

**ADDENDUM NO. 2
TO THE AGREEMENT DATED JUNE 25, 2024
BETWEEN GREATER ORLANDO AVIATION AUTHORITY
AND KIMLEY-HORN AND ASSOCIATES, INC.**

Project: East Airfield Site Development Planning, Orlando International Airport

THIS ADDENDUM is effective this 21st day of August, 2024 by and between the **GREATER ORLANDO AVIATION AUTHORITY** (“Aviation Authority”), and **KIMLEY-HORN AND ASSOCIATES, INC.** (“Consultant”).

WITNESSETH:

WHEREAS, by Agreement dated June 25, 2024, Aviation Authority and Consultant entered into an agreement for Consultant to provide Continuing On-Call Architectural and Engineering Services; and

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

WHEREAS, the Aviation Authority and the Consultant desire to enter into this Addendum 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 Aviation 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 **NOT TO EXCEED amount of ONE MILLION TWO HUNDRED TWENTY-FIVE THOUSAND NINE HUNDRED SEVENTY AND NO/100 DOLLARS (\$1,225,970.00)**, broken down as follows:

Professional Fees:	NTE:	\$1,195,970.00
Professional Fees:	LS:	\$0.00
Reimbursable Expenses:	NTE:	<u>\$30,000.00</u>
 Total:		 \$1,225,970.00

3. A. Consultant hereby certifies that it is not on the Scrutinized Companies that Boycott Israel List and is not engaged in a boycott of Israel, as defined in Florida Statutes § 287.135, as amended;

AND

B. (applicable to agreements that may be \$1,000,000 or more) - Consultant hereby certifies that it is: (1) not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List as defined in Florida Statutes § 287.135; and (2) not engaged in business operations in Cuba or Syria, as defined in Florida Statutes § 287.135, as amended.


4. Aviation Authority may terminate the Agreement for cause and without the opportunity to cure if the Consultant is found to have submitted a false certification or has been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.

In the event the Agreement is for One Million Dollars (\$1,000,000.00) or more, Aviation Authority may terminate this Agreement for cause and without the opportunity to cure if the Consultant is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List or is engaged in business operations in Cuba or Syria.

5. Except as expressly modified in this Addendum, the Agreement dated June 25, 2024 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 Addendum this day of Aug 26, 2024.

GREATER ORLANDO AVIATION AUTHORITY



boxSIGN 1V3Q3914-17Y27LK6

By:

Kevin J. Thibault, P.E.
Chief Executive Officer

**Approved as to Form and Legality
(for the benefit of GOAA only)
this day of ~~Aug 22, 2024~~**



By:

**NELSON MULLINS RILEY AND
SCARBOROUGH, Legal Counsel
Greater Orlando Aviation Authority**

KIMLEY-HORN AND ASSOCIATES, INC.



boxSIGN 4YRYK7L5-17Y27LK6

By:

Signature (Duly Authorized Rep.)

Sr. Vice President

Title

PCM HANDOUT
Complete
Replacement
8/13/2024 Item NB-C

MEMORANDUM

TO: Members of the Procurement Committee

FROM: Keegan O'Brien, P.E., Assistant Vice President of Environmental

DATE: August 13, 2024

ITEM DESCRIPTION

Request for Recommendation to the Aviation Authority Board for Approval of an Addendum to the Continuing On-Call Architecture and Engineering Consultant Services with Kimley-Horn and Associates, Inc. for East Airfield Site Development Planning at Orlando International Airport

BACKGROUND

In May 2024, the firms providing Continuing On-Call Architecture and Engineering Consultant Services were selected through a competitive award process. These services are procured on an as-needed or annual basis.

On May 15, 2024, the Aviation Authority Board approved a Continuing On-Call Architecture and Engineering Services Agreement with the following firms:

- C&S Engineers, Inc.
- Garver Engineers, LLC
- Kimley-Horn and Associates, Inc.
- Michael Baker International, Inc.
- RS&H, Inc.

These no-cost base agreements established the negotiated hourly rates. These services are to provide continuing civil engineering services and related professional services, including but not limited to, civil, traffic, environmental, structural evaluation and design; landscape and irrigation design; utilities and infrastructure design; airfield design; roadway and signage design; surveying; cost estimating; scheduling; geotechnical services; stormwater management consulting and design services; and all other related services including coordination with the Aviation Authority, its Consultants, the City of Orlando and all agencies having jurisdiction over the facilities such as the Federal Aviation Administration, the Transportation Security Administration, the Florida Department of Transportation, and the Orlando Utilities Commission.

The Services may also include, but are not limited to, studies and preparation of reports involving scope definition and validation of projects, analysis of design parameters, budget development, evaluation and documentation of existing conditions; design, bid/procurement and award, design/build, design criteria package development, permitting, construction administration, resident engineering, master document support, technical support and review of documents prepared by others, design management support on various Aviation Authority projects and all other engineering and related professional services which may be required where the Aviation Authority elects not to solicit letters of interest by means of public advertisement.

EXHIBIT A

NEW BUSINESS ITEM - C (REPLACEMENT)

ISSUES

Consultant’s proposal, dated July 22, 2024, is to provide East Airfield Site Development Planning efforts which include survey, master planning, stormwater master planning and permitting, FEMA CLOMR floodplain analysis, water, reclaim, sanitary sewer, electrical/communications, and natural gas utility master planning.

Services cannot commence before the date of Aviation Authority Board approval. The approved addendum or amendment must be executed by the Aviation Authority before invoicing for services.

The cumulative contract value of all addenda/amendments since the last approval by the Aviation Authority Board for the Continuing On-Call Architecture and Engineering Consultant Services with Kimley-Horn and Associates, Inc. exceeds the \$250,000 threshold; thus, this agenda item requires Board approval.

SMALL BUSINESS

The MWBE/LDB/VBE participation has been reviewed by the Office of Small Business Development. The findings and recommendation are attached.

ALTERNATIVES

None.

FISCAL IMPACT

Funding is from CIR00938 and CIR00752. Funding source verified by _____ of Finance on ___/___/___ as correct and available.

RECOMMENDED ACTION

It is respectfully requested that the Procurement Committee recommend to the Aviation Authority Board approval of an Addendum to the Continuing On-Call Architecture and Engineering Consultant Services with Kimley-Horn and Associates, Inc. for the services contained herein and the amount as shown below:

Not to Exceed Fees	\$1,195,970.00
Lump Sum Fees	\$0.00
Not to Exceed Expenses	\$30,000.00
TOTAL	\$1,225,970.00
CRI – Compliance Review Date	
CRI – Funding Eligibility Review Date	



August 9, 2024

Ms. Keegan O'Brien, P.E.
Assistance Vice President or Environmental
Greater Orlando Aviation Authority
5855 Cargo Road
Orlando, Florida 32827
mary.obrien@goaa.org

**Re: East Airfield Site Development Plan
at Orlando International Airport**

Dear Keegan:

Attached, please find our proposal to complete the design services for the subject project, in accordance with our Continuing On-Call Architecture and Engineering Consultant Services contract (May 15, 2024) and approved rates.

The proposal submitted herein is for a total value of \$1,225,970; of which \$1,195,970 is not-to-exceed reimbursable labor fee, and \$30,000 is not-to-exceed reimbursable expenses (permit fees, utility pressure testing, etc.). The surveyor's (L&S Diversified, LLC.) scope has also been included for reference. The following tables are attached for backup:

- Table C-1, Summary of Fees and Expenses
- Table C-4, Summary of Not-to-Exceed Fees and Expenses
- Table C-5 (Kimley-Horn), Breakdown of Not-to-Exceed Reimbursable Fees for Kimley-Horn
- Table C-5 (L&S Diversified), Breakdown of Not-to-Exceed Reimbursable Fees for L&S Diversified
- Table C-6, Summary of Not-to-Exceed Reimbursable Expenses
- Table C-7, LDB/MWBE Participation Schedule
- Table C-9, Summary of Contracted Hourly Rates

Please note that for this scope of services we do anticipate an MWBE participation of 11.9%.

We sincerely appreciate the opportunity to provide these services to you and the Greater Orlando Aviation Authority. Please contact me if you have any questions.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.

Jonathan A. Martin, P.E.
Principal

Brian S. Ashby, P.E.
Vice President

CC:

K:\ORL_Aviation\marketing\GOAA\2024-06-05 East Airfield Master Planning (With Infrastructure)\Coverletter-OBrien-East Airfield Site Development Plan-2024-08-09.docx

**ATTACHMENT A: SCOPE OF SERVICES
ORLANDO INTERNATIONAL AIRPORT
EAST AIRFIELD SITE DEVELOPMENT PLAN
GREATER ORLANDO AVIATION AUTHORITY**

OVERVIEW

The project boundary encompasses the area that consists of the East Airfield of the Orlando International Airport (MCO). The area is within the jurisdiction of the City of Orlando and the South Florida Water Management District (SFWMD).

Based on previously authorized Master Planning efforts and program development conversations, Kimley-Horn will provide further detailed site development planning services for external project review, financial analysis and Owner approval. The services will also consist of updating the master conceptual stormwater approval permit for the proposed East Airfield Development areas. The revised conceptual approval permit will be permitted through SFWMD. This effort will require the development of master conceptual stormwater plans as well as mass grading plans for the associated areas. The purpose of the master conceptual stormwater permit is to conceptually allow for development to occur in these areas, so long as the general guidelines set forth in the conceptual permit are upheld. It should be noted that a conceptual approval permit sets guidelines for future development but does not specifically permit any commencement of construction. Individual construction permits will be required as development occurs.

Additionally, the services will consist of development of master infrastructure plans including roadways, wet utilities (potable water, sanitary sewer, and reclaim water), dry utilities (power and communications), and natural gas.

SCOPE:

INTRODUCTION

This project includes the development of a master site development plan for the East Airfield. The site development planning efforts will build upon and be consistent with the preliminary bubble plans, the previously issued SFWMD Conceptual ERP permit, the environmental assessment, the MOU, and existing PD. The site development plan will include the incorporation of program elements similar to what is illustrated in approved PD to include: hotel, office, commercial, and industrial uses. The commercial uses will front Narcoossee Road and move towards airfield support as we head west.

This project includes the development of a revised conceptual stormwater permit for Orlando International Airport stay consistent with the proposed future development within the East Airfield development areas. Permitting through SFWMD will be required modify the existing conceptual approval permit. This effort will involve stormwater modelling, conceptual master stormwater plan

layout, and detailed mass grading plans of the proposed stormwater management facilities to serve the East Airfield Development Areas (EADA).

Additionally, the project includes the development of master utility plan for potable water, reclaim water, sanitary sewer, electrical/communications dry utilities, and natural gas.

The basic scope of services for this project includes the following tasks:

Task 1 – Boundary and Topographic Survey

The purpose of this Task is to develop the boundary survey for the East Airfield property including on-site and perimeter improvements, as well as additional topographic survey of the northernmost 80 acres including improvements since the 2018 topographic survey within the East Airfield, as well as verification of the 2018 topographic survey of the entire East airfield property by 500' grid and survey of improvements and features not previously shown, including: 6,700' of canal along the west boundary; airport facilities located at the southwest portion of the property. L&S Diversified will perform the services outlined within this task. Specifically, the scope of work for this task includes:

Establish Survey Control

L & S Diversified shall establish horizontal and vertical control monuments to facilitate site engineering and site development planning. The monuments shall be established so that there is clear line of site between them. Horizontal coordinates shall be referenced to Florida State Plane, North American Datum of 1983 (NAD83). Elevations shall be referenced to North American Vertical Datum of 1988 (NAVD88).

Site control includes setting at minimum 134 site benchmarks per Florida Standards of Practice.

Boundary Survey

The position and description of all recovered monument; metes and bounds legal description; all adjacent right-of-ways and access with recording information; lines of possession and improvements along the boundaries; buildings; easements and servitudes; water features; calculated area of subject property; setting corner monumentation (**approximately 82 corners**) and appropriate section work.

The Boundary Survey will be prepared in accordance with the State of Florida Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and per Section 472.027, Florida Statutes.

A title opinion (**to be provided by GOAA**) will be required for these tasks.

The subject property includes the following parcel numbers:

A Portion of Parcel Orange County Parcel 03-24-30-0000-00-002, and all of Orange County Parcels 01-24-30-0000-00-004, 01-24-30-0000-00-011, 01-24-30-3273-01-000, and 01-24-30-2340-01-000 and based on the legal description provided by GOAA.

Topographic Survey

- Full topographic survey on the northern 80 acres. This area is the area along SR-528, along the improvements recently constructed by Brightline. See below for approximately limits.



- 500' grid verification survey of the full property with updated data since the 2018 topographic survey by others. Prepare updated survey incorporating previous survey into one (1) new survey deliverable.
- RTK/GPS or conventional data acquisition within the project limits; location and elevation of existing improvements and visible above ground utilities; and setting site benchmarks to facilitate engineering for the project site.
- Incorporate previously delineated wetlands into new survey deliverable.

The topographic survey will be displayed at one-foot contours and will be based on the North American Vertical Datum (NAVD) of 1988.

The Topographic Survey will be prepared in accordance with the State of Florida Standards of Practice Chapter 5J-17, Florida Administrative Code, as set forth by the Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

Data acquisition will conform to the horizontal and vertical precision standards as outlined in the Federal Geographic Data Committee, Geospatial Positioning Standards – PART 4: Standards for A/E/C and Facility Management (FGDC-STD-007.4-2002).

Note: The surveyor's proposal has been attached to this scope of services for reference.

Task 2 – East Airfield Site Development Planning

Based on previously authorized Master Planning efforts and program development conversations, Kimley-Horn will provide further detailed site development planning services for external project review, financial analysis and Owner approval. Program validation and verification should have or will continue to inform the master site development plan but fully understanding the following goals and objectives:

1. What specific target industries and land uses should we be planning for that will drive this site for the next 50 years?
2. Who are the primary decision makers beyond the GOAA board/City Officials that will influence approvals or funding for this area?
3. Are there major funding strategies and/or partners that will dictate land use and design decisions – sustainability, resilience, regional stormwater enhancements/improvements, economic development initiatives, etc.?
4. What new trends are on the horizon (i.e., Aerotropolis) that bridge airside and landside uses and enhance immediate adjacencies?
5. Have all of GOAA /Airport operational and site development plan growth factors including other transit modes been realized so that East Airfield development doesn't compromise THE economic engine?

Based on responses to these and other related discussions, Kimley-Horn will further the site development planning as follows:

- A. Coordination of the site plan elements / adjacencies with the overall site development criteria set-forth by the PD and surrounding context and Land Development Regulations (LDR) criteria.
- B. Review of, and response to proposed development program as provided by GOAA and in earlier phases of the design process.
- C. Review and respond to potential infrastructure demands based on the land uses identified and new trends in the proposed development. This includes but may not be limited to:
 - “Dry” utilities
 - “Wet” utilities – potable water, sanitary sewer, reclaimed water
 - Stormwater
 - Environmental
 - Traffic and transportation
- D. Detailed Site Development Plan – process and documentation:

Kimley-Horn will prepare a detailed site development plan / conceptual site plan for the entire property. The site development plan document(s) will address the following areas and elements:

- Existing natural features and elements of the site such-as: topography, geology, existing vegetation and major drainage patterns
- Proposed streets, street network and intersection criteria
- Proposed placement of buildings and type of the development parcels to be implemented by others or through separate RFP by GOAA, expansion of existing facilities, associated parking and/or parking structure options and other structures associated with the East Airfield site development plan program
- Parking configuration evaluation (surface, structured and on-street)
- Common Areas and Landscape Buffers
- Major open spaces
- Stormwater management areas

E. Plan enlargements for selected areas of the development

F. Typical street and roadway cross-sections

G. Prepare up to one (1) 3D sketch-up model (white model + Land-use colors)

H. Phasing diagram

Kimley-Horn has assumed that GOAA's legal council will prepare and submit the City of Orlando Planned Development (PD) application package. Kimley-Horn will provide supporting documentation, including exhibits and plans as noted in the scope above, for inclusion into the PD application. Kimley-Horn will also provide assistance through the attendance of meetings through the PD approval process.

This task also includes coordination with GOAA's traffic engineering consultant throughout the project to advise the site development planning of East Airfield and to support PD amendment submittal requirements and access permitting applications. Kimley-Horn has included up to forty (40) hours of meetings and coordination time with GOAA traffic engineering consultant.

Task 3 - Stormwater History Research, Data Collection, and Review

The purpose of this task is initiate data collection and historic research of the East Airfield within the Orlando International Airport. Topographic surveying and geotechnical investigation is not included in this scope of services as the data collected by Shannon Surveying (survey) and Nadic Engineering Services (geotechnical engineering) will be utilized for this analysis. Furthermore, the task effort will involve:

- (1) Attend one (1) 4-hour kick-off and scope verification meeting with relevant stakeholders. Provide minutes of that meeting.

- (2) Coordinate with SFWMD to begin research on the historic mapping and permitting that has occurred throughout the project limits.
- (3) Obtain and review relevant existing record drawings, plans, permits, and base mapping from GOAA, SFWMD, City of Orlando, Orange County, and FEMA.
- (4) Provide administration for the services including: progress reports, record keeping, coordination, and invoicing.
- (5) Define and list design criteria from governing agencies applicable to the project.
- (6) Review of MOU and the impact it has on the Conceptual Stormwater Master Plan.
- (7) Review historical topographic survey that is required for permitting.
- (8) Review historical geotechnical investigations by NADIC Engineering Services, Inc.
- (9) Perform site visits to understand topography, drainage patterns, existing structures, and surrounding features.
- (10) Attend one (1) review meeting to discuss information obtained during research.
- (11) Develop conceptual draft mass grading plans that depict future pond locations within the East Airfield.

Deliverables:

- (1) Conceptual draft mass grading plans.

Assumptions:

- (1) The previous topographic survey performed by Shannon Survey in 2018 will be utilized for the conceptual master stormwater plan and permitting through SFWMD. A new topographic survey will not be obtained, other than the improvements that were constructed as part of the Brightline Rail corridor along the north end of the East Airfield. If SFWMD requires a new topographic survey to be completed, this will be considered an Additional Service that is not covered under this scope and will require a very significant amount of effort.

Task 4 – Conceptual Master Stormwater Plan and SFWMD Permitting

The purpose of this task is to update the SFWMD conceptual stormwater permit for Orlando International Airport to account for changes in the East Airfield Site Development Plan. The goal will be to obtain a conceptual approval permit for the changes to the overall conceptual master stormwater plan and plan for future development in those areas. This effort will involve the design of a master stormwater management system for the development. The conceptual master stormwater plan will include conceptual pond layout and design, mass grading, and design of major stormwater conveyance and control structures. The conceptual stormwater management system will be designed to meet the requirements set forth by the City of Orlando and SFWMD. It should be noted that a conceptual approval permit does not authorize construction, alteration, maintenance, removal, or alteration. Issuance of a conceptual approval permit is a determination that conceptual plans are consistent with applicable rules at the time of issuance. The permit, if

issued, will contain specific conditions necessary to ensure that future applications for permits to construct, alter, operate, maintain, remove, or abandon projects can be issued only if such applications remain consistent with the conceptual approval permit. Additionally, the task effort will involve:

- (1) Attend one (1) pre-application meeting with SFWMD to discuss the scope of the project and the application and review process.
- (2) Obtain and review relevant existing record drawings, plans, permits, and base mapping.
- (3) Development of a master conceptual stormwater plan that reflects the anticipated future build-out of the East Airfield Development Area.
 - a. Conceptual design of master stormwater layout for the East Airfield Development Area.
 - b. Conceptual mass grading design of proposed ponds and surrounding area.
 - c. Conceptual design of major stormwater management structures (i.e. control structures, outfall weirs, etc.) and connectivity.
- (4) Development of a master conceptual stormwater model that will be used for the conceptual approval permit application package.
- (5) Prepare a conceptual approval permit application package for submittal and review by SFWMD.
- (6) Develop a preliminary Opinion of Probable Construction Cost for the proposed mass grading and earthwork elements related to the master conceptual stormwater plan.

Deliverables:

- (1) One (1) copy of SFWMD conceptual approval permit package (1 electronic copy)
- (2) One (1) copy of Master Conceptual Stormwater Plan (1 electronic copy)
 - a. Includes conceptual stormwater plan layout and conceptual mass grading plan.

TASK 5 - FEMA CLOMR Floodplain Analysis

Based on review of the Flood Insurance Rate Maps for Orlando International Airport, it is anticipated that future development will encroach into the 100-year floodplain as established by FEMA. Kimley-Horn will prepare the FEMA CLOMR MT-2 permit application package for submittal to the City of Orlando. Once approved and executed by the City of Orlando, Kimley-Horn will submit the CLOMR application package to FEMA. It is assumed that the scope of the analysis is limited to the proposed development property limits. It should be noted that Kimley-Horn cannot predict the results from FEMA prior to preparing application packages and receiving feedback based on FEMA's review. The task effort will involve:

- (1) Coordination with the City of Orlando and FEMA to discuss the scope of the project, any concerns there may be with the current FEMA FIRMs, and the application and review process.

- (2) Development of a hydraulic and hydrologic stormwater model for the proposed development.
- (3) Preparation of CLOMR permit package for submittal to the City of Orlando and FEMA.
 - a. Develop determination document
 - i. Develop revised FIRM panel(s) and flooding source(s)
 - ii. Develop a description of the nature of the revisions
 - iii. Development of flood hazard changes (BFEs, Floodways, etc)
 - iv. If revisions are made to the BFEs, notice/newspaper publication dates will need to be included (to be provided by Client).
 - b. Develop annotated FIRM showing the revised portion of the full-scale FIRM.
 - c. Prepare hydrologic computations.
 - d. Prepare hydraulic analysis and digital files.
 - e. Develop a project narrative including site photographs.
- (4) Preparation of CLOMR permit package for submittal to FEMA for proposed future development
- (5) Documented compliance with the Endangered Species Act (ESA) from the National Marine Fisheries Service or the United States Fish and Wildlife Service will need to be included in the permit application package. The ESA will need to be provided by the Client's environmental engineer.
- (6) Attend 10 (ten) review meetings to discuss information about the updates to the FEMA FIRMs and CLOMR package.

Deliverables:

- (1) Copy of FEMA MT-2 CLOMR/LOMR permit application packages.

TASK 6 - Responding to FEMA CLOMR Requests for Additional Information

Due to the nature of permitting floodplain map changes through FEMA, extensive effort will be needed for responding to the requests for additional information (RAI) throughout the permitting and review process. Because permitting of this nature is subjective and can vary greatly based on individual reviewers, exactly determining the required effort is difficult at this stage. With no true way to anticipate the additional information requests and questions that may arise throughout permitting, this task will be handled on an hourly basis with a budget. The budget will be monitored and will not be exceeded without GOAA approval. The task effort will involve:

- (1) Responding to RAIs from FEMA throughout the floodplain analysis and mapping procedure.
- (2) Responding to RAIs throughout permitting and coordination with the City of Orlando.

Task 7 – Water, Reclaim, and Sanitary Sewer Utility Planning

The services include reviewing and analyzing the ultimate potable water, reclaim water, and sanitary sewer utility infrastructure needs for the proposed build out of the East Airfield, per the Client approved Master Site Development Plan. Considering the Master Site Plan, Kimley-Horn will produce a master utility plan to include the following:

Water, Sanitary Sewer & Reclaim

- A. Research and collect existing data from GOAA and/or respective permitting authorities including the City of Orlando and Orlando Utilities Commission (OUC) for the existing systems onsite and adjacent offsite.
- B. Using the information collected during research and provided by the Client, create an existing condition map to use for master utility planning.
- C. Using the master site development plan and uses, as well as coordination with the Client, estimate water and sanitary demand, (Average and Peak) taking fixture counts into consideration, to size the proposed system mains.
- D. Estimate demand for irrigation and evaluate a new reclaim line for the onsite improvements.
- E. Using the master site development plan and feedback from OUC and the City of Orlando on available capacity, fire flow data, and tie in pressures, evaluate proposed utility routing for water and sanitary sewer for the proposed buildings and include coordination with existing utilities for potential modifications and/or relocations. This task does not evaluate the downstream system but may list possible improvements based on feedback from the respective agencies.
- F. Produce a water, sanitary sewer and reclaim utility schematic master utility plan for review and comment by the Client.
- G. Using estimated demand and tie-in information from the City of Orlando, evaluate a lift station for the development. It is anticipated that up to three (3) lift stations may be appropriate.
- H. Based on the master utility schematic plan, prepare a preliminary opinion of probable cost (not including any downstream improvements).

Task 8 – Electrical/Communications Dry Utilities Planning

Kimley-Horn will provide the following electrical/communications dry utilities planning services for internal project review, financial analysis, and owner approval.

Orlando Utilities Commission (OUC) and up to two (2) communications providers

- A. Up to two (2) site visits
 - a. Obtain utility record information for the project site
 - b. Coordination with utility providers on details of existing systems
- B. Review of the proposed development program as provided by the GOAA
- C. Up to eight (8) virtual meetings will be held with utility providers and/or the GOAA staff
 - a. It is understood that the GOAA will pay the engineering and design fees assessed by the utility providers directly, if applicable
- D. Dry Utility Planning – documentation:
 - a. Develop high-level electrical demand information
 - i. Coordination with the GOAA on proposed building uses, sizes, and loads
 - ii. Coordination with utility providers on proposed infrastructure and requirements for future infrastructure
 - b. Prepare schematic plan view of existing infrastructure
 - c. Prepare schematic plan view of proposed infrastructure
 - d. Opinion of Probable Construction Cost
 - i. Coordination with utility providers on cost for their cabling and equipment
 - ii. Material takeoffs from schematic plan view of proposed infrastructure
 - e. Two (2) master electrical utility plan submittals to the GOAA for review and comment
 - i. Draft
 - ii. Final
 - f. Response to up to one (1) round of comments on each plan submittal

Task 9 – Natural Gas Utility Planning

Research and Due Diligence

Kimley-Horn will perform the following services as part of this task:

- Coordinate with the natural gas utility to determine existing gas infrastructure in the project area and load capacity of existing network.

- Consult East Airfield site development design team and GOAA on anticipated natural gas demand of the facility.
- Research existing information from GOAA and determine permitting requirements for anticipated improvements.
- Working with the natural gas utility, determine existing system's capacity to provide service to the site. This task assumes the gas utility will perform all system modeling needed for evaluating natural gas supply capabilities.
- Provide recommendations for equipment and station design if needed based upon anticipated natural gas demand.

Natural Gas Facilities and Underground Piping Layout

Kimley-Horn will perform the following services as part of this task:

- Coordinate with the natural gas utility, site development design team, and GOAA on potential natural gas extension tie-in locations and routes.
- Evaluate natural gas entry points for facility and locations of natural gas equipment exterior to the building.
- Create a master natural gas planning exhibit of the natural gas improvements for the facility. The exhibit will include gas main routing exterior to the building and necessary gas system facilities and tie-in locations. The exhibit will feature planning level details and specifics.
- Provide construction phasing recommendations for the selected natural gas improvements.
- Prepare a preliminary opinion of probable cost for the proposed gas improvements.
- Provide recommendations for equipment and station design if needed based upon anticipated natural gas demand.
- Attend up to three (3) utility coordination meetings with GOAA and other utility design teams.
- Attend up to three (3) meetings with the natural gas utility.
- Attend up to three (3) general project meetings.
- Complete necessary project management tasks including creation of invoices, recording of meeting minutes, and schedule review, among others.

TENTATIVE SCHEDULE

TBD	Contract Execution & NTP
21 Weeks from NTP	Complete Boundary and Topographic Survey
12 Weeks from Conceptual Plan Approval	Draft Site Development Plan
20 weeks from Completed Survey	SFWMD Permit Packages Submittal
9 Months from Submittal to SFWMD	Obtain SFWMD Conceptual Permit
16 weeks from Draft Site Development Plan Approval	Final Site Development Plan Submittal
20 weeks from Completed Survey	FEMA CLOMR Package Submittal to City
TBD	Obtain FEMA Determination

Note: The schedule noted above is preliminary and subject to change due to timing of the completion of elements such as the market analysis definition of the program and traffic impact analysis, as well as Owner directed changes, review times, and meeting dates.

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL

Table C-1

Phase of Project:	Boundary and Topographic Survey	East Airfield Site Development Planning	Stormwater History Research, Data Collection, and Review	Conceptual Master Stormwater Plan and SFWMD Permitting	FEMA CLOMR Floodplain Analysis	Responding to FEMA CLOMR Requests for Additional Information	Water, Reclaim, and Sanitary Sewer Utility Planning	Electrical/Communications Dry Utilities Planning	Natural Gas Utility Planning	SUBTOTAL	TOTAL CONTRACT
1.0 Lump Sum Fee:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2.0 Not to Exceed Reimbursable Fee:	\$145,339.00	\$211,260.00	\$70,426.00	\$236,689.00	\$80,988.00	\$79,100.00	\$158,934.00	\$116,492.00	\$96,742.00	\$1,195,970.00	\$1,195,970.00
3.0 Not to Exceed Reimbursable Expenses:	\$0.00	\$0.00	\$0.00	\$15,000.00	\$10,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00
4.0 TOTAL CONTRACT VALUE:	\$145,339.00	\$211,260.00	\$70,426.00	\$251,689.00	\$90,988.00	\$79,100.00	\$163,934.00	\$116,492.00	\$96,742.00	\$1,225,970.00	\$1,225,970.00
Total Lump Sum Labor Hours:	0	0	0	0	0	0	0	0	0	0	0
Total Not to Exceed Reimbursable Labor Hours:	1,901	890	355	1,180	377	404	778	476	369	6730	6,730
TOTAL LABOR HOURS:	1,901	890	355	1,180	377	404	778	476	369	6730	6,730
Average Hourly Rate:	\$76.45	\$237.37	\$198.38	\$200.58	\$214.82	\$195.79	\$204.29	\$244.73	\$262.17	\$177.71	\$177.71

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
Table C-4

Phase of Project:	Boundary and Topographic Survey		East Airfield Site Development Planning		Stormwater History Research, Data Collection, and Review		Conceptual Master Stormwater Plan and SFWMD Permitting		FEMA CLOMR Floodplain Analysis		Responding to FEMA CLOMR Requests for Additional Information		Water, Reclaim, and Sanitary Sewer Utility Planning		Electrical/Communications Dry Utilities Planning		Natural Gas Utility Planning		TOTAL	
	Labor Hours	Total Fee	Labor Hours	Total Fee	Labor Hours	Total Fee	Labor Hours	Total Fee	Labor Hours	Total Fee	Labor Hours	Total Fee	labor hours	Total Fee	labor hours	Total Fee	labor hours	Total Fee	Labor Hours	Cost
Kimley-Horn & Associates																				
Not to Exceed Reimbursable Fee	0	\$0	890	\$211,260	355	\$70,426	1,180	\$236,689	377	\$80,988	404	\$79,100	778	\$158,934	476	\$116,492	369	\$96,742	4,829	\$1,050,631
Not to Exceed Reimbursable Expenses		\$0		\$0		\$0		\$15,000		\$10,000		\$0		\$5,000		\$0		\$0		\$30,000
Sub-Total Designer	0	\$0	890	\$211,260	355	\$70,426	1,180	\$251,689	377	\$90,988	404	\$79,100	778	\$163,934	476	\$116,492	369	\$96,742	4,829	\$1,080,631
L&S Diversified, LLC.																				
Not to Exceed Reimbursable Fee	1,901	\$145,339	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1,901	\$145,339
Not to Exceed Reimbursable Expenses		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
Sub-Total L&S Diversified, LLC.	1,901		0		0		0		0		0		0		0		0		1,901	\$145,339
Total Not to Exceed Amount:	1,901	\$145,339	890	\$211,260	355	\$70,426	1,180	\$251,689	377	\$90,988	404	\$79,100	778	\$163,934	476	\$116,492	369	\$96,742	6,730	\$1,225,970

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
Table C-5 (Kimley-Horn)

Position:	QC Reviewer		Senior Project Manager		Senior Engineer/Planner		Engineer/Planner		Engineering Intern		Designer		Administrative Assistant		TOTAL			
	\$300		\$338		\$288		\$209		\$130		\$229		\$120		Labor Hours	Cost	Avg. Hourly Rate	
	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost				
East Airfield Site Development Planning																		
East Airfield Site Development Planning	200	\$60,000	40	\$13,520	80	\$23,040	200	\$41,800	200	\$26,000	20	\$4,580	8	\$960	748	\$169,900	\$227	
Meetings and Coordination	40	\$12,000	40	\$13,520	50	\$14,400		\$0		\$0		\$0	12	\$1,440	142	\$41,360	\$291	
Sub-Total East Airfield Site Development Planning	240	\$72,000	80	\$27,040	130	\$37,440	200	\$41,800	200	\$26,000	20	\$4,580	20	\$2,400	890	\$211,260	\$237	
Stormwater History Research, Data Collection, and Review																		
Attend Design Kick-Off Meeting with Owner and Prepare Minutes		\$0	4	\$1,352		\$0	4	\$836		\$0		\$0	4	\$480	12	\$2,668	\$222	
Review of MOU and Impacts to Existing Conceptual Permit		\$0	10	\$3,380	15	\$4,320	30	\$6,270	20	\$2,600	20	\$4,580	5	\$600	100	\$21,750	\$218	
Coordination with SFWMD		\$0	2	\$676	4	\$1,152	10	\$2,090	10	\$1,300		\$0	4	\$480	30	\$5,698	\$190	
Obtain and Review Relevant Historical Information, Record Drawings, etc.		\$0	4	\$1,352		\$0	12	\$2,508	20	\$2,600	10	\$2,290	10	\$1,200	56	\$9,950	\$178	
Perform Field Visit		\$0		\$0	5	\$1,440	20	\$4,180	20	\$2,600		\$0		\$0	45	\$8,220	\$183	
Develop Preliminary Basin Mapping	1	\$300	1	\$338	5	\$1,440	10	\$2,090	15	\$1,950	15	\$3,435		\$0	47	\$9,553	\$203	
Review Survey and Geotechnical Data	1	\$300	1	\$338	2	\$576	5	\$1,045	20	\$2,600	20	\$4,580	4	\$480	53	\$9,919	\$187	
Prepare Summary of Observations and Attend Review Meeting		\$0	4	\$1,352		\$0	4	\$836		\$0		\$0	4	\$480	12	\$2,668	\$222	
Sub-Total Stormwater History Research, Data Collection, and Review	2	\$600	26	\$8,788	31	\$8,928	95	\$19,855	105	\$13,650	65	\$14,885	31	\$3,720	355	\$70,426	\$198	
Conceptual Master Stormwater Plan and SFWMD Permitting																		
Attend pre-application meeting with SFWMD		\$0	4	\$1,352	4	\$1,152	4	\$836		\$0		\$0	4	\$480	16	\$3,820	\$239	
Develop Conceptual Stormwater Pond Layout Plan		\$0	4	\$1,352	10	\$2,880	20	\$4,180	40	\$5,200	40	\$9,160		\$0	114	\$22,772	\$200	
Develop Conceptual Mass Grading Plans		\$0	10	\$3,380	20	\$5,760	80	\$16,720	120	\$15,600	120	\$27,480		\$0	350	\$68,940	\$197	
Develop Preliminary Project Layout Plan		\$0	4	\$1,352	10	\$2,880	20	\$4,180	40	\$5,200	40	\$9,160		\$0	114	\$22,772	\$200	
Design of Conceptual Major Stormwater Conveyance Structures		\$0	5	\$1,690	15	\$4,320	30	\$6,270	80	\$10,400	60	\$13,740		\$0	190	\$36,420	\$192	
Develop Master Conceptual Stormwater Model		\$0	5	\$1,690	20	\$5,760	60	\$12,540	40	\$5,200		\$0		\$0	125	\$25,190	\$202	
Prepare Master Conceptual Stormwater Report		\$0	2	\$676	10	\$2,880	30	\$6,270	60	\$7,800	10	\$2,290	20	\$2,400	132	\$22,316	\$169	
Prepare and Submit Permit Application Packages		\$0	1	\$338		\$0	5	\$1,045	5	\$650		\$0	10	\$1,200	21	\$3,233	\$154	
Prepare for and Attend up to 4 Meetings		\$0	12	\$4,056		\$0	12	\$2,508	12	\$1,560	8	\$1,832	4	\$480	48	\$10,436	\$217	
Preliminary OPCC		\$0	15	\$5,070	35	\$10,080		\$0		\$0		\$0		\$0	50	\$15,150	\$303	
QA/QC Plans, Reports, and Models	18	\$5,400		\$0		\$0		\$0		\$0		\$0	2	\$240	20	\$5,640	\$282	
Sub-Total Conceptual Master Stormwater Plan and SFWMD Permitting	18	\$5,400	62	\$20,956	124	\$35,712	261	\$54,549	397	\$51,610	278	\$63,662	40	\$4,800	1,180	\$236,689	\$201	
FEMA CLOMR Floodplain Analysis																		
Coordination with FEMA	1	\$300	12	\$4,056		\$0	12	\$2,508		\$0		\$0	12	\$1,440	37	\$8,304	\$224	
Prepare CLOMR Permit Packages	1	\$300	8	\$2,704	8	\$2,304	24	\$5,016	40	\$5,200	20	\$4,580	4	\$480	105	\$20,584	\$196	
Analyze and Determine Base 100-year Flood Elevations	2	\$600	8	\$2,704	20	\$5,760	60	\$12,540	40	\$5,200		\$0	4	\$480	134	\$27,284	\$204	
Coordination with City of Orlando for Information Regarding FEMA Permit		\$0	12	\$4,056		\$0	20	\$4,180		\$0		\$0	12	\$1,440	44	\$9,676	\$220	
Attend 5 Review Meetings		\$0	20	\$6,760		\$0	20	\$4,180		\$0		\$0	5	\$600	45	\$11,540	\$256	
QA/QC Permitting Documents	12	\$3,600		\$0		\$0		\$0		\$0		\$0		\$0	12	\$3,600	\$300	
Sub-Total FEMA CLOMR Floodplain Analysis	16	\$4,800	60	\$20,280	28	\$8,064	136	\$28,424	80	\$10,400	20	\$4,580	37	\$4,440	377	\$80,988	\$215	
Responding to FEMA CLOMR Requests for Additional Information																		
Respond to RAIs from FEMA and City of Orlando	4	\$1,200	20	\$6,760	40	\$11,520	100	\$20,900	120	\$15,600	80	\$18,320	40	\$4,800	404	\$79,100	\$196	
Sub-Total Responding to FEMA CLOMR Requests for Additional Information	4	\$1,200	20	\$6,760	40	\$11,520	100	\$20,900	120	\$15,600	80	\$18,320	40	\$4,800	404	\$79,100	\$196	

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
Table C-5 (Kimley-Horn)

Position:	QC Reviewer		Senior Project Manager		Senior Engineer/Planner		Engineer/Planner		Engineering Intern		Designer		Administrative Assistant		TOTAL		
	Rate (\$/Hour):	\$300	\$338		\$288		\$209		\$130		\$229		\$120		Labor Hours	Cost	Avg. Hourly Rate
	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost			
Water, Reclaim, and Sanitary Sewer Utility Planning																	
Attend Pre-Application meeting with OUC and City of Orlando		\$0	10	\$3,380	10	\$2,880	10	\$2,090		\$0		\$0	8	\$960	38	\$9,310	\$245
Obtain and Review Relevant Historical Information, Record Drawings, etc.		\$0	4	\$1,352		\$0	12	\$2,508	20	\$2,600	20	\$4,580	10	\$1,200	66	\$12,240	\$185
Prepare Existing Conditions Base Map		\$0	2	\$676	5	\$1,440	10	\$2,090	30	\$3,900	40	\$9,160		\$0	87	\$17,266	\$198
Prepare Water, Reclaim, and Sewer Demand Calculations		\$0	1	\$338	2	\$576	20	\$4,180	40	\$5,200		\$0		\$0	63	\$10,294	\$163
Develop Schematic Water, Reclaim, and Sewer Utility Layout		\$0	4	\$1,352	8	\$2,304	30	\$6,270	60	\$7,800	60	\$13,740		\$0	162	\$31,466	\$194
Develop Conceptual Water, Reclaim, and Sewer Models		\$0	4	\$1,352	40	\$11,520	100	\$20,900	100	\$13,000		\$0		\$0	244	\$46,772	\$192
Prepare for and Attend up to 4 Meetings		\$0	12	\$4,056		\$0	12	\$2,508	12	\$1,560	8	\$1,832	4	\$480	48	\$10,436	\$217
Preliminary OPCC		\$0	15	\$5,070	35	\$10,080		\$0		\$0		\$0		\$0	50	\$15,150	\$303
QA/QC Plans, Reports, and Models	20	\$6,000		\$0		\$0		\$0		\$0		\$0		\$0	20	\$6,000	\$300
Sub-Total Water, Reclaim, and Sanitary Sewer Utility Planning	20	\$6,000	52	\$17,576	100	\$28,800	194	\$40,546	262	\$34,060	128	\$29,312	22	\$2,640	778	\$158,934	\$204
Electrical/Communications Dry Utilities Planning																	
Up to two (2) site visits	8	\$2,400		\$0	12	\$3,456	12	\$2,508		\$0		\$0	2	\$240	34	\$8,604	\$253
Obtain utility record information for the project site	1	\$300		\$0	2	\$576	8	\$1,672		\$0		\$0	2	\$240	13	\$2,788	\$214
Coordination with utility providers on details of existing systems	3	\$900		\$0	6	\$1,728	12	\$2,508		\$0		\$0		\$0	21	\$5,136	\$245
Review of proposed development program	2	\$600		\$0	8	\$2,304	8	\$1,672		\$0		\$0		\$0	18	\$4,576	\$254
Up to eight (8) virtual meetings	12	\$3,600		\$0	16	\$4,608	16	\$3,344		\$0		\$0	4	\$480	48	\$12,032	\$251
<i>Dry Utility Planning - Documentation</i>																	
Coordination with the GOAA on proposed building uses, sizes, and loads	4	\$1,200		\$0	16	\$4,608	32	\$6,688		\$0		\$0		\$0	52	\$12,496	\$240
Coordination with utility providers on proposed infrastructure and future infrastructure	4	\$1,200		\$0	16	\$4,608	24	\$5,016		\$0		\$0		\$0	44	\$10,824	\$246
Develop schematic plan view of existing infrastructure	2	\$600		\$0	10	\$2,880	20	\$4,180		\$0		\$0		\$0	32	\$7,660	\$239
Develop schematic plan view of proposed infrastructure	8	\$2,400		\$0	20	\$5,760	40	\$8,360		\$0		\$0		\$0	68	\$16,520	\$243
<i>Opinion of Probable Construction Cost</i>																	
Coordination with utility providers on cost for their cabling and equipment	4	\$1,200		\$0	16	\$4,608	24	\$5,016		\$0		\$0		\$0	44	\$10,824	\$246
Material takeoffs from schematic plan view of proposed infrastructure	6	\$1,800		\$0	24	\$6,912	24	\$5,016		\$0		\$0	2	\$240	56	\$13,968	\$249
<i>Plan Submittals</i>																	
Draft Submittal Comment Review & Response	2	\$600		\$0	8	\$2,304	12	\$2,508		\$0		\$0	1	\$120	23	\$5,532	\$241
Final Submittal Comment Review & Response	2	\$600		\$0	8	\$2,304	12	\$2,508		\$0		\$0	1	\$120	23	\$5,532	\$241
Sub-Total Electrical/Communications Dry Utilities Planning	58	\$17,400	0	\$0	162	\$46,656	244	\$50,996	0	\$0	0	\$0	12	\$1,440	476	\$116,492	\$245
Natural Gas Utility Planning																	
Research and Due Diligence		\$0	20	\$6,760	30	\$8,640	60	\$12,540		\$0		\$0		\$0	110	\$27,940	\$254
Natural Gas Facilities and Underground Piping Layout		\$0	20	\$6,760	20	\$5,760	100	\$20,900		\$0		\$0		\$0	140	\$33,420	\$239
Preliminary OPCC		\$0	15	\$5,070	35	\$10,080		\$0		\$0		\$0		\$0	50	\$15,150	\$303
Project Management and Meetings		\$0	24	\$8,112	40	\$11,520		\$0		\$0		\$0	5	\$600	69	\$20,232	\$293
Sub-Total Natural Gas Utility Planning	0	\$0	79	\$26,702	125	\$36,000	160	\$33,440	0	\$0	0	\$0	5	\$600	369	\$96,742	\$262
TOTAL NOT TO EXCEED REIMBURABLE FEE:	358	\$107,400	379	\$128,102	740	\$213,120	1390	\$290,510	1164	\$151,320	591	\$135,339	207	\$24,840	4829	\$1,050,631	\$218

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
Table C-5 (L&S Diversified)

Position:	Sr. Survey Crew Chief		Instrument Man		Sr. Project Manager		Sr. CADD Technician		TOTAL		
	\$97		\$43		\$173		\$78		Labor Hours	Cost	Avg. Hourly Rate
Rate (\$/Hour):	Labor Hours	Cost	Labor Hours	Cost	Labor Hours	Cost	Labor hours	Cost			
L&S Diversified, LLC.											
Boundary and Topographic Survey											
Survey Control	104	\$10,088	104	\$4,472	13	\$2,249	52	\$4,056	273	\$20,865	\$76
Boundary Survey	400	\$38,800	400	\$17,200	50	\$8,650	200	\$15,600	1,050	\$80,250	\$76
Topographic Survey - North 80 Acres	80	\$7,760	80	\$3,440	10	\$1,730	40	\$3,120	210	\$16,050	\$76
Topographic Survey - Verification and Update Full Property	140	\$13,580	140	\$6,020	18	\$3,114	70	\$5,460	368	\$28,174	\$77
Sub-Total Boundary and Topographic Survey	724	\$70,228	724	\$31,132	91	\$15,743	362	\$28,236	1,901	\$145,339	\$76
TOTAL NOT TO EXCEED REIMBURABLE FEE:	724	\$70,228	724	\$31,132	91	\$15,743	362	\$28,236	1,901	\$145,339	\$76

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL

Table C-6 (Kimley-Horn)

**Table C-6: KHA Reimbursable
REIMBURSABLE EXPENSES**

A complete breakdown of estimated reimbursable expenses, if any, which will be compensated on a not to exceed reimbursable basis, shall be included in this section. The Consultant may use any format for this breakdown, provided that it clearly defines the basis for the not to exceed amount. A breakdown for each Subconsultant's expenses is also required.

<i>Documents / Plan Sets Expenses</i>	<i>Entity</i>	<i>Unit</i>	<i>Quantity</i>	<i>Price</i>	<i>Subtotal</i>
SFWMD Permit Application Fee	KHA	NTE	1	\$15,000.00	\$15,000.00
FEMA CLOMR Application Fee and Associated Items	KHA	NTE	1	\$10,000.00	\$10,000.00
Master Plan Utility Pressure Testing and Associated Items	KHA	NTE	1	\$5,000.00	\$5,000.00
<i>Subtotal</i>					<i>\$30,000.00</i>
<i>KHA = Kimley-Horn and Associates, Inc.</i>					
Total					\$30,000.00

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL

Table C-7

TABLE C-7a DBE PARTICIPATION SCHEDULE

NAME OF SUBCONSULTANT	PROPOSED SCOPE OF SERVICES	FEE	PROPOSED PARTICIPATION
TOTAL PROPOSED PARTICIPATION		\$0.00	0.0%

TABLE C-7b MWBE PARTICIPATION SCHEDULE

NAME OF SUBCONSULTANT	PROPOSED SCOPE OF SERVICES	FEE	PROPOSED PARTICIPATION
L&S Diversified, LLC.		\$145,339.00	11.9%
TOTAL PROPOSED PARTICIPATION		\$145,339.00	11.9%

TABLE C-7c LDB PARTICIPATION SCHEDULE

NAME OF FIRM	PROPOSED SCOPE OF SERVICES	FEE	PROPOSED PARTICIPATION
TOTAL PROPOSED PARTICIPATION		\$0.00	0.0%

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL

Table C-9

All amounts invoiced by the Consultant as Reimbursable Fees shall be calculated on the basis of the actual number of hours of services rendered under this Agreement by each of the positions defined and by the new positions as identified below, multiplied by the corresponding Contract Hourly Rate, up to the Not to Exceed limit defined by the Agreement. Include information on positions held by both the design consultant and each subconsultant.

<u>FIRM</u>	<u>POSITION</u>	<u>CONTRACT HOURLY RATE</u>
Kimley-Horn and Associates, Inc	Principal	\$367.00
Kimley-Horn and Associates, Inc	QC Reviewer	\$300.00
Kimley-Horn and Associates, Inc	Senior Project Manager	\$338.00
Kimley-Horn and Associates, Inc	Project Manager	\$280.00
Kimley-Horn and Associates, Inc	Senior Engineer/Planner	\$288.00
Kimley-Horn and Associates, Inc	Engineer/Planner	\$209.00
Kimley-Horn and Associates, Inc	Engineering Intern	\$130.00
Kimley-Horn and Associates, Inc	Designer	\$229.00
Kimley-Horn and Associates, Inc	Principal/Chief Scientist	\$222.00
Kimley-Horn and Associates, Inc	Environmental Specialist	\$170.00
Kimley-Horn and Associates, Inc	Administrative Assistant	\$120.00
L&S Diversified, LLC.	Sr. Survey Crew Chief	\$97.00
L&S Diversified, LLC.	Instrument Man	\$43.00
L&S Diversified, LLC.	Sr. Project Manager	\$173.00
L&S Diversified, LLC.	Sr. CADD Technician	\$78.00
L&S Diversified, LLC.	Principal	\$84.00
L&S Diversified, LLC.	Administrative Assistant	\$35.00



L & S Diversified

Surveying and Mapping | Subsurface Utility Engineering | LiDAR

FASTER
BETTER
STRONGER

May 14, 2024

Brian Ashby, P.E.
Kimley-Horn
200 South Orange Avenue, Suite 600
Orlando, FL 32801

Subject: **GOAA, East Airfield**

Dear Brian,

We appreciate your consideration of L&S Diversified, LLC to provide professional surveying services for the above referenced project. Below we have outlined a proposed schedule of services and the associated fees for this project.

SCOPE OF SERVICES

Approximate limits of survey shown below.

- Boundary survey of the East Airfield property including on-site and perimeter improvements.
- Topographic survey of the northern 80 acres including improvements since the 2018 topographic survey by others.
- Verification of the 2018 topographic survey of the entire East airfield property by 500' grid and survey of improvements and features not previously shown, including: 6,700' of canal along the west boundary; missing pond; airport facilities located at the southwest portion of the property.



L & S Diversified, LLC

Principal
Sherry Lee Manor, PSM

489 SR 436, Suite 117
Casselberry, FL 32707
o 407.681.3836

www.LSsurveyor.com



FASTER
BETTER
STRONGER

Establish Survey Control

L & S Diversified shall establish horizontal and vertical control monuments to facilitate site engineering. The monuments shall be established so that there is clear line of site between them. Horizontal coordinates shall be referenced to Florida State Plane, North American Datum of 1983 (NAD83). Elevations shall be referenced to North American Vertical Datum of 1988 (NAVD88).

Site control includes setting at minimum 134 site benchmarks per Florida Standards of Practice.

Boundary Survey

L & S Diversified will provide all labor, equipment and resources necessary to research, locate and/or establish the required site control and perform a boundary survey.

Boundary Survey Tasks: The position and description of all recovered monument; metes and bounds legal description; all adjacent right-of-ways and access with recording information; lines of possession and improvements along the boundaries; buildings; easements and servitudes; water features; calculated area of subject property; setting corner monumentation (**approximately 82 corners**) and appropriate section work.

The Boundary Survey will be prepared in accordance with the State of Florida Standards of Practice, as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and per Section 472.027, Florida Statutes

A title opinion (to be provided by Client) will be required for these tasks.

The subject property includes the following parcel numbers:

A Portion of Parcel Orange County Parcel 03-24-30-0000-00-002, and all of Orange County Parcels 01-24-30-0000-00-004, 01-24-30-0000-00-011, 01-24-30-3273-01-000, and 01-24-30-2340-01-000 and based on the legal description provided by client.

Topographic Survey

- **Full topographic survey on the northern 80 acres. See below for approximate limits**



- **500' grid Verification survey of the full property with updated data since the 2018 topographic survey by others. Prepare updated survey incorporating previous survey into 1 new survey deliverable. See below for improvements to be included on updated topographic survey.**



**FASTER
BETTER
STRONGER**



Pond



Airport facilities



Western Canal (North to right)

L & S Diversified will provide all labor, equipment and resources necessary to research, locate and/or establish the required site control and perform a survey.

Topographic Survey: RTK/GPS or conventional data acquisition within the project limits; location and elevation of existing improvements and visible above ground utilities; and setting site bench marks to facilitate engineering for the project site.

Wetland Delineation Survey: incorporate previously delineated wetlands into new survey deliverable.

The topographic survey will be displayed at one foot contours and will be based on the North American Vertical Datum (NAVD) of 1988.

The Topographic Survey will be prepared in accordance with the State of Florida Standards of Practice Chapter 5J-17, Florida Administrative Code, as set forth by the Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

Data acquisition will conform to the horizontal and vertical precision standards as outlined in the Federal Geographic Data Committee, Geospatial Positioning Standards – PART 4: Standards for A/E/C and Facility Management (FGDC-STD-007.4-2002).

Deliverables

Survey in pdf and dwg format, **signed and sealed hardcopies as required by Client are to be billed at cost.**

L & S Diversified, LLC

Principal
Sherry Lee Manor, PSM

489 SR 436, Suite 117
Casselberry, FL 32707
o 407.681.3836

www.LSsurveyor.com



FASTER
BETTER
STRONGER

The below and attached table summarizes the costs associated with this proposal. Please review this information and let us know if you have any questions.

Description	Fee
Survey Control	\$20,865.00
Boundary Survey	\$80,250.00
Topographic Survey - North 80 Acres	\$16,050.00
Topographic Survey - Verification and Update Full Property	\$28,174.00
Estimated Time and Materials (Not To Exceed)	\$145,339.00

Schedule

L & S Diversified will begin the Survey on the subject property within 10 working days after receipt of your executed Notice to Proceed (NTP). This does not apply if extensive title work is involved, extensive certification requirements are needed, or if an ALTA/ACSM Survey is required. Proposed fee and schedule shown hereon is valid for up to 45 days from the date of receipt. We prefer at least 48 hours of notice for scheduling of a field crew.

Description	Duration
Field Data Collection	12 Weeks
Office Drafting	6 Weeks
QA/QC	3 Week
Estimated Delivery of Survey from Notice to Proceed	21 Weeks

Additional Services

If the client desires to change or expand upon these proposed services, an additional fee shall be negotiated. This renegotiation shall be accomplished prior to commencing the additional work, and may be necessary for any of the following services which are not a part of this contract:

Locating and/or flagging Flood Zone Line or Normal High Water Line (NHWL), tidal records, or locating '0' or specific elevations, Research and ordering additional Maps, Records or Materials necessary for completing these specified tasks; client-imposed requirements not covered herein; Additional Certifications or Affidavits not specified herein; Elevation Certifications; Wetland Delineation or Location; sub-surface Excavation or Underground Utility Location; Extensive Title Review and Plotting of Easements; Offsite Surveys or Sketches; Vertical Topographic information unless outlined in this proposal; Requests by Third Parties (Buyer's Attorney, Seller's Attorney, Lender or Lender's Counsel, Real Estate Agents, Title Company Personnel, etc.) for additions, deletions or revisions to be made to the survey drawings or maps before or after initial submittal to client; Additional Meetings and Errands not covered herein which are necessary to complete these specified tasks; Client-Authorized on-site instruction given to field crew for extra field work not covered herein; Client-approved overtime; Additional ALTA Table A Items.



FASTER

BETTER

STRONGER

Reimbursables such as overnight mailings, sending electronic files, copying charges, blueprinting costs, plotting of extra drawings not covered herein, delivery, shipping, or rush charges, etc. will be billed as an Extra cost on a Time, Materials and Expense basis.

It may be necessary for the Project Manager to call the client to receive verification and authorization for Extra Costs stated above in the preceding paragraph, and may further require the client to sign an Additional Work Authorization Form for any out-of-scope requests.

All public entity or jurisdictional agency fees are to be paid directly by the client prior to obtaining approvals or permits. These fees include, but are not limited to, platting, impact, re-zoning, permitting, review and application fees. L & S Diversified has no control over the procedures of public entities or jurisdictional agencies, and therefore, cannot guarantee timing and outcome of permits and entitlements related to this site/project.

Thank you for this opportunity and we look forward to working with you on this exciting new project. Should you have any questions, please do not hesitate to call.

Sincerely,
L & S Diversified, LLC

Sherry L. Manor
President

L & S Diversified, LLC

Principal
Sherry Lee Manor, PSM

489 SR 436, Suite 117
Casselberry, FL 32707
o 407.681.3836

www.LSsurveyor.com

L&S Diversified

Service Items 101-117						
Sr. Survey Crew Chief		Instrument Man				
\$97.00		\$43.00				
Hours	Fee	Hours	Fee	Subtotal - Hours	Subtotal - Fee	
Survey Control	104.00	\$10,088.00	104.00	\$4,472.00	208.00	\$14,560.00
Boundary Survey	400.00	\$38,800.00	400.00	\$17,200.00	800.00	\$56,000.00
Topographic Survey - North 80 Acres	80.00	\$7,760.00	80.00	\$3,440.00	160.00	\$11,200.00
Topographic Survey - Verification and Update Full Property	140.00	\$13,580.00	140.00	\$6,020.00	280.00	\$19,600.00
	724.00	\$70,228.00	724.00	\$31,132.00	1448.00	\$101,360.00

Service Items 201-220						
Sr. Project Manager		Sr. CADD Technician				
\$173.00		\$78.00				
Hours	Fee	Hours	Fee	Subtotal - Hours	Subtotal - Fee	
Survey Control	13.00	\$2,249.00	52.00	\$4,056.00	65.00	\$6,305.00
Boundary Survey	50.00	\$8,650.00	200.00	\$15,600.00	250.00	\$24,250.00
Topographic Survey - North 80 Acres	10.00	\$1,730.00	40.00	\$3,120.00	50.00	\$4,850.00
Topographic Survey - Verification and Update Full Property	18.00	\$3,114.00	70.00	\$5,460.00	88.00	\$8,574.00
	91.00	\$15,743.00	362.00	\$28,236.00	453.00	\$43,979.00

Total Fee - Not To Exceed


\$145,339.00

TRUTH IN NEGOTIATION CERTIFICATION
East Airfield Site Development Plan

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 Greater Orlando 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 one (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 Greater Orlando Aviation Authority, whichever is later.

Consultant: Kimley-Horn and Associates, Inc.

By: 

Print Name: Jonathan A. Martin

Date: August 9, 2024

ATTACHMENT A

FINANCE FORM

Date:	<u>July 23, 2024</u>	Requestor's Extension:	<u>x3555</u>
Requestor's Name:	<u>Keegan O'Brien</u>	Preparer's Extension:	<u>x3555</u>
Preparer's Name:	<u>Keegan O'Brien</u>	Solicitation #:	<u>N/A</u>
Requestor's Department:	<u>Environmental</u>	Contract # / Name:	<u>On-Call Architecture and Engineering Consultant Services</u>
Description:	<u>East Airfield Site Development Planning</u>	Procurement Committee Date:	<u>August 13, 2024</u>
Vendor:	<u>Kimley-Horn and Associates, Inc.</u>	Agenda Item #:	<u></u>

NON-PROJECT FUNDS: CIR

Account Code Format: xxx.xxx.xxx.xxxxxxx.xxx.xxxx xx	FY 23 Amount	FY24 Amount	FY25 Amount	FY26 Amount	FY27 Amount	TOTAL CONTRACT
308.712.170.5310010.000.50 1585		\$100,000.00	\$150,000.00			
308.711.170.5310010.000.50 1674			\$975,970.00			
Total Requisition:		\$100,000.00	\$1,125,970.00			
Requisition Number:		97490	97490			
Funding Approver:						
OMB Notes:						



MEMORANDUM

TO: Members of the Procurement Committee

FROM: Edelis Molina, Manager Small Business Programs

DATE: August 13, 2024

ITEM DESCRIPTION

Request for Recommendation to the Aviation Authority Board for Approval of an Addendum to the Continuing On-Call Architecture and Engineering Consultant Services with Kimley-Horn and Associates, Inc. for East Airfield Master Planning at Orlando International Airport

SMALL BUSINESS

We have reviewed the qualifications of the subject contract's MWBE/LDB/VBE specifications and have determined that Kimley-Horn and Associates, Inc. proposes 12% MWBE participation on this addendum.

MWBE UTILIZATION FORM FOR NON-FEDERALLY FUNDED PROJECTS

PLEASE COMPLETE THIS FORM

This form should be used to report Construction and Engineering /Professional Services activities.

Name of Airport: Orlando International Airport

Telephone No: (407) 825-7179

Address: One Jeff Fuqua Boulevard, Orlando, FL 32827

Project Name & Number: Request for Recommendation to the Aviation Authority Board for Approval of an Addendum to the Continuing On-Call Architecture and Engineering Consultant Services with Kimley-Horn and Associates, Inc. for East Airfield Master Planning at Orlando International Airport

1. Construction Information:

Addendum Amount: _____

2. MWBE Goal by Group Representation:

Asian Pacific American	_____	Actual Result	_____
Asian Subcontinent American	_____	Actual Result	_____
Black American	_____	Actual Result	_____
Caucasian Female American	_____	Actual Result	_____
Hispanic American	_____	Actual Result	_____
Native American	_____	Actual Result	_____
Other	_____	Actual Result	_____
Total MWBE Participation	-	Actual Result	_____

3.a. Prime Contractor Information:

Name: _____
 Address: _____
 City, State, Zip: _____
 Telephone: _____

3.b. Name and Address of MWBE Subcontractor

Name: _____
 Address: _____
 City, State, Zip: _____
 Telephone: _____

3.c. *Identity:

Work Item(s): _____
 Amount of Subcontract _____
 Percent of Prime Contract (%): _____

4. Engineering/Professional Services Information:

Addendum Amount: \$1,225,970.00

5. MWBE Goal by Group Representation:

Asian Pacific American	<u>145,339.00</u>	Actual Result	<u>12%</u>
Asian Subcontinent American	-	Actual Result	0%
Black American	-	Actual Result	0%
Caucasian Female American	-	Actual Result	0%
Hispanic American	-	Actual Result	0%
Native American	-	Actual Result	0%
Other	-	Actual Result	0%
Total MWBE Participation	145,339.00	Actual Result	12%

6.b. Engineering / Professional Service Firm Information:

Name: Kimley-Horn and Associates, Inc.
 Address: 189 South Orange Avenue, Suite 1000
 City, State, Zip: Orlando, FL 32801
 Telephone: (407) 898-1511

6.b. Name and Address of MWBE Subconsultant

Name: L & S Diversified, LLC
 Address: PO Box 149487
 City, State, Zip: Orlando, FL 32814
 Telephone: 407-681-3836

6.c. *Identity:

Work Item(s): Topographic Survey
 Amount of Subcontract \$145,339.00
 Percent of Prime Contract (%): 12%

* In Items 3.c. and 6.c. above specify the identity of MWBE Subcontractors and E/PS Firms (e.g. Black American, Hispanic American, Asian Subcontinent American, Asian Pacific American, Caucasian Female American, Native American & Other)



MEMORANDUM

TO: Members of the Aviation Authority

FROM: Marquez A. Griffin, Chair, Procurement Committee

DATE: August 21, 2024

ITEM DESCRIPTION

Recommendation of the Procurement Committee to Approve an Addendum to the Continuing On-Call Architecture and Engineering Consulting Services with Kimley-Horn and Associates, Inc. (KHA) for East Airfield Site Development Planning Services at the Orlando International Airport (MCO)

BACKGROUND

On May 15, 2024, the Aviation Authority Board approved a Continuing On-Call Architecture and Engineering Services Agreement with the following firms:

- C&S Engineers, Inc.
- Garver Engineers, LLC
- Kimley-Horn and Associates, Inc.
- Michael Baker International, Inc.
- RS&H, Inc.

These no-cost base agreements established the negotiated hourly rates. The continuing on-call architecture and engineering and related professional services will include, but are not limited to, the following disciplines:

- Airport engineering
- Navigational Aids (NAVAIDS) planning and design
- Land management and engineering development
- Cost estimating/ scheduling
- Airport planning
- Aviation and automotive fueling systems design
- Architecture planning and design
- Landscape architecture
- Materials testing
- Land use zoning and airspace
- Sustainability and resilience
- CAD/GIS/BIM services
- Building envelope and evaluation
- Bridge inspection
- Communications/IT systems design
- Interior design
- Marine engineering
- Civil engineering
- Pavement and facility inspections
- Structural engineering
- Land Surveying
- Electrical engineering
- Geotechnical engineering
- Subsurface utility engineering
- Transportation and traffic engineering
- Environmental Engineering
- Fire protection systems engineering
- Electric systems design
- Mechanical and plumbing engineering
- Other related services

ISSUES

A fee has been negotiated with KHA for East Airfield Site Development Planning Services at MCO, for the total amount of \$1,225,970. Services will consist of East Airfield site development planning efforts for external project

review, financial analysis and Aviation Authority approval, and will include, but not be limited to, survey site development planning, stormwater master planning and permitting, Federal Emergency Management Agency (FEMA) Conditional Letter of Map Revision (CLOMR) floodplan analysis, water, reclaim, sanitary sewer, electrical/communications, and natural gas utility master planning. Additionally, these services will include (1) updating the site development conceptual stormwater approval permitting through the South Florida Water Management District for the proposed East Airfield development areas and will require the site development of conceptual stormwater plans as well as mass grading plans for the associated areas; (2) developing the site development infrastructure plans which include roadways, wet utilities, such as potable water, sanitary sewer and reclaim water, dry utilities such as power and communications, and natural gas; and, (3) providing transportation analysis and documentation services to advise on the site development planning and support submittal requirements, and permitting applications.

On August 13, 2024, the Procurement Committee recommended to the Aviation Authority Board approval of an Addendum to the Continuing On-Call Architecture and Engineering Consulting Services Agreement with KHA for East Airfield Site Development Planning Services at MCO.

SMALL BUSINESS

The Aviation Authority has reviewed the proposal from KHA, and determined that KHA proposes 12% Minority and Women Business Enterprise (MWBE) participation on this addendum, and certifies that KHA is in good standing as it relates to its small business participation.

ALTERNATIVES

None.

FISCAL IMPACT

The fiscal impact is a total amount of \$1,225,970, which includes the not-to-exceed fees amount of \$1,195,970 and the not-to-exceed expenses amount of \$30,000. Funding is from CIR00938 and CIR00752 Funds (subject to adoption by the Aviation Authority Board of the FY 2025 Aviation Authority Budget under separate item).

RECOMMENDED ACTION

It is respectfully requested that the Aviation Authority Board resolve to accept the recommendation of the Procurement Committee and approve an Addendum to the Continuing On-Call Architecture and Engineering Consulting Services Agreement with Kimley-Horn and Associates, Inc. for East Airfield Site Development Planning Services at MCO, for the total amount of \$1,225,970, which includes the not-to-exceed fees amount of \$1,195,970 and the not-to-exceed expenses amount of \$30,000, with funding from CIR00938 and CIR00752 Funds; and authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.