

GOAA DATE 7/20/22  
ITEM NO. L.B  
DOCUMENTARY # 101420

**AMENDMENT 6 TO ADDENDUM NO. 20  
TO THE AGREEMENT DATED DECEMBER 22, 2015  
BETWEEN THE GREATER ORLANDO AVIATION AUTHORITY  
AND COST MANAGEMENT INC., dba CMI**

**Project: Additional Construction Phase OAR Services for FY22 for W-S111 South Terminal C (Phase 1) – Program & Project Management Services (OAR), Orlando International Airport**

THIS AMENDMENT is effective this 1<sup>st</sup> day of August, 2022, by and between the **GREATER ORLANDO AVIATION AUTHORITY** (“Authority”), and **COST MANAGEMENT INC., dba CMI** (“Consultant”).

**WITNESSETH:**

**WHEREAS**, by Agreement dated December 22, 2015, Authority and Consultant entered into an agreement for Consultant to provide **Program and Project Management Services for the South Terminal C, Phase 1** at Orlando International Airport; and

**WHEREAS**, under the Agreement, Consultant agreed to perform such additional services for the Authority as are contained in any additional scope of work established by the Authority in any addendum to the Agreement and accepted in writing by the Consultant; and

**WHEREAS**, the Authority and the Consultant desire to enter into this Amendment to the Agreement to provide for additional services to be rendered by the Consultant under the terms of said Agreement.

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants herein contained, the Authority and the Consultant do hereby agree as follows:

1. Consultant shall perform additional services in accordance with the terms of the Agreement and the attached Exhibit “A.” Consultant shall be paid for such additional services according to the payment terms set forth in the Agreement.
2. Consultant shall be compensated for such additional services in the **LUMP SUM amount of SIX HUNDRED FIFTEEN THOUSAND FOUR HUNDRED THIRTY-TWO AND NO/100 DOLLARS (\$615,432.00)**, broken down as follows:

<b>Professional Fees:</b>	<b>NTE:</b>	<b>\$0.00</b>
<b>Professional Fees:</b>	<b>LS:</b>	<b>\$615,432.00</b>
<b>Reimbursable Expenses:</b>	<b>NTE:</b>	<b><u>\$0.00</u></b>
<b>Total:</b>		<b>\$615,432.00</b>

3. Except as expressly modified in this Amendment, the Agreement dated December 22, 2015 and all prior addenda will remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto by their duly authorized representatives, have executed this Amendment this 26 day of July, 2022.

**GREATER ORLANDO AVIATION AUTHORITY**

By: Kathleen M. Sherman, CEO  
Kevin J. Thibault, P.E.  
Chief Executive Officer

Approved as to Form and Legality  
(for the benefit of GOAA only)  
this 26 day of July, 2022  
By: K. P.  
NELSON MULLINS BROAD AND  
CASSEL, Legal Counsel  
Greater Orlando Aviation Authority

**COST MANAGEMENT INC., dba CMI**

By: Ganesh Jiawon  
Signature (Duly Authorized Rep.)  
GANESH JIAWON  
Printed Name  
PRESIDENT  
Title

## **Anna Farmer**

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**From:** Anna Farmer  
**Sent:** Wednesday, July 20, 2022 11:17 AM  
**To:** Directors and Aides  
**Cc:** Elliot Martinez Fraticelli; James Knusalla; Cheri Baxter  
**Subject:** Designee for Chief Executive Officer

Please be advised that Mr. Kevin Thibault, Chief Executive Officer, will be out of the office Wednesday, July 20, 2022 thru Sunday, July 31, 2022. Mr. Tom Draper, Chief of Operations, will be his designee Wednesday, July 20<sup>th</sup> – Saturday, July 23<sup>rd</sup>. Mr. Draper can be reached at [tdraper@goaa.org](mailto:tdraper@goaa.org) or (407) 825-3021.

Ms. Kathleen Sharman, Chief Financial Officer, will be his designee Sunday, July 24<sup>th</sup> – Sunday, July 31<sup>st</sup>. Ms. Sharman can be reached at [kathleen.sharman@goaa.org](mailto:kathleen.sharman@goaa.org) or 407-825-2043.

Please continue to use the signature process in place. Thank you.

**Anna Farmer**  
Manager, Board Services  
One Jeff Fuqua Boulevard  
Orlando, FL 32827  
Phone: 407-825-2032  
Email: [anna.farmer@goaa.org](mailto:anna.farmer@goaa.org)  
Website: [www.orlandoairports.net](http://www.orlandoairports.net)

## Memorandum

**To: Members of the Construction Committee**

**From: Davin Ruohomaki, Senior Director of Engineering & Construction**  
*(Prepared by Ross Spence, OAR)*

**Date: June 07, 2022**

**Re: Request for Recommendation of Approval of an Amendment to Addendum 20 to the Program and Project Management Services for the South Terminal C, Phase 1 Agreement with Cost Management, Inc. to Provide Additional Construction OAR Services for FY22 for W-S111 South Terminal C (Phase 1) – Program & Project Management Services (OAR), Orlando International Airport**

On September 15, 2021, the Aviation Authority Board approved Addendum 20 to the Program and Project Management Services for South Terminal C, Phase 1, Agreement with Cost Management, Inc. dba CMI in the amount of \$1,060,580. On November 16, 2021, the Construction Committee approved Amendment 1 to the Addendum for \$162,048. On December 15, 2021, the Aviation Authority Board approved Amendment 2 to the Addendum for \$898,952.00. On March 22, 2022, the Construction Committee approved Amendment 3 to the Addendum for \$245,180.00. On May 10, 2022, the Construction Committee approved Amendment 4 to the Addendum for \$242,876. On May 31, 2022, the Construction Committee approved Amendment 5 to the Addendum for \$195,348.00. Since that time, it has been determined that additional program and project management services are required for W-S111, South Terminal C (Phase 1) through completion of the South Terminal C (Phase 1) project. These additional services include providing assistance to the GOAA staff in the areas of project controls change management services.

Additional support services are required as detailed in the consultant's proposal, dated June 02, 2022. Services are effective through the completion of the South Terminal C (Phase 1) project.

If approved, these services would be effective the date of August 01, 2022. These additional OAR services are subject to Aviation Authority Board approval of the June CIP update and subsequent CFOC action to add funding to the W-S00111 project.

Consultant shall, with each monthly invoice, certify that the assigned work and services are on schedule to be completed within the contracted lump sum price, or provide at time of certification, a written notice to the Authority of any deviations.

The DBE participation has been reviewed by the Office of Small Business Development. Their findings and recommendation are attached.

Funding is from General Airport Revenue Bonds. Funding source verified by \_\_\_\_\_ of Construction Finance on \_\_\_/\_\_\_/\_\_\_ as correct and available.

It is respectfully requested that the Construction Committee recommend to the Aviation Authority Board approval of an Amendment to Addendum 20 to the Program and Project Management Services for the South Terminal C, Phase 1 Agreement with Cost Management Services, Inc. for additional Construction OAR Services contained herein and the amount as shown below:

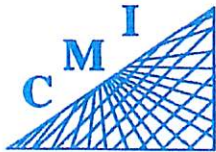
Not to Exceed Fees	\$0.00
Lump Sum Fees	\$615,432.00
Not to Exceed Expenses	\$0.00
<b>TOTAL</b>	<b>\$615,432.00</b>
AAC – Compliance Review Date	
AAC – Funding Eligibility Review Date	

02 June 2022

Mr. Davin D. Ruohomaki, MBA, CGC  
Senior Director Engineering &  
Construction

**Greater Orlando Aviation Authority**  
5850-B Cargo Road  
Orlando, Florida 32827

<b>Project: W-S111 South Terminal C - Phase 1 Project Management (OAR) Services</b>	
CMI	\$ 246,472.00
AECOM	\$ 368,960.00
<b>Total Lump Sum Fees</b>	<b>\$615,432.00</b>
Six Hundred and Fifteen Thousand, Four Hundred and Thirty-Two Dollars.	

*Owner's Representative**Estimating / Scheduling**Value Engineering**Life Cycle Costing**LEED Consulting**Constructability Review**Cashflow Projections**Change Orders**Claims Analysis**Contract Administration**Commissioning**Construction Auditing**Facilities Condition  
Assessment**Information Technology**Database Development**Program Management  
Software Modules**158 Terra Mango Loop**Suite B**Orlando, FL 32835**Tel: 407.293.4168**Fax: 407.293.0944**Website: [www.cminc.biz](http://www.cminc.biz)**Email: [cmi@cminc.biz](mailto:cmi@cminc.biz)*

Dear Mr. Ruohomaki,

We hereby submit our proposal to provide Project Controls Change Management and Project Management Services for the completion of the construction phase of the South Terminal C, Phase 1 project. This fee request is for current staffing that is needed to support the work required through the projected substantial dates of the opening of South Terminal.

**SERVICES**

We are pleased to provide the consulting services as indicated above and described in the attached worksheet:

- Labor Projections and Lump Sum Fees, effective on the date of the Aviation Authority Board approval.

The services proposed herein will be provided by CMI and AECOM (Subconsultant) under the direction of Ganesh Jiawon.

**FEE SCHEDULE**

The fee calculations are based on a combination of on-site staff who will be supplemented as needed during peak times with "bullpen" resources.

**MWBE / DBE / LDB PARTICIPATION**

Due to the specialized nature of this assignment, it will not be possible to engage another firm and achieve any MWBE/ DBE/ LDB participation.

**EXCLUSIONS**

This proposal excludes: office space rental; utilities; cost estimating & scheduling and travel outside of the Central Florida area.

**PAYMENT**

We will invoice in accordance with the terms of our Contract with the Authority.

Sincerely,

**CMI**

Ganesh Jiawon, LEED AP, CGC  
President

Greater Orlando Aviation Authority  
W-S111South Terminal C, Phase 1  
Program & Project Management Services (OAR)  
Orlando International Airport

Date: 02 June 2022

Forecast of Labor for CMI and AECOM through completion.

CMI AECOM		Forecast thru Sept			Forecast thru Dec			TOTALS			
		Rate	Hours	Total	Rate	Hours	Total	Rate	Hours	Total	
STC Estimator II	CMI	\$ 122	256	\$ 31,232	\$ 122	-	\$ -	\$ 122	256	\$ 31,232	
STC Senior Estimator II - Regular	CMI	\$ 169	176	\$ 29,744	\$ 169	-	\$ -	\$ 169	176	\$ 29,744	
STC Porject Coordinator III	CMI	\$ 104	432	\$ 44,928	\$ 104	-	\$ -	\$ 104	432	\$ 44,928	
STC Senior Estimator II	CMI	\$ 169	256	\$ 43,264	\$ 169	-	\$ -	\$ 169	256	\$ 43,264	
STC Senior Estimator II	CMI	\$ 169	340	\$ 57,460	\$ 169	-	\$ -	\$ 169	340	\$ 57,460	
STC Senior Estimator II	CMI	\$ 169	176	\$ 29,744	\$ 169	-	\$ -	\$ 169	176	\$ 29,744	
STC Document Control II	CMI	\$ 101	40	\$ 4,040	\$ 101	60	\$ 6,060	\$ 101	100	\$ 10,100	
STC Assistant Project Manager I - OF	AECOM	\$ 111	352	\$ 39,072	\$ 111	-	\$ -	\$ 111	352	\$ 39,072	
STC Assistant Program Manager - BH	AECOM	\$ 208	176	\$ 36,608	\$ 208	-	\$ -	\$ 208	176	\$ 36,608	
STC Senior Inspector I - Low Voltage	AECOM	\$ 117	352	\$ 41,184	\$ 117	168	\$ 19,656	\$ 117	520	\$ 60,840	
STC Project Manager II - Structure	AECOM	\$ 158	160	\$ 25,280	\$ 158	-	\$ -	\$ 158	160	\$ 25,280	
STC Document Control II	AECOM	\$ 101	432	\$ 43,632	\$ 101	488	\$ 49,288	\$ 101	920	\$ 92,920	
STC Project Manager III - Landside	AECOM	\$ 170	184	\$ 31,280	\$ 170	488	\$ 82,960	\$ 170	672	\$ 114,240	
				<b>\$ 457,468</b>					<b>\$ 157,964</b>	<b>\$ 615,432</b>	

## TRUTH IN NEGOTIATION CERTIFICATION

The Consultant hereby certifies, covenants, and warrants that wage rates and other factual unit costs supporting the compensation for this project's agreement are accurate, complete, and current at the time of contracting.

The Consultant further agrees that the original agreement price and any additions thereto shall be adjusted to exclude any significant sums by which the Aviation Authority determines the agreement price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such agreement adjustments shall be made within (1) year following the end of the contract. For purposes of this certificate, the end of the agreement shall be deemed to be the date of final billing or acceptance of the work by the Aviation Authority, whichever is later.

Consultant Cost Management Inc. dba CMI

By: 

Print Name: Ganesh Jiawon

Date: 06/02/2022





**HANDOUT**

**6/7/2022 CCM**

**Item 11**

**OSBD Memo**

**MEMORANDUM**

To: Members of the Construction Committee

From: Edelis Molina, Sr. Small Business Administrator

Date: June 07, 2022

Re: Request for Recommendation of Approval of an Amendment to Addendum 20 to the Program and Project Management Services for the South Terminal C, Phase 1 Agreement with Cost Management, Inc. to Provide Additional Construction OAR Services for FY22 for W-S111 South Terminal C (Phase 1) – Program & Project Management Services (OAR), Orlando International Airport

The Small Business Development Department (SBDD) has reviewed the qualifications of the subject contract's DBE specifications and determined that Cost Management, Inc. did not propose DBE participation on this Amendment to Addendum 20 as the services being provided are on-site staff support.

Our analysis indicates that Cost Management, Inc. is eligible for award of the subject Amendment to Addendum 20.

Upon motion of Mr. Pelletier, second by Mr. Gilliam, vote carried to approve an Amendment to Addendum No. 18 to the Program and Project Management Services for the South Terminal C, Phase 1 Agreement with Cost Management, Inc. dba CMI to provide Additional Construction Phase Technology Management for FY 2022 for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services (OAR), for the total lump sum fee amount of \$15,680.00, with funding from General Airport Revenue Bonds.

**REQUEST FOR RECOMMENDATION OF APPROVAL OF AN AMENDMENT TO ADDENDUM NO. 20 TO THE PROGRAM AND PROJECT MANAGEMENT SERVICES FOR THE SOUTH TERMINAL C, PHASE 1 AGREEMENT WITH COST MANAGEMENT, INC. DBA CMI TO PROVIDE ADDITIONAL CONSTRUCTION OAR SERVICES FOR FY 2022 FOR W-S00111, SOUTH TERMINAL C, PHASE 1 – PROGRAM AND PROJECT MANAGEMENT SERVICES (OAR), AT THE ORLANDO INTERNATIONAL AIRPORT.**

11. [A handout was presented, which includes a revised Memorandum, Office of Small Business Development Participation Memorandum, and new Supporting Documentation.] Mr. Corthell presented the memorandum, dated June 7, 2022. Discussion ensued.

Upon motion of Mr. Gilliam, second by Mr. Pelletier, vote carried to recommend to the Aviation Authority Board approval of an Amendment to Addendum No. 20 to the Program and Project Management Services for the South Terminal C, Phase 1 Agreement with Cost Management, Inc. dba CMI to provide Additional Construction OAR Services for FY 2022 for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services (OAR), for the total lump sum fee amount of \$615,432.00, with funding from General Airport Revenue Bonds, Customer Facility Charges to the extent eligible, Passenger Facility Charges to the extent eligible, and FDOT Grants to the extent eligible.

**REQUEST FOR RECOMMENDATION OF APPROVAL OF AN AMENDMENT TO ADDENDUM NO. 21 TO THE PROGRAM AND PROJECT MANAGEMENT SERVICES FOR THE SOUTH TERMINAL C, PHASE 1 AGREEMENT WITH COST MANAGEMENT SERVICES, INC. DBA CMI TO PROVIDE ADDITIONAL CONSTRUCTION PHASE TECHNOLOGY CONSULTING AND SUPPORT SERVICES FOR FY 2022 FOR W-S00111, SOUTH TERMINAL C, PHASE 1 – PROGRAM AND PROJECT MANAGEMENT SERVICES (OAR), AT THE ORLANDO INTERNATIONAL AIRPORT.**

12. [A handout was presented, which includes a revised Memorandum, Office of Small Business Development Participation Memorandum, and new Supporting Documentation.] Mr. Corthell presented the memorandum, dated June 7, 2022. Discussion ensued.

Upon motion of Mr. Hunt, second by Mr. Gilliam, vote carried to recommend to the Aviation Authority Board approval of an Amendment to Addendum No. 21 to the Program and Project Management Services for the South Terminal C, Phase 1 Agreement with Cost Management Services, Inc. dba CMI to provide Additional Construction Phase Technology Consulting and Support Services for FY 2022 for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services (OAR), for the lump sum fee amount of \$475,196.00, with funding from General Airport Revenue Bonds.

**REQUEST FOR RECOMMENDATION OF APPROVAL OF AN AMENDMENT TO ADDENDUM NO. 9 TO THE PROGRAM AND PROJECT MANAGEMENT SERVICES FOR THE SOUTH TERMINAL C, PHASE 1 AGREEMENT WITH GEOTECH CONSULTANTS INTERNATIONAL, INC., DBA GCI, INC. TO PROVIDE ADDITIONAL CONSTRUCTION PHASE OAR SERVICES FOR FY 2022 FOR W-S00111, SOUTH TERMINAL C, PHASE 1 – PROGRAM AND PROJECT MANAGEMENT SERVICES (OAR), AT THE ORLANDO INTERNATIONAL AIRPORT.**

13. [A handout was presented, which includes a revised Memorandum and Supporting Documentation.] Mr. Corthell presented the memorandum, dated June 7, 2022. Discussion ensued.

Upon motion of Mr. Gilliam, second by Mr. Hunt, vote carried to recommend to the Aviation Authority Board approval of an Amendment to Addendum No. 9 to the Program and Project Management Services for the South Terminal C, Phase 1 Agreement with Geotech Consultants International, Inc. dba GCI, Inc. to provide Additional Construction Phase OAR Services for FY 2022 for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services (OAR), for the total lump sum fee amount of \$3,299,440.00, with funding from General Airport Revenue Bonds.



## GREATER ORLANDO AVIATION AUTHORITY

Orlando International Airport  
One Jeff Fuqua Boulevard  
Orlando, Florida 32827-4392

### MEMORANDUM

TO: Members of the Aviation Authority

FROM: Davin D. Ruohomaki, Chairman, Construction Committee

DATE: July 20, 2022

### ITEM DESCRIPTION

Recommendation of the Construction Committee to Approve an Amendment to Addendum No. 20 to the Program and Project Management Services Agreement for South Terminal C, Phase 1, Program, with Cost Management, Inc. dba CMI for Additional Fiscal Year (FY) 2022 Construction Phase Owner's Authorized Representative (OAR) Support Services for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services, at the Orlando International Airport

### BACKGROUND

In 2015, the firms providing Program and Project Management Services for South Terminal C Program were selected through a competitive award process. These services are paid for on an annual basis through program duration.

On October 21, 2015, the Aviation Authority Board approved a Program and Project Management Services Agreement for the South Terminal C, Phase 1, at the Orlando International Airport, with the following firms:

- Cost Management, Inc. dba CMI (*MWBE*)
- CMTS Construction Management Services, LLC (*MWBE*)
- Geotech Consultants International, Inc. dba GCI, Inc. (*DBE/MWBE*)
- Kraus-Manning, Inc. (*LDB*)
- NV5, Inc.

These Services may include, but are not limited to, any and all services necessary for the management of the various Aviation Authority contracts for the Project, the management of design from planning and conceptual design phase through detailed design, bidding and award of construction contracts; extension of staff services, development of design criteria documents, specifications review and coordination, Building Information Modeling (BIM) development and implementation and management of construction contracts, including design/build and construction management at risk; management of the construction and commissioning of projects including performing as the OAR; development and implementation of project cost controls and documents; providing material testing, quantity surveying, construction inspection, construction safety compliance inspection, and other services required to verify compliance of construction with contract documents; providing cost estimating, cost control, scheduling, progress reporting, and planning services to support both design and construction activities; negotiating contracts for project related professional and construction services required from the Aviation Authority's other consultants and contractors; coordination with the Federal Aviation Administration (FAA), the Transportation Security Administration (TSA), the Florida Department of Transportation (FDOT), and other governmental agencies on project-related issues; coordination of the activities of multiple consultants and contractors onsite; and all other related services, which may be required to accomplish

the planning, funding, design, bidding and award, construction, commissioning and operation of the Project, which includes both existing and future facilities.

On September 15, 2021, the Aviation Authority Board approved Addendum No. 20 to the Program and Project Management Services Agreement for South Terminal C, Phase 1, Program, with Cost Management, Inc. dba CMI for FY 2022 Construction Phase OAR Support Services for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services, at the Orlando International Airport, for the total amount of \$1,060,580.

Since then, amendments to Addendum No. 20 have been approved as follows:

Amendment No.	Approval Date	Amendment Amount
1	November 16, 2021	\$162,048
2	December 15, 2021	\$898,952
3	March 22, 2022	\$245,180
4	May 10, 2022	\$242,876
5	May 31, 2022	\$195,348

## ISSUES

On June 15, 2022, the Aviation Authority Board approved a net increase of \$40 million to the Capital Improvement Plan (CIP) for the Orlando International Airport, which is directly related to the budget and funding plan for the South Terminal C Program. The fees for today's New Business Agenda Item B are part of this \$40 million.

A fee has been negotiated with Cost Management, Inc. dba CMI for the total amount of \$615,432 for Additional FY 2022 Construction Phase OAR Support Services for W-S00111, South Terminal C, Phase 1, at the Orlando International Airport. These additional services include construction project management, construction/change management and cost estimating services, and close-out efforts.

Cost Management, Inc. dba CMI is a certified Minority and Women Business Enterprise (MWBE) firm. The Aviation Authority has reviewed the proposal and determined that Cost Management, Inc. dba CMI does not propose any Disadvantaged Business Enterprise (DBE) participation on this amendment as the services being provided are onsite staffing support.

Cost Management, Inc. dba CMI anticipates utilizing the following subconsultants for these services:

- AECOM Technical Services, Inc.

On June 7, 2022, the Construction Committee recommended approval of an Amendment to Addendum No. 20 to the Program and Project Management Services Agreement for South Terminal C, Phase 1, Program, with Cost Management, Inc. dba CMI for Additional FY 2022 Construction Phase OAR Support Services for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services, at the Orlando International Airport, as outlined in the memorandum.

## ALTERNATIVES

None.

## FISCAL IMPACT

Fiscal impact is \$615,432. Funding is from General Airport Revenue Bonds.

## RECOMMENDED ACTION

It is respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Construction Committee and approve an Amendment to Addendum No. 20 to the Program and Project Management Services Agreement for South Terminal C, Phase 1, Program, with Cost Management, Inc. dba CMI for Additional FY 2022 Construction Phase OAR Support Services for W-S00111, South Terminal C, Phase 1 – Program and Project Management Services, at the Orlando International Airport,

for a total lump sum fee amount of \$615,432, with funding from General Airport Revenue Bonds; and, authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel. ✓