen
3. Enjoy!

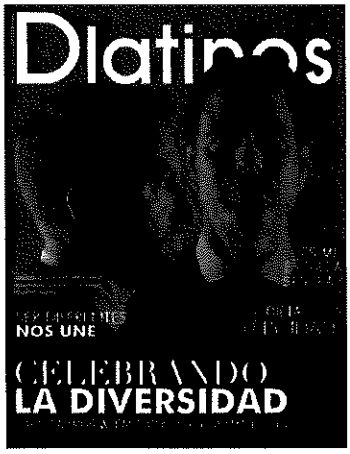
E. DEMONSTRATED ABILITY TO MEET THE DBE GOAL

Disadvantaged and minority-owned businesses fill a vital need in our industry and DeAngelis Diamond and Magnum Builders both partner with and solicit disadvantaged and minority-owned subcontractors during our bidding process.

Over the years, we have developed relationships with thousands of subcontractors and suppliers across the nation. Ten to twenty percent of these contractors are women, veteran and minority-owned businesses who have preformed work for us on numerous projects. It is because of these relationships that we can consistently complete our projects on or ahead of schedule and under budget. We treat our subcontractors well, pay them on time, maintain clean and safe project sites, and work together on scheduling for efficiency, and to eliminate down time.

We don't want to just acheive the DBE goals, we want to maximize participation and exceed the goals.





We communicate continuously with these partners through weekly subcontractor meetings on each project, discuss and understand schedule updates.

Along with the direct solicitation of DBE/MBE firms through the use of The Blue Book and Building Connected, we also post subcontractor invitations to bid on the Construction Journal and Bid Clerk websites, when appropriate.

We will collaborate with the Florida State Minority Supplier Development Council to promote the project and create opportunities for MBE & WMBE firms.

In addition to our diverse subcontractor relationships, we believe in developing a company culture that is built on acceptance and inclusion. We have increased our focus on hiring and mentoring future minority and women leaders within the construction industry, and in doing so, we won the Large Company category in D'Latinos Magazine's 2018 Face Awards. This annual ranking celebrates diversity in Southwest Florida and lists companies who are committed to implementing a diverse company culture.

Project examples where DBE & MWBE participation was required:

Owner	Project	% of DBE & M/WBE Participation
Charlotte County Port Authority	Punta Gorda Airport Exp/Reno	20% (no goal was set for this project)
Lee County Government	Pine Ridge Govt. Center	12% (goal was 12%)
SWFL Water Management	Big Cypress Basin	31% (goal was 25%)

E. DEMONSTRATED ABILITY TO MEET THE DBE GOAL

Magnum Builder's DBE Record for Projects at Sarasota-Bradenton International Airport

1. SRQ Parking Expansion - Phase 2 ***DBE Goal = 5%, Magnum Actual DBE Participation = 19%****
2. SRQ TSA Checkpoint Expansion (2020) ***DBE Goal = 5%, Magnum Actual DBE Participation = 7%****
3. SRQ Parking Expansion - Phase 1 ***DBE Goal = 5%, Magnum Actual DBE Participation = 7.2%****
4. SRQ Long Term & Short Term Paving & Striping (2020)
5. SRQ Boardroom, Police Department, and Badging Office ***DBE Goal = 5%, Magnum Actual DBE Participation = 5.5%****
6. SRQ ATO Office Build-out ***DBE Goal = 5%, Magnum Actual DBE Participation = 5%****
7. SRQ Valet Office Renovation ***DBE Goal = 5%, Magnum Actual DBE Participation = 6%****
8. SRQ Ticket Belt Upgrades ***DBE Goal = 5%, Magnum Actual DBE Participation = 11%****
9. SRQ Gateway Enhancement Project ***DBE Goal = 4%, Magnum Actual DBE Participation = 10%****
10. SRQ Rental Return Lot Parking, Kiosks, and Canopies ***DBE Goal =5%, Magnum Actual DBE Participation = 8%****
11. SRQ East Parking Lot, Access Controls, and Canopies ***DBE Goal = 5%, Magnum Actual DBE Participation = 14%****
12. SRQ Curbside Improvements and Walkway Canopies ***DBE Goal = 4%, Magnum Actual DBE Participation = 5%****
13. SRQ Terminal Concourse Renovation ***DBE Goal = 4%, Magnum Actual DBE Participation = 5.5%****
14. SRQ Federal Inspection Services (Customs & Border Patrol) Renovation and Expansion ***DBE Goal = 4%, Magnum Actual DBE Participation = 9%****
15. SRQ Baggage Claim Renovations ***DBE Goal = 4%, Magnum Actual DBE Participation = 9.2%****
16. SRQ Restrooms Renovations ***DBE Goal = 4%, Magnum Actual DBE Participation = 7%****

Example of a recent Supplier Diversity Utilization & Subcontracting Plan:

Supplier Diversity Utilization & Subcontracting Plan

Kitchen Expansion Project - Tampa, FL

Report Date: 01/21/21	Estimate Amount	1st Tier	2nd Tier
Trade Packages	Cost	Cost	Cost
010000 - General Requirements & General Conditions	$432,000		
024000 - Demolition	$108,000		
033000 - Cast-in-Place Concrete & Masonry	$46,171	$46,171	
051200 - Structural Steel & Miscellaneous Metals	$16,000		
061000 - Rough Carpentry	$30,215	$30,215	
064000 - Cabinets, & Countertops	$34,630	$34,630	
075010 - Roofing (Patching & Repair)	$37,372		
078110 - Fireproofing	$33,500	$33,500	
078410 - Firestopping	$10,000		
081000 - Doors/Frames/Hardware	$37,836	$37,836	
088000 - Glass & Glazing	$1,248		
092100 - Gypsum Board Assemblies & Metal Stud Framing	$420,863	$105,216	
093000 - Tiling	$123,652	$61,826	
095100 - Acoustical Ceilings	$69,984	$69,984	
096500 - Resilient Flooring & Base	$11,766	$11,766	
099000 - Painting and Coatings	$28,064	$28,064	
100620 - Division 10 Specialties	$97,940	$97,940	
210000 - Fire Suppression Systems	$57,447		$5,745
220000 - Plumbing & Medical Gas Systems	$461,319		$46,132
230000 - HVAC	$900,892		$90,089
260000 - Electrical & Fire Alarm	$1,104,625		$110,463
270000 - Communications (Cabling & OH Paging)	$14,748		
280000 - Electronic Safety and Security	$13,272		
495010 - Misc. Direct Costs (Cleaning, Progress Cleaning, GPR)	$21,800	$21,800	
Subtotal - Direct Cost	$4,113,344	$578,948	$252,428
Subtotal - Indirect Cost	$411,334	$0	$0
TOTAL COST	$4,524,678	$578,948	$252,428

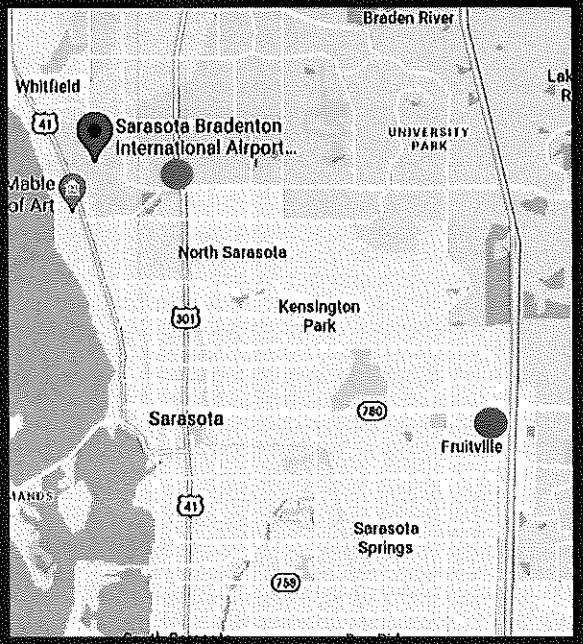
Targeted 1st Tier Spending	$578,948	12.8%
Targeted 2nd Tier Spending	$252,428	5.6%
Total Targeted Spending	$831,376	18.4%

WE WILL WORK ALONGSIDE SMAA TO MAXIMIZE DMWBE PARTICIPATION.

SARASOTA IS OUR HOME

1,200+
SWFL PROJECTS

$3.5B
OF SWFL CONSTRUCTION



HOW DOES BEING LOCAL ADD VALUE?

DeAngelis Diamond has a database of thousands of local trade partners with relationships that have been built on honor, integrity, and trust. Our team will leverage those relationships of over 25 years to acquire the best pricing and the selection of the most qualified trade partners.

DeAngelis Diamond and and Magnum Builders' local project experience has also allowed us to develop strong relationships with the appropriate governing authorities who have jurisdiction in Sarasota and Manatee counties. Having been licensed in the area for over 25 years, we are familiar with the area and have worked for all the local permitting agencies.

To assure that we are able to promptly respond to any matters related to the airport projects, we have a fully staffed office located 12 miles from the airport, making our typical response time from office to airport less than 25 minutes while Magnum Builders office is located 2.3 miles and only 5 minutes from the airport. We will respond quickly!

We fully understand situations that arise within an airport facility do not always happen between 8:00 am and 5:00 pm. Our Sarasota Office is staffed by members who live in this community and are available upon demand. At the beginning of each project, a contact list is presented to the Airport's Project Manager, providing cell phone numbers and emails for the assigned personnel. Our management personnel are reachable whenever there is urgent need for a response and are committed to making sure any urgent matters are responded to promptly and effectively.

We also realize that responding expeditiously is not limited to an emergency situation. By providing the necessary staff within our local office, we are able to respond promptly to the ever-changing situations that arise when working within a fully operational airport facility. Our Project Managers and Superintendents are knowledgeable of what it takes to successfully complete your projects and have the authority to make critical decisions on the spot. Whether it has to do with the safety of your facility, staff and patients, or just keeping the project on schedule, they will make a decision quickly and decisively.

EXPERIENCE WORKING WITH GRESHAM SMITH

DeAngelis Diamond has a proven track record of building successfully with the Greshman Smith team. We have successfully completed 10 projects worth over $30 Million with Gresham Smith. Currently, we are working with them on the new, $50 Million behavioral health hospital at Sarasota Memorial Hospital. This is one of over 35 projects we have worked on for SMH.

DeAngelis Diamond's proven track record, experience in Southwest Florida, and relationships with the local suppliers, trade partners and authorities having jurisdiction is second to none.

INSURANCE CERTIFICATES

AssuredPartners
FLORIDA

July 27, 2021

Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, Florida 34243

RE: RFP - Terminal Concourse Expansion
DeAngelis Diamond Construction, LLC
Professional Liability Limits of Insurance

Dear Sirs:

Attached please find the specimen certificate of insurance showing current insurance coverage for DeAngelis Diamond Construction, LLC.

The current limits for Professional Liability are as follows:

Insurer: Indian Harbor Insurance Company
Policy # CEO744658304
Effective Dates: 01/01/2021 - 01/01/2022
Professional (PE&O) Liability: $3,000,000 Each Claim / $3,000,000 Aggregate
SIR: $25,000

Upon the award of this project to DeAngelis Diamond Construction, LLC, we will be able to provide the full Professional Liability limits of $5,000,000 Each Claim and $5,000,000 Aggregate as requested.

Should you have any questions, please do not hesitate to contact me.

Yours truly,

Steve Bueltel
President
AssuredPartners of Florida, Naples

Enc.

AssuredPartners
Insurance Surety Employee Benefits
8950 Fontana Del Sol Way Suite 300 • Naples, FL 34109 • PH: (800) 226-6117 • FX: (239) 261-2803
www.assuredpartners.com

ACORD

DEANDIA-03

BE2NGRUSHNG

DATE (MM/DD/YYYY) 7/27/2021

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # L077730
AssuredPartners of Florida, Naples
8950 Fontana Del Sol Way Suite 300
Naples, FL 34109

CONTACT Geri Randall
PHONE (239) 260-3634 FAX (239) 261-2803
E-MAIL geri.randall@assuredpartners.com

INSURER(S) AFFORDING COVERAGE — NAIC #
INSURER A: Hartford Fire Insurance Company — 19682
INSURER B: Trumbull Insurance Company — 27120
INSURER C: Hartford Casualty Insurance Co — 29424
INSURER D: Hartford Insurance Company of the Southeast — 38261
INSURER E: Fireman's Fund Insurance Company — 21873
INSURER F:

INSURED
DeAngelis Diamond Construction, LLC
DeAngelis Diamond Healthcare Group, LLC
6635 Willow Park Drive
Naples, FL 34109-8917

COVERAGES — CERTIFICATE NUMBER: — REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			21UEADE4202	1/1/2021	1/1/2022	EACH OCCURRENCE	$ 2,000,000
	X $5,000 PD Deductible						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X Terrorism Included						MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			21UEADE4103	1/1/2021	1/1/2022	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X No Ded							$
C	X UMBRELLA LIAB X OCCUR			21RHADE4166	1/1/2021	1/1/2022	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 0							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N / N/A			21WBAAE4PJW	1/1/2021	1/1/2022	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E	Excess Liability			USL0041107212	1/1/2021	1/1/2022	$10M excess of $10M	$5,000,000
A	Equipment Floater			21UUMDE5996	1/1/2021	1/1/2022	L/R Equipment	$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Insurer: Indian Harbor Insurance Company Policy # CEO744658304 Effective Dates: 01/01/2021 - 01/01/2022
Professional (PE&O) Liability: $3,000,000 Each Claim / $3,000,000 Aggregate SIR: $25,000
Contractors Pollution Liability: $3,000,000 Each Claim/ $3,000,000 Aggregate SIR: $25,000

CERTIFICATE HOLDER

Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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"Rarely do construction projects go smoothly but this one was the exception. The construction was flawless, the collaboration was exceptional, and the outcome is phenomenal. You have made a difference for patients at SMH for today and for years to come. Thank you for your meticulous attention to detail and for taking such great pride in workmanship. It is not only noticed but, is greatly appreciated."

Lorrie Liang, COO
Sarasota Memorial Hopsital

July 29, 2021

HALFACRE
Building Quality Projects For 50 Years

Mr. Kent D Bontrager, C.M., P.E.
Senior Vice President Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

RE: REQUEST FOR QUALIFICATIONS-PROFESSIONAL CONSTRUCTION MANAGER AT RISK SERVICES FOR TERMINAL CONCOURSE EXPANSION PROJECT

Dear Selection Committee Members:

Halfacre Construction is pleased to present its qualifications for the construction of various upgrades, renovations, and the construction of a new terminal and concessions at ***our*** Sarasota Bradenton International Airport (SRQ). Unique qualifications of our team include:

LOCAL | Halfacre has been a leader in construction services in the Sarasota-Bradenton area for 50+ years. Our team members reside here. Whereas most of our competitors have never set foot in SRQ, we've flown in and out of SRQ our entire lives. This is a legacy project for SRQ and for the Halfacre family. We have one chance to get this right and we cannot simply leave it up to chance. This project is more than a profit and loss exercise. Halfacre is not leaving town as soon as the last brick is laid." **This is our home.** In the spirit of always putting the best interest of our locals first, with Halfacre, you have a local powerhouse team and a company with a bonding capacity of $125 million dollars -- there is no need to look elsewhere.

EXPERTS IN CONSTRUCTION MANAGEMENT DELIVERY METHOD | Halfacre has been a leader in providing construction management services to public sector clients and agencies for decades. **Transparency, greater return on your investment, speed, and certainty** are hallmark attributes to our delivery of these services.

WE'VE BUILT MAJOR CAPITAL PROJECTS ON YOUR AIRPORT | Having constructed SRQ's air traffic control tower and training room, we know the processes and procedures for doing business at SRQ. We know the Authorities having jurisdiction over SRQ, including the Sarasota County Building Department, and how to efficiently and effectively navigate their processes and procedures, and more importantly, **we would be an ideal partner to Gresham Smith, in that we'd be able to impart that knowledge to them and help them navigate those processes in the most expeditious manner possible** – bringing greater certainty to the fast-track scheduled delivery of your project.

EXTENSIVE FAMILIARITY WITH YOUR AIRPORT OPERATIONS | We're intimately familiar with your airport's operations. We understand its landside operations, and we know the 'secure' and 'sterile' parts of its airside operations. We know your carriers and the schedule of their operations, and we know what your passengers experience as they travel through your airport. This knowledge, together with our personal experiences of having constructed on your airport and having traveled through your airport, makes us ideally suited to **deliver your project in the safest manner possible** with the **budget optimization** and **schedule certainty** you require.

WE'VE ALREADY DEVELOPED A THOUGHTFUL APPROACH TO PROJECT DELIVERY | Contained herein is a detailed project approach that we've influenced – informed and benefited by all of the above-described differentiators our team brings to this project. Our thoughtful and thorough approach will serve as a perfect launching point from which **we can begin our collaboration with airport officials, Gresham Smith and those authorities having jurisdiction.**

We understand that **SPEED TO MARKET** is critical for your project, and are **COMMITTED TO LEADING A COLLABORATIVE APPROACH** that will result in the best possible project outcome in the delivery of those various upgrades, renovations, and the construction of new facilities at ***our*** Sarasota Bradenton International Airport (SRQ). If given the opportunity and privilege to serve you, Halfacre will deliver the project to your full and complete satisfaction.

We look forward to the opportunity to continue serving the community where we live and work.

Respectfully Submitted,

Jack Cox, CGC
President | Project Executive

Halfacre acknowledges the addenda released by Sarasota Manatee Airport Authority on July 13, 2021 and understands its contents as they pertain to this solicitation.

Point of Contact: Jack Cox, President | Project Executive

Jack Cox, Project Executive and Craig Emery, Project Manager are available for the phone interview

(941) 907-9099 jackcox@halfacreco.com 7015 Professional Parkway, Sarasota, Florida 34240

Company Profile

BRIEF COMPANY HISTORY

Halfacre Construction Company has a rich tradition of quality construction in the state of Florida. In 1970, Bill Halfacre incorporated his company in Sarasota and worked to service the marketplace as a full service general contractor. Jack Cox became President in 1999.

During our 51 year history, Halfacre has been recognized as a leader in the local building industry, with the majority of our projects producing repeat clientele. We specialize in Construction Management, General Contracting, and Design-Build delivery methods. These methods can also be uniquely tailored to fit any particular project.

At Halfacre Construction, we work with every client to carefully assess their needs and concerns in order to deliver their project on time and within budget. Our goal is to provide the best value, exceed owner expectations, and create long-term lasting relationships.

Halfacre Construction's corporate culture and methodology integrates seamlessly with the construction management concept of construction. This collaborative approach to building integrates the skills and expertise of the architect, engineer, and contractor creating a leaner, cleaner project. Using this method, we design project cost controls into the plans. We use materials and technology efficiently and effectively to lower costs, shorten schedules, and reduce waste without compromising quality.

HALFACRE
CONSTRUCTION COMPANY

35
FULL-TIME STAFF

90%
STAFF LIVING IN SARASOTA

51
YEARS IN SARASOTA

12
LOCAL FAA PROJECTS

OFFICE LOCATION: SARASOTA
7015 Professional Parkway, Sarasota, FL 34240 | P: 941-907-9099 | F: 941-907-9079

OFFICE LOCATION: PUNTA GORDA
8079 Golf Course Boulevard, Punta Gorda, FL 33982 | P: 941-907-9099 | F: 941-907-9079

The project will be managed in Halfacre's Sarasota office located at 7015 Professional Parkway, Sarasota, Florida 34240. The following project team members are permanently assigned to this office:

- **Jack Cox,** President, Project Executive
- **Reed Giasson,** Vice President of Operations, Director of Preconstruction
- **Craig Emery,** Senior Project Manager
- **Mike Lawton,** Superintendent, Terminal Expansion
- **Rick Rutherford,** Superintendent, Concourse
- **Priscilla Harsham,** Assistant Project Manager

Point of Contact: Jack Cox, President | Project Executive

Jack Cox, Project Executive and Craig Emery, Project Manager are available for the phone interview

(941) 907-9099 **jackcox@halfacreco.com** **7015 Professional Parkway, Sarasota, Florida 34240**

A. Experience with Similar Airport Projects

KEY TEAM MEMBERS

Halfacre Construction has a staff of 35 professionals, including a dedicated team of 10 project managers and 18 superintendents, all of whom have been working in and around Sarasota County for decades. In fact, several key team members have airport terminal renovation and expansion experience and have even delivered projects successfully at SRQ. What follows is a narrative description of the experience each team member has and how that experience will be brought to bear for SRQ's benefit, followed by an overview of the team's project experience most relevant to the delivery of your project.

JACK COX, PRESIDENT | PROJECT EXECUTIVE

Your terminal concourse expansion project (SRQ project) will be led by Jack Cox, Project Executive and President of Halfacre. The individual leading this effort needs to be an owner of the company they represent – not simply a stand-in or figure head. Halfacre is as a multi-generational family-owned business, and Jack is latest in the line of family members to lead the company through its growth over the last 51 years. As owner of Halfacre, SRQ has the peace of mind to know that it's benefiting from **someone that not only has experience at SRQ (having delivered their air traffic control tower and training room project),** but a highly regarded construction professional, who is well-respected in our local community. Jack has a vested interest in the successful outcome of your project and has **worked at multiple airports over his career.**

REED GIASSON, VICE PRESIDENT OF OPERATIONS | DIRECTOR OF PRECONSTRUCTION

Directing our preconstruction efforts will be Reed Giasson, Director of Preconstruction and Vice President of Operations, who is well known in the local building community for his estimating/pricing capabilities and for his strong relationships with the local subcontracting and supplier community. As the Director of Preconstruction, Reed will work with Gresham Smith to assist with the project's cost estimating and provide value engineering services throughout the project. His **familiarity with SRQ (having delivered SRQ's air traffic control tower and training room project), as well as having worked on other airport projects,** gives him the ability to assess requests and manpower needs, develop pricing and manage schedule/site logistics plans, all of which will prove most valuable to the delivery of your SRQ project.

CRAIG EMERY, SENIOR PROJECT MANAGER

Craig Emery is our most experienced Project Manager with vast aviation project experience. Having led his team on the **SRQ air traffic control tower and training room project, as well as a multitude of complex, phased projects at nearby Charlotte County Airport,** he is ideally suited to manage all aspects of this project. His understanding of SRQ landside and airside operations and of how to construct in these challenging environments is unmatched. His approach to project management and communication brings **cost control and schedule certainty** to these multifaceted projects.

PRISCILLA HARSHAM, ASSISTANT PROJECT MANAGER

Our proposed Assistant Project Manager, Priscilla Harsham, has spent most of her career with Halfacre **working on local projects within Sarasota County.** She is trained in construction management, construction documents and construction law and will ensure the project meets the deadlines, quality requirements and project goals. She will help facilitate the flow of information during construction using Procore, and will assist Craig by **communicating with subcontractors, updating the schedule, and assisting with permitting and inspections.** Additionally, Priscilla will provide management and oversight of all matters related to Davis-Bacon compliance, DBE compliance, and any/all federal-related requirements for compliance.

MIKE LAWTON, SUPERINTENDENT, TERMINAL EXPANSION

Mike Lawton will lead all day-to-day site activities. Having been the superintendent on many active, operating projects, he will be able to use the knowledge and experiences he's gained from those projects to lead the safe, secure delivery of those in-field operations being performed by any of the project's suppliers, subcontractors, and workers on-site. His top priorities are to ensure that this project is safe, secure, on schedule, on budget, and built at the highest level of quality achievable. **Mike has studied your airport's operations extensively and has been integral to the development of the approach outlined herein.** His understanding of SRQ's landside and airside operations is extensive, as demonstrated by the thoroughness of the approach he and the rest of our operations team have developed for the delivery of your SRQ project.

RICK RUTHERFORD, SUPERINTENDENT, CONCOURSE

Rick Rutherford is our proposed Concourse Superintendent and Renovation expert for your project. He will support Mike in all superintendent duties and will **provide insight into daily project activities.** On site, Rick will perform daily log activities, submittals, RFIs, and communicate with SRQ representatives, as necessary. He will conduct meetings when needed and manage subcontractors throughout the project, with **special emphasis on the safety of passengers and SRQ visitors, and the security of all operations.**

Key Team Members' resumes can be viewed in detail in the Appendix.

A. Experience with Similar Airport Projects

The experience of Halfacre, and of the team presented herein, is critical to the successful, certain delivery of your SRQ project. Beyond the obvious experience of having constructed terminal-related work, there are several not-so-obvious aspects to our experience which provide even greater reason as to why the Halfacre team is the perfect partner for the delivery of this project. Our experience at SRQ and at other airports in the region means we:

KNOW THE AUTHORITIES HAVING JURISDICTION (AHJ'S)

Over the years, we have grown to learn and master the processes and procedures mandated by these AHJ's. You've made a selection of an exceptionally qualified design team, but a design team that, nevertheless, has not performed these types of services in this specific geographic area, or at this specific airport. Often, bringing in a highly regarded design team, with award-winning project-type experience such as the team you've selected, has proven at other airports to bring immeasurable long-term benefits. There's no doubt that your design team will bring forward-looking, pragmatic design solutions, that'll positively shape the future of SRQ. The combination of SRQ's current status as being one of the most highly trafficked airports of its size in the country, together with a thoughtfully planned design for its expansion, is a recipe for long-term growth and success. The one uncertainty that's introduced in this concept, is your design team's lack of familiarity with those local AHJ's over the airport. By selecting Halfacre, a proven team with proven relationships with those same AHJ's, you're selecting a construction manager that can serve as a true partner to the design team, helping to "fill the gaps" where the design team is unable to "connect the dots." Throughout preconstruction, we'll be able to act as an extension of them, serving to help navigate the permitting and approval processes most critical to achieving the fast-track schedule your project requires. The single greatest schedule risk to your project exists in the permitting and approval process. Your SRQ project will benefit from Halfacre's leadership in this process, as we use our years of personally-developed relationships to connect individuals across agencies at all levels, removing uncertainty from this phase of project delivery. Through previous successful project deliveries at SRQ and other airports in the region, Halfacre has built an extensive network of personal working relationships with key project and plan reviewers in various capacities at all agency levels. In fact, many of those agency representatives had such a positive experience in the delivery of those prior projects, they were willing to provide video testimonials attesting to Halfacre's exceptional ability to deliver this SRQ project. Although these relationships exist across an expansive network of agencies and departments, one such example where approval processes can be most uncertain, is with the Federal Aviation Administration (FAA). Even the FAA's own representative with whom Halfacre collaborated with previously, was willing to provide a positive reference and recommendation for Halfacre for this very project.

CLIENT TESTIMONIAL

"I worked with them for more than 3 years... Halfacre was an excellent partner... the best one... 100% I would recommend Halfacre."

-Peter Petrescu, FAA R.E., Resident Engineer

SCAN THE QR CODE or VISIT: tinyurl.com/HalfacreRef01
to hear how Halfacre performed previously at SRQ

KNOW THE LOCAL SUBCONTRACTOR BASE

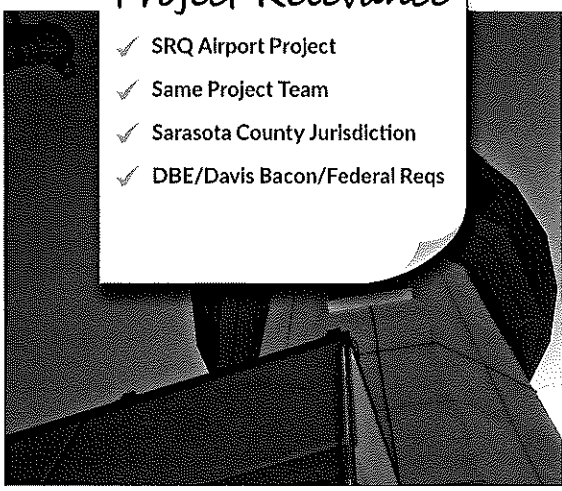
Halfacre has the unique distinction of being the only major, truly local construction manager to have completed large, multi-phase capital projects at multiple airports in the region. As such, we're most familiar with the local subcontractor base, and more specifically, familiar with those subcontractors qualified to perform work at SRQ, having done so previously at SRQ or elsewhere. Why's this important? You have a fast-track scheduled project, and you're also keenly interested in stretching your available dollars as far as you can, to realize the greatest return on your investment. Over the next few years, supply chains will continue to be strained, and as such, material cost will continue to fluctuate significantly, and the labor to perform this work will prove just as volatile. Halfacre will bring the "certainty" to the delivery of this project that'll be most needed! We have the most expansive network of subcontractors in the region, and of that network, we have the benefit of knowing their prior airport experiences, and the level of performance-success they achieved in the delivery of those projects; and because we're truly local, we know their current labor resources and future contracted commitments. Simply stated, Halfacre is positioned to maximize the use of your available funds, getting you more for less, and stretching your dollars the furthest; and we know the subcontractor base so well, that we'll be able to provide the greatest assurances against schedule and budget risk on your project.

A. Experience with Similar Airport Projects

Project Relevance

- ✓ SRQ Airport Project
- ✓ Same Project Team
- ✓ Sarasota County Jurisdiction
- ✓ DBE/Davis Bacon/Federal Reqs

SRQ AIRPORT ATCT & TRAINING ROOM
SARASOTA, FLORIDA



PROJECT OVERVIEW

The 3,874 SF tower is located at the Sarasota Bradenton International Airport (SRQ). The new tower is equipped with the latest aviation technology, giving air traffic controllers more precise, system-wide information about weather and flight data. The facility also includes a 10,000 SF base building that houses equipment administrative offices and training room. Halfacre's superintendent on the project, Mike Lawton, received a certificate of recognition for quality and innovation from the Federal Aviation Administration Air Traffic Organization for his work.

SPECIFIC DUTIES OF KEY TEAM MEMBERS

JACK COX | PROJECT EXECUTIVE
Team Leadership, Resource Allocation, Overall Responsibility, Resource Scheduling, Project Execution Plan

REED GIASSON | PRECONSTRUCTION
Design/Scope Review, Constructability Review, Cost Estimating / GMP, Value Engineering, Life Cycle Cost Analysis

CRAIG EMERY | SENIOR PROJECT MANAGER
Preconstruction, On-Site Management, Document Control, Project Controls, Cost Analysis, Quality Assurance, Schedule Development, Budget, Subcontractor Control, CPM Scheduling

MIKE LAWTON | SUPERINTENDENT
Overall Onsite Leadership, Daily Subcontractor, Scheduling, Overall Quality, Assurance, Jobsite Safety, RFI Generation/Coordination

> *Mr. Lawton is honest, dependable, and hard working. He is very knowledgeable on construction matters, and he requires that all projects are done accurately, efficiently, timely, and professionally. We highly recommend Mr. Lawton.*
>
> Sabrina Levesik, Sarasota Air Traffic Manager, Sarasota Bradenton International Airport

SERVICES PROVIDED

Preconstruction
Construction Management

COMPLETION DATE

2018

SIZE | COST

15,105 total SF | $25 Million

OWNER

SRQ International Airport
Ken Hinkle, Project Manager
6000 Airport Circle, Sarasota, FL 34243
941.359.2770

ARCHITECT

Leo A Daly
7650 Courtney Campbell Trail
Tampa, FL 33607
813.977.7154

A. Experience with Similar Airport Projects

CHARLOTTE COUNTY AIRPORT COMPLEX

PUNTA GORDA, FLORIDA

PROJECT OVERVIEW

In 2005, Halfacre was awarded the design/bid contract for the phased multi-year replacement and expansion of the airport's short-term parking, long-term parking, rental car staging, rental car wash building and various other airport building improvements. The new parking lots where phased to accommodate the active airport and FAA and FEMA construction guidelines. The phased contract included various renovations to the terminal, repair and replacement of numerous hangars, and other airport buildings and infrastructure.

SPECIFIC DUTIES OF KEY TEAM MEMBERS

JACK COX | PROJECT EXECUTIVE
Team Leadership, Resource Allocation, Overall Responsibility, Resource Scheduling, Project Execution Plan

REED GIASSON | PRECONSTRUCTION
Design/Scope Review, Constructability Review, Cost Estimating / GMP, Value Engineering, Life Cycle Cost Analysis

> *We are extremely pleased with the cost effective and timely deliverance of the projects provided by Halfacre. We certainly will use this contractor again.*
>
> Gary P. Quill, Former Executive Director, Charlotte County Airport Authority

Project Relevance

- ✓ Airside
- ✓ CM at Risk Delivery
- ✓ FAA Criteria for DBE/DB/BA
- ✓ Project Team Member Experience
- ✓ Concessions

CLIENT TESTIMONIAL

"Halfacre has become a part of the Punta Gorda family... I always call them a partner, because they truly are."

-James Parish, CEO, Punta Gorda Airport

SCAN THE QR CODE or VISIT: tinyurl.com/HalfacreRef02
to hear how Halfacre performed previously at PGD

SERVICES PROVIDED

Preconstruction
Construction Management

COMPLETION DATE

2013

SIZE | COST

16,000 SF | $12 Million

OWNER

Charlotte County Airport Authority
James Parish, Eng. Director
2800 Airport Road,
Punta Gorda, FL 33982
941.639.1101

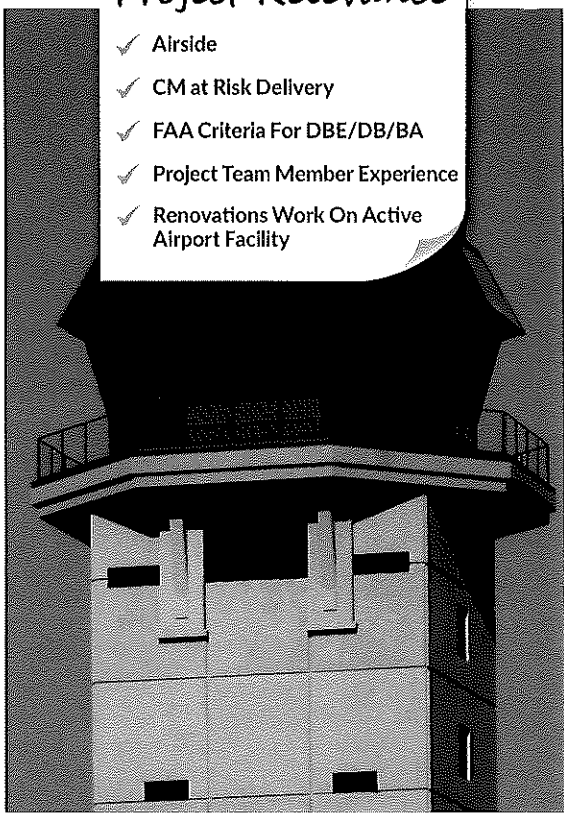
ARCHITECT

Various design firms and engineers

A. Experience with Similar Airport Projects

CHARLOTTE COUNTY AIRPORT BAILEY TERMINAL

PUNTA GORDA, FLORIDA



Project Relevance

- ✓ Airside
- ✓ CM at Risk Delivery
- ✓ FAA Criteria For DBE/DB/BA
- ✓ Project Team Member Experience
- ✓ Renovations Work On Active Airport Facility

PROJECT OVERVIEW

In 2006, Halfacre Construction was selected to rebuild the Punta Gorda Airport's new terminal that was destroyed by Hurricane Charlie. The original contract was $4.6 million and included a new 16,000 SF terminal, baggage handling systems, short and long term parking lots, airside apron improvements, and various hangar repairs. Since that original contract, Halfacre has completed a wide variety of projects for the airport authority ranging from a new air traffic control tower to a new 0.5 mile road extension complete with all utilities to terminal renovations for the Transportation Security Administration (TSA). The typical delivery method has been either as a Design Builder or as a Construction Manager.

- 16,000 SF Airline Terminal ($5.62M)
- New T Hangars & Various Projects ($617K)
- TSA Terminal Renovations ($178K)
- New Rental Car Wash Center ($294K)
- New Road Extension ($1.2M)
- Terminal Site Improvements ($1.4M)

SPECIFIC DUTIES OF KEY TEAM MEMBERS

JACK COX | PROJECT EXECUTIVE
Team Leadership, Resource Allocation, Overall Responsibility, Resource Scheduling, Project Execution Plan

REED GIASSON | PRECONSTRUCTION
Design/Scope Review, Constructability Review, Cost Estimating / GMP, Value Engineering, Life Cycle Cost Analysis

CRAIG EMERY | SENIOR PROJECT MANAGER
Preconstruction, On-Site Management, Document Control, Project Controls, Cost Analysis, Quality Assurance, Schedule Development, Budget, Subcontractor Control, CPM Scheduling

SERVICES PROVIDED

Preconstruction
Construction Management

COMPLETION DATE

2013

SIZE | COST

Various | $9.3 Million

OWNER

Charlotte County Airport Authority
James Parish, Eng. Director
2800 Airport Road,
Punta Gorda, FL 33982
941.639.1101

ARCHITECT

Hanson Professional Services
Brent Sauser, AIA
720 N. Maitland Ave. Suite 102
Maitland, FL 32751
407.622.2050

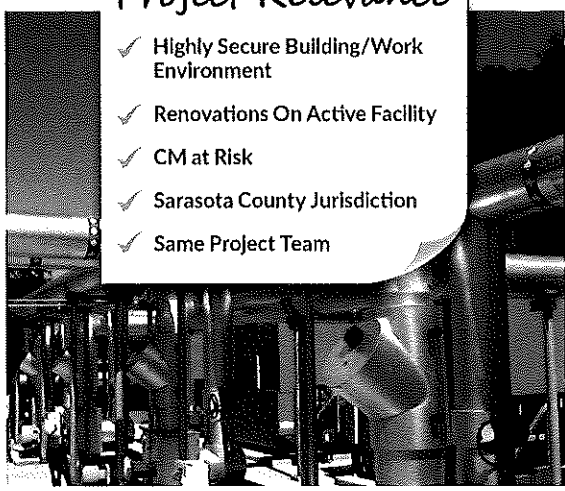
A. Experience with Similar Airport Projects

SUN HYDRAULICS CORPORATION

SARASOTA, FLORIDA

Project Relevance

- ✓ Highly Secure Building/Work Environment
- ✓ Renovations On Active Facility
- ✓ CM at Risk
- ✓ Sarasota County Jurisdiction
- ✓ Same Project Team



PROJECT OVERVIEW

Sun Hydraulics is a leading designer and manufacturer of high-performance screw-in hydraulic cartridge valves and manifolds that control force, speed and motion as integral components in fluid power systems.

This contract involved expansion of the Sun Hydraulics facility just north of the Sarasota Bradenton airport. The project was phased to include a $3.2 million chilled water energy plant that utilized thermal energy storage (ice) tanks and a new manufacturing facility. This new central energy plant was sized to incorporate the demands at their existing facility at 701 Tallevast Road along with the new 75,000 SF, $15 million manufacturing facility. This state of the art manufacturing facility incorporated a unique pre-engineered metal building technology with exterior mainframe columns that provided an unencumbered interior wall to maximize flexibility within the manufacturing area.

SPECIFIC DUTIES OF KEY TEAM MEMBERS

JACK COX | PROJECT EXECUTIVE
Team Leadership, Resource Allocation, Overall Responsibility, Resource Scheduling, Project Execution Plan

REED GIASSON | PRECONSTRUCTION
Design/Scope Review, Constructability Review, Cost Estimating / GMP, Value Engineering, Life Cycle Cost Analysis

CRAIG EMERY | SENIOR PROJECT MANAGER
Preconstruction, On-Site Management, Document Control, Project Controls, Cost Analysis, Quality Assurance, Schedule Development, Budget, Subcontractor Control, CPM Scheduling

MIKE LAWTON | SUPERINTENDENT
Overall Onsite Leadership, Daily Subcontractor, Scheduling, Overall Quality, Assurance, Jobsite Safety, RFI Generation/Coordination

SERVICES PROVIDED

Preconstruction
Construction Management

COMPLETION DATE

2015

SIZE | COST

75,000 SF | $18.2 Million

OWNER

Sun Hydraulics
Jim Bryington, Manager
1500 West University Parkway
Sarasota, FL 34243
941.362.1200

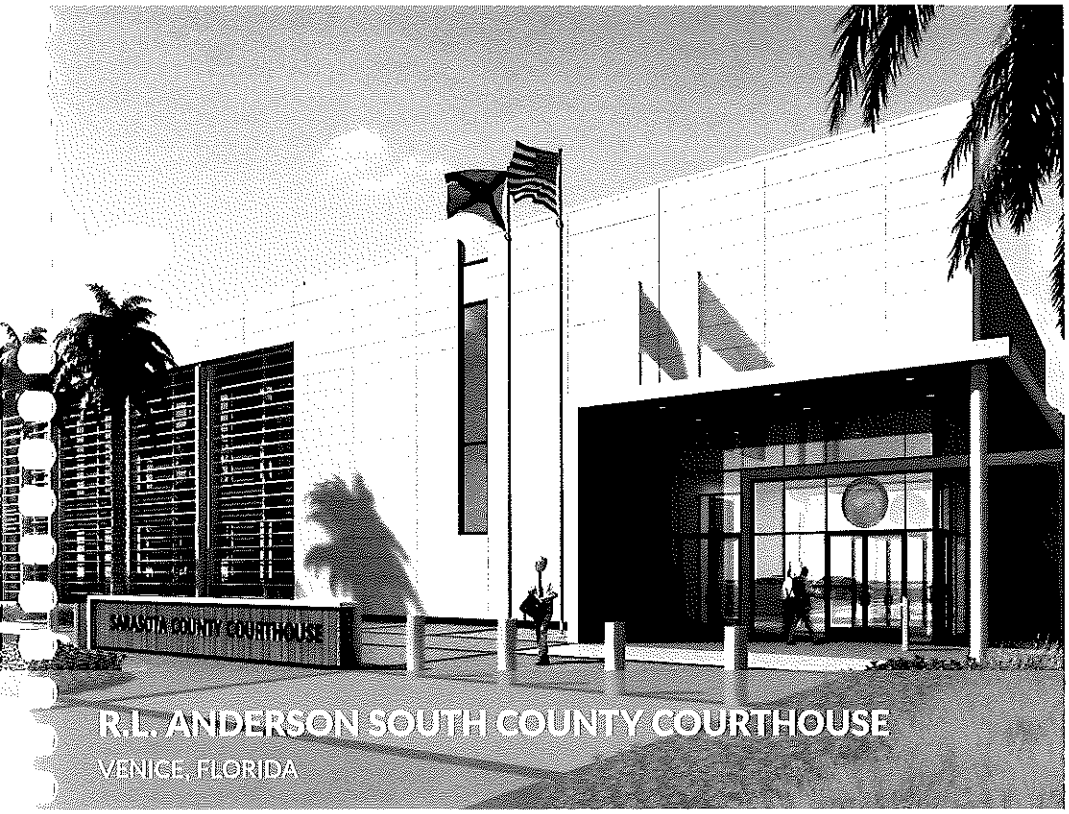
ARCHITECT

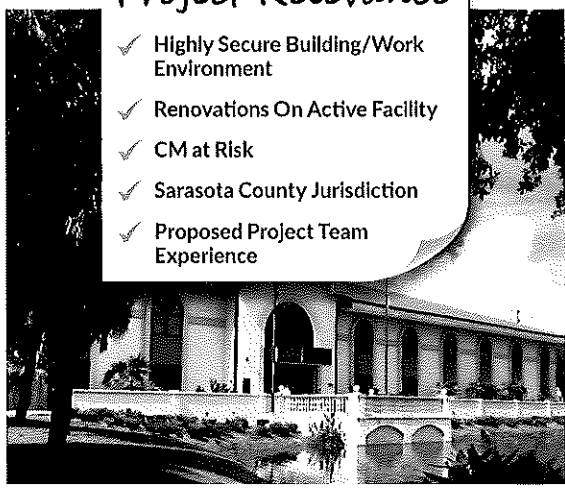
Zoller Autrey Architects
Darin Autrey , Principal
914 Tamiami Trail
Bradenton, FL 34205
941.748.4465

A. Experience with Similar Airport Projects

Project Relevance

- ✓ Highly Secure Building/Work Environment
- ✓ Renovations On Active Facility
- ✓ CM at Risk
- ✓ Sarasota County Jurisdiction
- ✓ Proposed Project Team Experience





R.L. ANDERSON SOUTH COUNTY COURTHOUSE
VENICE, FLORIDA

PROJECT OVERVIEW

Halfacre Construction, Sweet Sparkman Architects and DLR Group have coordinated to complete new construction of the R.L. Anderson South County Courthouse as well as new renovations to the existing department building. The site work phase of this project is near completion as Halfacre and the design team shifts on-site to start mobilizing for the new courthouse addition totaling 50,000 SF.

Halfacre presented multiple phasing plans to the county which have been utilized for construction site operations, subcontractor route delegation, building officials traffic routes and operations for early voting procedures at the facility. As a highly secured building, Halfacre has controlled the facility from the start and implemented Covid-19 procedures so all employees, county staff and subcontractors are able to work safely. During the first sitework phase of this build and renovation, Halfacre was able to utilize direct purchase opportunities creating costs savings back to the county.

SPECIFIC DUTIES OF KEY TEAM MEMBERS

JACK COX | PROJECT EXECUTIVE
Team Leadership, Resource Allocation; Overall Responsibility, Resource Scheduling, Project Execution Plan

PRISCILLA HARSHAM | ASSISTANT PROJECT MANAGER
Communicate with subcontractors with RFIs, Submittals & Change Orders, Document Control, Update Scheduling, Assistance with Permitting/Inspections

SERVICES PROVIDED

Preconstruction
Construction Management

COMPLETION DATE

2022

SIZE | COST

50,000 SF | $20 Million

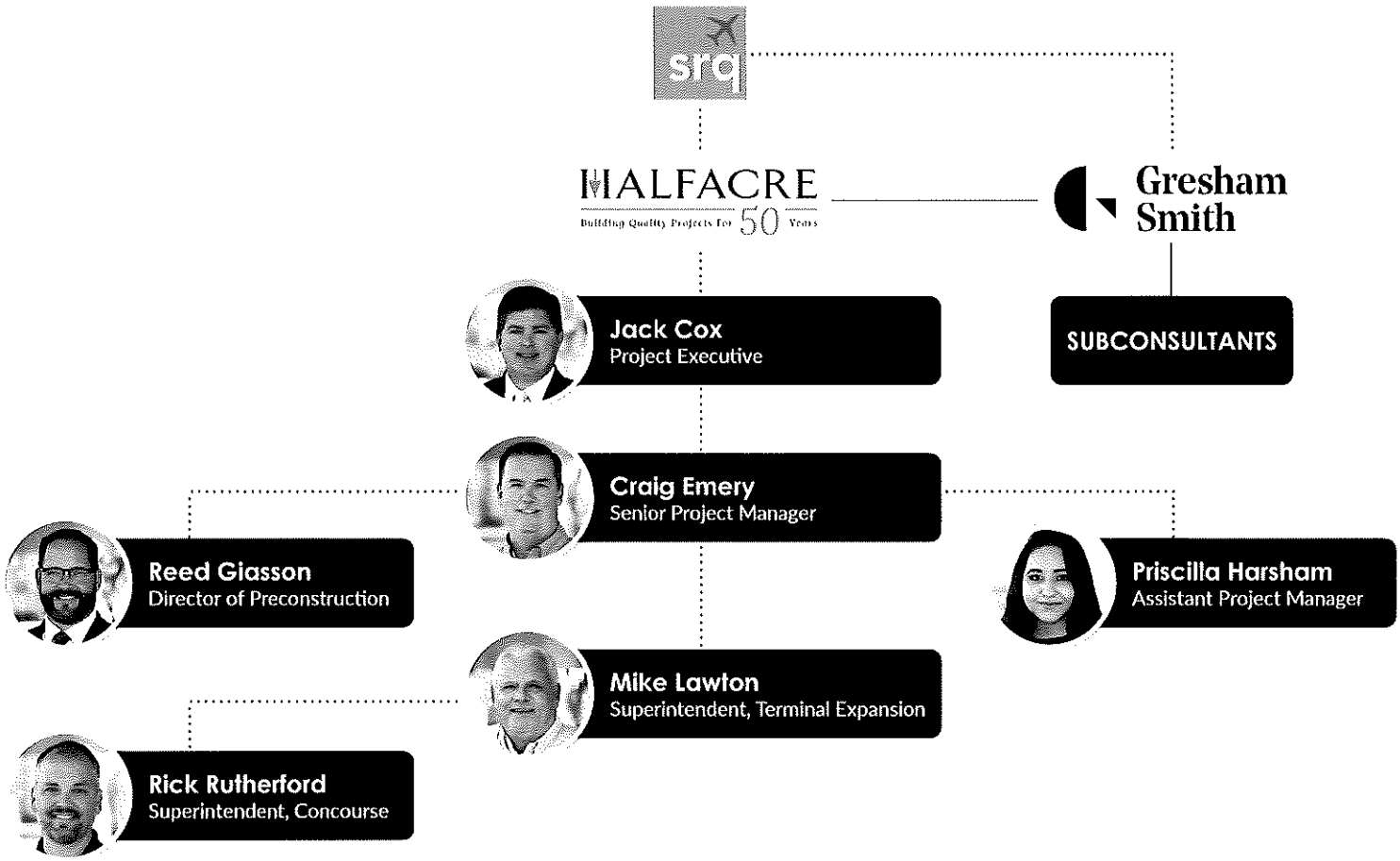
OWNER

Sarasota County
Daniel Cruz, Project Manager
1660 Ringling Blvd.,
Sarasota, FL 34236
941.861.5111

ARCHITECT

DLR Group
Todd Orr, AIA, NCARB,
Sr. Architect & Principal
19614 N Tamiami Trail,
Osprey, FL 34229
941.497.3192

B. Team Organization



KEY TEAM MEMBERS' RESPONSIBILITIES

JACK COX
Project Executive

Team Leadership, Resource Allocation, Overall Responsibility, Resource Scheduling, Project Execution Plan

CRAIG EMERY
Senior Project Manager

Preconstruction, On-Site Management, Document Control, Project Controls, Cost Analysis, Quality Assurance, Schedule Development, Budget, Subcontractor Control, CPM Scheduling

REED GIASSON
Director of Preconstruction

Design/Scope Review, Constructability Review, Cost Estimating/GMP, Value Engineering, Life Cycle Cost Analysis

MIKE LAWTON
Superintendent, Terminal Expansion

Overall Onsite Leadership, Daily Subcontractor, Scheduling, Overall Quality, Assurance, Jobsite Safety, RFI Generation/Coordination

RICK RUTHERFORD
Superintendent, Concourse

Overall Superintendent Support, Subcontractor , Coordination Support, Jobsite Safety

PRISCILLA HARSHAM
Assistant Project Manager

Communicate with Subcontractors with RFIs, Submittals & Change Orders, Document Control, Update Scheduling, Assistance with Permitting/Inspections, Provide Management & Oversight of All Matters Related to Davis-Bacon Compliance, DBE Compliance & any/all Federal-Related Requirements for Compliance

B. Team Organization

OVERVIEW

The Halfacre team is thoughtfully organized to bring maximum value to your terminal concourse expansion project (SRQ project).

Instead of simply providing a team organizational chart, we felt it would be most beneficial for those readers reviewing this qualifications response package to be provided with a concise narrative description of how exactly the team is organized to deliver the project and what tools and collaborative approaches they'll employ to do so in the most efficient, effective manner possible. Several notable aspects to our team's organization, and to the delivery of its services, include:

ORGANIZED TO BENEFIT FROM OPERATIONS-TEAM INVOLVEMENT DURING PRECONSTRUCTION

At the earliest phases of design, our team proposes to have total engagement by involving proposed operations team members at a frequency and to a level necessary to achieve the schedule certainty needed during the preconstruction phase of work. The timely delivery of preconstruction services and the importance of "hitting key preconstruction milestone dates" cannot be overstated. To that end, during the preconstruction phase of work, each of our operations team members will have specific roles to play under the direction of Halfacre Director of Preconstruction, Reed Giasson. As Project Executive, **Jack Cox will be directly involved to support Reed and Gresham Smith by helping to shepherd the most challenging of potential issues across their various finish lines.** Craig Emery and Priscilla Harsham, Halfacre Senior Project Manager and Assistant Project Manager respectively, will be supporting Gresham Smith by helping to hand-walk plan submittals through the various stages of their review. Mike Lawton and Rick Rutherford, Halfacre Terminal Expansion Superintendent and Concourse Superintendent respectively, will bear the responsibility of supporting SRQ and Dresham Smith to investigate and better understand SRQ's existing conditions. More specifically, Mike and Rick will be out at SRQ as needed throughout preconstruction, helping to verify existing structural and building system conditions as are anticipated by the design. Their in-the-field verification of these conditions will immediately be reported back to other team members, including Gresham Smith and their subconsultants, as those conditions are encountered. This perpetual exchanging of information will all but eliminate unforeseen conditions once work commences on-site, bringing even greater schedule certainty to the in-field delivery of your SRQ project. Only a truly local team like Halfacre can offer that level of preconstruction-phase engagement, and the organizational structure of our team lends itself to this highly collaborative approach.

ORGANIZED TO MAXIMIZE SUBCONTRACTOR PARTICIPATION, AND LOCK-IN MATERIAL DELIVERY

The key to the successful and timely delivery of your SRQ project is how we've organized our team to proactively "drum up" LOCAL subcontractor interest for the project early during the preconstruction phase of work and how we plan to keep those LOCAL subcontractors interested in the project through to and including the bidding and award phases of procurement. Much in the same way Craig Emery and Priscilla Harsham, Halfacre Senior Project Manager and Assistant Project Manager respectively, will be assisting Gresham Smith with navigating the permitting and approval processes of those Authorities Having Jurisdiction, they'll also be implementing a robust, proactive subcontractor outreach campaign. Under the direction of Halfacre Director of Preconstruction, Reed Giasson, Craig and Priscilla will begin authoring supplemental scope narratives to accompany the design documents and specifications as they develop.

These scope narratives will help Halfacre "drum up" interest in the LOCAL subcontractor community by seeking validation from those same LOCAL subcontractors on the means and methods best suited to deliver the project based on the most current understanding of the design at that given point in time. **Keeping subcontractors engaged throughout preconstruction serves three purposes:**

1. **It allows Halfacre to further validate those means and methods it determines most appropriate based on the design of the project;**
2. **It allows Halfacre to receive additional, beneficial feedback on constructability related matters from subcontractors who specialize in certain building components, assemblies or systems contemplated by the design; and**
3. **Most critically, it allows Halfacre to constantly be verifying labor and/or material availability in the marketplace. The market is so volatile right now, and for the foreseeable future, any opportunity to be able to accurately forecast the availability of material and labor should be fully taken advantage of.**

Ultimately, by holding true outreach events, and by engaging subcontractors one-on-one by phone, virtual meeting, and in-person, those subcontractors are more likely to "pencil-in" their interest in the project and in many cases, are anticipating that they'll be the successful (low, qualified, responsive) bidder on a particular scope package. In turn, they're "blocking out their work calendars" to meet project schedule requirements. This then has the effect of those same subcontractors "getting even sharper with their pricing" when the bidding of the project actually takes place.

Similarly, because Craig and Priscilla will have their "thumb on the pulse" of the market and will be engaged during preconstruction to a level that will allow them to stay abreast of the design as it evolves, they'll be in a fantastic position to create material-only bid packages for highly specialized long-lead items. This effort would be further coordinated with any tax savings programs available to the project (the process for which Halfacre is extensively familiar with).

These two items – taking a proactive (instead of reactive) approach to drumming up subcontractor interest and guaranteeing the on-time delivery of specialized materials or equipment – can only be achieved through the type of thoughtful team organization and preconstruction involvement contemplated by our approach.

ORGANIZED TO PROVIDE CONTINUITY OF PROJECT KNOWLEDGE

The successful delivery of this project can't be jeopardized because of a potential "knowledge gap" when the project transitions from preconstruction into construction. Most construction managers would have a soft hand-off between their preconstruction manager to their operations team when that transition occurs, but that simply won't work here. You directly benefit from Halfacre's corporate structure, which is unlike most other construction managers. Reed Giasson serves as Director of Preconstruction and Vice President of Operations for Halfacre, and as such, bears responsibility for ensuring that the in-field delivery of your project is as successful and its preconstruction predecessor. **Jack Cox, Project Executive and owner of Halfacre, has been working directly with Reed over the last several weeks to formulate a set of project controls that could and would span both the preconstruction and construction phases of delivery.** This distinct approach has huge ramifications to the delivery of your project. Instead of "project knowledge" learned during preconstruction getting "stored away" in a file, or in the back of someone's mind, the entire preconstruction effort – all services, all deliverables – are being prepared from the onset to become "day 1" documents needed to perform the in-field delivery of construction services. The way we've organized our team and approach to the development of our project controls for this project, is going to have such a profound positive impact on the safety, schedule, cost and quality aspects of its delivery, no other construction manager could match the "certainty" of this approach.

C. Approach

KEY TAKEAWAYS

We at Halfacre know the committee and commision's time is valuable. While we encourage you to read our in-depth project approach, here are the key takeaways that Halfacre brings to successful project delivery as a partner with SRQ Airport staff and Gresham Smith:

- As a local CM at Risk firm, Halfacre has the advantage of decades of relationships with the local subcontractor markets, which will undoubtedly increase subcontractor participation, in turn, maximizing the budget for the scope. Additionally, Halfcare understands which subcontractors have the capacity to make the critical deadlines for this project.
- Timing is everything, and Halfacre understands that all critical equipment and materials will need to be ordered EARLY in the process to ensure the project delivery on the aggressive timeline laid out by SRQ. Halfacre also has warehouse space available for storage locally for material and equipment storage.
- Our knowledge of site conditions and staff means no learning curve on the key elements of on-site safety, staging materials, pedestrian flow, traffic flow and MOT adjustments. We understand "the way things are done" at SRQ.
- Our relationships with the Sarasota County Building department are invaluable to the Gresham Smith team as they navigate permit advance meetings, permit submission, reviews and comments.
- Halfacre is here as a partner to the SRQ Airport and Gresham Smith. We can provide foundational knowledge to the design team based on past SRQ Airport experience on finishes and fixtures and give real time information from our local sub base on availability.
- Halfacre's lean, local, and experienced team means more dollars are going to the scope for the project and less is being spent on inflated salaries for General Conditions. No travel expenses. No hotel stays charged to the Job. Just our team doing what we have done before for SRQ.

Most of the projects successfully completed by Halfacre have been delivered under the Construction Management at Risk (CMAR) delivery method, including some of the most recent, largest airport capital improvement projects in the region. Therefore, we understand that this CMAR project requires the successful integration of the owner, designers, subcontractors, and other stakeholders into one cohesive team. Our end goal is to deliver the best product, on-time, within budget, and ensuring that the end-user is completely satisfied. Halfacre has assigned a proven and experienced project team at the jobsite for the planning, coordination, and performance of the work.

Our Team will:

- Establish lines of authority and responsibility to execute the project on a coordinated and efficient basis.
- Deal with the upper management of trade subcontractors. By obtaining the commitment of the subcontractor's senior management, we ensure work is done by the finest personnel with personalized attention dedicated to the project.
- Establish, implement, and maintain procedures to assure coordination with Gresham Smith, subconsultants, subcontractors, and all local AHJs, governmental agencies, and utility companies.
- Implement an on-site record keeping system which will provide sufficient detail to satisfy County and SRQ staff.
- Ascertain the Architect's interpretation where interpretation of the meaning or intent of the contract documents becomes necessary and transmit such information by way of RFIs to the appropriate subcontractor(s).
- Hold weekly jobsite meetings with subcontractors, Gresham Smith team members, and other necessary parties to discuss procedures, progress, problems, scheduling, and open items.
- Review the adequacy of each subcontractor's supervision, personnel, equipment and the availability of necessary materials and supplies. When inadequate, necessary action will be taken by the subcontractor involved.
- Assist in obtaining the building permits and Certificates of Occupancy and will coordinate obtaining legally required permits, licenses, and certificates.
- Coordinate all work until final completion and acceptance of the project, including a comprehensive final inspection process to ensure that the materials furnished, and work performance are in accordance with the Contract Documents.

PRECONSTRUCTION PHASE

It is important to take full advantage of the preconstruction phase to produce clear and complete Construction Documents. These will be the basis of a competitive bid and ultimately achieve a reliable and accurate Guaranteed Maximum Price (GMP). The expertise of our team brings significant added value during preconstruction, especially when critical decisions must be made regarding potential impacts of the design to the construction means and methods, quality control, cost control, constructability, material selections, and schedule. Our tasks during preconstruction include:

C. Approach

- Develop and update a master project schedule with sequences and durations
- Review of design documents for constructability and recommend alternatives
- Provide value engineering recommendations
- Periodically update cost estimates and make recommendations
- Assist with the approval process by Sarasota County Permitting
- Maintain a list of well-qualified subcontractors and solicit competitive bids – focusing on local markets
- Issue bid packages and evaluate bids with SRQ officials' assistance
- Evaluate subcontracts for "best value" and make recommendations to SRQ
- Develop a phasing plan and identify interfaces

Development of the GMP will occur at the conclusion of the preconstruction phase with an understanding that the GMP will likely be developed between 60%-90% in order to get orders for long lead items moving. Halfacre will provide written constructability analyses of the project, including items to be addressed with SRQ consultants such as: accessibility, construction methods, assembly, installation, materials handling, expandability, phasing and other construction activities, and coordination with other airport projects as applicable.

Constructability Reviews

Halfacre will develop a project-specific constructability plan to ensure that everyone on the project team understands the constructability process. Representatives from SRQ, design consultants, Halfacre, and select trade subcontractors should participate. Every member of the project team has the opportunity and responsibility to contribute to the constructability effort by suggesting new ideas, sharing experiences from past projects, reviewing "lessons learned," and taking actions to implement the accepted suggestions. Constructability does not just happen -- it is a work process and like any other, it must be managed. Review meetings allow the project team to periodically review the constructability process and provide leadership and support for improving the process.

Cost Estimating & GMP Development

Cost Estimating starts in the preconstruction phase. This is the time for optimizing value while meeting the design requirements and staying within budget constraints. Our team verifies the cost of constructability options as well as the cost savings of various value engineering options.

Value Engineering

We work to develop a list of cost-effective solutions that will add value and not compromise program or design. Beginning during preconstruction, Halfacre will work side-by side with Gresham Smith to eliminate potential conflicts, identify constructability issues and maximize Value Engineering (VE) opportunities that support the schedule and budget for the project. We take full advantage and leverage the knowledge and experience of our subcontractors to find alternatives for consideration. After identifying potential value engineering items, we perform a functional analysis that might result in important savings and/or better operation of the facility. All potential VE items are tracked, evaluated, and logged as accepted or rejected. The earlier the VE process begins, the more opportunity there is for potential cost reduction and increased value.

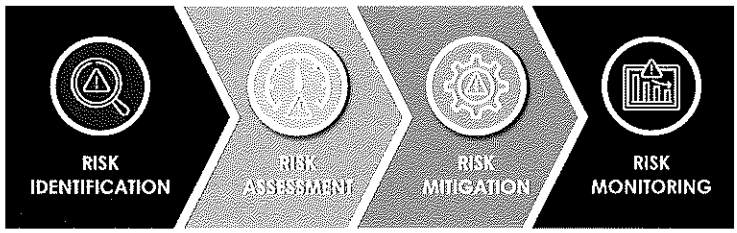
Procurement Plan: Releasing Bid Packages, Award and Scope

Part of our comprehensive approach to the delivery of a complete and accurate GMP, includes the effective management to administer and evaluate bid packages. Bid packages will be fully developed by the project team to ensure full compliance with the owner's requirements, including schedule, budget, and goals for subcontracting to small businesses and minority firms. Our systematic approach is supported by our in-house estimating staff. We maintain a vast pool of prequalified subcontractors and suppliers including local and minority vendors to draw from, most of whom the company has worked with in the past. We use a multifaceted approach to assure subcontractor participation on all our projects, including meeting or exceeding any participation goals set for this project. First, there is an ongoing process to solicit subcontractor interest using trade fairs, builder's exchanges and through various sponsored events. Secondly, a project-specific solicitation will be implemented, which will include advertisements, direct contact of potential subcontractors from the area and those who serve the area, and events to stimulate interest.

Owner Direct Purchase/Tax Savings Program

As a public-sector contractor, Halfacre brings extensive experience working with owners throughout the region to coordinate tax savings programs. Our company and assigned team members bring the knowledge gained from implementing direct purchase programs for numerous clients. We have a deep understanding of the Florida statutes dealing with sales tax exemptions in the construction of public works.

Risk Assessment & Mitigation



Airport terminal expansion projects are inherently complex, dynamic, uncertain, and involve an array of stakeholder interests. These characteristics lead to risks which can have negative or positive effects on a project in relation to cost, time and quality objectives. Halfacre is well versed in risk management for airport terminal expansions projects. We firmly believe that the best approach to risk management starts with creating an environment of trust among all project stakeholders, including LOCAL subcontractors, by being open, honest, and dependable. Our team will lead our proven risk management process in a systematic manner throughout the lifecycle of the project. The use of risk management from the earliest stage of the project, where major decisions can be influenced, is essential. Risk management will continue through completion in an iterative manner as new risks are discovered and previously identified risks are resolved. Risks will be tracked in a Risk Matrix which has been developed from the following key steps in our approach.

C. Approach

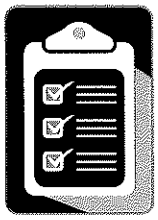
During preconstruction, our team will develop a preliminary risk matrix for the project. We identify risks which may occur on the project and possible mitigation strategies. We will share the matrix with SRQ's staff and, together, the final risk matrix will be completed with clear assignments of responsibilities for all projects risks identified.

CONSTRUCTION PHASE

Our construction phase approach includes a comprehensive plan, developed with the stakeholders in mind. Based on previous similar project experience and airport operations, and after a thorough review of the RFQ documents, we understand our tasks during construction will include the following:

- Implement the phasing plan developed during preconstruction and revise as needed.
- Continue constant communication with airport operations and our LOCAL subcontractors to minimize impacts to its day-to-day activities.
- Competitively bid subcontract work LOCALLY, in accordance with SRQ's established purchasing procedures, and share the results with SRQ and its consultants.
- Award and administer SRQ-approved subcontracts.
- Prepare shop drawings, requests for information (RFI), and other documents necessary to accomplish the work.
- Manage the construction site and provide for the administration and supervision.
- Establish and maintain the construction schedule including identifying variances, delays, or early completion of tasks.
- Develop and manage the pay application and change order process, including coordination with Gresham Smith and SRQ officials.
- Develop and implement procedures to monitor, record, review and approve submittals, shop drawings, change orders, pay requests, and field orders for budget and schedule impact and compliance with the contract documents.
- Provide jobsite safety, logistics and security.
- Respond appropriately to any emergency affecting safety of persons or property and ensure OSHA compliance.
- Provide continuous monitoring and inspection of work to determine progress and conformance with design documents.
- Schedule and coordinate all required inspections with appropriate departments, entities and agencies including SRQ's inspectors and special inspectors.
- Maintain daily written project progress records and provide SRQ with written reports of project progress, budget, payments, change orders, performance, and schedule.
- Ensure that as-builts are kept up to date and inspection of all work, materials and tests prior to substantial completion and occupancy.
- Perform any required remedial work identified through the inspection process and at direction of our own quality management process as well as SRQ and its representatives.
- Work in cooperation with SRQ's public outreach experts to provide information on the status of construction.
- Develop, coordinate, and assist in the startup testing and certification utility systems and equipment, and commissioning plans.

Quality Management, Testing & Inspections



Halfacre is committed to the highest level of quality throughout every phase of the project development. Our comprehensive quality management program (QMP) sets the standards for quality workmanship from the beginning and guides that level of quality through the entire project duration. Our goal is to ensure conformance with the design documents in all aspects. Document control, submittals, subcontracts, design revisions, value engineering, warranties, as-built drawings, as well as field procedures and engineering controls will ensure that a solid quality building is achieved.

All materials and equipment delivered to the project will be inspected and compared to the approved shop drawings and submittals by our field staff to determine that the approved products are in fact the ones being delivered to the jobsite. All required mockups will be completed, inspected, and approved prior to starting any installation of the work. Also, we will conduct documented pre-installation meetings with the trade partners where manufacturer and fabricator requirements for the preparation and installation of their products will be reviewed, understood, and acknowledged by all parties. In addition, subcontractors will be required to inspect and accept any previously installed work prior to installation of new work.

Quality Management also includes the compliance testing and inspections for all materials and equipment required by the contract documents, the manufacturers, and all applicable codes and references. In addition, all start-up procedures and checklists shall be reviewed by the start-up team composed of the mechanics, the manufacturer's representatives, our staff, the designers, SRQ's inspectors and project management prior to starting and testing any equipment or systems. As required, our team will be supplemented by the commissioning team employed for that work. Their commissioning plan will add pre-functional checklists and procedures to be followed by all parties prior to and for the actual start-ups. The commissioning team will issue reports on all equipment and systems after the start-up and compliance testing is completed.

Information Management & Specialized Technology

Document Control is a key component for Halfacre as we deliver the project with utmost quality. Our team brings a plan for effectively communicating on a timely basis with all project stakeholders, including owner, consultants, contractors, supply and material vendors, and the Architect/Engineer.

Our approach combines a project management information system (PMIS) for an effective communication structure, and the use of technology to support said structure.

PROCORE®

Our team will implement a document management system to manage and organize all project documentation, including design documents (CAD and REVIT files), specifications, shop drawings, RFIs, logs and reports. To support our project records, our estimating, scheduling, and project management teams use the best and most advanced management tools and software, including: Procore, Primavera P6,

BIM, Sharenology, SketchUp, Revit, Navisworks, Microsoft Project, Multivista, and Smartbid.

Our team members keep up to date with the latest construction technology trends and are constantly reviewing new tools to assist with managing our projects more efficiently. We have available resources both in-house and utilize outside subconsultants when special needs arise. By using construction project management software, we establish and manage all the necessary design and construction activities, reports, documents, and communications necessary for an efficient, productive, and well-coordinated project. The result is increased efficiency and productivity, cost-reduction, and error prevention.

Project Management Information System (PMIS)

The PMIS utilized by Halfacre includes the forms and documents used in the team's quality management procedures. We initiate ongoing discussions and timely distribution of information to keep everyone up to date on potential issues and progress. During these meetings, we review: progress schedules, materials expediting and submittal schedules, purchase schedules, shop drawings (submittal) logs, contract drawings and specification logs and controls, executive summaries, safety issues, schedule status, RFI/submittal logs, meeting Logs, owner/architect/construction manager meeting Logs, change order logs, budget/payments, aerial photographs, requests for information (RFIs), and monthly requisitions and change order controls.

Our Project Directors, Project Managers, Superintendents, and our accounting staff constantly track construction costs, scope, schedules, submittals, reports and construction documents, thereby contributing towards a successful project. This information is compiled monthly and distributed to the owner and the architect.

Schedule Management & Systems

Halfacre is proud of our successful history of projects, whereas all projects have been completed on-time or ahead of schedule. Our experience in the delivery of CMAR projects gives our team the ability to properly develop the project schedule during the preconstruction phase and implement the approved schedule during the construction phase. Our in-house schedulers work with the operations team to strategize and identify potential conflicts and create realistic, well thought out solutions.

During preconstruction, our team will investigate and develop alternate project schedules to fully assist SRQ and other stakeholders with possible solutions to improve the overall schedule duration. Working in concert with the design professionals, our team's approach is to fully review the major work structures, including: preconstruction/design, permits, budget deliverables, the construction phase, and closeout/warranty administration.

The project schedule is developed using Microsoft Project and showing all design, permitting, construction execution, commissioning, and close-out activities. This schedule is updated for each meeting and for each deliverable to keep the overall project on track. This ensures that the project will be completed in the timeframe required by the contract or better. Schedule narratives identify all critical items that need attention and action by the responsible parties to maintain the start and completion dates.

Schedule Level of Detail

Construction schedules are sufficiently detailed to enable accurate monitoring of individual work activities. The project is analyzed to determine the need for subdividing work into subcontractor trade, area of the site/building, among other detailed categories. The process of detailing project schedules allows for the preparation of detailed individualized "fragnets" to analyze components. Procurement activities are included in the schedule including shop drawing/submittal review and approval, fabrication, and delivery which are linked to the actual work activities with a detailed report generated showing necessary expediting.

Halfacre uses subcontractor input to ensure the accuracy of scheduled durations and logic for the various components of the work. During the bidding and preconstruction phase, pre-bid meetings are held to determine projected durations, particularly for items that may be long-lead procurement. During construction, the schedule is updated daily with subcontractors and suppliers to properly adjust for production changes and to accurately reflect the current status of the work.

Remaining on Cost Target

To maintain SRQ's budget, Halfacre will provide careful cost control to assure that the project remains within the budget. Exposure to cost risk will be minimized by contemporaneous tracking and reporting of project costs and forecasts. Cost control efforts will focus on the efficient coordination of field activities and strict adherence of trade contractors to contractual requirements. Integrating value engineering and cost benefit studies will ensure that changes in the work can be accommodated without cost overruns.

Halfacre understands the expectations of a project that meets all desired operational and quality standards. In conjunction with SRQ and Gresham Smith, our team will work towards establishing a baseline budget for the design program. This provides our estimating team with a background to produce an estimate that is accurate, making the transition to final GMP an "open book" and simple process. We will constantly monitor the cost of the project through the course of document development and make timely and accurate estimates that will indicate the direction of the project relative to the established budgets. This information will give SRQ the proper tools with which to make important decisions.

Safety

As we do on all our projects, we will develop a project- and site-specific safety plan. Our Superintendent will serve as lead safety manager and will ensure that all safety program requirements will be implemented and in full force before starting any field operations. In addition, he will provide safety training to all personnel scheduled to work on the project. Each employee will receive this job specific safety training and be given a safety sticker for their hard hats showing everyone that they have received training.

C. Approach

Maintaining passenger safety and airport staff during construction is of utmost importance. As such, a detailed maintenance of traffic (MOT) plan both for automobiles and passengers, landside, and airside, will be developed in collaboration with SRQ prior to the start of construction activities. Furthermore, having the construction area, materials storage areas and waste storage areas fenced with lockable access is key. Relevant signage will be erected to ensure adequate warning/information regarding the health and safety of the pedestrians. The site boundaries will be protected by fencing with controlled access to the site. The main access gate shall be secured and monitored to restrict unauthorized access to the site during operational periods. All visitors must be approved by the site management team prior to entering the site.

Foreign object debris (FOD) must also be considered in airport projects involving airside facilities. FOD specific barriers will be erected around the perimeter of the construction areas. Vacuum trucks will be circulated on apron areas on a regular basis and FOD patrols utilized to mitigate the risk of damage caused by FOD.

Jobsite safety is more important than ever after experiencing the effects of the COVID-19 pandemic. Our team has adopted additional safety and health protocols to ensure the health and safety of our workers and airport passengers. For any person to enter the jobsite, they must take and log their temperature. They must also have the required face covering and maintain a six-foot distance from other workers whenever possible. Additional hand wash/sanitation stations have been placed throughout the sites.

Mobilization

Following notice to proceed, Halfacre will mobilize to the site and begin early works to capture the work areas, delineate, and isolate the boundaries of the construction work areas from SRQ operational areas. Construction fencing, screening and personnel gates will be installed, as well as a primary and secondary construction entrance gates at locations coordinated with operations staff. An area will be established for construction material and equipment laydown, as well as office trailers for the construction staff. It has been our experience that building permits for construction office trailers have taken 2-3 months to process. During this period, work must be carried out and we will place temporary office trailers for construction supervision staff. These would be mobile mini trailers that would not normally require building permits.

The construction areas will be fully encapsulated by a construction fence with a visual/wind screen Jersey barrier to deter vehicular and pedestrian access to construction areas. Also, a truck tire wash area will be installed to mitigate construction traffic impacts to the local streets. Construction vehicle access to the site through the designated construction entrance gate will be controlled using a badging system. This will ensure that any person entering the site has already been screened prior to accessing. The planned site utilization will provide for sufficient area for deliveries and material laydown. We do not believe that additional property off-site will be needed for material laydown or storage.

We understand that the impacts from construction - noise, dust, traffic, vibrations - can be disruptive. Therefore, Halfacre will be assisting SRQ staff with communications and safety for effective planning, communication, and mitigation of these potential impacts to the surrounding area.

Maintenance of Traffic (MOT)

A maintenance of traffic (MOT) plan will be developed and distributed showing routes for deliveries and visitors. All vehicle traffic and passenger management measures will be included in the MOT plan, with necessary signage displayed as agreed to with SRQ and the local authorities having jurisdiction (AHJs). Deliveries will be restricted to the allowed working hours and to the maximum extent possible. The material will be timed to be incorporated into the building construction. When not practical, the material will be stored at ground level within the site boundaries.

The MOT plan will take into consideration the potential impacts of construction traffic on the surrounding community. Halfacre will bring their local knowledge and airport experience to work together with the SRQ staff and develop MOT plans that will minimize potential impacts to the community while allowing construction to progress on schedule. Emergency vehicle and fire truck access will be always maintained. Halfacre typically meets with the local fire department staff at the start of every project to review access requirements, and emergency procedures. This will likely be the staff at Sarasota County's on-site fire rescue station. We typically meet again with the local fire department staff during the shell structure construction to review emergency rescue procedures. Finally, the site logistics plans provide for the movement and circulation of baggage tugs. The impact of maintaining this tug access has an important impact on construction phasing.

Construction Worker Parking

It is anticipated that at the peak of construction, there will be between 150-175 workers at the site. During preconstruction, a designated area for construction worker parking will be established. If there is not sufficient construction worker parking available on site, alternative sites will be identified and evaluated.

Closeout & Warranty

Project closeout will include the necessary construction documents, including warranties, operations and maintenance manuals, operational videos, drawing as-builts, final releases of lien, insurance and bonding documents, permit close-outs, and commissioning. Halfacre regards every project as a relationship, not just a building. Our warranty period services consist of regular follow-ups - 1 month, 3-month, 6-month, and 1-year. This ensures that SRQ is satisfied with the project delivered. The best warranty period service is the one where nothing is required because of a high-quality product. Though remedial work is rare, our team will never shy away from our responsibilities and the satisfaction of SRQ is of paramount importance.

Commissioning

Commissioning is a process designed to optimize the environment in relation to energy efficiency, leading to reduced energy costs and enhanced building performance. It is a way to verify that a new building's processes operate according to the owner's project

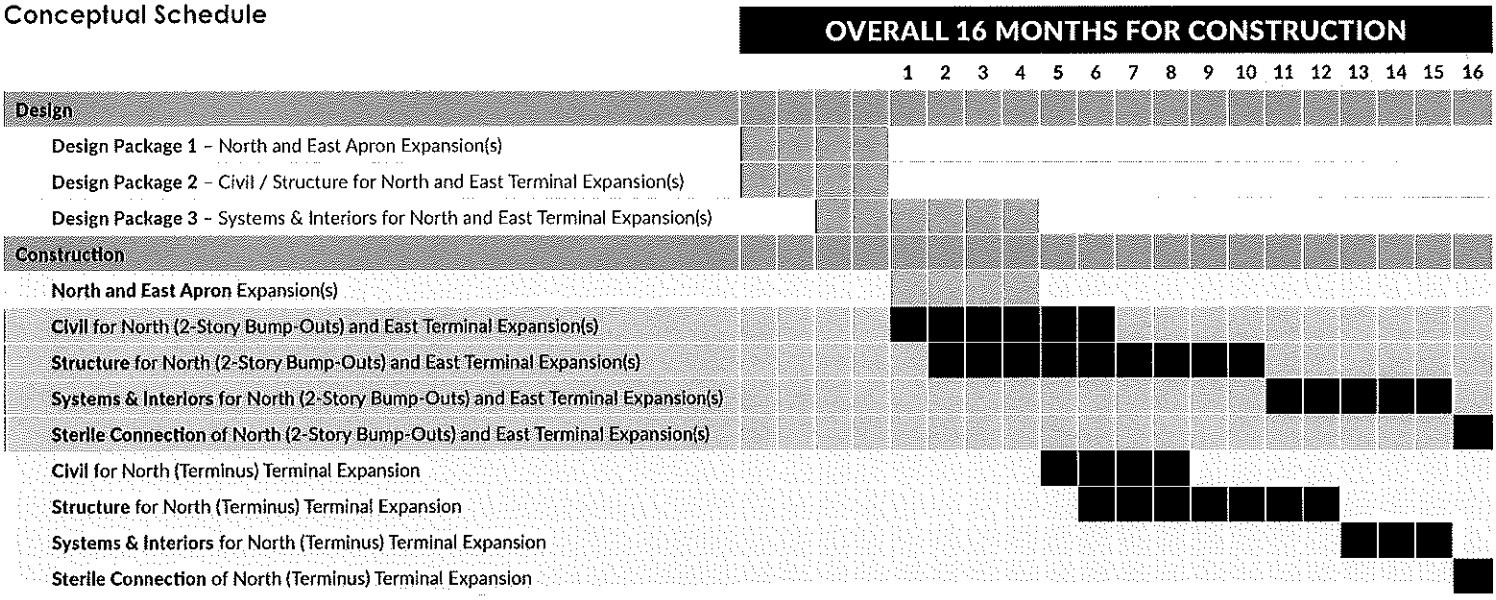
requirements (OPR). Our team is experienced in the commissioning process and the integration of the planning, delivery, verification, and risk management of a building's functions. This process ensures that buildings do everything they are supposed to do throughout the building's lifecycle. Halfacre team members have been involved in enhanced commissioning of many projects, including LEED Platinum, Gold, and Silver certified projects.

Site Logistics

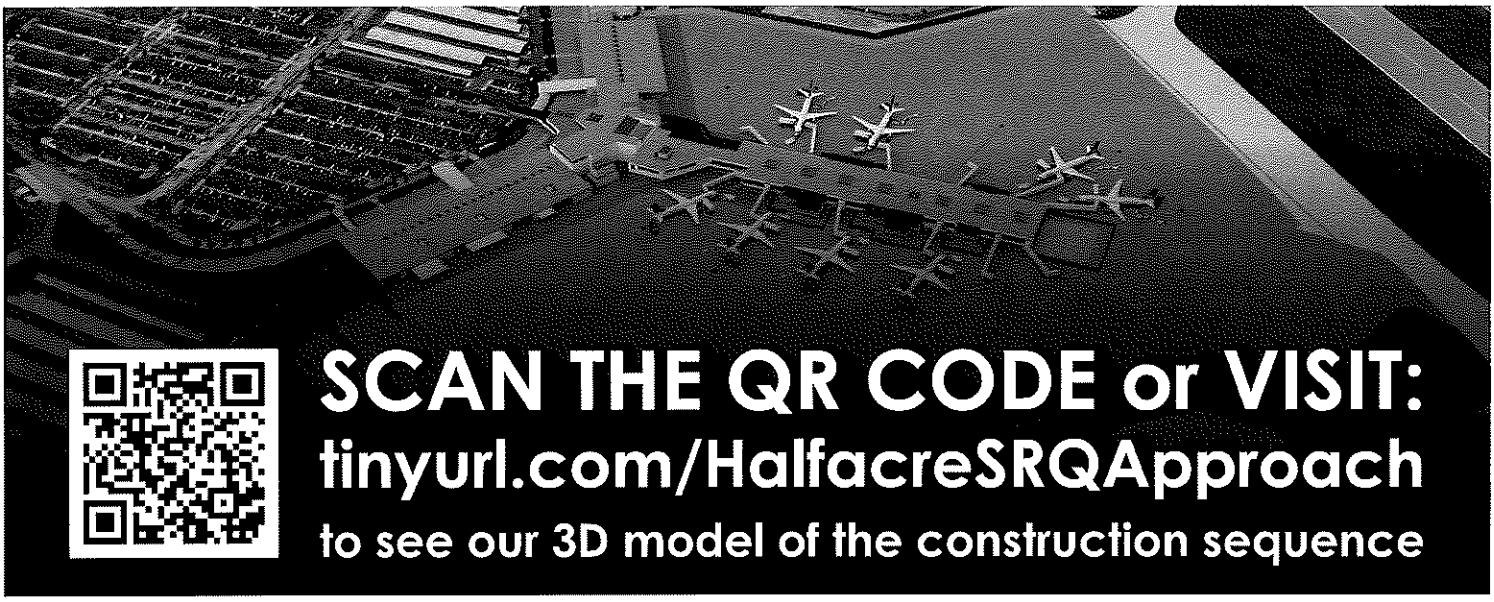
Based on our knowledge of SRQ operations, site visits conducted, and experience with the local officials of Sarasota County's Building Department and other authorities having jurisdiction (AHJs), our team has a clear understanding of the logistical challenges associated with the construction of your terminal expansion project, including those expansions contemplated along the north- and east-wings of the building, and the associated site/apron work.

Our priority will be the safety and security of the passengers and airport staff. The passenger access areas will be completely isolated from construction operations with controlled access points. The site logistics issues to be considered for your SRQ project are typical of construction projects in operating airports. Our team's proven record at SRQ and other airports in the region, shows that we understand airport operations and planning efforts to mitigate impacts to landside and airside operations while meeting the schedule. This includes material and equipment deliveries and the flow of construction workers. A conceptual logistics and sequencing plan has been developed for the sequence and flow of the work concurrent with airport operations. The sequence of the in-field delivery of your SRQ project will have a significant impact on both cost and time. The construction plan for that delivery has been divided into the below "six steps" to carry out the construction activities while mitigating construction impacts on SRQ's operations. As depicted below, it is anticipated that from mobilization to substantial completion, construction duration will last approximately 16 months.

Conceptual Schedule



Halfacre-Created 3D Model of Construction Sequence



D. Phone Interview

Jack Cox, President | Project Executive

(941) 907-9099
jackcox@halfacreco.com
7015 Professional Parkway, Sarasota, Florida 34240

Craig Emery | Senior Project Manager

(941) 685-3019
cemery@halfacreco.com
7015 Professional Parkway, Sarasota, Florida 34240

REFERENCES

James W. Parish, P.E.
Charlotte County Airport Authority
28000 Airport Road Suite A-1, Punta Gorda, Florida 33982
941.587.3193
jparish@flypgd.com

John Barnott, Director | Building & Development Services
Manatee County Government
1112 Manatee Ave W, Bradenton, FL 34205
941.748.4501
building.department@mymanatee.org

Brad Gaubatz, AIA, LEED AP, PMP | Capital Programs Management
Sarasota County Government
1660 Ringling Blvd., Sarasota, Florida 34236
941.861.5000
bgaubatz@scgov.net

Darin L. Autrey, AIA | Principal Architect (Florida License AR-93529)
Zoller Autrey Architecture
914 Tamiami Trail, Bradenton, FL 34205
T: 941.748.4465 C: 941.228.6220
Darin@ZAarch.com

E. Demonstrated Ability to Meet the DBE Goal

SARASOTA MANATEE AIRPORT AUTHORITY
DBE PARTICIPATION REPORT

Project: Sarasota Bradenton Airport Authority Tower & Base Bldg

Contract: FAA-AIP No 3-12-0071-051-2014

Reporting Prime Contractor: Halfacre Construction

Original Contract Amount: 14,960,854.91

Committed DBE %: 4.84% GOAL = 4.65%

Committed DBE Amount: 723,639.93

Period Covered by Report 1-1-2018 through 1-31-2018

DBE Subcontractor	Description of Work	Total Amount Committed to Subcontractor	Earnings this Period	Earnings To-Date
Ambient Tech	Survey	42245	0	42245
All-In-One subs to NCN	Site Elect.	671,286.93	0	671,286.93
Constr. Supply of SW Florida	Supply	10108	0	10108

I hereby certify that the information provided on this form is true and correct.

Craig Emery
Authorized Signature & Date

CRAIG EMERY
Printed Name & Title of Authorized Signer

Total Value of Work Completed To-Date by Prime Contractor: 14,940,854.91

Total DBE Earnings To-Date: 723,639.93

DBE % of Work Completed To-Date: 100%

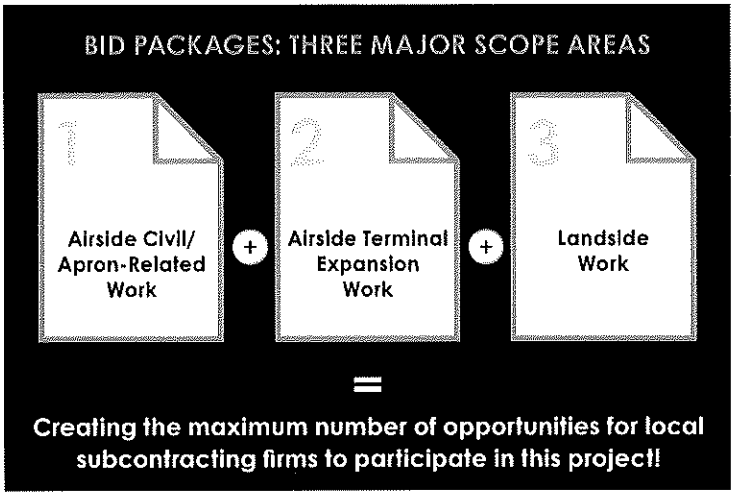
Note: Prior to inclusion of any subcontractor on this form, the reporting prime contractor must confirm the DBE status of the subcontractor by consulting the current Florida UCP Directory on-line at:
http://www3b.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/

E. Demonstrated Ability to Meet the DBE Goal

Maximizing DBE participation on this project is so important to Halfacre, we felt compelled to use one of the twenty available pages in our qualifications response package to layout our plan to achieving success in this regard. One of the key differentiators in selecting Halfacre is that SRQ gets the benefits of a construction manager that's truly local and has the airport terminal and related operations experience needed to deliver this project. But we're only as good as our subcontractors, and just as important we feel as it is to select a local construction manager for this project, is the maximization of DBE and similarly qualified subcontractors. Halfacre has developed a "2-part program" for success in maximizing participation by not just DBE firms, but also, local, woman, minority, and veteran-owned small businesses/subcontractors.

PART 1 OF OUR PLAN

To maximize participation by these subcontractors, Halfacre is going to break up bid packages based on three Major Scope Areas (airside civil/apron-related work; airside terminal expansion work; and landside work) and actively seek-out participation by subcontractors across various bid/scope packages for each of these three Major Scope Areas. Why would we do this? Halfacre believes there's a clear distinction in terms of the qualifications and capabilities to perform the work required in each of these three Major Scope Areas, and by organizing and "breaking-up" the work at the highest level into these three "major buckets", we're creating the maximum number of opportunities for these types of local subcontracting firms to participate in this project.



Simply stated, there are local DBE, woman, minority, and veteran-owned small business/subcontractors qualified/capable to undertake the airside civil/apron-related work, but NOT qualified/capable to deliver any of the landside/airside vertical improvements contemplated by your program. Similarly, there are some local DBE, woman, minority and veteran-owned small business/subcontractors qualified/capable of performing some or all of the work located on the "airside" (i.e. secure, sterile) areas of work, whereas other subcontractors, although quite capable in their own right, may simply lack certain qualifications to allow them to work airside but would otherwise be great additions to the project team delivering those portions of the project designated "landside."

PART 2 OF OUR PLAN

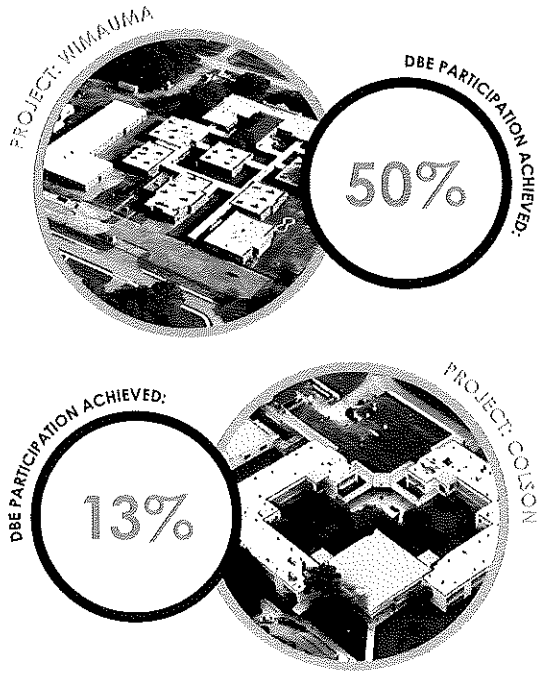
Organizing and "breaking up" the project into the three Major Scope Areas described in Part 1 is just half of the equation. To really maximize participation, Halfacre needs to take individual bid packages in each of these three Major Scope Areas and individually seek-out "mentor" and "protégé"-level participation in each bid package. We're confident that not only is each bid package likely to be "meaty" enough to allow such an approach, but that there will be financial and schedule benefits to implementing a true "mentor-protégé program" on this project. Although not every bid package may result in this type of opportunity, several may. So, you're probably asking, what does a "mentor-protégé program" on a project like this look like? Let's say, for example, we break up the electrical bid package into the three Major Scope Areas described herein. Certainly, a single electrician could bid all three packages and in doing so, reduce their overall price proposal because of the economies of scale associated with delivering all three packages. That savings is clearly beneficial to SRQ. But, in today's volatile labor market, even awarding the entire electrical package to one of the best local electricians would bring some level of labor risk (albeit minimal). What if that electrician, in submitting their bid, served as a "mentor," with another smaller (but just as reputable and capable electrician) partnering with them as their "protégé"?

That "mentor-protégé" team would bring a deeper pool of labor resources (and certainty!) to the delivery of their scope of work – a huge advantage to SRQ; and the "protégé" would get the added benefit of being mentored and "coached up" by a much larger local electrician. It's a win-win-win.

RESULTS

This is the kind of meaningful program that Halfacre is ready, willing, and able to spearhead and a program that will bring clear, measurable benefits to SRQ.

PAST PERFORMANCE IS THE BEST INDICATOR OF FUTURE SUCCESS!



APPENDIX – Insurance

EVIDENCE OF INSURABILITY

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/12/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 201 E. 4th Street, Ste 625 Cincinnati OH 45202	CONTACT NAME: Alex Ehlinger PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: certrequests@ajg.com
INSURED HALFCON-01 Halfacre Construction Company Attn: Vanessa Kennedy 7015 Professional Parkway East Sarasota FL 34240	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : FCCI Insurance Company 10178 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: 190690051 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN L AGGREGATE LIMIT APPLIES PER X POLICY PRO-JECT LOC OTHER			CPP100064573	1/1/2021	1/1/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 500,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			CA100064576	1/1/2021	1/1/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			UMB100064575	1/1/2021	1/1/2022	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCO100064579	1/1/2021	1/1/2022	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000
A	Leased & Rented Equipment			CPP100064573	1/1/2021	1/1/2022	Limit Deductible	$100,000 $500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Mr. Kent D Bontrager, C.M., P.E.
Senior Vice President
Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota FL 34243

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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APPENDIX – Bonding

BONDING CAPACITY

Berkley Surety
| a Berkley Company

Mike Battenfield
Assistant Vice President /
Regional Bond Manager - Contract

973-775-5255
mbattenfield@berkleysurety.com

July 12, 2021

Mr. Kent D Bontrager, C.M., P.E.
Senior Vice President Engineering, Planning & Facilities
Sarasota Manatee Airport Authority
6000 Airport Circle
Sarasota, FL 34243

Re: Halfacre Construction Company
REQUEST FOR QUALIFICATIONS - PROFESSIONAL CONSTRUCTION MANAGER AT RISK SERVICES FOR TERMINAL CONCOURSE EXPANSION PROJECT

Mr. Bontrager,

We have been asked by Halfacre Construction Company to provide a reference letter to you.

We acknowledge and confirm that Berkley Surety Group, through its affiliate, Berkley Insurance Company, provides surety credit to Halfacre Construction Company and has done so since 2013. Halfacre typically has a bond program in the single/aggregate of $125,000,000. Individual bonds above these limits will be considered on the merits at the time of request. Berkley Insurance Company has an A.M. Best rating of "A+" (Superior) and a financial size of XV.

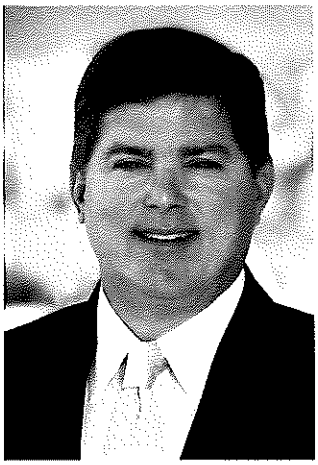
We are confident with management's ability to perform and manage their work. We highly recommend Halfacre Construction Company for your consideration. Personally, I have written Jack Cox and Halfacre's bonds since 2001. During this time, I have never received a single notice of non-performance or non-payment.

The issuance of surety credit is a matter between the principal and surety and conditioned upon the principal continuing to satisfy underwriting conditions at the time of a bond request. We assume no responsibility or liability to you or any other third party should we decline to issue bonds.

Respectfully,

Mike Battenfield
Assistant Vice President
Regional Bond Manager

APPENDIX – Key Team Member Resumes



JACK COX, CGC

PROJECT EXECUTIVE

HALFACRE
Building Quality Projects for 50 Years

As the "hands on" President of Halfacre Construction Company, Jack oversees all company responsibilities from business development to construction contracts. He has over 33 years experience working in all phases of construction beginning as a superintendent and working in all positions of his company. He will conduct weekly reviews of the project and is available at any time to discuss the status of your project. Jack's experience and involvement gives him great insight to leading successful projects and satisfying clients.

EDUCATION

Bachelor of Science,
Construction Technology
Bowling Green State University

LICENSES & CERTIFICATES

FCCI, Chairman
The Argus Foundation, Past Chair
First Step, Past Chair
Certified General Contractor,
State of FL CGC059556

YEARS WITH HALFACRE

33

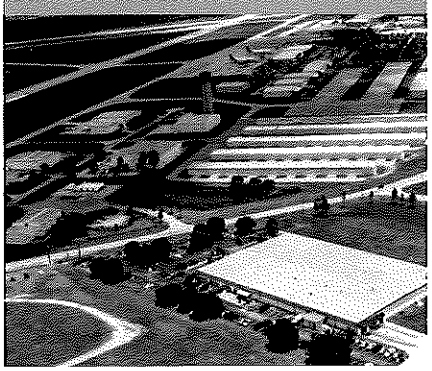
YEARS' EXPERIENCE

33

SELECTED PROJECT EXPERIENCE

PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
SRQ Airport Air Traffic Control Tower & Training Room	New Construction	$25 Million	Project Executive
Charlotte County Airport Complex	Renovation/ New Construction	$12 Million	Project Executive
Charlotte County Airport Bailey Terminal	Renovations	$16 Million	Project Executive
Sun Hydraulics Corporation	New Construction	$18.2 Million	Project Executive
R.L. Anderson South County Courthouse	Renovation/ New Construction	$20 Million	Project Executive
School District of Manatee County Witt ES Renovation	Renovation/ New Construction	$17 Million	Project Executive
Gold Coast Eagle Distribution Center	New Construction	$21 Million	Project Executive
Charlotte County Gasparilla Road Improvements & Expansion	Renovation/ New Construction	$25 Million	Project Executive

Charlotte County Airport Complex



SRQ Airport Air Traffic Control Tower & Training Room

Charlotte County Airport Bailey Terminal

APPENDIX – Key Team Member Resumes

REED GIASSON

DIRECTOR OF PRECONSTRUCTION

HALFACRE
Building Quality Projects For 50 Years

Reed brings almost 20 years of construction experience working with public and private sector clients. He oversees all aspects of project budgets and schedules, providing direction and resolving issues as they arise. Reed has extensive experience overseeing CM and design/build work. Projects he undertakes are completed in highly occupied, tight-site conditions. They require strict budgets, schedules and project reporting. His ability to assess requests and manpower needs, develop pricing and manage schedule/site logistics plans for handling the work will prove valuable in this project.

EDUCATION

Bachelor of Science,
University of Massachusetts

LICENSES & CERTIFICATES

Florida Construction Estimating Institute, Siesta Key, Florida
OSHA 30-Hour Certified

YEARS WITH HALFACRE

18

YEARS' EXPERIENCE

20

SELECTED PROJECT EXPERIENCE

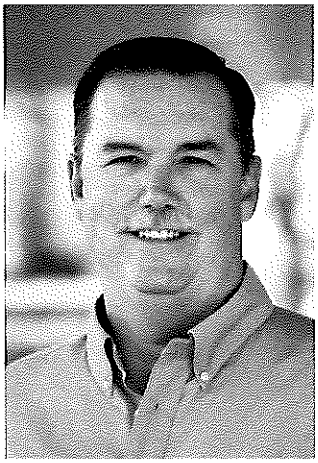
PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
SRQ Airport Air Traffic Control Tower & Training Room	Renovation/ New Construction	$25 Million	Preconstruction
Charlotte County Airport Complex	Renovation/ New Construction	$12 Million	Preconstruction
Charlotte County Airport Bailey Terminal	Renovation/ New Construction	$16 Million	Preconstruction
Sun Hydraulics Corporation	Renovation/ New Construction	$18.2 Million	Preconstruction
School District of Manatee County Witt ES Renovation	Renovation/ New Construction	$17 Million	Preconstruction
GT Bray Community Center	New Construction	$4 Million	Preconstruction
Boys & Girls Club of Sarasota	New Construction	$4 Million	Preconstruction
The Loveland Center	New Construction	$12 Million	Preconstruction

Charlotte County Airport Complex

SRQ Airport Air Traffic Control Tower & Training Room

Charlotte County Airport Bailey Terminal

APPENDIX – Key Team Member Resumes



CRAIG EMERY, MBA

SENIOR PROJECT MANAGER

HALFACRE
Building Quality Projects for 50 Years

Craig is a highly skilled Senior Project Manager with over 30 years of construction, project and operations experience. He is credited with considerable influence on projects since 2006. Craig will oversee the office/on-site team throughout this project. We believe the continuity of his involvement from day one through completion will result in a well managed, well communicated project.

EDUCATION

Bachelor of Science,
Illinois State University

Master Business Administration,
Edgewood College

LICENSES & CERTIFICATES

Project Management Professional Certification
OSHA 30-Hour Certified
FDOT MOT Certified

YEARS WITH HALFACRE

11

YEARS' EXPERIENCE

31

SELECTED PROJECT EXPERIENCE

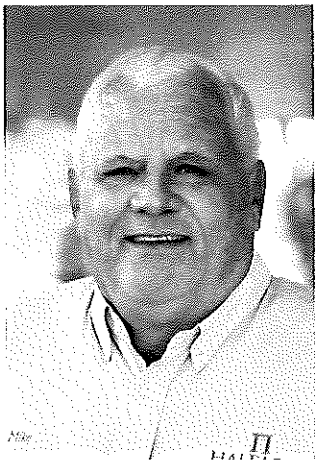
PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
SRQ Airport Air Traffic Control Tower & Training Room	Renovation/ New Construction	$25 Million	Sr. Project Manager
Charlotte County Airport Bailey Terminal	Renovation/ New Construction	$16 Million	Sr. Project Manager
Sun Hydraulics Corporation	Renovation/ New Construction	$18.2 Million	Sr. Project Manager
Charlotte Harbor Event & Conference Center	New Construction	$19.6 Million	Sr. Project Manager
Charlotte County Fire/EMS Vehicle Maintenance Facility	New Construction	$4.5 Million	Sr. Project Manager
Hendry County Emergency Operations Center	New Construction	$4.8 Million	Sr. Project Manager
Spring Hill Public Library	New Construction	$2.8 Million	Sr. Project Manager
Charlotte County Emergency Operations Center	New Construction	$10.2 Million	Sr. Project Manager

Sun Hydraulics Corporation

SRQ Airport Air Traffic Control Tower & Training Room

Charlotte County Airport Bailey Terminal

APPENDIX – Key Team Member Resumes



MIKE LAWTON

SUPERINTENDENT, TERMINAL EXPANSION

HALFACRE
Building Quality Projects for 50 Years

Mike brings over 40 years of superintendent experience to any Halfacre Construction project. He has successfully managed projects of all sizes, scopes and challenges with the same dedication to satisfying the client and meeting his commitments. He will be your on-site point of contact while reporting to the project manager daily as well as leading any suppliers, subcontractors and workers who are providing services on the job. His top priorities are to ensure all projects are safe, on schedule, on budget and built with quality.

EDUCATION

Bachelor of Arts,
University of Massachusetts

Master of Science,
Northeastern University

LICENSES & CERTIFICATES

Project Management Professional Certification
OSHA 30-Hour Certified
FDOT MOT Certified

YEARS WITH HALFACRE

26

YEARS' EXPERIENCE

41

SELECTED PROJECT EXPERIENCE

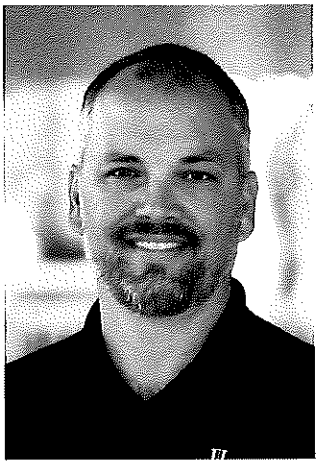
PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
SRQ Airport Air Traffic Control Tower & Training Room	Renovation/ New Construction	$25 Million	Superintendent
Sun Hydraulics Corporation	Renovation/ New Construction	$18.2 Million	Superintendent
Allied Technologies	New Construction	$18 Million	Superintendent
Manatee County Courthouse Renovation	Renovation	$1 Million	Superintendent
First Baptist Church of Palmetto Addition	Renovation/ Addition	$4.2 Million	Superintendent
Manatee County Utilities Business Operations Facility	New Construction	$2 Million	Superintendent

Manatee County Courthouse Renovation

SRQ Airport Air Traffic Control Tower & Training Room

Manatee County Utilities Facility

APPENDIX – Key Team Member Resumes



RICK RUTHERFORD

SUPERINTENDENT, CONCOURSE

HALFACRE
Building Quality Projects For 50 Years

Rick has over 20 years of experience in managing the day-to-day operations on commercial construction sites. He has a profound ability to manage all subcontractors and ensures that the schedule and budget stay on track. He is also responsible for the safety and security of all personnel that visit the site. Rick will work with Priscilla and Tom to provide overall onsite leadership, quality assurance and RFI Coordination.

EDUCATION

Suncoast Technical College

LICENSES & CERTIFICATES

Sarasota County CJIS Clearance
OSHA 30-Hour Certified
Supervisory/ Management Skills
– Dale Carnegie Training

YEARS WITH HALFACRE

6

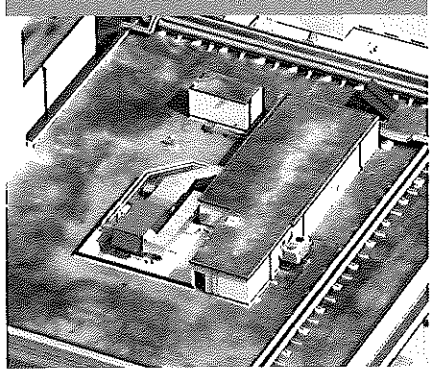
YEARS' EXPERIENCE

21

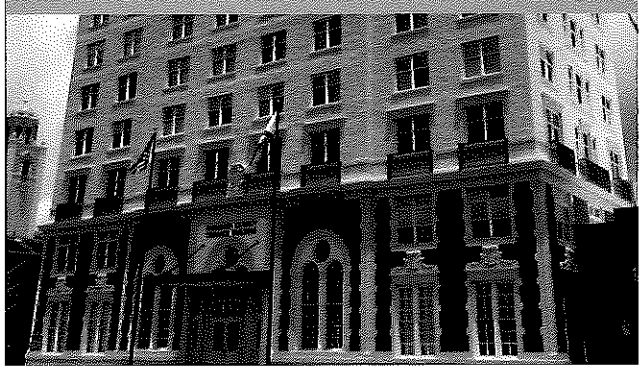
SELECTED PROJECT EXPERIENCE

PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
Sarasota County West Jail Air Handler Replacement	Renovation	$850,000	Superintendent
Sarasota County Terrace Building Plumbing Replacement & ADA Improvements	Replacement/ Renovation	$1.3 Million	Superintendent
Sarasota County Terrace Building Tax Collector & Property Appraiser	Renovation	$1 Million	Superintendent
SBSC Tatum Ridge Elementary School Security Upgrades	Renovation	$326,134	Superintendent
Boys & Girls Club of Sarasota Career Resource Center	Renovation	$250,000	Superintendent
Sunshine Education Academy	Renovation/ New Construction	$1.2 Million	Superintendent

Sarasota County West Jail

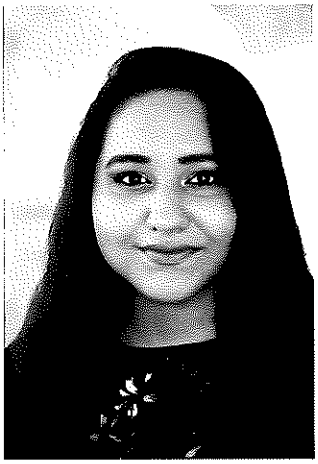


Sarasota County Terrace Building



SBSC Tatum Ridge ES Security Upgrades

APPENDIX – Key Team Member Resumes



PRISCILLA HARSHAM

ASSISTANT PROJECT MANAGER

HALFACRE
Building Quality Projects For 50 Years

Priscilla will work with Craig as the Assistant Project Manager. She is trained in Construction Management, Construction Documents and Construction Law and will ensure the project meets the deadlines, quality requirements and project goals. She will help facilitate the flow of information during construction using Procore/Bluebeam and will assist Craig in the office and on-site by communicating with subcontractors, updating schedule and assisting with permitting and inspections.

EDUCATION

Bachelor of Science,
Building Construction
Everglades University

LICENSES & CERTIFICATES

Realtor Association,
Sarasota-Manatee
Licensed Florida Estate Agent, State of FL

YEARS WITH HALFACRE

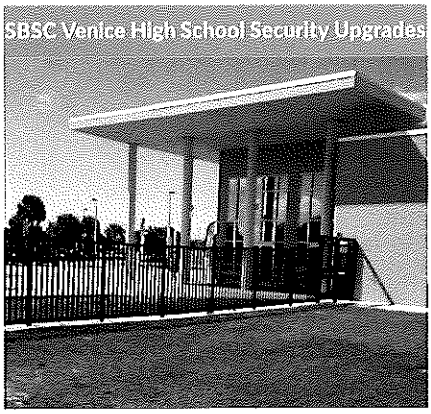
3

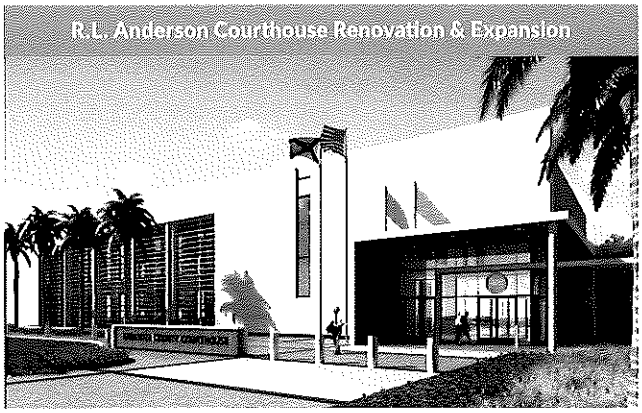
YEARS' EXPERIENCE

4

SELECTED PROJECT EXPERIENCE

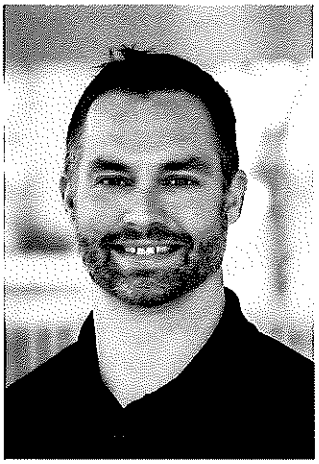
PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
R.L. Anderson South County Courthouse	Renovations/ New Construction	$20 Million	Assistant Project Manager
SDSC Englewood ES Building 6 Replacement	Replacement/ Construction	$6 Million	Assistant Project Manager
Englewood ES Freezer/Cooler Replacement	Replacement/ New Construction	$110,000	Assistant Project Manager
The Haven Mary Jane's Group Home	New Construction on Active Campus	$2.3 Million	Project Manager
SBSC Tatum Ridge Elementary School Security Upgrades	Renovation	$326,134	Assistant Project Manager
SBSC Toledo Blade Elementary School Security Upgrades	Renovation	$329,441	Assistant Project Manager
SBSC Venice High School Security Upgrades	Renovation	$474,948	Assistant Project Manager


SBSC Venice High School Security Upgrades


R.L. Anderson Courthouse Renovation & Expansion

SBSC Tatum Ridge ES Security Upgrades

APPENDIX – Additional Team Member Resumes



GREG WITT

PROJECT EXECUTIVE

HALFACRE
Building Quality Projects for 50 Years

As Project Executive, Greg Witt oversees his projects from start to finish. He develops construction schedules and budgets and works closely with the team to ensure the project remains on schedule and in budget. He assists with cost estimating during preconstruction and provides value engineering services throughout the project.

EDUCATION

Presbyterian College,
Clinton, South Carolina

LICENSES & CERTIFICATES

Certified General Contractor, State of FL #1258318
U.S. Green Building Council, LEED AP
OSHA 30-Hour Certified
Manatee County Fair Board Member

YEARS WITH HALFACRE

15

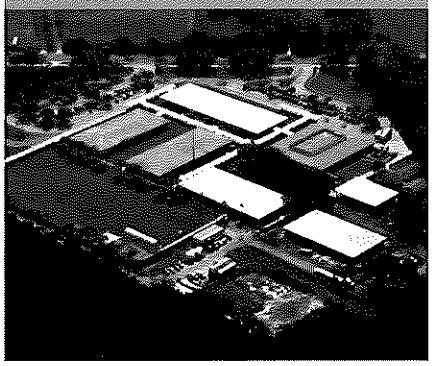
YEARS' EXPERIENCE

15

SELECTED PROJECT EXPERIENCE

PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
School District of Manatee County Witt ES Renovation	Renovation/ New Construction	$17 Million	Project Executive
Lockheed Martin Tallevast Ground Water Remediation Facility	New Construction	$2.8 Million	Project Executive
Hope Family Services	New Construction	$2.7 Million	Project Executive
Hardee County Industrial Development Authority Florida Ave/REA Road & Utilities Extension	Renovation/ New Construction	$586,500	Project Executive
Hardee County Industrial Development Authority Carlton Street Extension	Renovation/ New Construction	$1.9 Million	Project Executive
Manatee Schools SCC Generator/UPS Replacement	Renovation	$1.2 Million	Project Executive
Manatee County Courthouse Renovation	Renovation	$1 Million	Project Executive

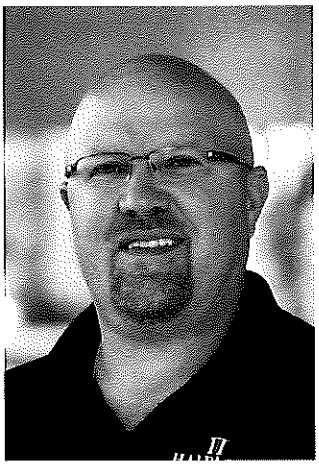
SDMC Witt ES Renovation



Manatee County Courthouse Renovation

Hope Family Services

APPENDIX – Additional Team Member Resumes



JERRY KREISSLER

SUPERINTENDENT

HALFACRE
Building Quality Projects For 50 Years

As your on-site Superintendent, Jerry Kreissler brings almost 30 years of expertise to your public works continuing service projects. He will oversee the daily operations on site, such as leading suppliers, supervising subcontractors, and ensuring the safety and wellbeing of everyone on site. Mike's top priorities are to ensure all projects are safe, on schedule, on budget, and built with quality.

EDUCATION

Benton County
R2 High School,
Lincoln, MO

LICENSES & CERTIFICATES

FDOT Traffic Control Certificate
FL DEP Qualified Stormwater Management Inspector
OSHA 30-Hour Certified

YEARS WITH HALFACRE

5

YEARS' EXPERIENCE

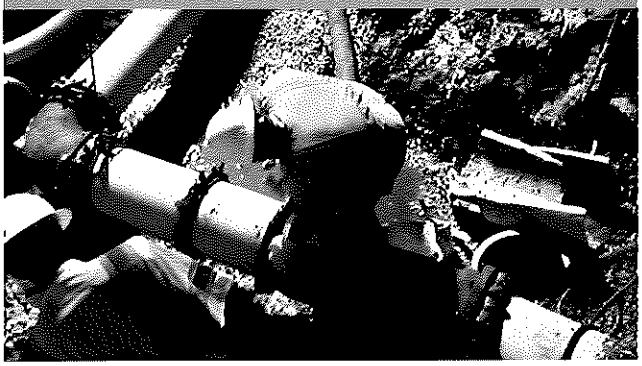
28

SELECTED PROJECT EXPERIENCE

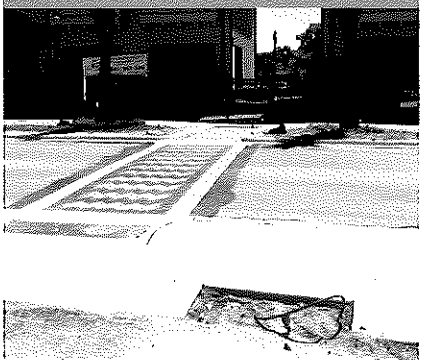
PROJECT NAME	PROJECT TYPE	PROJECT COST	ROLE IN PROJECT
Tarmac Renovations at Independence Municipal Airport, Independence, KS	Renovation	$1.5 Million	Superintendent
Tarmac Renovations at Coffeeville Municipal Airport, Coffeeville, KS	Renovation	$2 Million	Superintendent
Tarmac Renovations at Lamar Airport, Lamar, CO	Renovation	$1 Million	Superintendent
Charlotte County Gasparilla Road Improvements & Expansion	Renovation/ New Construction	$25 Million	Superintendent
Hardee County IDA Florida Ave/REA Road and Utilities Extension	Renovation/ New Construction	$586,500	Superintendent
Hardee County IDA Martin Luther King Jr. Watermain Extension	Renovation/ New Construction	$972,550	Superintendent
Hardee County IDA Carlton Street Extension	Renovation/ New Construction	$1.9 Million	Superintendent
Hardee County IDA Carlton Street Extension	Renovation/ New Construction	$1.9 Million	Superintendent

Myrtle Street Phase II

Gasparilla Road Improvements



Sarasota MLK Streetscape



AGENDA ITEM NO. 5C

SARASOTA MANATEE AIRPORT AUTHORITY
AUGUST 23, 2021 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: RECOGNITION-ACKNOWLEDGMENT PETITION FOR MODIFICATION OF THE OFFICIAL DESCRIPTION OF THE POLICE UNION BARGAINING UNIT

EXECUTIVE SUMMARY: Staff requests approval to execute the Recognition-Acknowledgment Petition that recognizes that full-time and part-time employees holding the positions of Police Officers and Police Sergeants are part of the bargaining unit. No substantive changes are made with this recognition.

NARRATIVE: Attached is one exhibit, **Exhibit A**, which contains a Recognition-Acknowledgment Petition that the Sarasota Manatee Airport Authority staff recommend the Board approve.

In 2020, Authority management and the Southwest Florida Chapter of the Police Benevolent Association-Sarasota Bradenton International Airport Unit (the "Union") completed negotiations for a new Collective Bargaining Agreement. As part of ongoing negotiations, questions arose about whether the part-time Police Officers and the Police Sergeants were officially part of the certified bargaining unit. At that time, the Authority's understanding was that the part-time police officers were not and had never been a part of the collective bargaining unit based on past communications with the PBA and prior practices while the PBA had a different understanding.

Nevertheless, the Authority did not oppose a clarification of the certified bargaining unit to make clear that part time Police Officers and Police Sergeants were within such bargaining unit. The primary rationale for not opposing the formal inclusion of Police Sergeants or part-time Police Officers was that such employees were already treated as if they were within the bargaining unit. As such, their inclusion would not significantly change the relationship between the Authority and such part-time Police Officer employees.

Subsequently, the Union petitioned to have the Florida Public Employee Relations Commission ("PERC") amend the definition of certified bargaining unit to reflect that full time and part time Police Officers—including Police Officers holding the position of Police Corporals—and Police Sergeants were within the bargaining unit. Ultimately, PERC declined to amend the bargaining unit's definition. It was concluded that a recognition-acknowledgment petition like the one attached as **Exhibit A** would need to be submitted instead.

Consequently, the Union prepared—and Authority's management did not oppose—the attached Recognition-Acknowledgment Petition. The new definition of the bargaining unit would be:

> Included: All full-time and part-time Police Officers (including designated Police Corporals) and Police Sergeants employed by the Authority
>
> Excluded: All other employees of the Authority, including the following employee classifications: Public Safety Manager, Security Superintendent (Deputy Police Chief), Security Supervisor (Police Lieutenant or Captain), and Traffic Control Specialist.

The newly defined bargaining unit would include 14 employees: 7 full-time Police Officers, 5 part-time Police Officers, and 2 full-time police Sergeants. A ratification vote on the Recognition-Acknowledgment Petition was completed. All 14 employees submitted Authorization for Representation Cards in which they authorized the Union to represent them.

The primary rationale for not opposing the Recognition-Acknowledgment Petition is that it formalizes the Authority's *de facto* employment relationship with the Police Sergeant employees and does not significantly change its relationship with the part-time Police Officer employees. Additionally, it avoids a formal election action by the Union to obtain recognition of the bargaining unit. It is the view of the Authority's management that the associated work disruptions related to such election activities and any potential litigation costs offers little value to the Authority—especially when there are no substantive objections to the inclusion of these employees within the bargaining unit.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority approve the execution of the Recognition-Acknowledgment Petition contained in Exhibit A.

ATTACHMENT: Exhibit A - Recognition-Acknowledgment Petition

Do Not Write In This Box

CASE NUMBER
RA-
DATE FILED

STATE OF FLORIDA
PUBLIC EMPLOYEES RELATIONS COMMISSION
4708 Capital Circle N.W., Suite 300
Tallahassee, Florida 32303
(850) 488-8641

RECOGNITION-ACKNOWLEDGEMENT PETITION

☐ Check box if petition seeks to add classifications to an existing bargaining unit represented by the petitioner ("opt-in"). Certification No. RC-94-057.

PART I - REQUEST FOR RECOGNITION

INSTRUCTIONS:

Part I is to be completed by the union which is requesting recognition by the public employer. This form is to be served on the employer representative indicated in item 5 below. If more space is required for any item, attach additional sheets, numbering items accordingly.

***The Commission utilizes e-service as the primary method of delivery for orders, correspondence, and notices. Parties are responsible for ensuring that their email address on file with the Commission is correct and current.**

The petitioner hereby requests recognition by the public employer as the exclusive bargaining agent for the employees in the classifications listed in item 6 below:

1. NAME OF PETITIONER: Southwest Florida Chapter of the Florida Police Benevolent Association, Inc.
   Email Address: stephanie@flpba.org; cbrej@thebentleylawfirm.com
   Address: 300 E. Brevard Street, Tallahassee, Florida 32309; 783 South Orange Avenue, Third Floor, Sarasota, Florida, 34236
   Zip Code

2. PETITIONER REPRESENTATIVE: Stephanie Dobson Webster, Esq.; Caroleen B. Brej, Esq.
   Title: General Counsel; Attorney Phone No. (850) 222-3329 / (941) 556-9030
   Email Address: stephanie@flpba.org; cbrej@thebentleylawfirm.com
   Address: 300 E. Brevard Street, Tallahassee, Florida 32309; 783 South Orange Avenue, Third Floor, Sarasota, Florida, 34236
   Zip Code

3. PERC REGISTRATION NUMBER OF PETITIONER: OR- 86-153
   Expiration of current registration: July 1, 2021

ALL-STATE LEGAL®
EXHIBIT
A

4. NAME OF EMPLOYER: Sarasota Manatee Airport Authority

Address: 6000 Airport Circle

Sarasota, Florida 34243-2105

Zip Code

5. EMPLOYER REPRESENTATIVE: Jennifer Fowler-Hermes, Esq.; John C. Getty, Esq.

Title: Attorneys - Williams Parker Harrison Deitz & Getzen Phone No. (941) 366-4800

Email Address: jfowler-hermes@williamsparker.com; jgetty@williamsparker.com

Address: 200 South Orange Ave.

Sarasota, Florida 34246

Zip Code

6. DESCRIPTION OF UNIT CLAIMED to be appropriate for the purpose of collective bargaining. (List individually all job classifications proposed for inclusion.)

INCLUDED: All full-time and part-time Police Officers and Police Sergeants employed by the Employer (the classification of Police Officer includes Police Corporals). Police Officer (Classification JCS 5007): 7 Full-time / 5 Part-time; and Police Sergeant (Classification JCS 5005): 2 Full-time / 0 Part-time. At the time the Unit was certified, the classification of Police Sergeant did not exist, and all positions were full-time. Subsequently, the Employer created the position of Part-time Police Officer and classification of Police Sergeant. Since then, the Employer has treated employees in the classification of Police Sergeant and the classification Police Officer, who work on a part-time basis, as members in the Unit. Presently, the Employer does not employ part-time Police Sergeants; however, the Employer does not oppose inclusion of that position in the Unit.

EXCLUDED: All other employees of the Employer, including the following employee classifications: Public Safety Manager, Security Superintendent (Deputy Police Chief), Security Supervisor (Police Lieutenant or Captain); Traffic Control Specialist.

7. APPROXIMATE NUMBER OF EMPLOYEES in the unit claimed to be appropriate: 14

8. (a) Is this request supported by more than 50% of the employees in the proposed bargaining unit?
X YES _____ NO

(b) If answer to (a) is YES, describe the method by which the public employer may verify the majority status claimed by the organization.

Employees in the proposed bargaining unit received, completed, and signed Florida PBA Authorization for Representation Cards, in which they represent that the Florida PBA is their collective bargaining representative and agent in all matters pertaining to rates of pay, hours, and other terms and conditions of employment ("Blue Cards"). All fourteen (14) proposed bargaining unit members returned signed Blue Cards, authorizing the Florida PBA as their representative, thereby confirming the majority status. The completed and signed Blue Cards are provided to the Airport Authority to confirm and verify the majority status.

9. DATE THIS REQUEST WAS MAILED OR DELIVERED to public employer: May 19, 2021

Carolen Bat
Signature of Petitioner Representative

PART II - RECOGNITION-ACKNOWLEDGEMENT AND NOTICE TO EMPLOYEES

INSTRUCTIONS:

If the public employer recognizes the petitioner/organization as the collective bargaining agent for the employees in the proposed unit, Part II is to be completed and submitted to the organization, attaching copies of the job descriptions, if any, for all classifications of employees to be included in the unit. The public employer should simultaneously serve copies of the executed form without job descriptions upon those employee organizations listed in 14, below.

10. Does the organization have the support of a majority of the employees in the proposed unit?
X YES _____ NO

11. TOTAL NUMBER OF EMPLOYEES IN THE UNIT proposed in item 6: 14

12. DESCRIPTION OF THE METHOD BY WHICH THE MAJORITY STATUS OF THE EMPLOYEE ORGANIZATION HAS BEEN VERIFIED:

Majority status of the employee organization has been verified by review of signed and dated Authorization for Representation Cards.

13. DATE OF EXPIRATION OF THE CURRENT COLLECTIVE BARGAINING AGREEMENT covering any employee within the proposed unit, if any: September 30, 2022

14. ORGANIZATIONS OTHER THAN PETITIONER which claim to represent any of the employees in the unit set forth in item 6, above, if known. (If none, so state)

None at this time.

15. (a) HAS A REPRESENTATION ELECTION BEEN CONDUCTED within the preceding twelve (12) months among any of the employees in the proposed unit?

_____ YES __X__ NO

(b) If answer to (a) is Yes, give the date of the last election: _____

16. NOTICE TO EMPLOYEES:

If approved by the Public Employees Relations Commission, this petition will result in the organization being certified as the exclusive bargaining agent for all employees in the unit described above. No election will be conducted. Any person who objects to approval of the petition must file written notice with the Public Employees Relations Commission, stating the basis for such objection, within twenty (20) days after initial posting of this notice.

17. (a) LIST OF LOCATIONS WHERE COPIES OF THIS FORM HAVE BEEN POSTED BY THE EMPLOYER:

Human Resources bulletin board located in the Police Department breakroom.

(b) Date of initial posting: May 27, 2021

18. (a) The public employer recognizes the employee organization named in item 1 as the collective bargaining representative of the employees in the unit described in item 6.

(b) Attached hereto is documentary evidence of such recognition (e.g., formal resolution or official minutes reflecting the act of recognition).

(c) The public employer has mailed copies of this executed form and attachments to the organizations listed in item 14.

19. DATE OF EXECUTION OF PART II:_____

_____
Signature of Employer Representative

PART III - PETITION

INSTRUCTIONS:

Upon receipt of Part II from the public employer, the employee organization shall execute Part III and file the fully executed Petition and a copy of the job descriptions for all classifications of employees to be included in the unit with the Commission.

20. NAME AND TITLE OF PERSON EXECUTING PART III, if different from Petitioner Representative in item 2 above:

NAME:_____

Title:_____ Phone No._____

Email Address:_____

Address:_____

_____
Zip Code

I have read the above form and all attachments. The statements contained therein are true to the best of my knowledge and belief.

21. DATE OF EXECUTION OF PART III: _____

_____
Signature of Petitioner Representative

FALSE STATEMENTS MAY RESULT IN FINE AND IMPRISONMENT PURSUANT TO CHAPTER 837, FLORIDA STATUTES

AGENDA ITEM NO. 5E

SARASOTA MANATEE AIRPORT AUTHORITY
AUGUST 23, 2021 MEETING
STAFF NARRATIVE

REQUEST FOR APPROVAL: INCREASE CONTRACT SCOPE FOR CONSTRUCTION PHASE SERVICES FOR PARKING LOT EXPANSION PHASE 2 PROJECT WITH AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

EXECUTIVE SUMMARY: The Board approved a contract for professional engineering services with AID at the May 2019 Board meeting. These services included the design, permitting, bidding, and construction phase services for Long Term, Shade Lot, and Valet drop off area. Due to the significant increase in airline traffic, it is necessary to amend these services to expand the Ready Return Lot and construct a new Economy Lot. The additional design and permitting fees associated with the Ready Return Expansion and Economy Lot were negotiated in the amount of $214,152.00.

NARRATIVE: The existing Ready Return Lot is no longer sufficient to meet the demand for ready or return cars for the three rental car families. This project will add additional parking stalls for ready vehicles and will reconfigure return spaces to improve operational efficiencies. This amendment will also develop construction documents to relocate the current grassed overflow lot located at the old Avis Lot to a new Economy Lot, located near University Parkway and Old Bradenton Road. This will enable construction of the future Quick Turn Around facility, currently being designed under a separate contract, that will be located at the old Avis Lot. These improvements are critical to meet the current demands the rental car companies.

A detailed scope was prepared by AID and submitted to staff for review. A fee was negotiated in the amount of $214,152.00. This project is anticipated to be fully funded with Customer Facility Charges (CFCs).

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority authorize the Chairman to execute an amendment to the contract with AID in the amount of $214,152.00 with a 10% contingency providing an authorized level of $235,567.20. Staff also requests authorization to prepare all documents necessary to implement this action.

ATTACHMENTS: Contract amendment, scope & fee

AMENDMENT NO. 3
CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES
BETWEEN
SARASOTA MANATEE AIRPORT AUTHORITY
Sarasota Bradenton International Airport
AND
AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

Project Title: Parking Lot Expansion Phase 2 – Design, Permitting, Bidding for Ready Return Lot and Economy Lot

This contract is made and entered into this _____ day of _____, 2021, by and between the Sarasota Manatee Airport Authority, hereinafter referred to as the "AUTHORITY" and American Infrastructure Development, Inc. hereinafter referred to as the "CONSULTANT." The contract is effective as of this date.

WITNESSETH:

WHEREAS, the AUTHORITY has entered into an Agreement for Professional Engineering Services, dated May 20, 2019;

WHEREAS, the AUTHORITY has entered into an Agreement for additional Professional Engineering Services, dated June 10, 2020;

WHEREAS, the AUTHORITY has entered into an Agreement for additional Professional Engineering Services, dated February 18, 2021;

WHEREAS, it is the intent of the AUTHORITY and the CONSULTANT to amend the Scope of Services to include additional tasks and services associated with the construction phase of the project; and

NOW, THEREFORE, in consideration of the foregoing and the covenants hereinafter contained, it is agreed as follows:

1. Incorporation of Prior Documents: The Agreement for Professional Engineering Services, dated May 20, 2019 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

2. Incorporation of Prior Documents: The Agreement for Professional Engineering Services, dated June 10, 2020 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

3. Incorporation of Prior Documents: The Agreement for Professional Engineering Services, dated February 18, 2021 is made part hereof by reference and hereinafter collectively referred to as the "Agreement".

4. Scope of Services: The scope of services is amended to incorporate the additional work set forth in Attachment "A", which is attached hereto and which is made a part hereof by reference.

5. Compensation: The CONSULTANT'S total amount of compensation for additional services as described in Attachment "A" for two-hundred fourteen thousand, one hundred fifty-two dollars and zero cents ($214,152.00).

6. Provision for Payment of Additional Services: Payment shall be in an amount equal to the estimated percentage of completion for that task during each billing period on the project times the fee established for that task.

7. Effect of Amendment: Except as expressly amended hereby, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Third Amendment to the Agreement for Professional Engineering Services has been executed in duplicate, by the respective parties hereto. A facsimile or electronic (including "pdf") copy of this Contract, and any amendments thereto, and any signatures thereon, shall be considered for all purposes as an original. Alternatively, such documents may be executed by electronic signatures, as determined by Florida's Electronic Signature Act and other applicable laws.

Warranty of Authority: Each person signing this Contract warrants that he or she is duly authorized to do so and to bind the respective party.

AUTHORITY:
SARASOTA MANATEE AIRPORT AUTHORITY

BY:_____
Printed Name:
Title: Chairman, SMAA
OR
Title: President, CEO Fredrick J. Piccolo, A.A.E.

WITNESSES as to Authority:

1._____

2._____

CONSULTANT:
AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

BY:_____
Printed Name: Sabina C. Mohammadi
Title: President

WITNESSES as to Consultant:

1._____

2._____

THIRD AMENDMENT TO THE
ENGINEERING SERVICES AGREEMENT
BETWEEN
THE SARASOTA MANATEE AIRPORT AUTHORITY
Sarasota Bradenton International Airport
AND
AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

FEE SUMMARY

Original Contract (May 20, 2019)	$	387,935.00
Amendment No. 1, Elements 3 & 4 (June, 2020)	$	16,528.00
Amendment No. 2, Phase 2 Construction Admin Services (February, 2021)	$	88,732.00
Amendment No. 3, R.Return & Economy Lot Design, Permit, Bid, CPS	**$**	**214,152.00**
TOTAL:	$	707,347.00

AMENDMENT 3A
RENTAL CAR LOT MODIFICATIONS

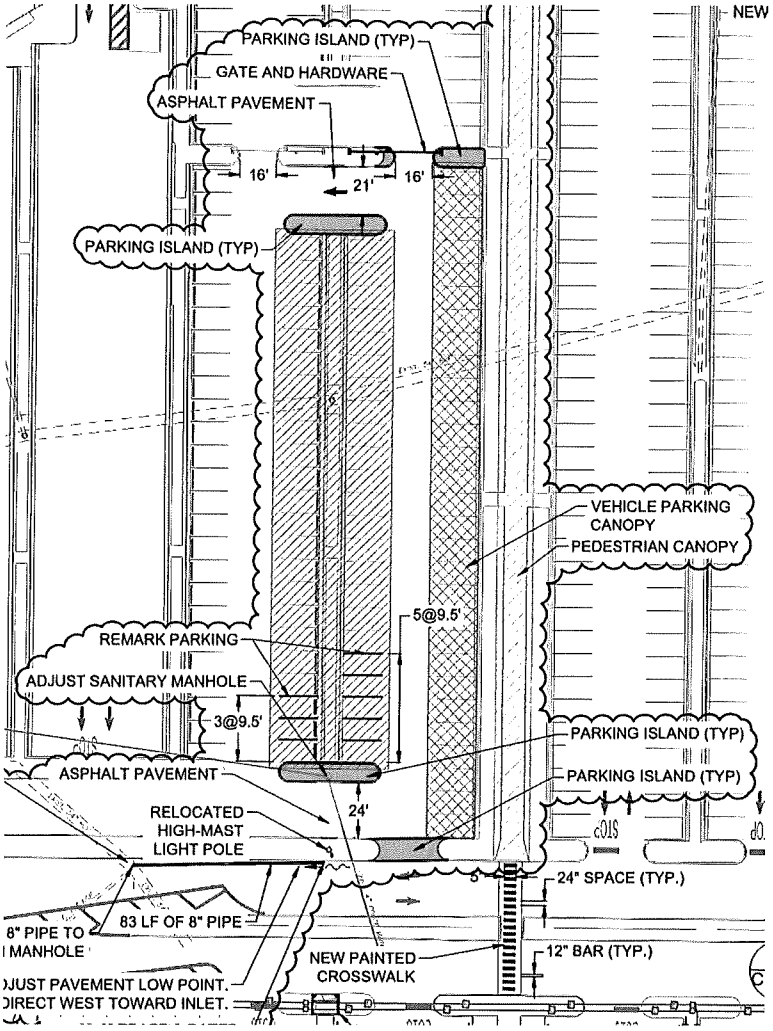
SARASOTA BRADENTON INTERNATIONAL AIRPORT (SRQ)
SARASOTA MANATEE AIRPORT AUTHORITY (SMAA)

SMAA intends to modify rental car parking facilities at SRQ. A detailed project description and scope of services are provided below:

Scope of Service

SMAA intends to update the Rental Car Lot to modify columns 8 and 9 of the short-term/rental car lot to provide an additional column of shaded parking for the rental car companies. The scope will include the following:

1. Demolish sections of curb and replace other sections of curb to allow circulation between rental car spaces and prevent long-term spaces from entering the rental car area.
2. Coordinate electrical changes in the area, including high-mast lighting and gate relocation.
3. Coordinate/review shade structure canopy design and construction (by others).
4. Provide new pavement marking plan.
5. Provide scheme to relieve poorly draining area south of parking column 8.
6. Provide construction documents for a change order to the existing contractor's PLE2 contract.



1. BASIC SERVICES

1.1. Phase 1 – Program Verification and Data Collection

During this phase, AID and subconsultants will perform one site visit and meet with SMAA to evaluate existing site conditions and identify any design elements associated with modifications to the parking lot.

Parking lot lighting, communications and gate control infrastructure will be designed by AID's Subconsultant.

AID will also acquire and review available record drawings provided by SMAA and stormwater or utility records for the existing facilities.

Deliverables: AID will submit a Pre-Design sketch to address the changes.

1.2. Phase 3B – Final Contract Documents (100%)

Upon receipt of conceptual comments from the SMAA, AID will proceed with final edits and the preparation of the change order documents, which will be added to the existing PLE-2 set. This effort includes incorporating comments by updating the construction drawings and additional technical specifications, construction cost estimate, and construction schedule.

Deliverables: AID will submit electronic copies of the bid (change order) documents to SMAA. All electronic deliverables will be in PDF and AutoCAD format for plans and in PDF format for Specifications.

1.3. Phase 4 – Change Order Request, Evaluation, and Award Services

1. Issue designer's supplemental instruction to existing contractor.
2. Evaluate pricing and any new pay items that have been added to the contract.

1.4. Phase 5 – Construction Administration Assistance Services

1. Will be concurrent with original PLE-2 contract. No additional fee will be requested unless this construction is not concurrent with any other construction phase services that are currently under contract.

2. EXCLUSIONS

The following tasks are specifically excluded from this scope of services:

1. Additional Survey.
2. Shade canopy design
3. Rental car signage.
4. Geotechnical engineering

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

Amendment 3A: Rental Car Lot Modifications- Fee Summary

TASK		

Basic Services			
Phase 1 -		Program Verification	$3,720.00
Phase 3B -		Contract Documents (100%)	$4,154.00
Phase 4 -		Change Order Review and Award Services	$1,332.00
LS		Electrical Engineering (AECOM)	$14,215.00
		Total Basic Services:	**$23,421.00**
Special Services			
NTE	1	Math Correction- PLE 2 Quality Assurance Testing that was omitted from the Amendment 2 Total	$10,000.00
		Total Special Services:	**$10,000.00**
Total Fees (Lump Sum):			**$33,421.00**

Exhibit B
Parking Lot Expansion Project
Sarasota Bradenton International Airport

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

Element #1 - Long Term Parking Lot Expansion

TASK		Project Principal	Project Manager	Senior Engineer	Engineer	Senior Designer	Clerical	Totals
		$206.00	$181.00	$142.00	$115.00	$90.00	$67.00	
Phase 1 -	***Program Verification***							
1	Perform a Site Visit		4					4
2	Meet and Coordinate with Subconsultants			2			2	4
3	Prepare a Preliminary Site Plan			2		24		26
4	Coordinate with Permitting Agencies							0
5	Prepare a Pre-Design Report						2	2
	Total Labor Hours:	0	4	4	0	24	4	36
	Total Labor Costs:	$0.00	$724.00	$568.00	$0.00	$2,160.00	$268.00	$3,720.00
Phase 3B -	***Contract Documents (100%)***							
1	Incorporate Final Review Comments		4			16		20
2	Prepare Final Documents	2	4			8	2	16
	Total Labor Hours:	2	8	0	0	24	2	36
	Total Labor Costs:	$412.00	$1,448.00	$0.00	$0.00	$2,160.00	$134.00	$4,154.00
Phase 4 -	***Change Order Review and Award Services***							
1	Prepare ESI		2	2			2	6
2	Review Contractor Change Order			2			4	6
3								0
4								0
5								0
6								0
	Total Labor Hours:	0	2	4	0	0	6	12
	Total Labor Costs:	$0.00	$362.00	$568.00	$0.00	$0.00	$402.00	$1,332.00

Total Fees (Lump Sum):	**$9,206.00**

SRQ – ELEMENT 1 – LONG TERM PARKING SCOPE ADDITION

Scope of Work:

1. AECOM will provide two (2) project submittals: The first will be a 90% submission. Client shall provide comments. Second submission shall be Final.
2. This scope shall add 3-5 drawing sheets to include new plan sheets, details, photometrics to Construction Amendment.
3. Include Cost Estimates for new equipment and work
4. Amendment includes electrical power and lighting to be added to Canopy Rental Car Lot Expansion into the Long Term Parking Lot.
5. Electrical work involved in new Access Control Entry and Exit of Long Term Parking Lot due to Rental Car Lot Expansion.
6. Re-location of existing Light Pole with the Rental Car Lot Expansion.
7. 1 Survey visit to determine power source or establish new power source for the Rental Car Lot Expansion.
8. Fiber optics changes to Long Term Parking Lot
9. CCTV changes to Long Term and Shade Lot

AECOM Corporation Fee Estimate												
PROJECT NAME	SRQ - Element 1 - Long Term Parking Scope Addition											
DATE:	5-Apr-21											
PROPOSAL												
ESTIMATED BY:	T. Phan											
Project Number:		Labor						Reimbursables				
All Dollars are in		Project	Sr Project	Project	CAD Mgr	CAD	Word	Air	Misc	Hotel	Car Rental	Perdiem
US Currency		Manager	Eng	Engineer	FTP	Designer	Processor	Fare	Expense		Expense	
TASK DESCRIPTION	RATES >	$200	$180	$155	$110	$90	$75	$800	$1	$200	$60.00	$50
Administration		4	0	0	0	0	0	0	0	0	0	0
Site Visits (1 - 1 person)		0	8	0	0	0	0	0	0	0	2	2
Calc. - Lighting,Voltage Drop,& Fault Current		0	1	1	0	0	0	0	0	0	0	0
Legend,Abbr., General/Keyed Notes Sheet		0	1	1	1	1	0	0	0	0	0	0
Proposed Site Plan		0	1	1	0	1	0	0	0	0	0	0
Proposed Plan Sheets		0	12	16	0	2	0	0	0	0	0	0
Photometric Plans		0	2	2	0	1	0	0	0	0	0	0
Enlarged Plan Sheets		0	0	0	0	0	0	0	0	0	0	0
Details Sheets		0	2	4	0	2	0	0	0	0	0	0
Sch-Schematic Sheets		0	2	2	0	1	0	0	0	0	0	0
Specifications		0	2	2	0	0	2	0	0	0	0	0
QA/QC		4	0	0	0	0	0	0	0	0	0	0
Cost Estimate		0	4	4	0	0	0	0	0	0	0	0
Bidding Support		0	0	0	0	0	0	0	0	0	0	0
Total Hours	87	8	35	33	1	8	2	0	0	0	2	2
Task Fee	$13,995	$1,600	$6,300	$5,115	$110	$720	$150	$0	$0	$0	$120	$100
Reimbursables	$220											

Total Labor	$13,995.00	**Comments:**
Total Hours	87	**Scope Additions; Construction Add-on Services; 2 submittals - 90% and Final; one site visit; power and lighting for**
Reimbursable Expenses	$220.00	**Rental Car Lot expansion into Long Term Parking; Infrastructure Changes; CCTV camera changes.**
-	$0.00	
Total Fee	$14,215.00	

AMENDMENT 3B
REMOTE PARKING LOT DESIGN

SARASOTA BRADENTON INTERNATIONAL AIRPORT (SRQ)
SARASOTA MANATEE AIRPORT AUTHORITY (SMAA)

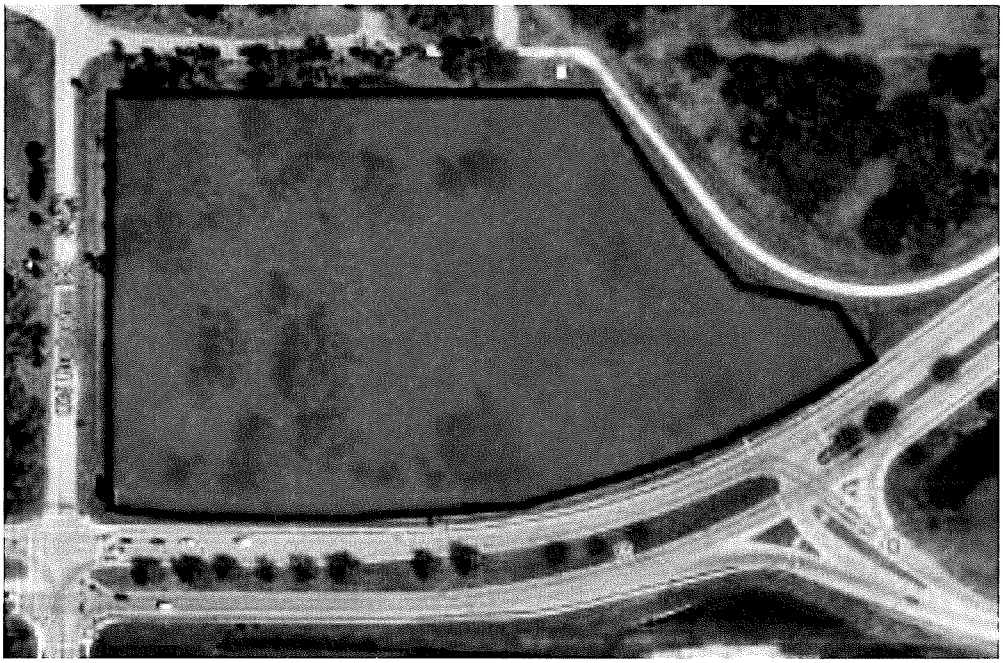
SMAA intends to expand landside parking facilities at SRQ to include a remote parking lot at the intersection of University Parkway and Old Bradenton Road. A detailed project description and scope of services are provided below:

Scope of Service

SMAA intends to increase the number of landside parking spaces by constructing a new standalone parking lot in the southeastern quadrant of the airport. This proposal covers a two phased design of the parking lot. The first phase will provide as much parking as possible without conflicting with the conservation easement on the site. The second phase will expand the parking to provide as much as possible within the boundary of the conservation easement. Permits will be obtained for only the first phase at this time. Once the conservation easement has been vacated, another scope of services will be provided to finalize the permitting for the phase 2 design. The scope will include the following:

1. Design an asphalt paved parking lot that maximizes the parking spaces in the available space. The geometric design will avoid the conservation easement area on the east side of the site.
2. Provide a perimeter fence and gate arm-controlled entrance for revenue control.
3. Provide ingress/egress for the shuttle buses.
4. Provide passenger shelters.
5. Design landscaping and irrigation included as required by the City of Sarasota. Tree replacement quantities will be provided.
6. Provie high mast lighting for the parking lot.
7. Protect as many grand oaks as possible in order to meet the City of Sarasota requirements. A tree removal permit will be required for demolishing the remaining trees.
8. Limit the impacts to the FEMA 100-year floodplain on the site by leaving the existing pond intact. Any floodplain impacts outside the pond will be compensated by expanding the pond.
9. Obtain SWFWMD and Sarasota County's stormwater management permits. Requirements will be addressed by expanding the existing pond and directing the new parking lot runoff towards the pond.
10. Provide quantities, additional details, and technical specifications, as necessary.

11. Provide construction documents for a change order to the existing contractor's PLE2 contract.



1. SPECIFIC SCOPE

Specific tasks (basic and special services) related to the above items are identified in each phase of the project as described below.

2. BASIC SERVICES

2.1. Phase 1 – Program Verification and Data Collection (Pre-Design Report)

During this phase, AID and subconsultants will perform one site visit and meet with SMAA to evaluate existing site conditions and identify any design elements associated with modifications to roadways, driveways, drainage system, fencing, signage, and pavement marking. Geotechnical investigations will be performed during this phase. Initial coordination with the Permitting agencies will begin during this phase as well to address permitting requirements.

Parking lot lighting, communications and revenue control infrastructure will be designed by AID's Subconsultant.

Landscape and irrigation will be designed by AID's subconsultant to match the existing long-term parking lot aesthetic and plant palette.

AID will also acquire and review available record drawings provided by SMAA and stormwater or utility permits for the existing facilities.

Deliverables: AID will submit a simple Pre-Design Report to address all the findings from this phase, including permitting, construction phasing, maintenance of traffic, and a preliminary cost estimate. AID will also prepare a preliminary construction schedule. The Report will be submitted in PDF format to SMAA. AID will meet with SMAA to review the findings from this phase.

2.2. Phase 2 – Design Development (30%)

Additional Site Verification will be conducted prior to the 30% design for field verification of the topographic survey (provided by SMAA) and as-built conditions. AID will complete preliminary design and plans during this phase. Specifically, AID will complete the following tasks under this phase:

1. Perform preliminary pavement design
2. Prepare parking lot layouts
3. Conduct preliminary drainage design
4. Prepare 30% drawings (PDF)
5. Update the construction cost estimate
6. Update the construction schedule

Deliverables: AID will submit electronic (PDF) copies of the 30% level documents to SMAA for review. AID will meet with SMAA to review 30% drawings, cost estimates, and schedule. Upon receipt of review comments, AID will proceed with the 60% level contract documents.

2.3. Phase 3A – Contract Documents (90%)

1. Finalize the pavement and drainage design.
2. Prepare the construction sequencing, maintenance of traffic, and phasing plans.
3. Prepare 90% level drawings, which will include:
    a. Cover Sheet, Index and Location Map
    b. General Notes/Legends/Abbreviation Sheet
    c. Project Site/Layout Plan
    d. Project Survey Control Plan

e. Geotechnical/Boring Location Plan
f. Project Safety Plan
g. Project Phasing/Construction Sequencing Plan
h. General/Safety and Security Notes Plan
i. Staking and Demolition Plans
j. Erosion and Sediment Control Plans
k. Drainage, Grading and Paving Plans
l. Pavement Marking Plans
m. Electrical Plans
n. Landscaping Plans
o. Signage plan and details

4. Revise the construction cost estimate
5. Revise the construction schedule
6. Coordinate on front-end documents
7. Prepare draft technical specifications
8. Quality Review
9. Submit 60% Documents and Attend Review Meeting
10. General Coordination with SMAA and permitting

Deliverables: AID will submit drawing PDFs and any new technical specifications to the airport for review and Draft Specifications to SMAA.

2.4. Phase 3B – Final Contract Documents (100%)

Upon receipt of 90% comments from the SMAA, AID will proceed with final edits and the preparation of the bidding documents. This effort includes incorporating comments by updating the construction drawings and additional technical specifications, construction cost estimate, and construction schedule.

Deliverables: AID will submit electronic copies of the bid (change order) documents to SMAA. All electronic deliverables will be in PDF and AutoCAD format for plans and in PDF format for Specifications.

2.5. Phase 4 – Change Order Request, Evaluation, and Award Services

1. Issue designer's supplemental instruction to existing contractor.
2. Evaluate pricing and any new pay items that have been added to the contract.

2.6. **Phase 5 – Construction Administration Assistance Services (not included)**

3. SPECIAL SERVICES

In addition to the Basic Services described above, AID and its subconsultants will provide the following special services required under this contract:

1. **Geotechnical Investigation**
   a. The AID team will perform subsurface exploration, including drilling borings, taking soil samples, and performing laboratory analyses of the samples, and engineering analyses necessary to determine building foundation, monument sign foundation and parking lot pavement design requirements. Specific tasks include:
   b. Perform SPT borings within the proposed parking and driveway areas each extending 10 feet below the existing ground surface or refusal depth;
   c. Grout all borings to the surface;
   d. Provide a brief review of our test procedures and the results of the field and laboratory tests;
   e. Provide field exploration plan or GPS coordinates indicating the approximate location of the borings;
   f. Provide graphical representation of the subsurface conditions including standard penetration resistance data and groundwater levels;
   g. Provide general evaluation of the site considering the proposed project and encountered subsurface conditions;
   h. Pavement design (based on estimated traffic loads), including material types and layer thickness.
   i. Provide recommendations for site preparation and construction of compacted fills or backfills.
   j. Prepare a detailed report of all findings and shall deliver to the owner and design team a PDF copy of the report.

2. **Private Utility Locates** – a private utility locate (equivalent to SUE Level C) will be performed by a geophysical consultant. The approximate locations of underground utilities will be for the communications corridors identified by AECOM. Locates will include Gas (Transmission & Distribution), Electric, Water, Communications, Cable TV, Sewer & All Other Utilities. The locations will then be surveyed as part of the topographical survey.

3. **Topographic Survey** – The AID Team will provide topographic surveys for the communications corridors identified by AECOM. Above ground utility features will also be identified. Camera inspections of existing piping systems is also not included.

4. **SWFWMD Permitting** – AID will assist SMAA in obtaining an Environmental Resource Permit (ERP) approval from the Southwest Florida Water Management District.

5. **Sarasota County Permitting** – AID and its subconsultants will coordinate with Sarasota County on permitting requirements for stormwater.

6. **City of Sarasota Permitting** – AID and its subconsultants will coordinate with the City of Sarasota on permitting requirements for development, building, lighting, tree removal, landscaping, irrigation, and stormwater.

7. **City of Sarasota Tree Permitting Consultant**– AID will contract with a tree permitting specialist familiar with the City's permitting requirements and tree permitting staff to facilitate tree removal of key grand trees as well as other trees on the project. A budget has been established for these services.

4. EXCLUSIONS

The following tasks are specifically excluded from this scope of services:

1. Additional Survey within the parking lot limits (existing survey is sufficient)
2. Wetland delineation
3. Wildlife studies
4. Archaeological Studies
5. Traffic or trip generation studies.
6. DRI impacts/changes.
7. Building permitting services
8. Permit Fees (SMAA will pay all permit fees)
9. Construction phase services
10. Environmental assessment or categorical exclusion documentation
11. Environmental/contaminated soil studies or management plans
12. Utility design or relocation
13. Design overhead sign structures
14. Design shade structures
15. Airspace Study Checklist preparation (outside AOA)

5. PROJECT SCHEDULE

The following provides a tentative schedule for this project. This schedule includes 60 days for SWFWMD, City of Sarasota, and Sarasota County to review the plans and issue the necessary permits. It is assumed that Magnum Builders will concurrently apply for the necessary contractor permits during the Agency Permitting Phase.

Design Tasks	Duration (Calendar Days)

Design Development (30%)	30
Contract Documents (90%)	30
Agency Permitting	60
Contract Documents (100%)	15
Award	15
Total Contract Time	**150**

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

Amendment 3B: Remote Parking Lot Design- Fee Summary

TASK		Remote Parking Lot
Basic Services		
Phase 1 -	Program Verification	$8,090.00
Phase 2 -	Design Development (30%)	$15,836.00
Phase 3A -	Contract Documents (90%)	$22,317.00
Phase 3B -	Contract Documents (100%)	$4,866.00
Phase 4 -	Change Order Review and Award Services	$2,714.00
	Electrical Engineering	$49,940.00
	Landscaping and Irrigation Design Only	$23,500.00
	Total Basic Services:	**$127,263.00**
Special Services		
NTE 1	Geotechnical Investigation	$9,000.00
NTE 2	Private Utility Locate (Conduit Routing), budget	$5,200.00
NTE 3	Topographic Surveys (Conduit Routing)	$8,000.00
LS 4	SWFWMD Stormwater Permitting	$9,612.00
LS 5	Sarasota County Stormwater Permitting	$8,458.00
LS 6	City of Sarasota Tree and Building/Development Permitting	$7,698.00
NTE 7	City of Sarasota Tree Permit Consultant (allowance)	$5,000.00
	Total Special Services:	**$52,968.00**
Expenses		
Reproduction		$500.00
Permit Fees		$0.00
	Total Expenses:	**$500.00**
Total Fees (Lump Sum):		**$180,731.00**

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

Element #1 - Long Term Parking Lot Expansion

	TASK	Project Principal	Project Manager	Senior Engineer	Engineer	Senior Designer	Clerical	Totals
		$206.00	$181.00	$142.00	$115.00	$90.00	$67.00	
Phase 1 -	***Program Verification***							
1	Perform a Site Visit		4	4	4			12
2	Meet and Coordinate with Subconsultants		4	2			2	8
3	Prepare a Preliminary Site Plan			2	8	16		26
4	Coordinate with Permitting Agencies			4	4			8
5	Prepare a Pre-Design Report		2	4	4		2	12
	Total Labor Hours:	0	10	16	20	16	4	66
	Total Labor Costs:	$0.00	$1,810.00	$2,272.00	$2,300.00	$1,440.00	$268.00	$8,090.00
Phase 2 -	***Design Development (30%)***							
1	Field Verifications			4	4	4		12
2	Preliminary Phasing Alternatives			4	4	4		12
3	Night/Day Construction Evaluation							0
4	Preliminary Pavement Design			4	4			8
5	Preliminary Drainage Design				8			8
6	Develop 30% Plans							
	a Cover Sheet							0
	b Project Site/Layout Plan				2	8		10
	c Project Safety Plan			1	2	2		5
	d Project Phasing/Construction Plan			1	2	8		11
	e General/Safety Notes Plan				2			2
	f Survey Control Plans					4		4
	g Staking and Demolition Plans			1	4	16		21
	h Geometric Layout Plans			1	6	16		23
7	Preliminary Cost Estimate			1	4	8		13
8	Preliminary Schedule			1				1
10	Identify any Modifications to Standards							0
11	Outline of Technical Specifications							0
12	Quality Review		4				2	6
13	Rev ###		4	4				8
	Total Labor Hours:	0	8	22	42	70	2	144
	Total Labor Costs:	$0.00	$1,448.00	$3,124.00	$4,830.00	$6,300.00	$134.00	$15,836.00
Phase 3A -	***Contract Documents (90%)***							
1	Final Pavement Design			2	2			4
1	Final Geometric and Drainage Design			2	4	4		10
1	Update Construction Sequence/Phasing			2	4	4		10
2	Develop 60% Plans							
	a Cover Sheet, Index and Location Map					2		2
	b General Notes/Legends/Abbreviation Sheet				2			2
	c Project Site/Layout Plan				2	4		6
	d Project Survey Control Plan					2		2
	e Geotechnical/Boring Location Plan					4		4
	f Project Safety Plan			2	2	4		8
	g Project Phasing/Construction Sequencing Plan			1	2	4		7
	h General/Safety and Security Notes Plan				2	8		10
	i Staking and Demolition Plans			2	4	12		18
	j Erosion and Sediment Control Plans				2	8		10

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.

Element #1 - Long Term Parking Lot Expansion

	TASK	Project Principal	Project Manager	Senior Engineer	Engineer	Senior Designer	Clerical	Totals
		$206.00	$181.00	$142.00	$115.00	$90.00	$67.00	
	k Drainage, Grading and Paving Plans			4	8	32		44
	l Pavement Marking Plans			2	4	12		18
	m Electrical Plans and Details							0
	n Landscaping Plans and Details							0
	o Shelter Plans (performance specifications)							0
	p Signage plan and details			2	4	12		18
3	Cost Estimate Update			4	8	8	4	24
4	Schedule Update			2			1	3
5	not used							
6	Prepare Front-End Documents							0
7	Draft Technical Specifications							0
8	Quality Review	4						4
9	Review Meeting with Owner	2	2	2				6
	Total Labor Hours:	6	2	27	50	120	5	210
	Total Labor Costs:	$1,236.00	$362.00	$3,834.00	$5,750.00	$10,800.00	$335.00	$22,317.00
Phase 3B -	***Contract Documents (100%)***							
1	Incorporate Final Review Comments		2	4	8	8		22
2	Prepare Final CO Documents	2	2	4	4	4	2	18
	Total Labor Hours:	2	4	8	12	12	2	40
	Total Labor Costs:	$412.00	$724.00	$1,136.00	$1,380.00	$1,080.00	$134.00	$4,866.00
Phase 4 -	***Change Order Review and Award Services***							
1	Prepare ESI		4	4		8	2	18
2	Review Contractor Change Order			4				4
3								0
4								0
5								0
6								0
	Total Labor Hours:	0	4	8	0	8	2	22
	Total Labor Costs:	$0.00	$724.00	$1,136.00	$0.00	$720.00	$134.00	$2,714.00

Total Fees (Lump Sum):	**$53,823.00**

TASK	Project Manager	Senior Engineer	Engineer	Senior Designer	Clerical	Total Hours	Total Dollars
	$181.00	$142.00	$115.00	$90.00	$67.00		
Special Services							
5 SWFWMD Stormwater Permitting							
a Attend Pre-Application Meeting			4			4	$460.00
b Prepare Permit Application		2	32	16	2	52	$5,538.00
c Submit Permit Application			4			4	$460.00
d Respond to RAI's			16	8		24	$2,560.00
e Resubmit Permit Application			4		2	6	$594.00
Total Stormwater Permitting:						90	**$9,612.00**
6 Sarasota County Stormwater Permitting							
a Prepare Permit Application			24	8		32	$3,480.00
b Submit Permit Application		2	4	8	2	16	$1,598.00
c Respond to RAI's			16	8		24	$2,560.00
d Resubmit Permit Application			4	4		8	$820.00
Total Stormwater Permitting:						80	**$8,458.00**
7 City of Sarasota Tree and Building/Development Permitting							
a Prepare Permit Application			8	16		24	$2,360.00
b Submit Permit Application		2	4	4	2	12	$1,238.00
c Respond to RAI's			16	16		32	$3,280.00
d Resubmit Permit Application			4	4		8	$820.00
Total Stormwater Permitting:						76	**$7,698.00**
Total Fees (Lump Sum):							**$25,768.00**

SRQ – Remote Parking Lot and Communication Infrastructure Project

Date: 7.9.2021

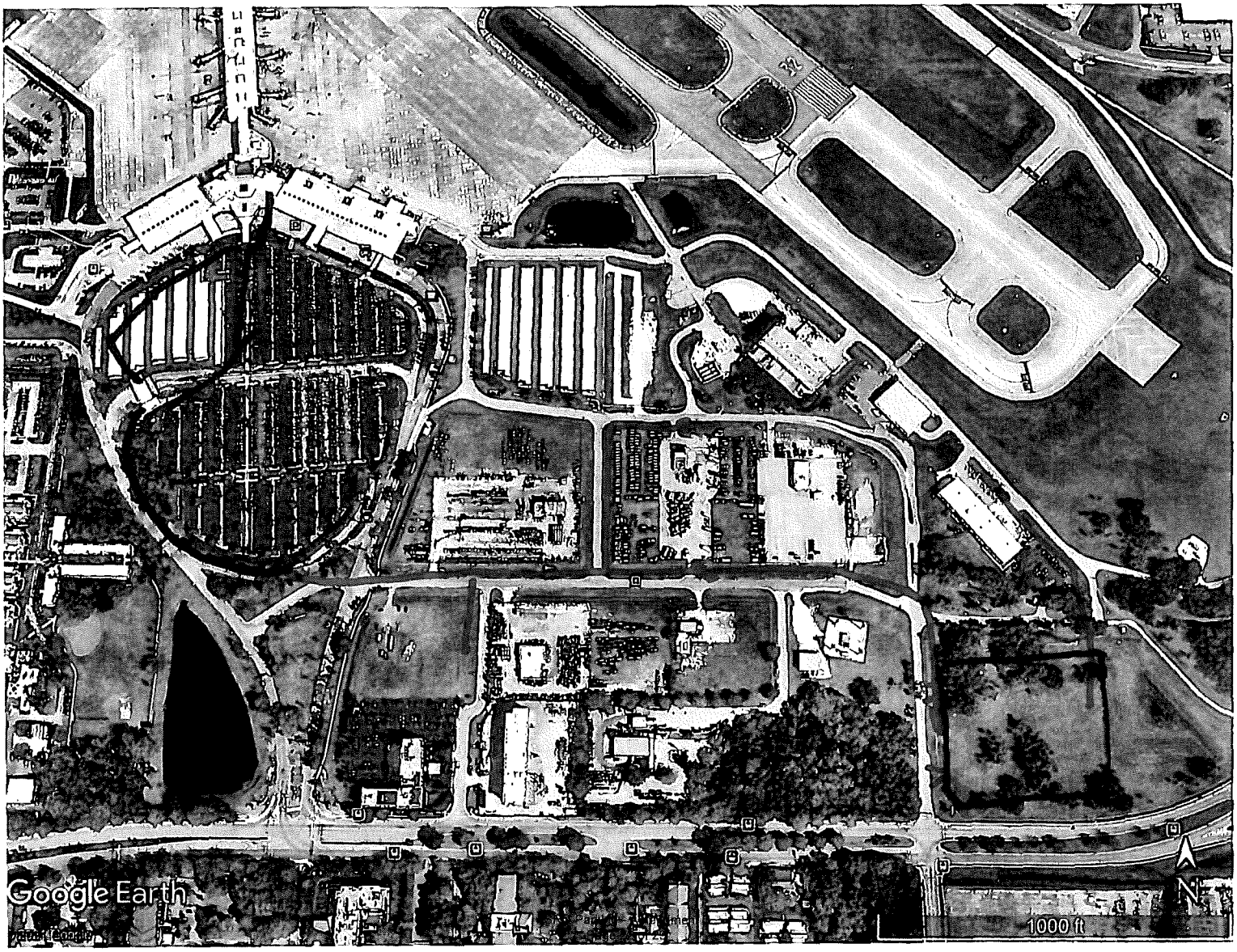
Scope of Work/Assumption:

1. AECOM will provide (3) project submittals and a Permit Set: 60%, 90%, 100%, and Permit Set (Signed and Sealed)
2. Includes 3 site visits.
3. No Construction Services Included.
4. This scope shall include Power, Lighting, Communication Systems: Power,Lighting, and Comm. to support the new Remote Parking Lot – Cameras, Entrance and Exit Access Control, and Integration to Pay Station System (by others) at Entry and Exits; Communication Infrastructure will be extended from Long Term Parking Lot to this Remote Parking Lot; there will be other communications infrastructure extension per SRQ Sketch (attached).
5. Include Power Service Coordination with Electrical Utility for Remote Parking; Coordination with Pay Station Vendor; Coordination with SRQ IT and Security for Camera and Fiber requirements
6. Provide Photometrics for Remote Parking
7. Assume Communication Infrastructure on SRQ sketch has no routing conflicts. (Note: As I understand from Cameron that American Infrastructure shall survey the conduit routing to confirm no conflict with other utilities).

AECOM Corporation Fee Estimate												
PROJECT NAME	SRQ Remote Parking Lot and Communication Infrastructure Project											
DATE:	9-Jul-21											
PROPOSAL												
ESTIMATED BY:	T. Phan											
Project Number:		Labor						Reimbursables				
All Dollars are in		Project	Sr Project	Project	CAD Mgr	CAD	Word	Air	Misc	Hotel	Car Rental	Perdiem
US Currency		Manager	Eng	Engineer	FTP	Designer	Processor	Fare	Expense		Expense	
TASK DESCRIPTION	RATES >	$200	$180	$155	$110	$90	$75	$800	$1	$200	$80.00	$50
Administration		10	0	0	0	0	4	0	0	0	0	0
Site Visits (1 - 1 person)		0	16	8	0	0	0	0	0	0	3	3
Calc. - Lighting,Voltage Drop,& Fault Current		0	4	18	0	0	0	0	0	0	0	0
Legend,Abbr., General/Keyed Notes Sheet		0	4	4	4	0	0	0	0	0	0	0
Proposed Site Plan Sheets		0	16	16	8	0	0	0	0	0	0	0
Proposed Plan Sheets		0	12	12	6	0	0	0	0	0	0	0
Photometric Plans		0	8	8	2	0	0	0	0	0	0	0
Enlarged Plan Sheets		0	12	12	6	0	0	0	0	0	0	0
Details Sheets		0	12	12	6	0	0	0	0	0	0	0
Sch-Schematic Sheets		0	6	6	2	0	0	0	0	0	0	0
Specifications		0	8	8	0	0	8	0	0	0	0	0
QA/QC		12	0	0	0	0	0	0	0	0	0	0
Utility/Comm Coordination		0	14	10	0	0	0	0	0	0	0	0
Cost Estimates		0	8	8	0	0	0	0	0	0	0	0
Construction Support		0	0	0	0	0	0	0	0	0	0	0
Total Hours	**310**	22	120	122	34	0	12	0	0	0	3	3
Task Fee	**$49,550**	$4,400	$21,600	$18,910	$3,740	$0	$900	$0	$0	$0	$240	$150
Reimbursables	**$390**											
Total Labor	**$49,550.00**	**Comments:**										
Total Hours	**310**	**3 Submission (60,90, 100%) and Permit Set; No Construction Services Included; 3 Site Visits**										
Reimbursable Expenses	**$390.00**											
-	**$0.00**											
Total Fee	**$49,940.00**											

SRQ Airport - Rental Parking Lot

Item#	Dwg#	Drawing Description	60%	90%	100%	Permit
1	E0.1	Legend and Abbrev	4	2	1	1
2	E0.2	General Notes and Keyed Notes	4	2	1	1
3	E1.0	Site Plan - Overall -Electrical Plan - Power & Comm	4	2	1	1
4	E1.1	Site Plan - Area 1 -Electrical Plan - Power & Comm	6	4	2	1
5	E.1.2	Site Plan - Area 2 -Electrical Plan - Power & Comm	6	4	2	1
6	E.13	Site Plan - Area 3 -Electrical Plan - Power & Comm	6	4	2	1
7	E2.0	Parking Part 1 Lighting/Electrical Plan	8	4	2	1
8	E2.1	Parking Part 2 Lighting/Electrical Plan	8	4	2	1
9	E2.2	Lighting Plan Photometrics Part 1	6	4	1	1
10	E2.3	Lighting Plan Photometrics Part 2	6	4	1	1
11	E2.4	Gate Enlarge Plan - Power & Comm Entrance	8	4	2	1
12	E2.4	Gate Enlarge Plan - Power & Comm Exit	8	4	2	1
13	E3.0	Single Line Diagram	8	4	2	1
14	E3.1	Electrical Schedule	0	6	4	1
15	E3.2	Electrical Details - Power	0	6	2	1
16	E3.3	Electrical Details - Lighting	0	6	2	1
17	E3.4	Electrical Details - Communication Details	0	8	4	1
18		SPECIFICATIONS	0	8	8	0
19		Lighting Calculation, Voltage Drop, Fault Current, etc.	10	4	2	0
20		Utility Coordination	8	4	2	0
21		Communication/Paystation Equipment Coordination	8	4	2	0
22		QA/QC	4	4	2	0
23		CONSTRUCTION SUPPORT	0	0	0	0
24		Cost Estimate	0	8	8	0
25		TRAVEL - 1 VISIT AT DESIGN STAGE	14	6	0	0
26						
27		TOTAL BY SUBMISSION:	126	110	57	17
28						
29		**TOTAL HOURS DESIGN:**	**310**		17 Drawing Sheets	
30		CONSTRUCTION SUPPORT	0			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COMMUNITY SOLUTIONS GROUP

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Landscape Architecture
Economics | Real Estate

July 2, 2021

GAI Project No. A181315.00

Mr. Mohsen Mohammadi, Ph.D., P.E.
American Infrastructure Development, Inc.
3810 Northdale Blvd., Suite 170
Tampa, FL 33624

Request for Proposal – Supplemental Services
Sarasota Bradenton International Airport (SRQ) SE Parking Lot
Sarasota, Florida

Dear Mr. Mohammadi:

At your request, GAI Consultants, Inc. ("GAI") is pleased to submit this Supplemental Services proposal to American Infrastructure Development, Inc. ("AID" or "Client") for Landscape Architectural Services in support of the parking lot project (the "Project") being undertaken at the northeast corner of University Parkway and Bradenton Road, which is generally positioned at the southeast corner of Sarasota Bradenton International Airport ("Owner") property.

Supplemental Project Understanding

The Owner would like the design team to continue their services from the Long Term and Shade parking lot expansion projects on this new Project, which shall include design and documentation, permitting assistance, and construction phase services.

The Project work area is a contiguous piece of land within the City of Sarasota jurisdiction. The Project is expected to be completed in a single phase of work. The fees associated with the scope described below take this approach into account.

Supplemental Scope of Services

Based on our understanding of the project requirements/criteria provided to date by the Client, GAI will perform the following described Scope of Services:
Based on our understanding of the project requirements/criteria provided to date by the Client, GAI will perform the following described Scope of Services:

Task 6: Design Development & Documentation (Fixed Fee)

Design Development (60% CD's)

6.1 Site Review & Technical Analysis – GAI will visit the site one time before beginning design, to gain a thorough understanding of the work areas' opportunities, constraints, context, and existing conditions to the extent possible. Additionally, we will review the applicable codes to confirm an understanding of the permitting requirements to be addressed in the documents.

GAI Consultants, Inc.
618 E. South Street
Suite 700
Orlando, Florida 32801

T 407.423.8398
gaiconsultants.com

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6.2 Design Development (60% CD's) – Based on the approved 30% engineering plans produced by AID, GAI will prepare design development documents (60% CD's). These documents will define and articulate the project's landscape elements and will include the following:

- Landscape plans
- Plant list with species and sizes
- Irrigation mainline layout and sleeving plan (the Client must provide the water source location and adequate pressure and capacity for the irrigation system)

6.3 Client Review Meeting – GAI will meet with the Client one time to review the Design Development Documents. GAI will proceed with the next phase of the work, incorporating the Client's review comments. Major changes that represent a significant departure from the original design program will be provided as an Additional Service.

Deliverables: As a result of these tasks, GAI will produce the following:

- One PDF set of the Design Development Documents (60% CD's)

Construction Documents (100% CD's)

6.4 Final Construction Documents (100% CD's) – Based on the approved Design Development Documents, GAI will prepare final construction documents for the development of the site features. Specifically, GAI will prepare landscape plans and irrigation plans for the project, as well as construction details and material schedules as necessary to communicate the design intent. Technical specifications will be included as part of the Construction Documents, i.e. sheet spec's. Irrigation plans will include irrigation head and lateral line layouts, final main line routing, POC and controller locations and/or appropriate notation and direction for integration with the existing irrigation systems – whichever approach best suits the conditions.

The documents will be suitable for permitting, bidding and construction of the Project as detailed in this scope of services.

Deliverables – As a result of these tasks, Consultant will produce the following:

- One PDF set of 100% Construction Documents, electronically signed and sealed for permitting

Task 7: Permitting Services (Fixed Fee)

7.1 Document Production and Submittal – GAI will assist the Client with the Client's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project in support of gaining necessary permits for construction of the Project relative to the work prepared by GAI.

7.2 Permitting Agency Meetings and Coordination – GAI will meet with appropriate governmental officials and will coordinate our work with the Client's Project team in support of the governmental approval process.

The Owner, Client, or Contractor will be responsible for any fees associated with these permits and for assembling and submitting the permit packages.

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Task 8: Construction-Phase Services (Fixed Fee)

GAI's responsibility to provide services during construction of the Project under this Agreement commences with the award of the initial Contract for Construction and terminates at the earlier of the issuance to the Client of the Contractor's final Certificate for Payment or 30 days after the date of Substantial Completion of the work.

The contract for construction will be between the Owner and the Contractor. The Client or his designated representative will be responsible for day-to-day administration of the contract and for daily observation of construction. The Client will notify GAI when it requires services in addition to those described in this Part of the work, which services will be provided as an Additional Service to this Agreement.

8.1 Administrative Services – GAI's work will include:

- Pre-Construction Meeting – One (1) meeting
- Construction Meeting – One (1) meeting; concurrent with site visit
- Review of Product Submittals/Substitutions and Shop Drawing Submittals
- Responses for up to three (3) RFIs
- Preparing Field Sketches or make construction plan clarifications related to constructability based on Owner-approved Contractor requests or site observations
- Review Contractor Pay Applications and provide comments to the Client; GAI will not sign or approve pay applications

8.2 Review of Materials – GAI's work will include:

- Plant Selection at the Nursery – GAI will visit the nursery with the landscape contractor to select canopy trees 65 gallons or larger, understory trees 45 gallons or larger, and specimen palm trees or other unique plant material.

8.3 Periodic Site Visits to Observe Construction – GAI will visit the project site one (1) time prior to substantial completion, at a time appropriate to the stage of construction to become familiar with the progress and quality of the work completed, and to determine in general if the work observed is being performed in a manner indicating that the work, when fully completed, will be in accordance with the construction documents.

However, GAI will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of work. GAI will neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the Contractor's rights and responsibilities under the contract documents.

8.4 Site Visit Reports – The site visit will be followed by a report to the Client of known deviations from the contract documents. However, GAI will not be responsible for the Contractor's failure to perform the work in accordance with the requirements of the contract documents or the Project schedule.

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8.5 Project Completion – GAI's work will include:

- One (1) Site Visit to determine the date of Substantial Completion
- One (1) Site Visit to determine the date of Final Completion

8.6 Record Drawings – It will be the responsibility of the contractor to carefully document any changes to the constructed condition of the landscape architecture scope and to provide the documentation to GAI at the end of construction. GAI will rely on the contractor's documentation, along with approved submittals, RFI responses and field sketches to formalize record drawings for submittal to the City at project close-out.

Assumptions and Understandings

GAI's Scope of Services, Schedule, and Compensation as set forth above have been prepared based on the following assumptions and understandings:

1. Any work required by federal, state, or local code to be provided by a licensed professional other than a Landscape Architect is beyond the scope of the work to be performed by GAI. Professionals on the team will sign and seal documents containing the work prepared by them.
2. Access to the project site(s) or other land upon which GAI is to conduct any field work will be available to GAI personnel in a timely manner.
3. Client has provided all its requirements for GAI's scope of services and all criteria and/or specifications that GAI should utilize at the time this Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.
4. Client has provided all available information pertinent to GAI's scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
5. Client will give GAI prompt notice whenever it observes or otherwise becomes aware of any development that affects the scope or timing of GAI's performance.
6. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
7. Any of Client's other consultant(s)/contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
8. GAI's proposed compensation and schedule are based on receipt of authorization to proceed within thirty (30) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within thirty (30) calendar days.

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9. In the event of any claim, suit or dispute between Owner and Consultant, Owner agrees to only pursue recovery from Consultant and will not seek recovery from, pursue or file any claim, or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, or employee of Consultant.

10. PERSONAL LIABILITY OF PERSONNEL DISCLAIMER – PURSUANT TO FLORIDA STATUTE 558.0035, TO THE FULLEST EXTENT PERMITTED BY LAW, OWNER AGREES THAT PURSUANT TO SECTION C AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE.

Schedule

GAI will begin work upon receipt of the executed Proposal provided by the Client. GAI will endeavor to complete its Scope of Services within the timeframe of the Client's schedule to complete the project, subject to excused delay occasioned by factors beyond GAI's reasonable control.

Compensation

Compensation for services rendered by GAI will be on a fixed-fee or hourly not-to-exceed basis as described in the scope headings and chart below. GAI will invoice for services according to the following Task breakdown:

Task	Description	Billing Method	Fee
6	**Design Development & Documentation**	Fixed Fee	**$17,500**
7	**Permitting Services**	Fixed Fee	**$4,750**
8	**Construction-Phase Services**	Fixed Fee	**$11,000**
99	**Direct Expenses**	At Cost NTE	**$1,250**

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Please do not hesitate to contact me at 321-319-3042 if you have any questions or wish to discuss this Proposal.

Sincerely,

Community Solutions Group,
a GAI Consultants, Inc.
Service Group

Kevin J. Aust
Digitally signed by Kevin J. Aust
Date: 2021.07.02 14:35:54 -04'00'

Kevin J. Aust, PLA
Senior Manager, Landscape Architecture

Frank Bellomo
Digitally signed by Frank Bellomo
Date: 2021.07.02 14:46:00 -04'00'

Frank Bellomo, PLA
Vice President

KJA/FB/cl

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Landscape Architecture
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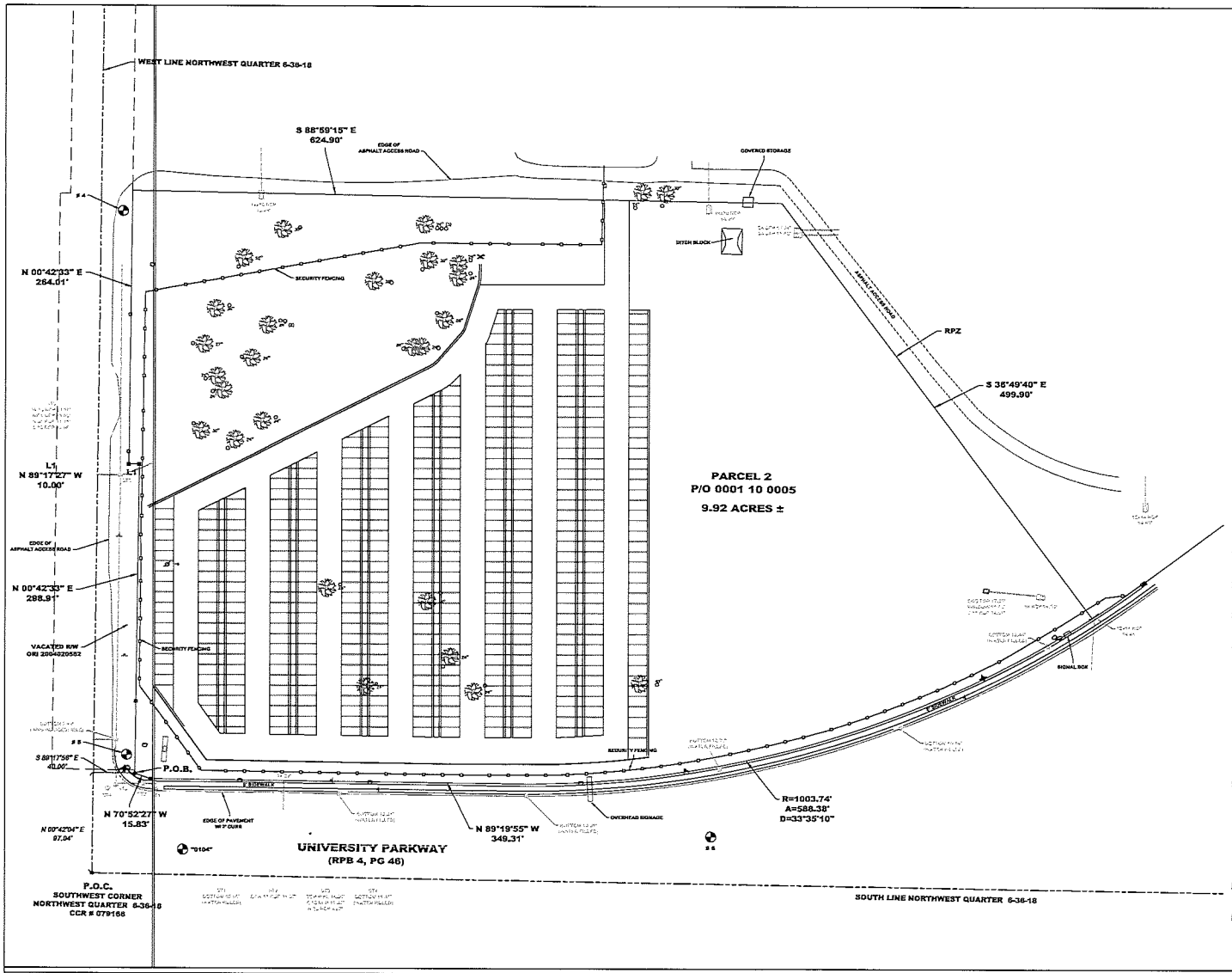

SEC. VII-312 - PROTECTION OF TREES DURING DEVELOPMENT.

a. During the development of property, any person owning a legal interest in the real property under construction, the contractor who has been issued a tree removal permit and the contractor who has been issued a building permit shall be equally responsible for the erection of any and all barriers or protective guards necessary to protect any existing or installed trees from damage during construction in accordance with the tree protective barrier requirements and specifications detailed in the illustration and text labeled "tree protective barrier." (The tree protective barrier description included as exhibit 9 in section VII-308 is hereby deleted and replaced with the three (3) sketches labeled Tree Protective Barrier attached hereto and incorporated by reference herein as exhibit A.) The property owners and contractors described above shall be subject to a $250.00 initial penalty and a $100.00 daily penalty if the tree protection barriers are not in place around all protected trees and grand trees prior to and during any land clearing activity, demolition activity, construction staging activity or construction activity. Additionally, the work may be stopped by the building official, City Arborist or their designees until appropriate tree protection barriers are in place.

1. Barricades shall be installed a minimum of ten (10) feet from a protected tree or at the designated protected root zone as shown on the approved site plan. The City Arborist may allow minor modifications to this standard based upon specific site configuration issues.

2. Barricades shall be installed a minimum of twenty (20) feet from a grand tree or at the designated protected root zone as shown on the approved site plan and shall be chain link a minimum of six (6) feet in height. The City Arborist may allow minor modifications to this standard based upon specific site configuration issues.

3. No changes to the predevelopment conditions within the approved protected root zone are allowed during the construction process, but a barricade may be temporarily relocated to accommodate a construction issue if advance notice is provided to the City Arborist.

b. Prior to and during land clearing, including grubbing, all trees to be removed shall be clearly marked with ribbons at 36 inches minimum above grade. All trees to be removed shall be identified by an orange plastic ribbon tied around the trunk of said tree prior to the onsite inspection of the city's arborist. The city shall provide the orange ribbon to the applicant at the time of application for the tree removal permit. If the orange ribbon is not located upon any tree at the time of inspection by the city arborist, the inspection will be rejected and a re-inspection fee shall be charged to the applicant.

c. Any excess soil, additional fill, vehicles, equipment, liquid waste, solvents or construction debris shall not be placed during construction within the protective barrier area surrounding a tree. The tree or its root system surrounded by a protective barrier shall not be otherwise damaged.

d. Any attachments or wires other than those of a protective or of a non-damaging nature shall not be attached to any trees.

e. Underground utility lines shall be routed around existing trees or otherwise placed by tunneling under the tree at a minimum depth of thirty (30) inches by hand digging. Any roots affected must be cut according to guidelines set forth in this division. No roots over three (3) inches in diameter shall be cut. Fences or walls shall not be installed where they interfere with the root system of existing trees. Footings for walls shall end at the point where large roots (over three inches in diameter) are encountered. Post holes and trenches located close to trees shall be adjusted to avoid damage to major roots.

1. All roots must be severed clean at the protected root zone of protected and grand trees to prevent root damage.

2. Root pruning must be performed with an approved cutting type of equipment, such as a chainsaw, hand saw or other cutting equipment.

3. Root pruning must be performed prior to any construction activities and inspected by the City Arborist before requesting building permit inspections.

4. This section shall not apply to utility line maintenance or replacement.

f. Any person owning a legal interest in the real property under construction, the contractor who has been issued a tree removal permit and the contractor who has been issued a building permit shall be equally responsible for the maintenance of all trees planted or protected by this division while such property is under construction. This protection includes removal or unnecessary damage to trees or roots of trees on abutting properties. All transplanted trees on the site shall be maintained using acceptable horticultural practices. Any persons owning a legal interest in real property for which a tree removal permit has been issued shall be responsible for replacing any newly planted or transplanted trees on such property used to meet minimum requirements, as outlined in this division, which die or become so unhealthy so as to lose their aesthetic and functional requirement after the construction on such property has been completed.

g. All original or replanted trees required as tree mitigation shall survive for at least one (1) year from the date of final inspection for the tree permit. Any such tree that does not survive shall be replanted at the property owner's expense. Such replanted trees shall also be required to survive for a one-year period from the date of replanting. All transplanted trees on the site shall be maintained using acceptable horticultural practices. Any person owning a legal interest in real property for which a tree removal permit has been issued shall be responsible for replacing any newly planted or transplanted trees on such property used to meet minimum requirements as outlined in this division which die or become so unhealthy so as to lose their aesthetic and functional requirement after the construction on such property has been completed.

h. The provisions of this section shall not apply when the Director of Neighborhood and Development Services has determined that the protected tree or grand tree is creating an imminent safety hazard.

i. Any person owning a legal interest in the real property under construction, the contractor who has been issued a tree removal permit, and the contractor who has been issued a building permit, shall all be equally responsible for compliance with each and every requirement of this section.

(Ord. No. 02-4401, § 3, 8-4-03; Ord. No. 16-5173, § 5, 7-5-16)

REV	REASON	BY	DATE

SARASOTA BRADENTON INTERNATIONAL

SARASOTA BRADENTON INTERNATIONAL AIRPORT
6000 Airport Circle
Sarasota, Florida 34243

PARKING LOT EXPANSION PHASE 2

BID-09-2020-PLE2

ISSUED FOR CONSTRUCTION

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.
TRANSPORTATION CONSULTING

3810 NORTHDALE BLVD.
SUITE 170
TAMPA, FL 33624
OFFICE: 813-374-2200

FLORIDA CERT. OF AUTHORIZATION 28731

ENGINEER OF RECORD

MARK C. JANSEN, P.E.
FL P.E. # 56059

JOB NO:	SRQ19009
DRAWN:	DLW
DESIGN:	ES
CHECKED:	MCJ
DATE:	FEB. 25, 2021

FILENAME: C:\Users\Ames\Desktop\(AID)\PROJECTS\SRQ\SRQ19009-Parking Expansion\2D-Drawings\PPC\ANSI D Tallahassee Lot Lowsley Parkway\19-322v.dwg PLOT DATE: July 19, 2021 PLOT TIME: 1:19:42 PM

AGENDA ITEM NO. 5F

SARASOTA MANATEE AIRPORT AUTHORITY
AUGUST 23, 2021 MEETING
STAFF NARRATIVE

RE APPROVAL: INCREASE CONTRACT SCOPE FOR CONSTRUCTION OF PARKING LOT EXPANSION PHASE 2 PROJECT WITH MAGNUM BUILDERS OF SARASOTA

EXECUTIVE SUMMARY: Staff requests authorization from the Board to approve an increase in contract scope for the Parking Lot Expansion Phase 2 Project with Magnum Builders of Sarasota, Inc.

NARRATIVE: At the January 2021 Board meeting, the Authority awarded the low responsive bidder, Magnum Builders of Sarasota, Inc. (Magnum), a contract to expand the Long Term Parking Lot and pave the overflow parking area. The project also includes replacement of the shuttle kiosks, adds additional lighting, extends fiber optic conduit and cable to new security camera locations, removes the return loop road, and provides security fencing with landscaping to the southern boundary of the Long-term Lot.

In this change order request, staff is requesting the extension of fiber optic conduit and cable from the Long Term Lot to the old Avis Parking Facility. Construction would include cable, conduit, hand holes, cabinets, security cameras and equipment, and other electrical infrastructure. This extension will allow the Authority to install revenue control equipment at the old Avis Parking Facility which is needed for additional overflow parking. These improvements will increase parking capacity for passengers, which is needed to meet the forecasted traffic anticipated this Winter and next Spring.

Staff is requesting an increase to Magnum's contract of $235,819.83, and an additional 30-calendar days to procure and install equipment.

RECOMMENDATION: It is hereby recommended that the Sarasota Manatee Airport Authority approve the increase in contract scope and fee of $235,819.83 with Magnum to install communication, security, and electrical equipment which will provide revenue control to the old Avis Parking Facility. Staff also requests authorization to prepare all documents necessary to implement this action.

ATTACHMENTS: Contract change order

SARASOTA BRADENTON INTERNATIONAL AIRPORT
SARASOTA MANATEE AIRPORT AUTHORITY
6000 AIRPORT CIRCLE
SARASOTA, FLORIDA 34243

Project Title:	Parking Lot Expansion Phase 2 Project	Date Prepared:	August 16, 2021
Project Description:	Expansion of various airport parking areas.	AIP No.	N/A
		FDOT Fin. Proj. No.	N/A
Contractor:	Magnum Builders of Sarasota, Inc.	G.L. Acct. No.	17515-00-000
Address:	4545 Northgate Court Sarasota, FL 34243	**Change Order #**	**03**

ORIGINAL CONTRACT AMOUNT:	$	2,027,774.09
COST OF PREVIOUS SUPPLEMENTAL AGREEMENT:	$	194,166.18
COST OF THIS CHANGE ORDER	$	235,819.13
REVISED CONTRACT AMOUNT:	$	2,457,759.40

DESCRIPTION OF CHANGE	QUANTITY	UNIT PRICE	TOTAL AMOUNT
ADD: PCO 011 – Per attached detail, add electrical and conduit components from the Long Term Lot to the old Avis Parking Facility.			
• Additional Electrical and Low Voltage components	1 LS	200,150.00	$200,150.00
Contractor OH Markup:			$20,015.00
Contractor Profit Markup:			$11,008.25
Insurance Markup:			$2,311.73
Bond Markup:			$2,334.85
Change Order Total:			**$235,819.83**

Reason for Change Order: Owner requested site additions

Subject to the conditions set forth below, an equitable adjustment is established as follows:

The contract price is …		The contract time to complete work is …	
	not changed.		not changed.
X	Increased	X	Increased 30-days

The foregoing is in accordance with your contract dated April 10,2020 and as listed below:

A. The aforementioned change and work affected thereby are subject to all contract stipulations and covenants.
B. The rights of the Owner are not prejudiced; and
C. All claims against the Owner which are incidental to or as a consequence of the aforementioned change are satisfied.

	SIGNATURE	TITLE	DATE
Owner Representative:		President, CEO	
Contractor		Magnum Builders	
Design Consultant		AID, Inc.	
FAA: (if applicable)	N/A		
FDOT (if applicable)	N/A		

DISTRIBUTION: Copy for Each Signatory Party, SMAA Finance, SMAA Project File

MAGNUM BUILDERS

Potential Change Orders

Detailed, Grouped by Each Number

SRQ Parking Lot Expansion Phase 2
6000 Airport Circle
Sarasota, FL 34243

Project # 2104
Tel: 941-351-5560 Fax: 941-358-9318

Magnum Builders of Sarasota, Inc.

PCO #: 011 | **8/12/2021** | **Temporary Avis Lot Electric & Conduit/Fiber throughout SRQ Property** | **Approved**

Category	Reason	Reference	COR Number	PCCO Number
Change Order	Owner Directive			

Notes	Task Name	Revenue Code
Temporary Lot electrical and conduit/fiber pricing and scope per Email from Cameron on 7/16/21. Includes ALT#1.		

Summary:

Requested Days:	Approved Days:		Proposed	Approved	Applied
30.00	0.00	**Budget:**	235,819.83	235,819.83	235,819.83

Itemized Details:

General Description	Quote Due	Quote Rec'd	Allocation	Proposed	Approved	Applied
001 - WINTEC -			**Budget:**	200,150.00	200,150.00	200,150.00
Electrical & Low Voltage (Windemuller & ACCI)						
Level 001 - -			**Budget:**	20,015.00	20,015.00	20,015.00
10.00% Overhead Markup						
Level 002 - -			**Budget:**	11,008.25	11,008.25	11,008.25
5.00% Profit Markup						
Level 003 - -			**Budget:**	2,311.73	2,311.73	2,311.73
1.00% Insurance Markup						
Level 004 - -			**Budget:**	2,334.85	2,334.85	2,334.85
1.00% Bond Markup						

WINDEMULLER TECHNICAL SERVICES

8-12-21

Magnum Builders of Sarasota
4545 Northgate Ct.
Sarasota, FL 34234

Attention: **Clint Riley**
Reference: Sarasota Bradenton International Airport, Sarasota, FL
Temporary Lot – Electrical Proposal

This bid is based upon electrical plans and specifications prepared by PECO & Cameron Newhouse

Any resulting subcontract shall be the current edition of AIA 401 document.
Overhead and profit to be added to the cost of any changes in the work performed by Windemuller Technical Services, Inc. shall be 10% overhead and 5% profit, as outlined by the latest edition of National Price Services. When work is performed by subcontractors of Windemuller Technical Services, Inc. 10% overhead and 5% profit shall be added to that portion of work. This quotation is based upon the above referenced drawings/specifications. This quotation is valid for 60 days.

Bid Total $ 158,150.00
Alt. #1 install bore and conduit/innerduct, 1-Rack only 2-2" (no fiber)$ 42,000.00

Scope of Work:

Inclusions:
1. Install new pole light fixture and base per specifications.
2. Re-feed existing light poles from Avis bay area.
3. Provide and install new conductors & conduit for new FOTC cabinets.
4. Provide and install new electrical racks and FOTC cabinets.
5. Provide and bore 2-2" conduits per aerial photo.
6. Provide and install 24 strand fiber per aerial photo.
7. Provide new handholes per plans and specifications.
8. All work to be done during normal business hours Mon. thru Fri. 7a.m.-5p.m.
9. All work to meet or exceed National Electrical Code.

Exclusions:
1. Utility charges and/or Fees are not included.
2. Temporary power and/or lighting not included.
3. All/any concrete by others.
4. Any and all associated gate parts/loops.
5. Permit is not included and is assumed to be by sub-form.
6. Waterproofing of any penetrations.
7. Painting of electrical conduit or equipment.
8. General Conditions: Tax for material is included for all material. Bond costs are not included and are to be added at cost of 1.7% or as listed above. Purchase Order or, an approved modified contract, is to be used for purposes of legal agreement to perform the work described in this proposal by Windemuller Technical Services.
9. Performance & payment bond is not included and is to be added if required.

If you have any questions or need additional information, please call me anytime.
Best Regards,

Justin Wegrzyn

Estimator/Project Manager

1611 Northgate Blvd. • Sarasota, FL 34234 • (941) 355-8822 • Fax (941) 359-1219
EC #13006634 • justin@windemuller.com

Existing fiber run.
Future terminal.
Revenue control fiber will run from revenue house to each FOTC.
EXIT - New FOTC and revenue equipment.
New 2x2in conduits w/ innerduct. 24-strand SM to each FOTC for revenue control equipment and a 24-strand SM to each location for SMAA use.
ENTRANCE - New FOTC and revenue equipment.
Alt #1
Alt #1
2x2in conduit w/ innerduct installed during LT expansion.
Extend revenue control connectivity to future remote lot.
Google Earth
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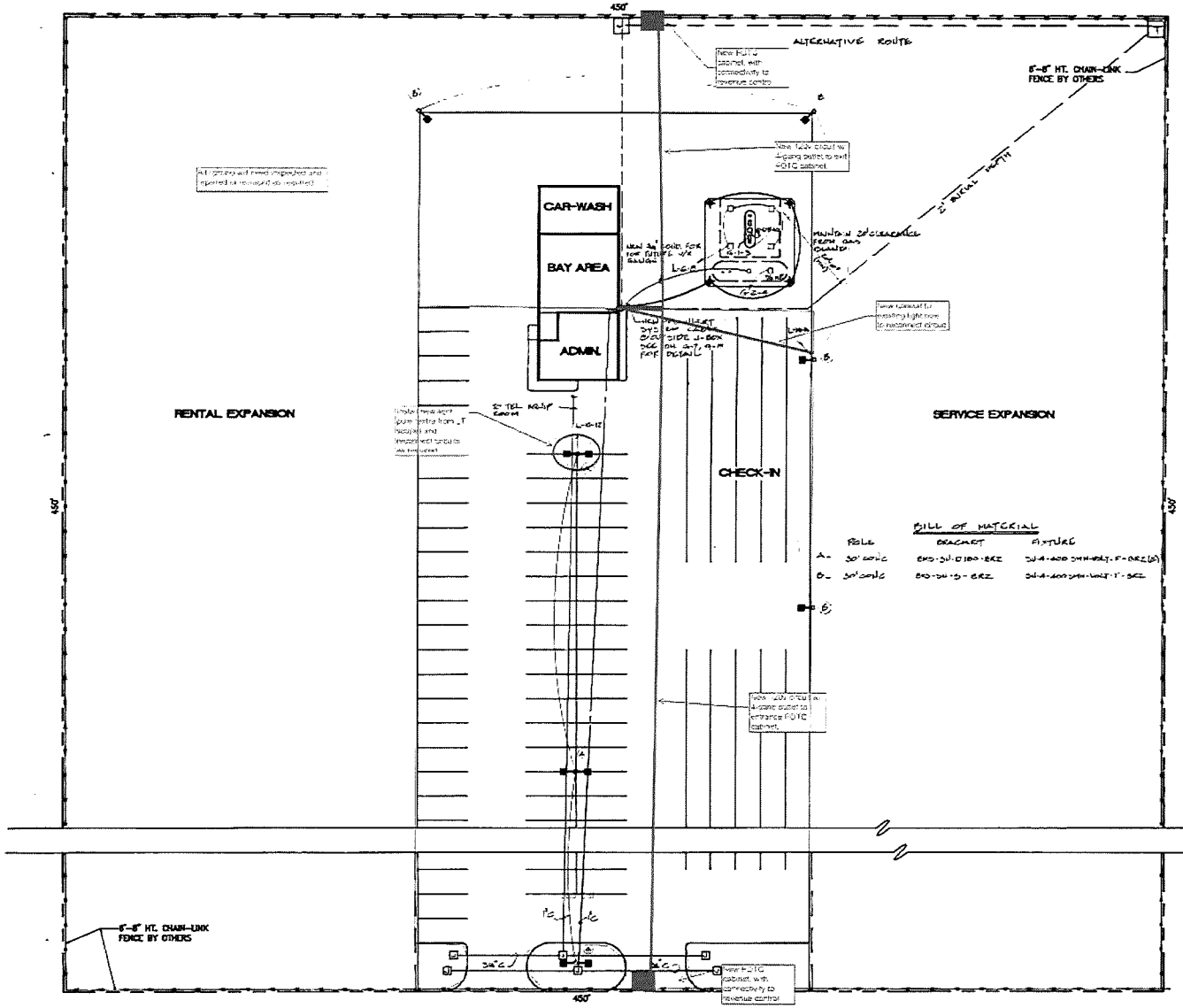


SITE PLAN ELECTRICAL

AVIS RENT-A-CAR

SARASOTA AIRPORT

SARASOTA, FLORIDA

PIECO

no	date	revisions	by
1	11/15/91	master dwg update	PCJ

date 11/15/91

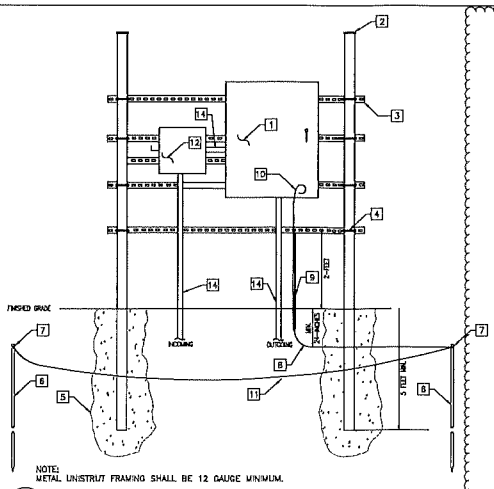
drawn by

checked by

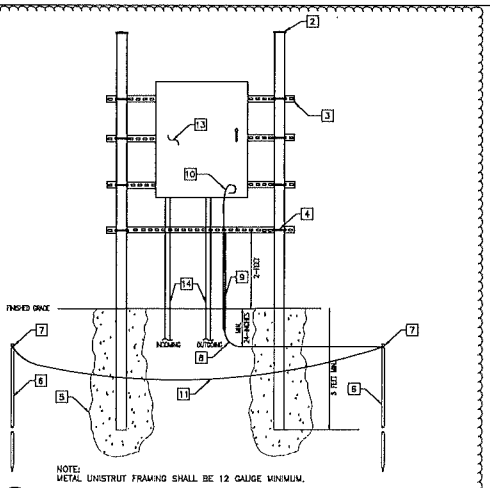
file number

drawing E-1

of



1 E303 EQUIPMENT RACK - 'ER1'
SCALE: NTS



2 E303 EQUIPMENT RACK - 'ER2', 'ER3', 'ER4' & 'ER5'
SCALE: NTS

REFERENCE NOTES:

1. PROVIDE ELECTRICAL POWER PANEL 'A' 120/208 VAC, THREE PHASE, 4 WIRE, NEMA 3R MINIMUM. PROVIDE LOCKABLE DOOR ON ELECTRICAL PANEL. REFER TO ELECTRICAL SCHEDULE ON DRAWING SHEET E201 FOR FURTHER DETAILS.
2. TWO (2) 3-INCHES X 10-FOOT LONG SS SCHEDULE 40 PIPE SUPPORT(S) POSTS WITH SS END CAPS.
3. EIGHT 316L SS 1/2-INCHES X 2-INCHES FLAT X LENGTH AS REQUIRED MOUNT BARS OR SS UNISTRUT. PROVIDE 0.5 MIL. OF HOT DIPPED GALVANIZED COATING. QUANTITY PER DETAIL.
4. PIPE CLAMP. (TYPICAL) PROVIDE HOT DIPPED GALVANIZED COATING FOR EACH PIPE CLAMP.
5. (TYPICAL): PLACE CONCRETE 16-INCHES AROUND AND UNDER EACH SUPPORT POST. CONCRETE SHALL HAVE A MINIMUM STRENGTH AT 28 DAYS OF 3,000 PSI.
6. 3/4-INCHES BY 10-FEET COPPER CLAD STEEL GROUND ROD. WHERE APPLICABLE MAINTAIN A MINIMUM OF 10-FEET DISTANCE BETWEEN RODS.
7. EXOTHERMIC WELD.
8. PROVIDE A #2/0 GROUNDING CONDUCTOR BURIED A MINIMUM OF 24-INCHES. ROUTE AS INDICATED.
9. 1-INCH RGS PVC COATED. LENGTH AS REQUIRED.
10. GROUNDING CONDUCTOR TO BE TIED TO EQUIPMENT RACK AND ALL OF EQUIPMENT PANELS.
11. INTERCONNECT GROUND RODS WITH A #2/0 GROUNDING CONDUCTOR. ROUTE AS REQUIRED.
12. NON-FUSED DISCONNECT SWITCH..
13. PROVIDE NETWORK/CCTV EQUIPMENT ENCLOSURE WITH FAN/RECEPTACLES (BASIS OF DESIGN DBM UNLIMITED OPSOD-302420). NETWORK/CCTV EQUIPMENT PROVIDED BY AIRPORT AUTHORITY.
14. SEE POWER ONE-LINE DIAGRAM FOR CONDUIT AND CONDUCTORS' REQUIREMENTS.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	VOLTS	LAMPS	MOUNTING	WATTAGE
A	LIGHT POLE WITH SINGLE LED LIGHT FIXTURE, 140 LED, TYPE V MEDIUM, 525 MA DRIVER, 4000K POLE: 35' SILVER ROUND TAPERED ALUMINUM WITH 4 GALVANIZED ANCHOR BOLTS, 4"X8" HANDHOLE WITH COVERS; POLE IS TO BE RATED 3-SECOND GUST WIND BETWEEN 160 AND 170 MPH OR AS REQUIRED.	CREE EDGE ARE-EDG-5M-DA-14-E-SEE VOLTS-SV-525	480V (LONG TERM PARKING 480V (SHADED LOT PARKING)	140 LED 4000°K	POLE-MOUNTED	232W
B	LIGHT POLE WITH TWO LED LIGHT FIXTURE, EACH WITH 140 LED, TYPE V MEDIUM, 525 MA DRIVER, 4000K POLE: 35' SILVER ROUND TAPERED ALUMINUM WITH 4 GALVANIZED ANCHOR BOLTS, 4"X8" HANDHOLE WITH COVERS; POLE IS TO BE RATED 3-SECOND GUST WIND BETWEEN 160 AND 170 MPH OR AS REQUIRED.	CREE EDGE ARE-EDG-5M-DA-14-E-SEE VOLTS-SV-525	480V (LONG TERM PARKING 480V (SHADED LOT PARKING)	(2) 140 LED 4000°K	POLE-MOUNTED	464W
C	LIGHT POLE WITH FOUR LED LIGHT FIXTURE, EACH WITH 140 LED, TYPE V MEDIUM, 525 MA DRIVER, 4000K POLE: 35' SILVER ROUND TAPERED ALUMINUM WITH 4 GALVANIZED ANCHOR BOLTS, 4"X8" HANDHOLE WITH COVERS; POLE IS TO BE RATED 3-SECOND GUST WIND BETWEEN 160 AND 170 MPH OR AS REQUIRED.	CREE EDGE ARE-EDG-5M-DA-14-E-SEE VOLTS-SV-525	480V (LONG TERM PARKING 480V (SHADED LOT PARKING)	(4) 140 LED 4000°K	POLE-MOUNTED	928W

3 E303 LIGHTING FIXTURE SCHEDULE
SCALE: NTS

DATE	REASON	BY

SARASOTA BRADENTON INTERNATIONAL

SARASOTA BRADENTON INTERNATIONAL AIRPORT
6000 Airport Circle
Sarasota, Florida 34243

PARKING LOT EXPANSION PHASE 2
BID-09-2020-PLE2

AMERICAN INFRASTRUCTURE DEVELOPMENT, INC.
TRANSPORTATION CONSULTANTS
3510 NORTHDALE BLVD.
SUITE 170
TAMPA, FL 33624
OFFICE: 813-374-2200
FLORIDA CERT. OF AUTHORIZATION 28731

ENGINEER OF RECORD
THINH D. NGUYEN
NO 69443
STATE OF FLORIDA
THINH D. NGUYEN, P.E.
FL P.E. #69443

JOB NO:	SRQ19009
DRAWN:	AHR
DESIGN:	AHR
CHECKED:	TDP
DATE:	NOV 02,2020

ELECTRICAL DETAILS

E303

FILENAME: S:\Projects\AAM\American Infrastructure\A0009003_PayLetDay\Design\300-Work\310 CAD\2D-SHEETS\FCHD ELECTRICAL DETAILS.dwg PLOT DATE: November 2, 2020 PLOT TIME: 10:01:23 AM

Future terminal.
Existing fiber run.
Revenue control fiber will run from revenue house to each FOTC.
EXIT - New FOTC and revenue equipment.
New 2x2In conduits w/ Innerduct. 24-strand SM to each FOTC for revenue control equipment and a 24-strand SM to each location for SMAA use.
ENTRANCE - New FOTC and revenue equipment.
2x2In conduit w/ Innerduct installed during LT expansion.
Extend revenue control connectivity to future remote lot.
Google Earth
N

Sarasota Manatee Airport Authority
Balance Sheet
July 31, 2021

Assets	
Current Assets	
Cash & Investments	$38,197,973
Accounts Receivable	1,909,956
Grants Receivable	412,099
Accrued Interest Receivable	13,938
Inventory	333,631
Prepaid Insurance	480,001
Prepaid Expense & Other Assets	264,664
Total Current Assets	*41,612,262*
Non-Current Assets	
Customer Facility Funds	*6,810,012*
Passenger Facility Funds	*1,993,285*
Airport Facilities & Equipment	329,579,998
Accumulated Depreciation	(193,749,609)
Intangible Assets, net	170,451
Construction in Progress	29,470,396
Total Non-Current Assets	*174,274,532*
Total Assets	***$215,886,795***
Deferred Outflow of Resources - Pension	***1,494,686***
Liabilities and Net Position	
Current Unrestricted Liabilities	
Accounts Payable	578,112
Unearned Income	34,909
Accrued Expenses & Other Liabilities	1,021,292
Total Unrestricted Liabilities	*1,634,313*
Non-Current Liabilities	
Net Pension Liabilities	5,809,631
Total Non-Current Liabilities	5,809,631
Total Liabilities	***7,443,944***
Net Position	
Net Assets	189,129,806
Current Profit Account	20,807,730
Total Net Position	***209,937,537***

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending July 31, 2021

	This Month This Year	Total Budget	Year to Date This Year	Budget Less Actual YTD	Actual YTD %
Airline Rentals, Fees and Charges					
Landing Fees - Signatory	$44,673	$442,280	$420,905	$21,375	95.2%
Landing Fees - Nonsignatory	14,920	132,125	89,159	42,966	67.5%
Landing Fees - Nonscheduled	88	0	1,998	(1,998)	0.0%
Preferential Apron Fees	0	165,911	0	165,911	0.0%
Concourse Circulation	118,550	3,163,179	1,449,144	1,714,035	45.8%
Baggage Claim Area	64,135	1,071,841	747,763	324,078	69.8%
Gate Use Fees - Signatory	38,958	197,400	486,072	(288,672)	246.2%
Terminal and Gate Fees - Nonsignatory	145,794	1,593,700	1,060,164	533,536	66.5%
Airline Terminal Rent - Signatory	30,246	1,349,744	361,241	988,503	26.8%
Airline Terminal Rent - Nonsignatory	3,089	156,009	108,689	47,320	69.7%
Total Airline Revenues	***460,453***	***8,272,189***	***4,725,136***	***3,547,053***	***57.1%***
Non-Airline Revenue					
Air Cargo Facility	3,011	76,638	57,935	18,703	75.6%
Subtotal	***3,011***	***76,638***	***57,935***	***18,703***	***75.6%***
Airfield					
Fuel Flowage Fees	27,735	178,800	335,566	(156,766)	187.7%
Ground Lease Airfield	14,974	174,129	146,960	27,169	84.4%
T-Hangar Facilities	74,230	750,000	762,586	(12,586)	101.7%
Fixed Base Operators - Rent	59,222	710,563	592,220	118,343	83.3%
Fuel Service - ASIG	6,307	25,490	37,044	(11,554)	145.3%
Subtotal	***182,468***	***1,838,982***	***1,874,375***	***(35,393)***	***101.9%***
Terminal Building					
RAC Counter Space	14,500	174,000	144,997	29,003	83.3%
Other Terminal Rents	23,327	244,439	218,612	25,827	89.4%
Advertising	26,344	120,000	230,747	(110,747)	192.3%
Restaurant Services	61,066	122,500	599,998	(477,498)	489.8%
Gift Shop	88,117	115,800	537,687	(421,887)	464.3%
Miscellaneous	156	300	783	(483)	261.1%
Vending	1,424	6,500	9,682	(3,182)	149.0%
Subtotal	***214,933***	***783,539***	***1,742,506***	***(958,967)***	***222.4%***
Terminal Area					
Car Rental %	941,734	1,253,926	6,232,596	(4,978,670)	497.0%
Auto Parking	653,949	738,100	3,341,364	(2,603,264)	452.7%
Ground Transportation	30,965	68,878	205,500	(136,622)	298.4%
Fuel Flowage Fees - Menzies	66,126	90,000	423,230	(333,230)	470.3%
RAC Ready Car Spaces	4,620	55,440	46,200	9,240	83.3%
Parking Stickers/Hang Tags	944	23,765	72,715	(48,950)	306.0%
Taxi Cab Service	6,935	0	43,095	(43,095)	0.0%
RAC Buildings Land Rent	42,220	506,633	422,195	84,438	83.3%
Subtotal	***1,747,492***	***2,736,742***	***10,786,896***	***(8,050,154)***	***394.2%***
Non-Aviation Area					
University Self Storage Income	54,416	500,000	572,582	(72,582)	114.5%
Buildings - Non-Aviation	11,177	134,088	111,770	22,318	83.4%
Land - Non-Aviation	43,464	502,918	423,850	79,068	84.3%
Subtotal	***109,057***	***1,137,006***	***1,108,202***	***28,804***	***97.5%***
Total Operating Revenue	***2,717,413***	***14,845,096***	***20,295,050***	***(5,449,954)***	***136.7%***
Investment Income + Other Income					
Investment Income					
Interest Earned - Operating	66,558	350,000	454,391	(104,391)	129.8%
Interest Earned - Other	0	0	0	0	0.0%
Subtotal	***66,558***	***350,000***	***454,391***	***(104,391)***	***129.8%***
Other Income					
Passenger Facilty Charges	650,197	3,483,810	3,674,732	(190,922)	105.5%
Customer Facility Charges	607,747	1,893,666	3,508,224	(1,614,558)	185.3%
Grant Revenue - Other	0	0	82,836	(82,836)	0.0%
Grant Revenue - FAA	1,896,810	0	18,101,620	(18,101,620)	0.0%
Grant Revenue - FDOT	0	0	1,016,292	(1,016,292)	0.0%
Miscellaneous Income	63	10,000	23,396	(13,396)	234.0%
Miscellaneous Income - LEO	0	0	44,797	(44,797)	0.0%
I.D. Badges	3,964	12,000	32,904	(20,904)	274.2%
Profit/Loss on Disposal	177	15,000	17,779	(2,779)	118.5%
Extraordinary Items	0	0	(182,538)	182,538	0.0%
Asset Writedown/Up on Investments	(2,360)	0	(22,390)	22,390	0.0%
Subtotal	***3,156,599***	***5,414,476***	***26,297,652***	***(20,883,176)***	***485.7%***
Subtotal Investment Income & Other	**3,223,157**	**5,764,476**	**26,752,043**	**(20,987,567)**	**464.1%**
Total Revenues	***5,940,570***	***20,609,572***	***47,047,093***	***(26,437,521)***	***228.3%***

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending July 31, 2021

	This Month This Year	*Total Budget*	*Year to Date This Year*	*Budget Less Actual YTD*	*Actual YTD %*
Utilities					
Electric-Utility	63,892	583,000	428,636	154,364	73.5%
Refuse Collection	(443)	73,500	48,086	25,414	65.4%
Water and Sewer	26,067	92,100	109,765	(17,665)	119.2%
Subtotal	***89,516***	***748,600***	***586,487***	***162,113***	***78.3%***
Personnel					
Salary/Wages	752,346	8,095,383	6,923,752	1,171,631	85.5%
Health Insurance	165,497	1,981,175	1,628,675	352,500	82.2%
Retirement	114,000	1,670,000	1,289,803	380,197	77.2%
Social Security	38,189	488,022	386,439	101,583	79.2%
Medicare	10,250	117,383	96,242	21,141	82.0%
Disability	393	5,938	4,038	1,900	68.0%
Unemployment	0	24,286	809	23,477	3.3%
Worker's Compensation	18,675	278,863	203,833	75,030	73.1%
Employment Expenses	33,450	5,000	50,890	(45,890)	1017.8%
Subtotal	***1,132,800***	***12,666,050***	***10,584,480***	***2,081,570***	***83.6%***
Administration					
Advertising	4,371	157,550	60,427	97,123	38.4%
Bad Debts Expense	0	5,000	0	5,000	0.0%
CEO Auto Expenses	1,315	17,100	13,712	3,388	80.2%
Public Relations	1,928	33,000	9,605	23,395	29.1%
Customs	6,488	180,000	175,672	4,328	97.6%
Data Processing	20,623	95,000	124,824	(29,824)	131.4%
Software Licenses/Annual Support	772	159,650	148,478	11,172	93.0%
Dues and Subscriptions	870	108,675	93,437	15,238	86.0%
Employee Service Awards	6	5,525	1,192	4,333	21.6%
Entertainment	45	7,900	5,289	2,611	67.0%
Insurance - Property	52,035	596,415	492,235	104,180	82.5%
Insurance - General Liability	5,659	73,886	56,588	17,299	76.6%
Insurance - Surety Bonds	3,864	43,638	37,486	6,152	85.9%
Insurance - Vehicles	5,407	72,239	54,066	18,173	74.8%
Legal Expense	49,889	350,000	598,254	(248,254)	170.9%
Loss & Safety Program	0	200	100	100	50.0%
Marketing Trade Show Registration	1,935	18,100	4,680	13,420	25.9%
Miscellaneous	2,085	30,500	65,223	(34,723)	213.8%
Office Supplies and Equipment	6,705	43,125	89,094	(45,969)	206.6%
Postage	296	6,200	2,904	3,296	46.8%
Professional Services	55,965	424,825	369,253	55,572	86.9%
Records Retention	0	1,000	872	128	87.2%
Sponsored Events	0	4,900	2,206	2,694	45.0%
Taxes	0	35,000	19,871	15,129	56.8%
Telephone Service	24,248	248,860	190,608	58,252	76.6%
Training	3,532	109,740	32,290	77,450	29.4%
Travel	1,944	189,150	19,219	169,931	10.2%
Uniforms	6,803	50,500	40,310	10,190	79.8%
Subtotal	***256,784***	***3,067,678***	***2,707,896***	***359,782***	***88.3%***
Operations					
Air Conditioning	13,026	27,500	48,964	(21,464)	178.0%
Carpentry	2,880	14,500	17,324	(2,824)	119.5%
Common Area Maint - Comm Parke	514	10,000	5,536	4,464	55.4%
Electrical	10,752	41,700	53,808	(12,108)	129.0%
Equipment Rental	0	11,500	3,537	7,963	30.8%
Equipment Repair	15,305	115,650	72,943	42,707	63.1%
Loading Bridge Repair	9,726	45,000	32,286	12,714	71.7%
Conveyor & Belts	2,657	16,000	40,466	(24,466)	252.9%
Terminal Audio & Paging Repairs	0	15,000	55	14,945	0.4%
Repairs Generator	0	8,000	0	8,000	0.0%
FAA Mandated Security Measures	0	500	0	500	0.0%
Fence and Gate Repair	185	17,000	5,457	11,543	32.1%
Interior Planting	0	300	212	88	70.7%
Irrigation System	0	5,800	9,495	(3,695)	163.7%
Janitorial Service	176,577	1,278,677	975,867	302,810	76.3%
Landscape Maintenance	443	35,100	21,556	13,544	61.4%
Miscellaneous Construction	3,505	62,650	37,243	25,407	59.4%
Paint and Markings	843	64,000	41,253	22,747	64.5%
Permits & Licenses	75	3,800	738	3,062	19.4%
Paving and Pavement Repairs	117	58,500	372	58,128	0.6%
Plumbing	9,405	24,400	101,525	(77,125)	416.1%
Radio Equipment Repairs	0	2,300	816	1,484	35.5%
Service Contracts	34,867	819,563	658,388	161,175	80.3%
Shuttle Service	161	8,000	3,251	4,749	40.6%
Vehicle Repairs	728	59,000	37,636	21,364	63.8%
Subtotal	***281,766***	***2,744,440***	***2,168,726***	***575,714***	***79.0%***

Sarasota Manatee Airport Authority
Budget/Year to Date Actual
For the Period Ending July 31, 2021

	This Month This Year	Total Budget	Year to Date This Year	Budget Less Actual YTD	Actual YTD %
Supplies					
Fabrication Supplies	48	14,500	2,184	12,316	15.1%
Extinguishing Agent	0	15,000	0	15,000	0.0%
First Aid Supplies	0	3,500	1,808	1,692	51.6%
Gas & Fuel	8,710	89,000	55,999	33,001	62.9%
Identification	306	11,000	7,886	3,114	71.7%
Janitorial Supplies	17,339	161,850	124,988	36,862	77.2%
Lighting	210	21,300	7,567	13,733	35.5%
Lighting - Airfield	11,899	45,000	42,796	2,204	95.1%
Miscellaneous Supplies	54	7,500	1,813	5,687	24.2%
Miscellaneous Terminal Furnishings	380	2,000	380	1,620	19.0%
Non-Capital Equipment	882	22,050	40,032	(17,982)	181.6%
Safety Supplies	46	3,000	2,882	118	96.1%
Shop Supplies	693	11,000	13,569	(2,569)	123.4%
Signage	1,096	40,500	27,247	13,253	67.3%
Small Tools and Equipment	1,825	24,300	26,102	(1,802)	107.4%
Vegetation Control	10	15,000	6,601	8,399	44.0%
Ammunition/Wildlife Disbursement	688	8,000	2,750	5,250	34.4%
Subtotal	***44,186***	***494,500***	***364,603***	***129,897***	***73.7%***
Total Operating Expenses	***1,805,052***	***19,721,268***	***16,412,192***	***3,309,076***	***83.2%***
Profit (Loss) from Operations	***4,135,518***	***888,304***	***30,634,902***	***(29,746,598)***	***3448.7%***
Depreciation and Amortization					
Amortization	7,625	91,501	76,251	15,250	83.3%
Depreciation	851,763	10,151,817	8,589,963	1,561,854	84.6%
Total Depreciation and Amortization	***859,389***	***10,243,318***	***8,666,214***	***1,577,104***	***84.6%***
Other Expenses					
Marketing	218,154	1,150,000	1,160,957	(10,957)	101.0%
Total Other Expenses	***218,154***	***1,150,000***	***1,160,957***	***(10,957)***	***101.0%***
Net Profit (Loss)	***$3,057,975***	***($10,505,014)***	***$20,807,730***	***($31,312,745)***	***-198.1%***

Sarasota Manatee Airport Authority
Investment Portfolio
For the Month of July 2021

Description	Cusip/Invest	Coupon	Par Value Orig Face	Yield (1)	Acquisition Cost	Purchase Date	Maturity Date	Int. Rec'd (2)	Market Value (3)	Yield @ Market
FNMA Note	3136G3Y33	1.400	2,000,000	1.400	2,000,000	8/25/2016	8/25/2021	2,333.33	**2,001,700**	**1.40**
Total Investments			2,000,000	1.400	2,000,000			2,333.33	**2,001,700**	

(1) US Government Bond Equivalent Yield.

(2) Interest on Notes is paid semi-annually, accrued monthly.

(3) Market value on non-restricted funds are provided by the Custodian, US Bank.

AGENDA ITEM NO. 6B

Sarasota Manatee Airport Authority
Investment Analysis - Portfolio Activity Report
For the Month of July 2021

Transaction Date	Maturity Date	Description	Cusip/Invest	Coupon Yield	Original Face Purchase price	Sales Price Market Price	Gain or (Loss) on Sale
Securities Purchased:							
NONE							
Securities Closed:							
NONE							

AGENDA ITEM NO. 6C

SARASOTA MANATEE AIRPORT AUTHORITY
FINANCE & ADMINISTRATION STAFF REPORT
AUGUST 23,2021 REGULAR MEETING

FINANCE **JULY 2021**

Budget/Financial Information:

Included in the Board packet are the unaudited financial statements for **July.** Summary information contained therein for **July** is as follows: Operating revenues were approximately **64% higher** than anticipated in the FY 21 budget. Operating expenses were approximately **0.1% lower.**

As part of the ongoing development of investment policies and procedures, reports have been developed based on information provided by Sarasota County Clerk of the Court. The current disclosure reflects an Investment Portfolio Analysis, along with a Portfolio Activity Report. Staff continues to work closely with the Clerk's office.

Passenger Facility Charge (PFC): A separate detail which reflects PFC collections for the month of **July** and cumulative to date. PFC's collected for **July** were **$648,052.46**.

Sarasota Manatee Airport Authority
Sarasota Bradenton International Airport (SRQ)
PFC Collections by Carrier

Carrier	Jul-21	Collected since inception
Aces Airlines		24.86
Aer Lingus	17.56	1,350.34
Aero California		8.64
Aero Costa Rico		2.92
Aeroflot - Russian Airlines	13.17	899.63
Aeromexico	61.24	3,904.77
AeroPeru		19.02
Aeropostal Venezuela		17.52
Air Aruba		11.68
Air Canada		1,020,619.12
Air France	212.69	31,229.21
Air India		2.88
Air New Zealand		1,973.36
Air Pacific Ltd.		135.81
Air Portugal		308.10
Air Serbia	65.85	285.35
Air Sunshine		109,075.76
Air Trans At		144,133.51
AirTran Airways		5,850,221.51
Alaska Airlines	25.90	6,170.55
Alitalia		3,969.83
All Nippon Airways (ANA)		509.46
Allegiant Air	114,175.12	2,408,738.75
Aloha		46.64
America West		116,500.91
American (AMR)	104,575.82	4,467,544.42
ATA Airlines, Inc.		2,527,486.80
Asiana Airlines		668.85
ATA Leisure Corp.		90,614.78
Austrian Airlines		636.04
AV Atlantic		1,027.84
Avensa		43.20
Avianca		118.00
Aviateca, S.A.		5.84
Big Sky		2.92
British Airways	21.62	10,771.69
Brussels Airlines		87.69
BWIA		78.84
Canada 3000		100,572.36
Canadian Airlines		64,977.45
Canair		20,334.88
CanJet		120,295.00
Cape Air / Hyannis Air Service		242.90
Carnival Air Lines		1,883.40
Casino Air Link		887.68
Casino Express		8,389.66
Cathay Pacific		3,145.87
Cayman Airways		101.96
Champion Air (MLT, Inc.)		9,343.96
China Airlines		2,336.20
Colgan Air, Inc.		151.86
ComAir		21,805.38
Compania		33.75
Conquest		5.76
Continental Airlines		3,580,174.07
Continental Micronesia		44.05
Copa		11.56
Croatia Airlines		8.78
Czech Airlines (Aviation Industry Consultants)		2,516.42
Delta Air Lines	139,116.78	29,742,966.46
El Al Israel Airlines		1,267.91
Elite		61,345.86
Emirates	39.51	3,862.62
Empire		757.44
Eva Airways		735.34
ERA Aviation		84.84
Etihad Airways		320.47
Express One		8,387.70
Falcon Express		1,454.16
Faucett		8.76
Finnair		356.78
Florida Coastal Airlines		8,516.60
Front Page Tours		245.28
Frontier Airlines	18,948.60	436,201.02
G-P Express		89.28
Gold Transportation Services		26,702.01
Great Lakes Aviation		44.06
Hahn Air		2,956.82
Hawaiian Airlines		969.86
Iberia	8.78	1,176.48
Island Air		30.73
Insel Air		4.39
JAL (Japan Airlines)		879.19
Jet Airways		114.14
Jet Blue	23,175.57	5,056,389.51
JetsGo		6,418.18
Kenya		21.95
KLM		6,346.44
Korean Air		16,775.23
Kuwait Airways		2.92
Lacsa		36.54
Laker Airways		803.00
Lan Airlines		21.95
Lan Argentina		4.39
Lan Chile		157.61
Lan Peru		21.95
LATAM Airlines Group		26.34
Leisure Air		33,007.40
Lineas Aereas Privadas Argentinas		11.68
Lone Star		69.52
Lot Polish Airlines	4.39	1,428.04
LTU		74.88
Lufthansa	25.79	6,834.61
Malaysia		406.88
Malev Hungarian		241.88
Mark Travel Corp.		10,856.56
Mesa Airlines		132.20
Compania Mexicana		438.74
MGM Grand Air		302.40
Miami Air Int'l		5,515.47
Midway Airlines		601.52
Midwest		1,922.08
Mountain West		11.68
National Airlines		5.84
Nicaraguense de Aviacion		5.84
North American Airlines		443.39
Northwest		1,996,108.91
Olympic Airways		165.43
Pan American		5.84
Panamena De Aviacion		4.39
Paradise Island		28.80
PenAir (Penninsula Airways)		13.17
Private Jet	4.39	3,719.95
Qantas		3,784.48
Qatar	61.46	1,918.65
Reno Air		35,332.00
Republic Airlines		3,612.86
Royal Air Maroc		69.66
Royal Aviation		10,170.36
Royal Jordanian		29.20
Sabena		393.92
SAHSA		5.28
SAS (Scandivavian)	11.41	3,890.37
Saudi Arabian Airlines		7.31
Sevicios Avensa		280.28
Silver Airways Corp		114.14
Singapore		2,926.69
Skyservice		9,903.84
South African Airways		4,309.11
Southeast Airlines		6,234.20
Southwest	191,569.73	1,317,683.59
Sun Country	2,524.25	239,431.15
Sun Pacific Int'l (HMHF)		3,612.04
Sunworld Int'l Airlines		224.84
SwissAir		5,275.33
Taca Int'l Air		348.76
TAM Airlines (Aviation Industry Consultants)		1,030.22
TAP Air Portugal		220.87
Tower Air		17.52
Trans Brasil Airlines		20.44
Trans World Airways		781,609.36
Turk Hava (Turkish)		1,272.59
Ultrair		2.88
United	53,388.44	2,862,611.35
US Air Shuttle		2.92
US Airways		8,883,648.83
USA 3000		79,178.04
V Australia (Virgin Blue)		386.32
Varig		668.53
Vietnam Airlines		83.41
Virgin Atlantic	4.39	4,724.71
Viscount Air Service		2,006.04
Viscount Air Tours		353.32
Vision		2,809.60
WestJet		59,525.15
World Airways		35.04
Total	648,052.46	72,515,136.50
PFC checking interest	2,144.86	1,731,310.65
PFC investment Interest		1,526,893.55
Securities-bought		32,071,184.66
Securities-sold		32,058,520.85
Securities interest		224,518.18
Service charges		6,970.26
Expenditures		73,984,939.82
Balance		1,993,284.99

Sarasota Manatee Airport Authority
PFC Monthly Status Report - Revenue and Expenditures
Month ended July 31, 2021

Charge effective date: September 1, 1992
Total Collection Authority: $ 83,313,937

Approved applications			Charge Expiration Date	Approved Impose	Approved Use	Current Revenue Jul-21	Current Interest Jul-21	Total Collections	Total Interest	Total Revenue
Appl. 1	June 29, 1992	92-01-I-00-SRQ	Oct 1, 2001	38,715,000	0					
	June 27, 1995	92-01-I-01-SRQ		0	0					
	Sept. 8, 1995	92-01-I-02-SRQ		2,642,400	0					
	Dec. 15, 1995	92-01-I-03-SRQ		(19,369,507)	0					
	July 27, 1998	92-01-I-04-SRQ		(250,000)	0					
	Dec. 1, 1999	92-01-I-05-SRQ		(450,000)	0					
	Dec. 28, 2000	92-01-I-06-SRQ		0	0					
	June 17, 2009	92-01-I-07-SRQ		(7,342,881)	0					
	October 8, 2009	92-01-I-08-SRQ		(621)						
				13,944,391	0			12,126,777	1,817,614	13,944,391
Appl. 2	Jan. 31, 1995	95-02-U-00-SRQ		0	5,395,493					
	Sept. 8, 1995	95-02-U-01-SRQ		0	2,642,400					
	July 27, 1998	95-02-U-02-SRQ		0	(86,868)					
	June 17, 2009	95-02-U-04-SRQ		0	(2,002,722)					
	October 8, 2009	95-02-U-05-SRQ		0	(621)					
				0	5,947,682					
Appl. 3	Dec. 15, 1995	95-03-C-00-SRQ	Apr 1, 2002	400,000	14,350,000					
	July 27, 1998	95-03-C-01-SRQ		250,000	86,868					
	Dec. 1, 1999	95-03-C-02-SRQ		450,000	0					
	Dec. 28, 2000	95-03-C-03-SRQ		0	0					
	June 17, 2009	95-03-C-05-SRQ		0	(5,690,098)					
	October 8, 2009	95-03-C-05-SRQ		(349,939)						
				750,061	8,746,770			675,673	74,388	750,061
Appl. 4	Oct. 3, 2000	00-04-C-00-SRQ	Feb 1, 2014	36,126,915	36,126,915					
	Feb. 22, 2002	00-04-C-01-SRQ		2,368,148	2,368,148					
	July 23, 2009	00-04-C-02-SRQ		22,194,884	22,194,884					
	Dec. 7 2017	00-04-C-02-SRQ		(887,886)	(887,886)					
				59,802,061	59,802,061			58,234,308	1,567,753	59,802,061
Appl. 5	May 7, 2019	19-05-C-00-SRQ		8,817,424	8,817,424	648,052.46	2,144.86	1,478,378	3,334	1,481,712
				$83,313,937	$83,313,937	$648,052	$2,145	$72,515,137	$ 3,463,088	$75,978,225

Project number	Description	Use Appl. #	Estimated Implementation Date	Total Approved to Use	Expenditures Month end Jul-21	Total Expended to Date	Balance to Use	Status
101A	FAR Part 150 program	2	Oct 1, 1991	1,474,904		1,474,904	0	Project complete
105	Environmental assessment	2	Mar 28, 1994	63,132		63,132	0	Project complete
106	RPZ land acquisition	2	Sep 28, 1994	3,562,521		3,562,521	0	Project complete
108	Rehabilitate Taxiway A	2	Jan 1, 1993	819,836		819,836	0	Project complete
113	Rehabilitate Taxiway I now F	2	Jul 1, 1992	27,289		27,289	0	Project complete
	Total			5,947,682	0	5,947,682	0	
101B	FAR Part 150 program	3	Oct 1, 1991	3,063,506		3,063,506	0	Project complete
102	Airfield drainage	3	Oct 1, 1996	148,676		148,676	0	Project complete
107	Lengthen runway 14/32/barriers	3	Dec 1, 1997	4,784,527		4,784,527	0	Project complete
117	Develop. of Regional Impact	3	Sep 18, 1995	750,061		750,061	0	Project complete
	Total			8,746,770	0	8,746,769	0	
118	Terminal development debt service	4	Oct 1, 2000	60,689,947		59,290,488	511,573	Collection and use approved for terminal related debt service.
	Amendment			(887,886)				Amount budgeted for FY 2021 is $3,483,810
				59,802,061	0	59,290,488	511,573	
5.01	Passenger Loading Bridge	5	Dec 1, 2021	2,579,924				
5.02	Air Traffic Control Tower	5	Dec 1, 2022	6,192,800				
5.03	Administration Cost Reim	5	Dec 1, 2021	44,700				
	Total			8,817,424	0	0	8,817,424	
	Total all applications			$83,313,937	$0	$73,984,940	$9,328,997	

HUMAN RESOURCES DEPARTMENT
ACTIVITY FOR THE MONTH OF JULY 2021
OPEN POSITIONS

POSITION	NUMBER OF POSITIONS	NUMBER OF APPLICANTS	POSITIONS FILLED	APPLICANT(S) HIRED	STARTING DATE
Traffic Control Specialist	6	28	3	Gil Shah	7/12/2021
Executive Assistant	1	21	1	Dori Guzman	7/12/2021
Baggage Handling System Tech	20	29	8	James Lissy Ronald Belcher JR Julio Guanchez Heiler Torres	7/02/2021 7/06/2021 7/05/2021 7/26/2021
Communications Specialist - PT	1	4			
Property Leasing Assistant	1	10	1	Andrew Bias	7/12/2021
Technical Support	3	36	2	Sergio Morales	7/16/2021
Operations Officer	1	2	1	Derrick Buchholz	7/19/2021
Floor Maintenance Technician	6	16	4	Juan Del Valle Wyeth Ward	7/5/2021 7/13/2021
Maintenance Technician	3	19	0		
TOTALS	42	137	20		

Separation

NAME	HIRE DATE	SEPARATION DATE	POSITION
William Lurz	6/21/2021	7/3/2021	Traffic Control Specialist
Robert Coughlin	2/22/2021	7/22/2021	Maintenance Technician
Nestor Gonzalez	6/23/2021	7/29/2021	Floor Maintenance Technician

The following positions(s) are funded in the FY 21 Budget, but have not been authorized to fill at this time.

POSITION	NUMBER OF POSITIONS	DEPARTMENT
Equipment Operator	1	Facilities
Facilities Tech II HVAC	1	Facilities

BIDS/QUOTES: **Heavy orders for Common Use Equipment and Installation Upgrade. We received two new Shuttle buses in mid-July to help with transporting passengers from overflow parking lots. We are interviewing outside firms to either strip and seal or diamond hone our terrazzo floors so our new floor tech crew can keep up the new appearance. The new floor tech crew has been doing a very good job and we are hoping to be completely staffed in August.**

We are working with Engineering on getting additional ramp markings put in to safely park more planes on the tarmac on east and west sides of terminal. At the same time, we will also re-stripe the centerline of both runways using the same firm. Weather at this time of year has slowed down the project We are in the process of hiring a new Contract Manager at Risk for the terminal expansion and modernization. We will be taking the top three firms to the August Board Meeting.

As Airport Business has increased, Purchasing has been working on cleaning up existing storage spaces and selling surplus items. We have moved Records Retention to their new location at the warehouse and moved all the items from the Facilities Filter room also to the warehouse.

Informal written quotes requested from prospective suppliers to provide airport lighting/lamps, artificial plants, batteries, computer hardware, technical support and software related items, electrical fixtures, extinguishing agents, firefighting gear, landscaping supplies, loading bridge repairs and supplies, industrial supplies, MRO items, office chairs, paint and paint supplies, promotional and advertising novelties, rental equipment, tires, tractor, uniforms, etc. and other misc. repairs and services.

WAREHOUSE: The Warehouse continues to add and delete items stocked in inventory and to generate purchase orders to replenish stock based on monitoring of inventory levels: **0** new items added, and we have reduced the number of items in the warehouse by **0.** Purchasing is reviewing all stock items to further reduce non- Purchasing is reviewing all stock items to further reduce non-usage/slow moving items as needed.

- On-line auction activity through GovDeals for surplus/obsolete items: **There were $204.00 of sales in the month of July 2021.**

DEPARTMENT PROJECTS:

- We still have a majority of the Masks that are for the Airlines use. Our supplies of PPE items are at good levels just in case Florida and our area has another wave. We have instructed our Janitorial Service to continue the high level of wipe downs and sanitizing all touch surfaces.

- **We have reviewed the projected passenger increases we are expecting and working with Owen's to ensure they have the needed staffing levels to meet this increased volume. We are reviewing with Owen's weekly to ensure their staffing levels meet the increased flights and passenger loads we are seeing. We are taking the floor cleaning function into the Facilities Department and looking to revamp Owen's schedule to eliminate third shift.**

- **The A/C installation is complete at the old Honeywell building and the new roof install is in progress. Road fill has been delivered for the expansion of vehicle storage so we can eventually use the old Avis Lot for overflow parking. We are working closely with Reef Parking on adding new equipment and upgrading existing equipment to make it easier for our passengers when parking, especially in our remote overflow areas.**

CONTRACTS ISSUED: **NONE**

SUMMARY OF DEPARTMENT ACTIVITY FOR THE MONTH:

PURCHASING:

- Purchase Orders Issued: 92
- Blanket Purchase Orders Issued: 2
- Emergency Purchase Orders Issued: 0
- Change Orders Issued: 0

WAREHOUSE/RECEIVING:

- Inventory Stock Transactions: 116
- Courier Activity: 432 miles for month

NOTICE TO THE BOARD: Per the Purchasing Policy, all purchases $35,000.01 - $150,000.00 require at least three written quotes. All exceptions shall be noted to the Authority at its next regular meeting. The following are exceptions to this policy for **July 2021: None.**

AGENDA ITEM NO. 6D

SARASOTA MANATEE AIRPORT AUTHORITY
REAL ESTATE DEVELOPMENT & PROPERTIES STAFF REPORT
AUGUST 23, 2021 REGULAR MEETING

Southwest Airlines: Southwest added Gate 12 as an additional preferential gate and a Letter of Agreement was executed. Southwest is seeking additional ticket office space and plans to design additional space below the Concourse under Gate B-10.

Allegiant: Properties and Allegiant are in discussions regarding additional space needs as Allegiant continues to grow at SRQ.

Delta Airlines: Delta wishes to expand their Air Cargo space, which will require Dade GSE to move out of Bay 1-B and into Bay 3 when Menzies moves into their new building late August. New Dade Cargo agreement with an additional 1,610 sq. ft. of space in process.

American Airlines: Additional space for American is in design in the lower level of the Concourse with buildout to be completed late 2021. A temporary space for American OPS will be provided while the permanent space is prepared.

Property #7/NEC and #12 NWC University & Bradenton Rd: SMAA filed an application for DRI termination and rezoning and attended the first of several public hearings required. The hotel tenant, SRQ3, LLC, has also joined the zoning application to increase room count. The property is under consideration to be utilized for a temporary parking lot to accommodate overflow parking needs while various projects are constructed.

Rental Car/Status: Phase I, remodel of ticketing, offices, and a covered walkway on hold. Phase II, development of a consolidated QTA lot/facility and expansion of the ready/return lot are both in design/planning.

Fuel Farm: Fuel Farm expansion Phase I complete, Phase II underway, and will add a third vertical storage tank. Menzies will move into their new space when an occupancy permit is issued.

Airport Hotel #3: The ground rent tenant has joined in the DRI/rezoning efforts underway to increase number of hotel rooms.

North Quad: Potential tenant interest and planned improvements/facilities within this development area necessitates further conceptual site planning, including planned ramp expansion, a GA FIS facility and interested tenants for hangar development. Marketing efforts and tenant discussions/negotiations continue.

Team Success: The Tenant has completed earthwork to clear and prepare the property for construction, however permitting difficulties will delay this project into the next school year.

Concessions: HMS Host is remodeling the concourse Kona bar and it will open August 6. Paradies will add a Dunkin Donut Express kiosk post security and is expected to be operational by the first of September.

SMAA staff continues working with the Concessions consultant for the redevelopment of retail, food and beverage concessions throughout the Terminal/Concourse. A strategy and plan to expand/redevelop is in process. This project will be a phased project over the next four years once a plan has been implemented. In addition, discussions are underway with a sub shop operator to add food service which would be located in the former Duty-Free space.

Property #10/M-lot: Construction is underway for both MTC sitework and the maintenance hangar. The MTC Ground Lease with Improvements is out for review by the tenant however, MTC progress as to lease and approvals has been significantly delayed due to COVID related funding shortages.

The maintenance hangar has commenced construction. The building completion is planned for the 1st quarter of 2022. Several aircraft tenants have shown interest in leasing these spaces and Properties is interviewing and considering each.

Property #2/Tallevast: A temporary use permit for storage/truck parking is in process. This would allow the airport to move vehicle storage out of the southern portions of the airport and make room for parking, rental cars and various projects. The design/development/construction of infrastructure improvements should proceed thereafter to prepare the overall property for lease to tenants.

Parking: Parking operations continues to increase in volume dramatically therefore Properties has terminated all storage agreements within the former Avis lot and vacating the lot for additional overflow parking. In addition, discussions with Reef are ongoing regarding upgrading/adding parking control equipment and extending the operating agreement with Reef.

Unipak Aviation Building: The HVAC and roof replacement as well as general maintenance and painting work is underway, as well as the tenant improvement work inside the building.

FBO Expansion: Additional hangars are contemplated at Dolphin. Dolphin has submitted to SMAA/county for additional hangars. Review of zoning/plans are complete. Ross Aviation is planning expansion of hangars and discussions are underway with Ross to develop additional hangars in the N Quad area. Ross has submitted a concept plan and negotiations are underway regarding phasing construction.

Baggage Delivery Service: Agreements for baggage delivery services with both Roadie and Same Day Delivery are in process and once finalized, all baggage delivery services will be required to operate under certain requirements/agreement.

ALD: The ALD car/taxi service agreement has been completed and pick-up fees to be increased to $3.50 beginning 10/1/21.

TNC: Properties is in process of negotiating increased pick-up fees to $3.50 with both TNC's and revised agreements have been submitted to both Uber and Lyft.

Turo: Properties is in discussions with Turo regarding a peer-to-peer car service agreement to legally operate at the airport.

UNITI: UNITI, a telecommunications company, is interested in building a small facility on airport property, discussions are underway and an agreement to be negotiated. UNITI provides fiber optic communications to various parties including the DOD.

General: Insurance notices, tenant inquiries, showing of properties, construction permits, meetings with surveyors, appraisers, contractors and engineering consultants, collections and past due notices, notices of insurance renewals and compliance, loss prevention committee, meetings with insurance claimants, planning and staff meetings.

General Aviation:

- Compliments: **0**
- Complaints: **0**
- Maintenance Requests: **3**
- Total number of tenants: **164**
- Total rentable spaces: **167**
- **107** tenants using auto credit card method of payment.
- **J4-102 (Standard Plus) vacated end of May 2021. New lease effective August 1, 2021.**
- **J2-112 vacated end of June 2021. New lease effective July 1, 2021.**
- **D1-106 vacating end of July; J4-102 transferring to D1-106 August 1, 2021.**
- **J5-105 & J8-106 vacating end of August.**
- **T-Hangar rental rate increase effective October 1, 2021; notices have been mailed out.**

T-HANGAR MONTHLY STATUS REPORT
For the Month of July 2021

Item	Qty.	No. Leased	Wait List	Leased %	Monthly Rate	Monthly Rent	Annual Rent
T-Hangars							
51'5 W Oversize	4	4	27	100%	$1,700.00	$6,800.00	$81,600.00
48' W Large	27	27	47	100%	$574.00	$15,498.00	$185,976.00
42' W Standard + w/additional 176 sq. ft. storage	4	3	0	75%	$519.00	$1,557.00	$18,684.00
42' W Standard	121	121	79	100%	$419.00	$50,699.00	$608,388.00
42' W Standard Discounted rate for CAP & EAA	2	2		100%	$250.00	$500.00	$6,000.00
Storage Rooms	7	3		43%	$100.00	$300.00	$3,600.00
Storage Rooms Discounted rate for CAP & EAA	2	2		100%	$10.00	$20.00	$240.00
TOTALS	**167**	**162**	**153**			**$75,374.00**	**$904,488.00**

AGENDA ITEM NO. 6E

SARASOTA MANATEE AIRPORT AUTHORITY
ARFF, OPERATIONS & POLICE DEPARTMENTS
AUGUST 23, 2021

OPERATIONS DEPARTMENT - PROJECT/ACTIVITY/INCIDENT REPORT FOR THE MONTH OF JULY

Projects and Activities

- Working with Integrated Fire & Security Solutions, to oversee the access control system replacement project. Project in final closeout. Ops corrected several minor issues during the month.
- Northeast Taxiway B (Bravo) Project: Coordinated taxiway closures for painting. Taxiway B still closed between Runway 14/32 and Taxiway C for pavement work; runway 14/32 closed overnight on 7/15 & 7/17 for work in this area. Dead sod replaced.
- Operations conducted multiple vehicle and aircraft escorts throughout the month.
- Operations conducted multiple "drivers training" sessions on the airfield.
- Operations responded to multiple wildlife and FOD calls throughout the month.
- Operations coordinated gate assignments for multiple airline diversions due to weather at other airports.
- 7/1 – Escorted FAA videographer on airfield.
- 7/4 – EOC activated for T.S. Elsa. Virtual tenant meeting held on 7/5. Regular weather updates sent to tenants until storm passed.
- 7/6 – SRQ closed at 1830L and re-opened at 0630L on 7/7 due to T.S. Elsa. Ops inspected all runways & taxiways prior to re-opening.
- 7/12 – Escorted Bradenton Herald photographer on airfield.
- 7/13 – Coordinated ramp/taxiway closures for apron boring.
- 7/14 – Escorted technician to repair the ACARS.
- 7/16 – Met with Reef Parking and Facilities to review procedures in case the Avis east lot is needed for public parking overflow.
- 7/19 – Worked with SMAA IT to trouble shoot a Wi-Fi issue.
- 7/29 – SRQ Control Tower closed from 1735L to 2000L for cleaning due to a COVID-19 issue.

Alerts and Incidents

- 7/3 – Ops provided AOA escort for former POTUS Trump's motorcade.
- 7/8 – Fire Call: ARFF & Ops responded to the Host office for smoke odor. ARFF located problem in an air handler motor.
- 7/15 – Gate B8 loading bridge was struck and damaged by a tug towing an air stair. Ops investigated and filed report.
- 7/17 – Two incidents of disabled aircraft on taxiways. Ops escorted tugs to aircraft, then escorted them to the FBOs.
- 7/18 – Minor fuel spill at Ross South. Cleaned up by FBO personnel, monitored by ARFF & Ops.
- 7/28 - ATCT advises RWY 14/32 PAPIs in alarm (and not working). Ops reset regulator at vault to correct problem.
- 7/31 - Small object fell out of luggage, AOA ramp between Areas C & B, and caught fire. ARFF extinguished; object appeared to be a Bluetooth speaker.

OPERATIONS DEPARTMENT
AUGUST 2021

Miscellaneous Activities

- 67 NOTAMs were issued during the month of July.
- AIRCOM dispatched & Ops responded to 23 Medical Runs, 8 requiring SCFD response.
- 110 CHRC (fingerprint checks) were conducted.
- 139 new I.D. badges were issued and 55 were renewed.
- 112 Security Threat Assessments were completed.
- 514 Computer Based Training Classes were conducted during the month.

FIRE DEPARTMENT
AUGUST 2021

SAFETY INCIDENT/RESPONSES FOR THE MONTH OF JULY 2021			
TYPE OF RESPONSE	AREA OF RESPONSE	NUMBER OF RESPONSES	TOTAL YEAR TO DATE
EMT FIRST AID RESPONSES:	Aboard Aircraft	2	20
	Parking lot	0	9
	ARFF walk-in	0	0
	"B" Concourse	7	57
	Baggage Wing	5	8
	TSA Checkpoint	1	13
	2nd floor lobby	0	1
	EMT room	0	0
	Restaurant	2	4
	Curbside	0	4
	Escalator	0	1
	Ticket wing	4	11
	Other	5	63
		26	**191**
FIRE RESPONSES:	Terminal	0	0
	Aircraft	0	0
	Vehicle	0	3
	Bushes	1	3
	Other	0	0
FIRE ALARM RESPONSES:	Fire Alarms	0	2
	Smoke Detector / Smell of Smoke	1	3
	TOTAL FIRE / ALARM:	**2**	**11**
HAZARDOUS MATERIALS RESPONSES:	Oil	0	0
	Fuel Spill	2	6
	Other	5	8
	TOTAL HAZARDOUS MATERIAL:	**7**	**14**
AIRCRAFT EMERGENCY RESPONSES:	Alert I	0	3
	Alert II	0	11
	Alert III	0	2
	TOTAL AIRCRAFT EMERGENCY:	**0**	**16**
SUPPLEMENT REPORT			0
	TOTAL RESPONSES	**35**	**232**

POLICE DEPARTMENT
AUGUST 2021

POLICE ACTIVITIES JULY 2021

CRIMES	
ASSAULT/BATTERY	0
BOMB THREATS	0
GRAND THEFT AUTO	9
DAMAGE TO PROPERTY	1
DISORDERLY CONDUCT	9
FIELDS INTERVIEWS	0
DOMESTIC VIOLENCE	0
NARCOTICS	0
PERSONAL PROPERTY THEFT	0
RETAIL THEFT	0
SUSPICIOUS PERSON	3
SUSPICIOUS VEHICLE	1
TRESPASS	6
OTHER CRIMES	10
TOTAL:	39

PATROLS	
AOA	76
CONCOURSE PATROL	151
SECURITY CHECKPOINT	186
GROUND TRANS	53
PARKING LOTS	170
PERIMETER (INSIDE)	26
ROADWAY	124
BAGGAGE AREA PATROL	170
TACTICAL PATROLS	25
SECURITY PATROLS	354
TOTAL:	1335

CHECKPOINTS	
AOA BREACH	0
ASSIST TRINITY MISC.	0
CHECKPOINT BREACH	0
DOOR ALARMS	26
DRUGS-NARCOTICS	1
EXIT LANE ALARM	2
EXIT LANE BREACH	0
HOLD BAGGAGE CALLS	0
NO FLY LIST	0
OTHER PROHIBITED ITEMS	0
SUSPICIOUS ITEMS	0
OTHER	0
TOTAL	29

INSPECTIONS	
COMMERCIAL INSPECTION	97
GATE INSPECTION	93
GT INSPECTION	387
SIDA CHECK	144
OTHER INSPECTIONS	0
TOTAL:	721

TRAFFIC	
DISABLED VEHICLE/TOWING	0
PARKING TICKETS	5
TRAFFIC CRASHES	1
TRAFFIC CITATIONS	2
WARNINGS	0
OTHER TRAFFIC	5
TOTAL:	13

ASSISTANCE	
BAKER/MARCHMAN ACT	0
CUSTOMERS	43
MOTORISTS	1
OUTSIDE AGENCIES	6
SMAA EMPLOYEE/DEPT	0
TENANTS	23
MEDICAL CALLS	25
LOST & FOUND LOGGED	72
LOST & FOUND RETURNED	28
LOST & FOUND INQUIRIES	214
TOTAL:	412

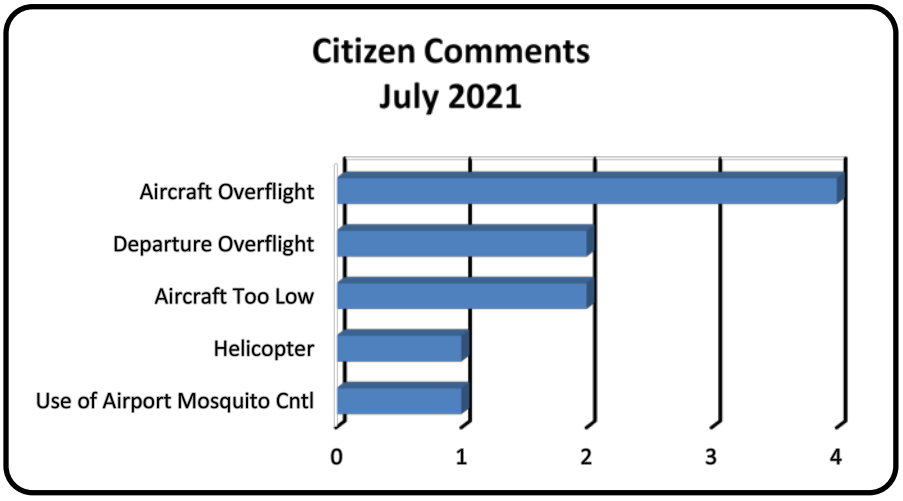
WEAPONS	
EXPLOSIVES	0
FIREARM PARTS/AMMO	0
FIREARMS AT CHECKPOINT	2
UNDECLARED WEAPONS	0
OTHER WEAPONS	4
TOTAL:	**6**

ARRESTS	
ARRESTS FELONY	2
ARRESTS JUVENILE	0
ARRESTS MISD	2
E-WARRANTS	0
SAO REFERAL	0
NOTICE TO APPEAR	0
OTHER ARRESTS	0
TOTAL:	4

NOISE MONITORING AND FLIGHT TRACKING FOR THE MONTH OF JULY

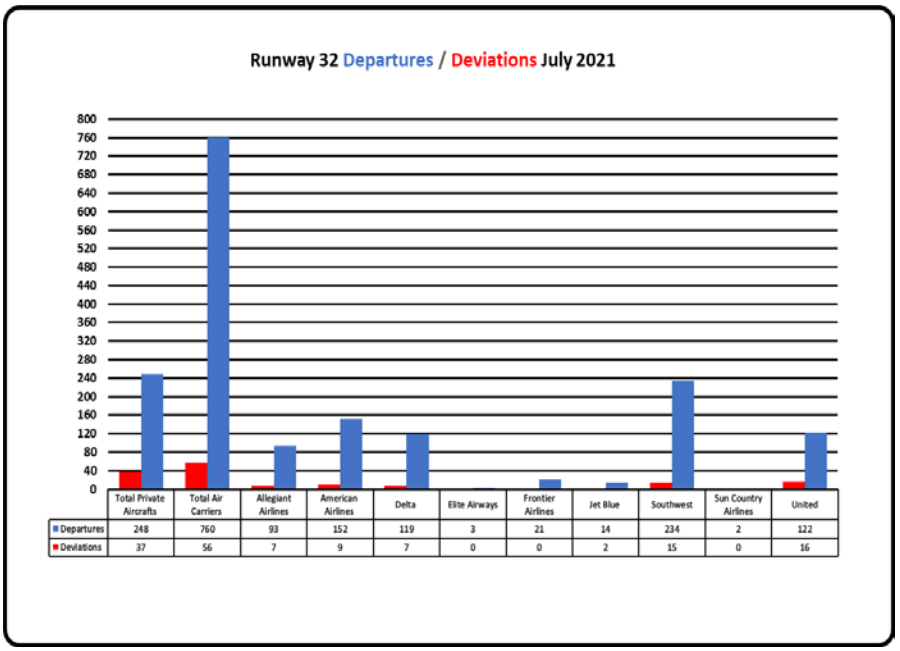
✈ The chart to the right displays the distributions of noise complaints for the month of **July 2021**. There were **10 calls which generated 10 complaints** by the Noise Abatement Hotline or by the Operations Department.

Of the total complaints, **100% were from Sarasota County.** The average number of calls received for the month were **.32** calls per day.



✈ Flight Tracking & Runway 32 Deviation data is for **July 2021**. There were **56 air carrier and 37 private jet deviations** observed during this period**.**

In July 2021, United (UAL) had 16 deviations, Southwest (SWA) had 15 deviations, American (AAL) had 9 deviations, Delta (DAL) had 7 deviations, Allegiant (AAY) had 7 deviations and JetBlue (JBU) had 2 deviations.. This office continues to work with representatives from the airlines, private jets and the SRQ ATCT to ensure compliance with SRQ Five & SRKUS Four Departure Procedures (NADP for Runway 32).



RUNWAY UTILIZATION

The overall runway utilization for the month of **JULY 2021** is distributed as follows:

Operations	Runway 04	Runway 22	Runway 14	Runway 32
Arrivals	2%	6%	47%	45%
Departures	4%	11%	46%	39%

AGENDA ITEM NO. 6F

SARASOTA MANATEE AIRPORT AUTHORITY
DEVELOPMENT/COMMUNITY RELATIONS & ACTIVITY REPORT
AUGUST 23, 2021

SRQ AMBASSADORS

In July , the SRQ Ambassadors volunteered 645 hours. Our Ambassadors gave 1 guided tour with a total of 23 participants during the month.

MEDIA RELATIONS

Met with or contacted this month by reporters from the Sarasota Herald-Tribune, the Bradenton Herald, ABC7, SNN TV, Bay News 9 and News Channel 8.

Mark Stuckey, Executive Vice President, Chief of Staff: July 19 – August 20, 2021

07/20	Held monthly Tenant Manager's Meeting Speaker: Sarasota/Bradenton Hotel Committee
07/21	Meeting with Visit Sarasota County to review airline incentive program
07/23	Meeting with Bradenton Area CVB at SRQ
08/05	Meeting with BACVB and Aqua Marketing
08/12	Meeting/dinner with Elite Airways CEO
8/13	Meeting with JetBlue network planners in NYC

Fredrick Piccolo, President, CEO: July 22 – August 20, 2021

07/22	Discussion Panel: Realtor Assoc. of Sarasota & Manatee Counties, regarding economics and government
07/23	Meeting with Government Managers of Sarasota and Bradenton
07/25	Public speaking engagement: Sarasota Prime Timers at First Congregational Church
08/03	Meeting with Johnny Hunter, Publisher, Newtown Alive
08/05	Meeting with Jim Shirley, Director, Sarasota Arts Council, regarding tourist development
08/18	Public speaking engagement: Sarasota Rotary Club

Mr. Piccolo participates in various impromptu media interviews throughout the month

AGENDA ITEM NO. 6G

SARASOTA MANATEE AIRPORT AUTHORITY
ENGINEERING, PLANNING & FACILITIES ACTIVITY REPORT
AUGUST 23, 2021

ENGINEERING

- **Master Drainage Plan (MDP)/Stormwater System Improvements**
  The MDP evaluated the Airport's drainage system and determined a master system that would allow for 90+ acres of development, while reducing ponds and other wildlife hazards. Project is substantially complete, and the contractor is scheduling seeding/sodding and demobilization activities. Staff has begun working on closeout documents.

- **Terminal Renovation & Upgrades (Phase 7.2)**
  An RFQ was advertised to select an architectural and engineering firm to develop plans and specifications for upgrades and renovations to the Terminal. The upgrades and renovations will include the police department, the new Board room, 3rd floor administration offices, observation deck, and the badging offices. The Board selected Sweet Sparkman Architects. Phase 7.1 construction is nearing completion, and the scope for the second phase (includes renovation of the third floor, observation deck, glass block replacement, and other terminal upgrades) has begun. Sweet and Sparkman have completed preliminary design, finishes have been selected, and 60-percent architectural drawings have been submitted. Project will be suspended temporarily to concentrate on other high priority projects.

- **SRQ Parking Lot Modifications**
  Staff has bid the expansion portion to the long-term and overflow lot due to recent increase in airline traffic. The Authority awarded the low-responsive bidder at the January 2021 Board meeting, and staff conducted pre-construction meeting. An NTP was issued in March 2021. The contractor has mobilized to site, removed curb, bus shelters, and old roadway, has installed base and curb, and has paved in Long-term. Long lead items including bus shelters and light poles will be installed when available. Contractor has opened the new long-term spaces and is completing landscape items and security items. Contractor has mobilized to the grassed overflow lot to prepare for paving.

- **Fuel Farm Expansion**
  This project was designed to expand the existing fuel farm up to an additional 306,000 GAL. The design was completed and permits have been received. Staff brought the low responsive bidder to the March 2020 Board meeting for Authority approval. The Board has executed a contract to construct two of three storage tanks, for additional 204,000 GALs of storage. Construction is complete on Tanks 4 and 5. Tank 6 construction was approved at the May 2021 Board meeting and material is anticipated to be onsite in August. Tank 6 should be complete by end of CY 2021.

- **Taxiway Bravo North Rehabilitation**
  The Taxiway Bravo Project will rehabilitate Taxiway Bravo north of Runway 14-32 to Runway 22. Kimley-Horn and Associates (KHA) was ranked first at the March Board meeting. KHA has completed the final design plans and the project was bid. The Board approved AJAX Paving as the low responsive bidder at the May, 2020 Board meeting. Staff issued an NTP on September 17th, 2020. Project is substantially complete, and contractor is completing punchlist items.

- **Access Control Project**
  The Access Control Project will replace the current access control resulting in a unified security system with fully integrated video surveillance, physical access control, and access credential media issuance capabilities. AVCON has completed design, project was advertised for construction bids, and approval of the low responsive bidder was approved at the November Board meeting. A preconstruction meeting was conducted on January 23rd and an NTP was issued February 3rd. Contractor is substantially complete with original scope. Contractor is replacing airfield fiber optics was approved as a change order at the May Board meeting. Contractor is working towards an August completion date.

- **Wayfinding Sign Project**

  The Wayfinding Sign project will replace and upgrade the signage around Airport Circle, along with the Bradenton Connector, General Spaatz Boulevard, Rental Car Road, Air Cargo Avenue, Air Cargo Road, and Old Bradenton Road. Signs will be upgraded to include latest international symbols, and their format will be similar to the new signage recently installed in the Gateway Entrance Project. Project was advertised and the Authority awarded the contract to the low responsible bidder at the January Board meeting. The Project contract has been executed and staff conducted a pre-construction meeting. An NTP was issued March 15th; contractor has ordered material, mobilized to the site, and has installed footers for the overhead signs. Contractor is having difficulty procuring the steel for the overhead signs, work continues on roadside signs. The contract duration is 120-calendar days.

- **Blast Deflector Project**

  The Blast Deflector project will design and permit a blast fence near the ground transportation area. Michael Baker International was ranked first at the August 2019 Board meeting. Staff negotiated scope and fee and brought a contract for approval to the September 2019 board meeting. Michael Baker has completed final design plans, and the project has been advertised. Staff brought the low responsive bidder to the March 2021 board meeting, and the Authority awarded the contract to EO Koch Construction. Staff has prepared contracts and conducted a pre-construction meeting. Contractor has ordered material, mobilized to site, and has installed footers for the blast deflector. Contractor is having difficulty procuring the steel for blast fence, is hopeful for an August delivery.

- **Rental Car Office Renovations**

  An RFQ was advertised to solicit design professionals to renovate the rental car offices in the baggage wing of the Terminal. Key elements will include modifying counter to meet ADA requirements, refinishing walls, ceilings, and flooring, replacing HVAC system, signing, and installing kiosks terminals. Staff selected Sweet Sparkman at the January Board meeting, and staff negotiated a scope and fee, and brought their contract to the March Board meeting for approval. Staff conducted a design kick-off meeting with stakeholders. SSA has submitted 90% plans and is preparing phasing and project specifications. Project will be suspended temporarily to concentrate on other high priority projects.

- **Baggage Handling System Project**

  The Baggage Handling System Project will consolidate the three-existing mini-inline systems into one fully inline system. This project will allow all bag belts in ticketing to feed to one checked baggage inspection room, and will allow for redundant screening machines. VTC was ranked first at the August Board meeting and a contract has been executed for the initial phase of work. VTC has prepared and submitted an application package to seek funding from TSA. TSA and Staff have negotiated a Design OTA and Staff signed the OTA in March and ratified it at the March Board meeting. TSA and staff had kickoff meeting on April 14th, VTC has completed the schematic design of the proposed BHS. TSA has approved the schematic design, and VTC is underway on the 30% design package.

- **Consolidated Rental Car Facility Project**

  The Consolidated Rental Car Facility project will relocate all three rental car families to one lot to perform maintenance, fueling, cleaning, and storage. The Project will future development of property along University Parkway, and will improve efficiency of the Rental Car's Quick turn-around process. Project was advertised for architectural/engineering qualifications, and the Authority selected PGAL to design, permit, and bid the project. Preliminary engineering is underway, and an amendment to the contract has been prepared to design a parking structure. Project is funded through Customer Facility Charge (CFC) collected by the Rental Car Companies.

- **Ground Transportation Center Project**

  The Ground Transportation Center project will reconfigure and expand the ground transportation area at the west end of baggage claim. The Project will improve efficiency and space for the ground transportation including TNC's, taxis, bus, and limos. Project was advertised for architectural/engineering qualifications, and the Authority selected AVCON to design, permit, and bid the project. A design kickoff meeting was conducted on July 24, 2021, and the consultant is currently collecting field information.

- **Commercial Apron Expansion Project**
  The Commercial Apron Expansion project will expand the commercial apron to the east to allow for additional Remain Over Night (RON) parking and overflow hardstand parking for commercial aircraft. This project will address capacity restraints caused by inclement weather, and will allow additional growth from existing airlines. Project was advertised for architectural/engineering qualifications, and three firms selected by staff made presentations to Board in May. Staff negotiated a scope and fee with the first ranked firm and preliminary design is underway.

- **Terminal Concourse Expansion Project**
  The Terminal Concourse Expansion project will expand existing Concourse B to provide increase holding rooms areas, concession areas and support facilities, airline podium upgrades, and upgrade escalators within terminal. Project will also begin design and permitting for a new Concourse A as a separate design package. Project was advertised for architectural/engineering qualifications, and three firms selected by staff made presentations to Board in May. Staff and consultant are working on program verification and is negotiating scope and fee with the first ranked firm.

PLANNING

- **Master Plan Update**
  The Board selected AECOM at the September Board meeting to update the Airport's Master Plan. The Consultant provided their scope for review in early December, and staff has received an Independent Fee Estimate (IFE). Staff has conducted a negotiation meeting and finalized scope/fees, and Board approved at the May Board meeting. AECOM and staff have submitted MPU and ALP drawings to FAA for their review and approval.

- **Boundary Survey**
  The Board selected AID at the November Board meeting to conduct a boundary survey and update the Exhibit A for the Airport Layout Plan (ALP). Staff has conducted a negotiation meeting and finalized scope/fees, and Board approved at the May Board meeting. The contract has been executed and AID is completing title work, and has completed 95% of the field survey, and has submitted a preliminary map. Staff has submitted Boundary Survey/Exhibit A to FAA for their approval.

- **2021 FAA Pre-Application for AIP Funding**
  Staff has submitted a pre-application for 2021 FAA AIP funding. Staff is requesting funding for two taxiway rehabilitation projects, Taxiway Charlie and Foxtrot. Staff submitted a Grant Application for AIP funding in April. Staff is preparing pre-applications for the Terminal Expansion and Apron Expansion work.

- **2021 FDOT JACIP**
  Staff has updated the FDOT JACIP for FY 2021-2025, based upon results from the MPU.

FACILITIES

- **PROJECTS:** The Facilities Department is working on multiple projects and maintenance items TC1B, Airside NOC, American temp space, rain leader leaks, fuel farm lighting, T-Hangar repairs.
  - ATCT: Monitoring issues with elevator to coordinate repair, observing to verify repair.
  - Graphics: Continuing to assist all departments and tenants with various signage projects and CAD requests. Created several banners for different events. Changed graphics on several vehicles. Signage for overflow parking. Signage for airfield. Coordinating student artwork replacement.
  - Loading Bridge: Monitoring for issues seven days a week due to increased usage. Treating canopies for cleanliness and preservation. Cleaning interiors.

- Public Works: Mowing entire property. Various landscape maintenance and improvement projects in and around terminal. Maintaining Whitfield/Uplands twice a month. Scheduling curbside cleaning.

- Airfield: Mowing, lighting inspections, ramp marking painting. Paint markings on Alpha. Escorting for centerline painting.

- Conveyor Coverage: Coverage by two, two men shifts during the week and two, three men shifts both weekend days. Staffing has increased in peak times and days. Multiple repairs and modifications completed and underway to system. Hiring of 20 part-time staff/14 hired. Assisting with training of Trinity staff on CT80. Training of part time staff underway, will start decreasing full time staff.

- Industrial Mechanics: T-Hangar PM's complete. Conveyor system repairs and PM's.

- HVAC: T-Hangar PM's complete. Conveyor system repairs and PM's.

- Electronics: Various cabling projects. Escorting contractors to pull cabling. Replacing cameras. Antenna escort and assist for Menzies.

- Electrical: Electrical PM's on various systems underway. New lighting in all tenant spaces being remodeled and power added.

- Carpentry: Airside NOC and TC1-B underway. Leak repairs. SWA projects.

- Vehicle Fleet: Recovery trailer assembly complete. Shuttle window replacement complete. Various vehicle PM's. Parts have arrived for ARFF truck. WAM a/c repair.

- Janitorial: New SMAA Floor Techs are working out well. Eight (8) hired and in training. Will be devising two shifts after training completed. Good progress being made. Owens still having staffing issues.

- **TOTAL WORK ORDERS: 522**

VEHICLE MAINTENANCE/EQUIPMENT REPAIR - 26 PMs, 57 work orders

SIGN/CADD – 9 PMs, 39 work orders

AIRSIDE (Airfield) - 20 PMs, 15 work orders

LANDSIDE (Landscape, Equip Oper, Public Works) - 74 PMs, 27 work orders

INDUSTRIAL TRADES – 117 PMs, 166 work orders

AGENDA ITEM NO. 6H

SARASOTA MANATEE AIRPORT AUTHORITY
INTERNAL AUDIT/RECORDS RETENTION DEPARTMENT AND INVESTMENT COMPLIANCE REPORT
AUGUST 23, 2021 REGULAR MEETING

The following is a recap of Internal Audit Department projects and activities during July 2021:

Monthly Investment Activity Compliance Report: There were no additions, sales, maturities or calls in the investment portfolio during July. At month-end, $45.0 million, or 96% of total cash and investments, was on deposit with SunTrust Bank earning a fixed rate of 1.90%. This premium fixed rate arrangement will end 9/30/21. Strategies for re-investing a portion of this cash balance are being explored.

Airline Rates and Charges: Continued refining rates model and non-airline revenue budgets in coordination with the completion of expense budgeting.

Civil Rights Compliance: Continued development of revisions to ACDBE Program and Goal for triennial period FY 2022-2024.

Parking: Parking operations are reviewed and tested monthly by Internal Audit. At month end, there was one vehicle in the parking lot being monitored for abandonment. During July, 175 all-day parking stickers or cards were issued to the Badge Office, Executive Office, Properties and Marketing.

Records Storage Re-location: Efforts continued to organize the new records storage area located in the SMAA Warehouse/Purchasing Department.

Records Requests: The Records Department received and processed 6 external/public record requests and two internal record requests during July.

Management of Paper Records: The Records Department received and processed 7 central file records. Three bags of documents equaling 4.5 cubic feet of non-record material (duplicates, drafts, or obsolete/superseded) were shredded per Authority directives and in accordance with Government-in-the-Sunshine regulations. A project was initiated to review a large volume of Engineering Department records relocated to the Purchasing Warehouse at the time of Engineering's move from DMA west building to the Facilities Building.

Continuing Education: The department attended Security Mentor IT training during July.

AGENDA ITEM NO. 6I

SARASOTA MANATEE AIRPORT AUTHORITY
INFORMATION TECHNOLOGY DEPARTMENT
AUGUST 2021

System upgrades and implementation:

- Evaluation to determine redundancy and environmental needs for Network Operation Centers- Planning implementation of new server cabinets with new AC and fire suppression technologies- Airside complete. Evaluate 3rd floor vs 1st floor NOC.
- Hardware refresh of computer systems- 150+ systems upgraded. Ongoing
- Security Awareness online training- Renewed/ Ongoing.
- Anti-phishing solution to improve email security – monitoring.
- Datacenter backup solution upgrade- in progress
- Maintenance Connection Upgrade- Evaluate timing for Phase 2 mobility- On hold.

Common Use:

- Upgrade all the existing Common Use Ticket PCs- Complete
- Install Common Use equipment at empty Ticket Counters-planned for September 2021.
- Working with SWA on continual support for Ticket/Gate operations- ongoing
- Working with SWA and United to swap B12 and B14 gates- Complete
- Evaluate use of common use mobile carts for expanded gate capacity- In progress.

Phone System:

- Evaluation of replacement of pay phones with Courtesy phones- Complete.
- ShoreTel phones will continue their upgrade to new Mitel phones- Ongoing.
- Replacement/ upgrade of Mitel phone system at USS- Complete

SRQ Web Page:

- Ongoing updates- Home screen updates, Updated pictures, Interactive map- Complete.

IT Assessment

- Ongoing: Updating policies and procedure to comply with NIST, CJIS and CIS frameworks.

Training:

- Network +\ MCP Certification- In progress
- CCNA Certification- In progress
- MCSA\MCSE Training- in progress
- CJIS Training- Complete

Project Coordination:

- Conversion to digital record with Internal Audit- working with Purchasing and Internal Audit for scanning of documents including CAD files.
- FOTS cabinet upgrades- identify replacement UPS/ Cooling options- In progress.
- FIDS Outdoor LED project- In progress
- Distributed Antenna System (DAS) install by Crown Castle- planned for Summer/Fall 2021
- RFP for new Airport Wide WIFI system for planned installation in Summer/Fall 2021
- Working with Facilities to setup new NOC to support growth of TC1.
- Southwest OPS office relocation- Complete
- Working with SWA, United, COMCO, Bay and Facilities to prepare B12 for SWA and B11 /B14 to support both Common Use and United Proprietary systems. – Complete
- Relocate United to B14 & B11 and Southwest to B12- Complete