

**ADDENDUM NO. 37  
TO THE AGREEMENT DATED JANUARY 8, 2021  
BETWEEN THE GREATER ORLANDO AVIATION AUTHORITY  
AND RICONDO & ASSOCIATES, INC.**

**Project: Professional Consulting Services for W-480 North Terminal Complex Capacity and Facility Assessment, Orlando International Airport**

**THIS ADDENDUM** is effective this 21<sup>st</sup> day of June, 2023, by and between the **GREATER ORLANDO AVIATION AUTHORITY** ("Authority"), and **RICONDO & ASSOCIATES, INC.** ("Consultant").

**WITNESSETH:**

**WHEREAS**, by Agreement dated January 8, 2021, Authority and Consultant entered into an agreement for Consultant to provide General Consulting services; 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 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 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 **THREE HUNDRED SEVENTY-SEVEN THOUSAND SEVEN HUNDRED NINETY-EIGHT AND NO/100 DOLLARS (\$377,798.00)**, broken down as follows:

<b>Professional Fees:</b>	<b>NTE:</b>	<b>\$0.00</b>
<b>Professional Fees:</b>	<b>LS:</b>	<b>\$377,798.00</b>
<b>Reimbursable Expenses:</b>	<b>NTE:</b>	<b><u>\$0.00</u></b>
<b>Total:</b>		<b>\$377,798.00</b>

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. 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.

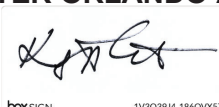
In the event the Agreement is for One Million Dollars (\$1,000,000.00) or more, Authority may terminate this Agreement for cause and without the opportunity to cure if the Consultant is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan 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 January 8, 2021 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 on this day of Jun 26, 2023.

**GREATER ORLANDO AVIATION AUTHORITY**

By:



box SIGN 1V3Q39J4-186QVX57  
Kevin J. Thibault, P.E.  
Chief Executive Officer

**Approved as to Form and Legality  
(for the benefit of GOAA only)**  
this day of Jun 26, 2023

By:



box SIGN 1188-KST-186QVX57  
**NELSON MULLINS BROAD AND  
CASSEL, Legal Counsel**  
Greater Orlando Aviation Authority

**RICONDO & ASSOCIATES, INC**

By:



box SIGN 4LWR3Z2Q-186QVX57  
Signature (Duly Authorized Rep.)

Pete Ricondo

Printed Name

Senior Vice President

Title



6/6/2023

Item V-L

Revised Entire

Item

## Memorandum

**To:** Members of the Construction Committee

**From:** Jackie Chin, Assistant Vice President, Airline Affairs  
(prepared by Alex Sorondo)

**Date:** June 6, 2023

**Re:** Request for Recommendation of Approval of an Addendum to the General Consulting Services Professional Agreement with Ricondo & Associates, Inc. for Professional Consulting Services for W-00480 North Terminal Complex Capacity and Facility Assessment at the Orlando International Airport

Consultant's proposal, dated May 23, 2023, is to complete the first phase of a multi phased capacity and facility assessment study with a goal to ultimately recommend funding budgets for capital expenditures that are required to support the Authority's mission over the next ten years. If approved, these services would be effective the date of Construction Committee approval.

Aviation Authority Board

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 Aviation Authority of any deviations.

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

Funding is from previously approved Capital Expenditure Fund 308.711.170.5310009.000.501595 (CIR00683), pending Construction Finance Oversight Committee approval. 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 Addendum to the General Consulting Services Professional Agreement with Ricondo & Associates, Inc. for the services contained herein and the amount as shown below:

Not to Exceed Fees	\$0.00
Lump Sum Fees	\$377,798.00
Not to Exceed Expenses	\$0.00
<b>TOTAL</b>	<b>\$377,798.00</b>
AAC – Compliance Review Date	MPG 6/5/23
AAC – Funding Eligibility Review Date	6/5/23

# **Greater Orlando Aviation Authority**

## **Scope of Work for**

### **Facilities Capacity and Condition Assessment North Terminal Complex Orlando International Airport**

**May 23, 2023**

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## GOALS AND OBJECTIVES

The goal for conducting the Facilities Capacity and Condition Assessment (Assessment) is to recommend funding budgets for capital expenditures that are required to support the Greater Orlando Aviation Authority's mission over the next 10 years. Capital expenditures will, at a minimum, include costs associated with:

- Functional capacity/capability needs to maintain Greater Orlando Aviation Authority (GOAA) prescribed Levels of Service
- Deferred maintenance and forecast renewal/replacement needs

The objectives of this assessment include the following:

- Identify facility capacity and capability needs over the next 10 years
- Compile current deferred (unfunded) facility maintenance and capacity needs.
- Conduct a general assessment of building systems and their life cycles combined with an on-site physical assessment by architectural, and engineering experts to verify existing building systems condition and their major system component deficiencies.
- Develop the repairs and replacement table that prioritizes and categorizes facility deficiency correction cost budgets required to maintain functionality, safety, and capacity.
- Utilize Facility Condition Index (FCI) modeling to provide a quantitative basis to compare the relative condition of facilities.

## FACILITIES TO BE ASSESSED.

The Assessment will investigate the following North Terminal Facilities:

- Terminals A and B
- Airsides 1- 4
- To include a six to eight gate pier addition to Airside 2
- Terminal Parking (A, B and Terminal Top)
- North Terminal approach roadways and curbs for capacity related improvements
- North Terminal Central Energy Plant
- Assessments are limited to GOAA maintained spaces, systems and components

Ricondo will incorporate condition assessments completed by other organizations into the Assessment for the following facilities and systems. These assessments are assumed to include costs for corrective work.

- Site Utilities (water, sanitary and storm, electrical)



- Runway and Apron Pavement
- Road structures
- Roadway conditions, signage and lighting
- Automated People Movers
- Passenger Boarding Bridges
- Passenger conveyance (elevators, escalators, and moving walkways)
- Baggage Handling System mechanical and control components
- GOAA IT and communication systems
- Navigational Aids
- Hydrant Fueling
- Public service utilities

Note: the Airport Hotel and Rental Car Facilities are excluded from this scope of work

## **FACILITY CAPACITY AND CONDITIONS ASSESSMENT TASKS**

Ricondo will execute the following tasks to complete the Assessment:

### **Phase 1:**

- Task 1 – Capacity Gap Analysis
- Task 2 – Data Collection and Compilation

### **Phase 2:**

- Task 3 – Field Assessments (Scope of Work to be Refined based on the Findings of Task 2)
- Task 4 - Cost Estimates
- Task 5 – Capital Investment Program (CIP) Formulation
- Task 1 and Tasks 2-4 are required to provide information for Task 5.

This Proposal is limited to Phase 1, Tasks 1-2. Phase 2 will be separately authorized.

## **FACILITY CAPACITY AND CONDITIONS ASSESSMENT CONSULTANT TEAM**

The following firms comprise the Assessment Team:

- Ricondo & Associates
- Prime Consultant

- Capacity analysis (Airside, Terminal, Landside)
- Architectural assessment for the Main Terminal and Garages
- Matern
  - Mechanical (HVAC), Electrical (Lighting) Plumbing and Fire Protection
- AVCON, Inc
  - Airfield facilities and civil utilities
- KMI International
  - Cost Estimating

## OVERALL ASSESSMENT PROJECT FEE AND EXPENSE BUDGET

The following table summarizes Phase 1 fee budget by task:

Row Labels	RICONDO TOTAL	MATERN TOTAL	AVCON Airfield	AVCON Civil/Util	KMI	Total Budget
<b>01-CAPACITY GAP ANALYSIS</b>	<b>\$151,794</b>	<b>\$12,640</b>	<b>\$3,278</b>	<b>\$2,980</b>	<b>\$37,772</b>	<b>\$208,464</b>
<b>02-DATA COLLECTION/REVIEW</b>	<b>\$74,352</b>	<b>\$73,460</b>	<b>\$7,926</b>	<b>\$13,596</b>	<b>\$0</b>	<b>\$169,334</b>
<b>Grand Total</b>	<b>\$226,146</b>	<b>\$86,100</b>	<b>\$11,204</b>	<b>\$16,576</b>	<b>\$37,772</b>	<b>\$377,798</b>

## **Task 1 – Capacity Gap Analysis**

Task 1 consists of the following principal efforts:

- 1.1 – Define demand basis for capacity assessments
- 1.2 – Terminals and Airside (including aircraft gate) facility requirements and existing capacity analysis
- 1.3 – Landside facility requirements
- 1.4 – Estimated cost for corrective capacity items

### **1.1 – DEMAND BASIS**

Task 1 will review MCO's Master Plan Update (2011-2031) completed in 2014 to understand the underlying demand levels and level of service criteria that triggered the recommended Capital Improvement Program (CIP) elements related to NTC capital improvements. Activity level as one factor triggering CIP recommendations will be reassessed using available recent demand related information sources. These may include activity profiles derived from analysis of current airline schedules, aircraft equipment changes, ground transportation modal splits, and passenger attributes.

### **1.2 – TERMINAL AND AIRSIDE FACILITY REQUIREMENTS**

An assessment of Terminal and Airside facility requirements will be conducted using the demand basis from Task 3.1 and updated to reflect current passenger preferences and attributes, airline operating practices, and federal agency guidelines. The functional facilities that will be assessed for capacity and level of service include the following:

- In-Terminal Check-in
- TSA Passenger Security Screening
- Gates and Holdrooms
- Restrooms
- TSA Central Baggage Inspection
- Outbound and Inbound baggage handling
- Federal Inspection Services
- Commercial Programs (using studies completed by other GOAA consultants)

This task will also establish the capacity of the existing facilities in terms of Million Annual Passengers (MAP).

### 1.3 – LANDSIDE FACILITY REQUIREMENTS

A re-assessment of landside facility requirements from the Master Plan Update, as well as the Draft MCO Transportation Master Plan, will be conducted using the demand basis from Task 1.1. Summarily, these include:

- Roadways and curbs (using the Draft MCO Transportation Master Plan by others)
- Parking and commercial ground transportation services

### 1.4 – CAPACITY RELATED COST ESTIMATES

Parametric rough order magnitude costs estimates will be developed for each capacity related improvement.

#### TASK 1 DELIVERABLES

The primary deliverables for Task 1 are as follows:

- Narrative describing demand basis and scope of capacity improvements
- Cost estimates

#### TASK 1 FEE BUDGET

The Task 1 Not-to-Exceed Budget is as follows:

Row Labels	RICONDO TOTAL	MATERN TOTAL	AVCON Airfield	AVCON Civil/Util	KMI	Total Budget
<b>All</b>	<b>\$151,794</b>	<b>\$12,640</b>	<b>\$3,278</b>	<b>\$2,980</b>	<b>\$37,772</b>	<b>\$208,464</b>
<b>01-CAPACITY GAP ANALYSIS</b>	<b>\$151,794</b>	<b>\$12,640</b>	<b>\$3,278</b>	<b>\$2,980</b>	<b>\$37,772</b>	<b>\$208,464</b>
1.1 Data Collection	\$16,096	\$0	\$0	\$0	\$0	\$16,096
1.2 Demand Basis	\$19,944	\$0	\$0	\$0	\$0	\$19,944
1.3 Functional Space Requirements	\$22,750	\$7,088	\$1,192	\$1,192	\$0	\$32,222
1.4 BHS Requirements (N/A)						
1.5 Landside	\$16,680	\$0	\$0	\$0	\$0	\$16,680
1.6 Preliminary Concepts	\$42,464	\$2,520	\$1,192	\$0	\$0	\$46,176
1.7 Cost Estimates	\$4,016	\$1,772	\$596	\$1,192	\$35,480	\$43,056
1.8 Meetings	\$22,980	\$1,260	\$298	\$596	\$2,292	\$27,426
1.9 Travel and Lodging Expenses	\$6,864	\$0	\$0	\$0	\$0	\$6,864
<b>Grand Total</b>	<b>\$151,794</b>	<b>\$12,640</b>	<b>\$3,278</b>	<b>\$2,980</b>	<b>\$37,772</b>	<b>\$208,464</b>

## Task 2 –Data Collection and Compilation

Task 2 consists of the following principal efforts:

- 2.1 - Workplan development
- 2.2 - Data collection and synthesis
- 2.3 - Field Assessment organization

### 2.1 - WORKPLAN

Ricondo will provide a workplan for conducting the Assessment. The workplan will be developed in conjunction with GOAA for the purpose of refining this scope of work as follows:

- Validate the list of facilities<sup>1</sup>, systems<sup>2</sup>, and components<sup>3</sup> (F/S/C) that will be assessed.
- Provide a detailed activities and deliverables calendar.
- Identify milestone interactions with GOAA that will occur during the assessment process.

### 2.2 - DATA COLLECTION AND SYNTHESIS

This subtask will involve the following major efforts:

- GOAA collection of F/S/C information typically sourced from facility registries and facility management software.
- Ricondo will synthesize GOAA provided F/S/C information to support follow-on field assessments and deficiency reporting.

#### 2.2.2 - GOAA Provided Data

Once the refined F/S/C list is agreed upon, GOAA will collect and make available information about the listed F/S/C, such as the following:

- F/S/C unique identification, location, and description
- Architectural, Mechanical, Electrical and Site Drawings and Specifications
- condition attributes including relevant building/roof/structural assessment reports
- environmental, health and safety surveys

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<sup>1</sup> Facilities are buildings, public utilities and civil infrastructure that serve or house activities or functions.

<sup>2</sup> Systems are functionally related elements of a facility that can be considered unique in their life-cycle, e.g., roofing, curtainwall and plumbing.

<sup>3</sup> A component is an element of a system that is managed or monitored separate from the system.

- records of capital items added within the last five-year period (including installation date) and work currently contracted for
- historical replacement records
- existing warranties, guarantees and service contracts
- Information on funded improvements that are existing scheduled, pending, in-progress and completed projects information
- Information on unfunded deferred maintenance representing major preventive maintenance, building system repairs and upgrades that have been postponed due to funding priorities.
- other related attributes and characteristics that describe the F/S/C performance and condition

If available, GOAA will provide Facility Management System (FMS) information used to plan, schedule, and track maintenance and repair work and to record performance statistics such as the following:

- F/S/C Criticality (ranked importance of an F/S/C to GOAA's mission)
- Maintenance and inspection records and schedules including Work Order Records for Preventative Maintenance and Demand Maintenance
- Expected Useful Life (EUL) listing assets that are approaching the end of their useful life or have already surpassed their useful life.
- mean time between failures
- mean time to repair

### **2.2.3 – Collected Data Synthesis**

Ricondo will review GOAA provided records and drawings to become familiar with and be able to comment on key F/S/C items and the built environment in general. This review will provide an opportunity to identify the areas that would need to be surveyed in further details (Task 3) and potential information gaps. As part of this task, Ricondo will prepare a document/checklist that identify elements that would fall within the following categories: Sufficient Data Provided – No Further Action Required, Supplemental Information Required – Further Coordination Required, and Supplemental Field Surveys Required. The collected data will be synthesized in a format that could be used for subsequent field assessments. Formats and information will be reviewed with GOAA's maintenance personnel.

## **2.3 – FIELD ASSESSMENT SETUP**

Setup for field assessments will be fully coordinated with GOAA staff. This will include scheduling inspections with GOAA personnel who are familiar with F/S/C items. In addition to the formatted information acquired through data collected by GOAA, each field assessment team will be equipped with field assessment scorecards. The scorecards will be used by the field assessment teams for the following purposes:

- to classify each item inspected to an industry standard building element classification system
- to rank deficiencies in terms of category
- to group deficiencies by priority

### 2.3.1 – Classification of Building Elements

F/S/C items that are inspected will be classified in accordance with *UNIFORMAT II Elemental Classification for Building and Building-Related Site Works Specifications, Cost Estimating, and Cost Analysis*. The Level 1 and Level 2 group classifications are listed in the following table.

LEVEL 1 MAJOR GROUP ELEMENTS	LEVEL 2 GROUP ELEMENTS
<b>A. SUBSTRUCTURE</b>	A10 – Foundations
	A20 – Basement Construction
<b>B. SHELL</b>	B10 – Superstructure
	B20 – Exterior Enclosure
	B30 – Roofing
<b>C. INTERIORS</b>	C10 – Interior Construction
	C30 – Interior Finishes
	C20 – Stairs
<b>D. SERVICES</b>	D20 – Plumbing
	D30 – HVAC
	D40 – Fire Protection
	D50 – Electrical
<b>E. EQUIPMENT &amp; FURNISHINGS</b>	E10 – Equipment (e.g., Passenger Boarding Bridges)
	E20 – Furnishings
<b>F. SPECIAL CONSTRUCTION &amp; DEMOLITION</b>	F10 – Special Construction
	F20 – Selective Building Demolition
<b>G. BUILDING SITEWORK</b>	G10 – Site Preparation
	G20 – Site Improvements and Airfield Pavement
	G30 – Site Mechanical Utilities
	G40 – Site Electrical Utilities
	G90 – Other Site Construction

### 2.3.2 – Categorization of Deficiencies

Ricondo, in conjunction with GOAA, will develop categories to broadly group the type of deficiency observed. These may include the following:

- **Deferred Maintenance** - Includes major preventive maintenance, building system repairs and upgrades, and deferred maintenance activities that have been postponed due to funding priorities.
- **Environmental** - Includes items that have been identified as potential non-conforming environmental health risk items but have not yet been formally tested and determined to be a compliance item.
- **Facility Integrity** - Includes repair and/or replacement of critical systems, which if not funded, may ultimately be performed under emergency conditions with possible consequential liabilities resulting from property damage and lost productivity.
- **Compliance and Safety** – Compliance includes items associated with federal and state compliance laws, such as the Americans with Disabilities Act (ADA), chlorofluorocarbon (CFC) elimination and disposal, asbestos abatement, indoor air quality (IAQ) initiatives. It also considers items associated with jurisdictional fire, life-safety and building code issues. Safety includes items that may be identified as potentially unsafe conditions.
- **Functional Capacity/Capabilities (Refer to Task 3)** – Includes facilities or systems where demand exceeds the capabilities of the facility or system and requires extraordinary methods or expenditures by GOAA or tenants to accommodate demand; or where demand cannot be met. This category includes modernization for items that are obsolete or non-conforming to current best practices or technologies; and conditions that result in unacceptable level of service conditions as defined by GOAA or accepted governmental and industry guidelines.

### 2.3.3 – Prioritization of Deficiencies

The scorecard will document the condition of each F/S/C and the urgency of need for repair or replacement grouped into the following priorities, subject to GOAA approval, as follows:

- **Priority 1 – Currently Critical (Immediate) Conditions** that require immediate action to correct a potential safety hazard, stop accelerated deterioration, or return a facility to operation or if not corrected expeditiously, could become critical within a year resulting in intermittent operations, rapid deterioration, potential safety hazards, etc.
- **Priority 2 – Trending Critical (Years 2-5) Conditions:** Items in this category require routine monitoring and near-term planning and preparation.
- **Priority 3 – Useful Life (Years 6-10) Conditions:** Items in this category represent anticipated replacements/improvements due to the end of useful life, periodic monitoring is required.

## TASK 2 DELIVERABLES

The primary deliverables for Subtask 2 are as follows:



- Compilation and synthesis of GOAA data regarding renewal and replacement needs
- GOAA approved Assessment Workplan that describes approaches, activities, and calendar
- Finalized list of F/S/C to be assessed
- Meeting notes with GOAA
- GOAA approved field assessment forms and scorecards

## TASK 2 FEE BUDGET

The Task 2 Not-to-Exceed Budget is as follows:

Row Labels	RICONDO TOTAL	MATERN TOTAL	AVCON Airfield	AVCON Civil/Util	KMI	Total Budget
<b>Airside 1</b>	<b>\$16,180</b>	<b>\$14,724</b>	<b>\$1,907</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$35,077</b>
<b>02-DATA COLLECTION/REVIEW</b>	<b>\$16,180</b>	<b>\$14,724</b>	<b>\$1,907</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$35,077</b>
2.1 Mobilization/Data Collection	\$2,038	\$1,606	\$149	\$298	\$0	\$4,091
2.2 Data Review	\$1,668	\$7,564	\$1,028	\$984	\$0	\$11,244
2.3 Field Work Set-up	\$2,332	\$3,544	\$0	\$298	\$0	\$6,174
2.4 Meetings	\$3,932	\$2,010	\$730	\$686	\$0	\$7,358
2.5 Task Management/QC	\$1,634	\$0	\$0	\$0	\$0	\$1,634
2.6 Travel and Lodging Expenses	\$4,576	\$0	\$0	\$0	\$0	\$4,576
<b>Airside 2</b>	<b>\$10,340</b>	<b>\$13,290</b>	<b>\$1,907</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$27,803</b>
<b>Airside 3</b>	<b>\$12,628</b>	<b>\$13,290</b>	<b>\$1,907</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$30,091</b>
<b>Airside 4</b>	<b>\$10,340</b>	<b>\$13,290</b>	<b>\$1,907</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$27,803</b>
<b>Garage</b>	<b>\$9,080</b>	<b>\$7,796</b>	<b>\$0</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$19,142</b>
<b>02-DATA COLLECTION/REVIEW</b>	<b>\$9,080</b>	<b>\$7,796</b>	<b>\$0</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$19,142</b>
2.1 Mobilization/Data Collection	\$1,276	\$1,400	\$0	\$298	\$0	\$2,974
2.2 Data Review	\$2,672	\$2,312	\$0	\$984	\$0	\$5,968
2.3 Field Work Set-up	\$2,332	\$2,312	\$0	\$298	\$0	\$4,942
2.4 Meetings	\$1,668	\$1,772	\$0	\$686	\$0	\$4,126
2.5 Task Management/QC	\$1,132	\$0	\$0	\$0	\$0	\$1,132
2.6 Travel and Lodging Expenses	\$0	\$0	\$0	\$0	\$0	\$0
<b>MT</b>	<b>\$15,784</b>	<b>\$11,070</b>	<b>\$298</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$29,418</b>
<b>02-DATA COLLECTION/REVIEW</b>	<b>\$15,784</b>	<b>\$11,070</b>	<b>\$298</b>	<b>\$2,266</b>	<b>\$0</b>	<b>\$29,418</b>
2.1 Mobilization/Data Collection	\$1,548	\$1,130	\$298	\$298	\$0	\$3,274
2.2 Data Review	\$4,680	\$4,624	\$0	\$984	\$0	\$10,288
2.3 Field Work Set-up	\$2,332	\$3,544	\$0	\$298	\$0	\$6,174
2.4 Meetings	\$3,302	\$1,772	\$0	\$686	\$0	\$5,760
2.5 Task Management/QC	\$1,634	\$0	\$0	\$0	\$0	\$1,634
2.6 Travel and Lodging Expenses	\$2,288	\$0	\$0	\$0	\$0	\$2,288
<b>Grand Total</b>	<b>\$74,352</b>	<b>\$73,460</b>	<b>\$ 7,926</b>	<b>\$13,596</b>	<b>\$0</b>	<b>\$169,334</b>



NTC Facilities Capacity and Conditions Assessment  
Greater Orlando Aviation Authority  
May 23, 2023  
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## **Preliminary Schedule**

The scope of services presented above will be completed within 16 weeks from Notice-to-Proceed (NTP).

## 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: Ricondo & Associates, Inc.

By:  \_\_\_\_\_

Print Name: Pete Ricondo, P.E., Senior Vice President

Date: 05/22/2023



## APPENDIX A

### BREAKDOWN OF PROFESSIONAL FEES

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**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-1**  
**SUMMARY OF TOTAL CONTRACT VALUE**  
**North Terminal Capacity and Facility Conditions Assessment Tasks 1 and 2**

Phase of Project:		TOTAL
Phase 1, Tasks 1 & 2	Tasks	CONTRACT
1.0 Lump Sum Fee:	\$377,798	<b>\$377,798</b>
2.0 Not to Exceed Professional Fees:	\$0.00	<b>\$0.00</b>
3.0 Not to Exceed Reimbursable Expenses:	\$0.00	<b>\$0.00</b>
<b>4.0 TOTAL CONTRACT VALUE:</b>	<b>\$377,798</b>	<b>\$377,798</b>

Total Lump Sum Labor Hours:	2,081	<b>2,081</b>
Total Not to Exceed Professional Labor Hours:	0	<b>0</b>
<b>TOTAL LABOR HOURS:</b>	<b>2,081</b>	<b>2,081</b>
<b>Average Hourly Rate:</b>		<b>\$182</b>

**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-2**  
**SUMMARY OF LUMP SUM FEES**

TASKS	Tasks 1 through 2.5		TOTAL		
	labor hours	Total Fee	labor hours	Cost	Avg. Rate
<b>Ricondo &amp; Associates, Inc.</b>					
Lump Sum Fee Subtotal	1,110	\$226,146	1,110	\$226,146	\$204
<b>Matern</b>					
Lump Sum Fee Subtotal	587	\$86,100	587	\$86,100	\$147
<b>AVCON, Inc-Airfield</b>					
Lump Sum Fee Subtotal	68	\$11,204	68	\$11,204	\$165
<b>AVCON, Inc - Civil Utilities</b>					
Lump Sum Fee Subtotal	104	\$16,576	104	\$16,576	\$159
<b>KMI International</b>					
Lump Sum Fee Subtotal	212	\$37,772	212	\$37,772	\$178
<b>Total Lump Sum Amount:</b>	<b>2,081</b>	<b>\$377,798</b>	<b>2,081</b>	<b>\$377,798</b>	<b>\$182</b>

**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-3**  
**BREAKDOWN OF LUMP SUM PROFESSIONAL FEES**

RICONDO & ASSOCIATES, INC. (PRIME)	SENIOR OFFICER		SENIOR DIRECTOR		SENIOR DIRECTOR WITH TRAVEL PREMIUM		MANAGER		SENIOR CONSULTANT		TECHNICAL EDITOR		TOTAL		
Rate (\$/Hour):	\$315		\$251		\$286		\$166		\$136		\$124		Labor hours	Cost	Avg. Hourly Rate
Tasks	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost			
<b>Tasks</b>															
Task 1 - Capacity Gap Analysis															
Task 1.1 - Data Collection	0	\$0	16	\$4,016	0	\$0	40	\$6,640	40	\$5,440	0	\$0	96	\$16,096	\$168
Task 1.2 - Demand Basis	0	\$0	40	\$10,040	0	\$0	40	\$6,640	24	\$3,264	0	\$0	104	\$19,944	\$192
Task 1.3 - Functional Space Requirements	2	\$630	40	\$10,040	0	\$0	40	\$6,640	40	\$5,440	0	\$0	122	\$22,750	\$188
Task 1.4 - BHS Requirements (Not applicable)															
Task 1.5 - Landside	0	\$0	40	\$10,040	0	\$0	40	\$6,640	0	\$0	0	\$0	80	\$16,680	\$209
Task 1.6 - Preliminary Concepts	4	\$1,260	60	\$15,060	0	\$0	80	\$13,280	80	\$10,880	16	\$1,984	240	\$42,464	\$177
Task 1.7 - Cost Estimates	0	\$0	16	\$4,016	0	\$0	0	\$0	0	\$0	0	\$0	16	\$4,016	\$251
Task 1.8 - Meetings	20	\$6,300	40	\$10,040	0	\$0	40	\$6,640	0	\$0	0	\$0	100	\$22,980	\$230
Task 1.9 - Travel and Lodging Expenses					24	\$6,864							24	\$6,864	\$286
<b>Airside 1</b>															
Task 2 - Data Collection and Compilation															
Task 2.1 - Mobilization/Data Collection	0	\$0	2	\$502	0	\$0			4	\$544	8	\$992	14	\$2,038	\$148
Task 2.2 - Data Review	0	\$0	4	\$1,004	0	\$0	4	\$664					8	\$1,668	\$209
Task 2.3 - Field Work Set-Up	0	\$0	4	\$1,004	0	\$0	8	\$1,328					12	\$2,332	\$194
Task 2.4 - Meetings	4	\$1,260	8	\$2,008	0	\$0	4	\$664					16	\$3,932	\$246
Task 2.5 - Task Management/QC	2	\$630	4	\$1,004	0	\$0							6	\$1,634	\$272
Task 2.6 - Travel and Lodging Expenses					16	\$4,576							16	\$4,576	\$288
<b>Airside 2</b>															
Task 2 - Data Collection and Compilation															
Task 2.1 - Mobilization/Data Collection	0	\$0	2	\$502	0	\$0			2	\$272			4	\$774	\$194
Task 2.2 - Data Review	0	\$0	4	\$1,004	0	\$0	4	\$664					8	\$1,668	\$209
Task 2.3 - Field Work Set-Up	0	\$0	4	\$1,004	0	\$0	8	\$1,328					12	\$2,332	\$194
Task 2.4 - Meetings	4	\$1,260	8	\$2,008	0	\$0	4	\$664					16	\$3,932	\$246
Task 2.5 - Task Management/QC	2	\$630	4	\$1,004	0	\$0		\$0					6	\$1,634	\$272
Task 2.6 - Travel and Lodging Expenses															
<b>Airside 3</b>															
Task 2 - Data Collection and Compilation															
Task 2.1 - Mobilization/Data Collection	0	\$0	2	\$502	0	\$0			2	\$272			4	\$774	\$194
Task 2.2 - Data Review	0	\$0	4	\$1,004	0	\$0	4	\$664					8	\$1,668	\$209
Task 2.3 - Field Work Set-Up	0	\$0	4	\$1,004	0	\$0	8	\$1,328					12	\$2,332	\$194
Task 2.4 - Meetings	4	\$1,260	8	\$2,008	0	\$0	4	\$664					16	\$3,932	\$246
Task 2.5 - Task Management/QC	2	\$630	4	\$1,004	0	\$0		\$0					6	\$1,634	\$272
Task 2.6 - Travel and Lodging Expenses					8	\$2,288							8	\$2,288	\$286
<b>Airside 4</b>															
Task 2 - Data Collection and Compilation															
Task 2.1 - Mobilization/Data Collection	0	\$0	2	\$502	0	\$0			2	\$272			4	\$774	\$194
Task 2.2 - Data Review	0	\$0	4	\$1,004	0	\$0	4	\$664					8	\$1,668	\$209
Task 2.3 - Field Work Set-Up	0	\$0	4	\$1,004	0	\$0	8	\$1,328					12	\$2,332	\$194
Task 2.4 - Meetings	4	\$1,260	8	\$2,008	0	\$0	4	\$664					16	\$3,932	\$246
Task 2.5 - Task Management/QC	2	\$630	4	\$1,004	0	\$0		\$0					6	\$1,634	\$272
Task 2.6 - Travel and Lodging Expenses															
<b>MT</b>															
Task 2 - Data Collection and Compilation															
Task 2.1 - Mobilization/Data Collection	0	\$0	4	\$1,004	0	\$0			4	\$544			8	\$1,548	\$194
Task 2.2 - Data Review	0	\$0	16	\$4,016	0	\$0	4	\$664					20	\$4,680	\$234
Task 2.3 - Field Work Set-Up	0	\$0	4	\$1,004	0	\$0	8	\$1,328					12	\$2,332	\$194
Task 2.4 - Meetings	2	\$630	8	\$2,008	0	\$0	4	\$664					14	\$3,302	\$236
Task 2.5 - Task Management/QC	2	\$630	4	\$1,004	0	\$0							6	\$1,634	\$272
Task 2.6 - Travel and Lodging Expenses					8	\$2,288							8	\$2,288	\$286
<b>Garage</b>															
Task 2 - Data Collection and Compilation															
Task 2.1 - Mobilization/Data Collection	0	\$0	4	\$1,004	0	\$0			2	\$272			6	\$1,276	\$213
Task 2.2 - Data Review	0	\$0	8	\$2,008	0	\$0	4	\$664					12	\$2,672	\$223
Task 2.3 - Field Work Set-Up	0	\$0	4	\$1,004	0	\$0	8	\$1,328					12	\$2,332	\$194
Task 2.4 - Meetings	0	\$0	4	\$1,004	0	\$0	4	\$664					8	\$1,668	\$209
Task 2.5 - Task Management/QC	2	\$630	2	\$502	0	\$0							4	\$1,132	\$283
Task 2.6 - Travel and Lodging Expenses															
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 1):</b>	<b>26</b>	<b>\$8,190</b>	<b>252</b>	<b>\$63,252</b>	<b>24</b>	<b>\$6,864</b>	<b>280</b>	<b>\$46,480</b>	<b>184</b>	<b>\$25,024</b>	<b>16</b>	<b>\$1,984</b>	<b>782</b>	<b>\$151,794</b>	<b>\$194</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 2):</b>	<b>30</b>	<b>\$9,450</b>	<b>146</b>	<b>\$36,646</b>	<b>32</b>	<b>\$9,152</b>	<b>96</b>	<b>\$15,936</b>	<b>16</b>	<b>\$2,176</b>	<b>8</b>	<b>\$992</b>	<b>328</b>	<b>\$74,352</b>	<b>\$227</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES:</b>	<b>56</b>	<b>\$17,640</b>	<b>398</b>	<b>\$99,898</b>	<b>56</b>	<b>\$16,016</b>	<b>376</b>	<b>\$62,416</b>	<b>200</b>	<b>\$27,200</b>	<b>24</b>	<b>\$2,976</b>	<b>1110</b>	<b>\$226,146</b>	<b>\$204</b>

**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-3**

Matern Professional Engineering, Inc. (MEP & FP)	Principal Engineer/ QC		Engineer V		Sr. Project Manager		Sr. Engineer		Engineer/ Designer IV/ Field Tech III		TOTAL		
Rate (\$/Hour):	\$238		\$180		\$135		\$128		\$61		labor hours	Cost	Avg. Hourly Rate
	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost			
<b>Tasks</b>													
Task 1.3 - Functional Space Requirements			16	\$2,880	16	\$2,160	16	\$2,048			48	\$7,088	\$148
Task 1.6 - Preliminary Concepts			8	\$1,440	8	\$1,080	0	\$0			16	\$2,520	\$158
Task 1.7 - Cost Estimates			4	\$720	4	\$540	4	\$512			12	\$1,772	\$148
Task 1.8 - Meetings			4	\$720	4	\$540	0	\$0			8	\$1,260	\$158
Airside 1													
Task 2.1 - Mobilization/Data Collection	2	\$476	2	\$360	2	\$270	2	\$256	4	\$244	12	\$1,606	\$134
Task 2.2 - Data Review	2	\$476	16	\$2,880	16	\$2,160	16	\$2,048			50	\$7,564	\$151
Task 2.3 - Field Work Set-Up	0	\$0	8	\$1,440	8	\$1,080	8	\$1,024			24	\$3,544	\$148
Task 2.4 - Meetings	1	\$238	4	\$720	4	\$540	4	\$512			13	\$2,010	\$155
Airside 2													
Task 2.1 - Mobilization/Data Collection			2	\$360	2	\$270	2	\$256			6	\$886	\$148
Task 2.2 - Data Review			16	\$2,880	16	\$2,160	16	\$2,048			48	\$7,088	\$148
Task 2.3 - Field Work Set-Up			8	\$1,440	8	\$1,080	8	\$1,024			24	\$3,544	\$148
Task 2.4 - Meetings			4	\$720	4	\$540	4	\$512			12	\$1,772	\$148
Airside 3													
Task 2.1 - Mobilization/Data Collection			2	\$360	2	\$270	2	\$256			6	\$886	\$148
Task 2.2 - Data Review			16	\$2,880	16	\$2,160	16	\$2,048			48	\$7,088	\$148
Task 2.3 - Field Work Set-Up			8	\$1,440	8	\$1,080	8	\$1,024			24	\$3,544	\$148
Task 2.4 - Meetings			4	\$720	4	\$540	4	\$512			12	\$1,772	\$148
Airside 4													
Task 2.1 - Mobilization/Data Collection			2	\$360	2	\$270	2	\$256			6	\$886	\$148
Task 2.2 - Data Review			16	\$2,880	16	\$2,160	16	\$2,048			48	\$7,088	\$148
Task 2.3 - Field Work Set-Up			8	\$1,440	8	\$1,080	8	\$1,024			24	\$3,544	\$148
Task 2.4 - Meetings			4	\$720	4	\$540	4	\$512			12	\$1,772	\$148
Main Terminal													
Task 2.1 - Mobilization/Data Collection			2	\$360	2	\$270	2	\$256	4	\$244	10	\$1,130	\$113
Task 2.2 - Data Review			8	\$1,440	16	\$2,160	8	\$1,024			32	\$4,624	\$145
Task 2.3 - Field Work Set-Up			8	\$1,440	8	\$1,080	8	\$1,024			24	\$3,544	\$148
Task 2.4 - Meetings			4	\$720	4	\$540	4	\$512			12	\$1,772	\$148
Garages													
Task 2.1 - Mobilization/Data Collection			2	\$360	4	\$540	2	\$256	4	\$244	12	\$1,400	\$117
Task 2.2 - Data Review			4	\$720	8	\$1,080	4	\$512			16	\$2,312	\$145
Task 2.3 - Field Work Set-Up			4	\$720	8	\$1,080	4	\$512			16	\$2,312	\$145
Task 2.4 - Meetings			4	\$720	4	\$540	4	\$512			12	\$1,772	\$148
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 1):</b>	<b>0</b>	<b>\$0</b>	<b>32</b>	<b>\$5,760</b>	<b>32</b>	<b>\$4,320</b>	<b>20</b>	<b>\$2,560</b>	<b>0</b>	<b>\$0</b>	<b>84</b>	<b>\$12,640</b>	<b>\$150</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 2):</b>	<b>5</b>	<b>\$1,190</b>	<b>156</b>	<b>\$28,080</b>	<b>174</b>	<b>\$23,490</b>	<b>156</b>	<b>\$19,968</b>	<b>12</b>	<b>\$732</b>	<b>503</b>	<b>\$73,460</b>	<b>\$146</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES:</b>	<b>5</b>	<b>\$1,190</b>	<b>188</b>	<b>\$33,840</b>	<b>206</b>	<b>\$27,810</b>	<b>176</b>	<b>\$22,528</b>	<b>12</b>	<b>\$732</b>	<b>587</b>	<b>\$86,100</b>	<b>\$147</b>



**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-3**  
**BREAKDOWN OF LUMP SUM PROFESSIONAL FEES**  
**AVCON-AIRFIELD**

AVCON Inc. (Airfield)	Principal/ QA Reviewer		Sr. Project Manager		Sr. Project Manager		Sr Engineer/ Designer		TOTAL		
Rate (\$/Hour):	\$256		\$216		\$216		\$149		labor hours	Cost	Avg. Hourly Rate
	hours	Cost	hours	Cost	hours	Cost	hours	Cost			
<b>Tasks</b>											
<b>Tasks</b>											
Task 1.3 - Functional Space Requirements							8	\$1,192	8	\$1,192	\$149
Task 1.6 - Preliminary Concepts							8	\$1,192	8	\$1,192	\$149
Task 1.7 - Cost Estimates							4	\$596	4	\$596	\$149
Task 1.8 - Meetings							2	\$298	2	\$298	\$149
Airside 1											
Task 2.1 - Mobilization/Data Collection					0	\$0	1	\$149	1	\$149	\$149
Task 2.2 - Data Review					2	\$432	4	\$596	6	\$1,028	\$171
Task 2.3 - Field Work Set-Up					0	\$0	0	\$0	0	\$0	
Task 2.4 - Meetings					2	\$432	2	\$298	4	\$730	\$183
Airside 2										\$0	
Task 2.1 - Mobilization/Data Collection					0	\$0	1	\$149	1	\$149	\$149
Task 2.2 - Data Review					2	\$432	4	\$596	6	\$1,028	\$171
Task 2.3 - Field Work Set-Up					0	\$0	0	\$0	0	\$0	
Task 2.4 - Meetings					2	\$432	2	\$298	4	\$730	\$183
Airside 3											
Task 2.1 - Mobilization/Data Collection					0	\$0	1	\$149	1	\$149	\$149
Task 2.2 - Data Review					2	\$432	4	\$596	6	\$1,028	\$171
Task 2.3 - Field Work Set-Up					0	\$0	0	\$0	0	\$0	
Task 2.4 - Meetings					2	\$432	2	\$298	4	\$730	\$183
Airside 4											
Task 2.1 - Mobilization/Data Collection					0	\$0	1	\$149	1	\$149	\$149
Task 2.2 - Data Review					2	\$432	4	\$596	6	\$1,028	\$171
Task 2.3 - Field Work Set-Up					0	\$0	0	\$0	0	\$0	
Task 2.4 - Meetings					2	\$432	2	\$298	4	\$730	\$183
Main Terminal											
Task 2.1 - Mobilization/Data Collection					0	\$0	2	\$298	2	\$298	\$149
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 1):</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>22</b>	<b>\$3,278</b>	<b>22</b>	<b>\$3,278</b>	<b>\$149</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 2):</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>16</b>	<b>\$3,456</b>	<b>30</b>	<b>\$4,470</b>	<b>46</b>	<b>\$7,926</b>	<b>\$172</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES:</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>16</b>	<b>\$3,456</b>	<b>52</b>	<b>\$7,748</b>	<b>68</b>	<b>\$11,204</b>	<b>\$165</b>

**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-3**  
**BREAKDOWN OF LUMP SUM PROFESSIONAL FEES**  
**AVCON - CIVIL UTILITIES**

AVCON (Civil Utilities)	Principal/ QA Reviewer		Sr. Project Manager		Project Manager		Sr. Engineer/ Designer		TOTAL		
Rate (\$/Hour):	\$256		\$216		\$194		\$149		labor hours	Cost	Avg. Hourly Rate
	hours	Cost	hours	Cost	hours	Cost	hours	Cost			
<b>Tasks</b>											
<b>Tasks</b>											
Task 1.3 - Functional Space Requirements						\$0	8	\$1,192	8	\$1,192	\$149
Task 1.7 - Cost Estimates						\$0	8	\$1,192	8	\$1,192	\$149
Task 1.8 - Meetings						\$0	4	\$596	4	\$596	\$149
Airside 1											
Task 2.1 - Mobilization/Data Collection					0	\$0	2	\$298	2	\$298	\$149
Task 2.2 - Data Review					2	\$388	4	\$596	6	\$984	\$164
Task 2.3 - Field Work Set-Up					0	\$0	2	\$298	2	\$298	\$149
Task 2.4 - Meetings					2	\$388	2	\$298	4	\$686	\$172
Airside 2											
Task 2.1 - Mobilization/Data Collection					0	\$0	2	\$298	2	\$298	\$149
Task 2.2 - Data Review					2	\$388	4	\$596	6	\$984	\$164
Task 2.3 - Field Work Set-Up					0	\$0	2	\$298	2	\$298	\$149
Task 2.4 - Meetings					2	\$388	2	\$298	4	\$686	\$172
Airside 3											
Task 2.1 - Mobilization/Data Collection					0	\$0	2	\$298	2	\$298	\$149
Task 2.2 - Data Review					2	\$388	4	\$596	6	\$984	\$164
Task 2.3 - Field Work Set-Up					0	\$0	2	\$298	2	\$298	\$149
Task 2.4 - Meetings					2	\$388	2	\$298	4	\$686	\$172
Airside 4											
Task 2.1 - Mobilization/Data Collection					0	\$0	2	\$298	2	\$298	\$149
Task 2.2 - Data Review					2	\$388	4	\$596	6	\$984	\$164
Task 2.3 - Field Work Set-Up					0	\$0	2	\$298	2	\$298	\$149
Task 2.4 - Meetings					2	\$388	2	\$298	4	\$686	\$172
Main Terminal											
Task 2.1 - Mobilization/Data Collection					0	\$0	2	\$298	2	\$298	\$149
Task 2.2 - Data Review					2	\$388	4	\$596	6	\$984	\$164
Task 2.3 - Field Work Set-Up					0	\$0	2	\$298	2	\$298	\$149
Task 2.4 - Meetings					2	\$388	2	\$298	4	\$686	\$172
Garages											
Task 2.1 - Mobilization/Data Collection					0	\$0	1	\$149	1	\$149	\$149
Task 2.2 - Data Review					2	\$388	4	\$596	6	\$984	\$164
Task 2.3 - Field Work Set-Up					0	\$0	1	\$149	1	\$149	\$149
Task 2.4 - Meetings					2	\$388	4	\$596	6	\$984	\$164
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 1):</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>20</b>	<b>\$2,980</b>	<b>20</b>	<b>\$2,980</b>	<b>\$149</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 2):</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>24</b>	<b>\$4,656</b>	<b>60</b>	<b>\$8,940</b>	<b>84</b>	<b>\$13,596</b>	<b>\$162</b>
<b>TOTAL LUMP SUM PROFESSIONAL FEES:</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>24</b>	<b>\$4,656</b>	<b>80</b>	<b>\$11,920</b>	<b>104</b>	<b>\$16,576</b>	<b>\$159</b>

**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-3**  
**BREAKDOWN OF LUMP SUM PROFESSIONAL FEES**  
**KMI INTERNATIONAL**

KMI International (Estimator)	Sr Estimator		Estimator II		TOTAL		
Rate (\$/Hour):	\$208		\$157		labor		Avg. Hourly
	hours	Cost	hours	Cost	hours	Cost	Rate
Tasks							
Tasks							
Task 1.7 - Cost Estimates	80	\$16,640	120	\$18,840	200	\$35,480	\$177
Task 1.8 - Meetings	8	\$1,664	4	\$628	12	\$2,292	\$191
<b>TOTAL LUMP SUM PROFESSIONAL FEES (Task 1):</b>	<b>88</b>	<b>\$18,304</b>	<b>124</b>	<b>\$19,468</b>	<b>212</b>	<b>\$37,772</b>	<b>\$178</b>

**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLES C-7b and C-7c**  
**PARTICIPATION SCHEDULES**

**TABLE C-7b MWBE PARTICIPATION SCHEDULE**

NAME OF SUBCONSULTANT	ADDRESS	MWBE CLASSIFICATION	PROPOSED SCOPE OF SERVICES	FEE	PROPOSED PARTICIPATION
Ricondo & Associates, Inc.		N/A	Prime Consultant, Capacity Analysis, Architectural Assessment	\$ 226,146	N/A
Matern Professional Engineering, Inc		N/A	MEP and FP	\$ 86,100	N/A
AVCON, Inc		MBE	Airfield facilities	\$ 11,204	3%
AVCON, Inc		MBE	Civil Utilities	\$ 16,576	4%
KMI International		N/A	Cost Estimating	\$ 37,772	N/A
<b>TOTAL PROPOSED PARTICIPATION</b>				<b>\$ 377,798</b>	<b>7.4%</b>

**TABLE C-7c LDB PARTICIPATION SCHEDULE**

NAME OF FIRM	ADDRESS	PROPOSED SCOPE OF SERVICES	FEE	PROPOSED PARTICIPATION
<b>TOTAL PROPOSED PARTICIPATION</b>			<b>\$ -</b>	<b>0.0%</b>

**EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL**  
**TABLE C-9**  
**CONTRACT HOURLY RATES**

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 contract hourly rates shown below.

FIRM	POSITION	CONTRACT HOURLY RATE
Ricondo & Associates	Senior Officer	\$315
Ricondo & Associates	Officer	\$275
Ricondo & Associates	Senior Director	\$251
Ricondo & Associates	Senior Director w Travel Premium	\$286
Ricondo & Associates	Manager	\$166
Ricondo & Associates	Senior Consultant	\$136
Ricondo & Associates	Technical Editor	\$124
Ricondo & Associates	Consultant	\$87
Matern Professional Engineering, Inc.	Principal Engineer/ QC	\$238
Matern Professional Engineering, Inc.	Engineer V	\$180
Matern Professional Engineering, Inc.	Sr. Project Manager	\$135
Matern Professional Engineering, Inc.	Sr. Engineer	\$128
Matern Professional Engineering, Inc.	Project Manager	\$120
Matern Professional Engineering, Inc.	Engineer/ Designer IV/ Field Tech III	\$99
AVCON, Inc	Principal	\$256
AVCON, Inc	QA Reviewer	\$256
AVCON, Inc	Sr. Project Manager	\$216
AVCON, Inc	Project Manager	\$194
AVCON, Inc	Sr. Engineer/ Designer	\$149
KMI International	Senior Estimator/Scheduler	\$208
KMI International	Estimator/Scheduler II	\$157



## APPENDIX B

### PROPOSALS FROM SUBCONSULTANTS

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May 25, 2023

Teresa Davidson  
Associate Director  
Ricondo & Associates, Inc.  
421 King Street  
Suite 400  
Alexandria, VA 22314

Re: Ricondo NTC Facility Conditions Assessment Phase 1, Tasks 1 & 2 at Orlando International Airport

Dear Ms. Davidson,

We submit herewith MATERN's proposal for Professional Consulting Services for the North Terminal Facility Conditions Assessment Study Phase 1, Tasks 1 and 2. We appreciate the opportunity to provide you with this proposal.

Matern's scope of work will be to assist with a high level Gap Analysis for Mechanical (HVAC), Electrical (Lighting), Plumbing, and Fire Protection for the main buildings within the North Terminal Complex.

Matern will also assist the cost estimator by helping to quantify the scope in each area and prioritize those upgrades/repairs based on need and available budget.

The proposed lump sum fee for Professional Consulting Services is **Eighty-six Thousand One Hundred Dollars. \$86,100.00**

Thank you for your consideration of our services for this project.



Sincerely,

MATERN PROFESSIONAL ENGINEERING, INC.

Attachments:  
Truth in Negotiation Certification

cc: File T-6565



May 23, 2023

Teresa P. Davidson, AIA, LEED AP | Associate Director  
**RICONDO**

421 King Street, Suite 400  
Alexandria, VA 22314

**Reference:** Confirmation of Project Scope and Fee  
Facilities Capacity and Condition Assessment  
North Terminal Complex  
Orlando International Airport

Dear Ms. Davidson:

Please let this letter serve as our confirmation and acceptance of the proposed scope of work and fee proposal as provided by RICONDO for the AVCON elements of work associated with the above noted project. We have reviewed the scope document provided and we are prepared to undertake our elements of work comprising task 1 - Gap Analysis Meetings and follow on Task 2 -Data Collection and Compilation based on the following assumptions:

1. AVCON will attend up to four (4) GAP sessions with the RICONDO team to fully identify the requirements of the study and to prepare for the Data Collection and Compilation;
2. AVCON will coordinate with the RICONDO and GOAA staff to obtain all available studies of the existing airfield pavements associated with the North Terminal Complex (NTC) along with the same studies for the NTC utilities. AVCON will compare the available studies with the overall needs identified in the GAP sessions to identify those elements of work that will be required in the follow-on assessment over the next several years.
3. AVCON will build on its existing database relative to the airfield elements and will rely on GOAA As-Built records for the NTC utility programs that have been constructed over the past 42 years.
4. AVCON understands that any required "assessment" work will be accomplished under a separate authorization.
5. AVCON will accomplish the work effort in accordance with the proposed Fee of Lump Sum \$27,780.00.

We look forward to working with RICONDO and the Authority in our continuing role supporting the airport maintenance and redevelopment objectives over the next decade and beyond.

All the best,

**AVCON, INC.**

A handwritten signature in blue ink that reads "James A. Kriss".

James A. Kriss, P.E.  
Sr. Vice President

Cc: Sandeep Singh, P.E.  
Craig Sucich, P.E.





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## PROPOSAL

June 2, 2023

Ricondo & Associates, Inc.  
421 King Street, Suite 400  
Alexandria, VA 22314

RE: Construction Cost Estimating Services  
GOAA, NTC Facilities Capacity and Condition Assessment

Attn: Teresa Davidson

### Task Description

KMI International (KMI) is pleased to provide this proposal for the estimating services on the GOAA NTC Facilities Capacity and Condition Assessment, Orlando, Florida. This added service project to be estimated or evaluated are as follows:

Rough Order of Magnitude Estimates will be provided for the following design deliverable:

- NTC Facility Capacity and Conditions Assessment  
Inclusive of:
  1. In-terminal Check-In
  2. TSA Passenger Security Screening
  3. Gates and Holdrooms
  4. TSA Central Baggage Inspection
  5. Federal Inspection Services
  6. Commercial Programs

### Scope of Work

We will provide an applicable estimate/project budget for the above referenced project. The estimates will be based on the findings of the Facility Capacity and Conditions Assessment provided to KMI by Ricondo & Associates, Inc.

### Proposed Fees:

We propose to provide the Construction Cost Estimating Services for the above scope at an Estimated Lump Sum Value of \$37,772.00. Baggage Handling Systems and Interiors Packages are understood to be separate packages and not included in this fee.

If you have any questions, please do not hesitate to contact the undersigned. We look forward to working with you on this exciting program and thank you for this opportunity.

Sincerely,

*Christopher Mixon*

Christopher Mixon  
Director of Estimating  
KMI International



**GREATER ORLANDO AVIATION AUTHORITY**

Orlando International Airport  
5850-B Cargo Road  
Orlando, Florida 32827-4399

**MEMORANDUM**

To: Members of the Construction Committee

From: Edelis Molina, Sr. Small Business Administrator

Date: June 6, 2023

Re: Request for Recommendation of Approval of an Addendum to the General Consulting Services Professional Agreement with Ricondo & Associates, Inc. for Professional Consulting Services for W-00480 North Terminal Complex Capacity and Facility Assessment at the Orlando International Airport

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We have reviewed the qualifications of the subject contract's MWBE/LDB/VBE specifications and determined that Ricondo & Associates, Inc. proposes 8% MWBE and 11% LDB participation on this addendum.

Our analysis indicates that Ricondo & Associates, Inc. is eligible for award of the subject 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) 825-7130

Address: One Jeff Fuqua Boulevard, Orlando, FL 32827

Project Name & Number: Request for Recommendation of Approval of an Addendum to the General Consulting Services Professional Agreement with Ricondo & Associates, Inc. for Professional Consulting Services for W-00480 North Terminal Complex Capacity and Facility Assessment at the 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	_____
<b>Total MWBE Participation</b>	<b>-</b>	<b>Actual Result</b>	<b>_____</b>

**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: \$337,642.00

**5. MWBE Goal by Group Representation:**

Asian Pacific American	-	Actual Result	0%
Asian Subcontinent American	27,780.00	Actual Result	8%
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%
<b>Total MWBE Participation</b>	<b>27,780.00</b>	<b>Actual Result</b>	<b>8%</b>

**6.b. Engineering / Professional Service Firm Information:**

Name: Ricondo & Associates, Inc.

Address: 1146 Corporate Boulevard, Suite 140

City, State, Zip: Orlando, FL 32817

Telephone: 407-381-5730

**6.b. Name and Address of MWBE Subconsultant**

Name: AVCON, Inc.

Address: 5555 East Michigan Street, Suite 200

City, State, Zip: Orlando, FL 32822

Telephone: 407-599-1122

**6.c. \*Identity:**

Asian Subcontinent American

Work Item(s): Airfield facilities / Civil Utilities

Amount of Subcontract \$27,780.00

Percent of Prime Contract (%): 8%

\* 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)

**LDB/VBE 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) 825-7130

Address: One Jeff Fuqua Boulevard, Orlando, FL 32827

Project Name & Number: Request for Recommendation of Approval of an Addendum to the General Consulting Services Professional Agreement with Ricondo & Associates, Inc. for Professional Consulting Services for W-00480 North Terminal Complex Capacity and Facility Assessment at the Orlando International Airport

**1. Construction Information:**

Addendum Amount: \$0.00

**2.a. Name and Address of Prime Contractor**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

**2.b. Name and Address of LDB/VBE Subconsultant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

**2.c. \*Identity:** \_\_\_\_\_

Work Item(s) \_\_\_\_\_

Amount of Subcontract \_\_\_\_\_

Percent of Prime Contract (%) \_\_\_\_\_

**3. Engineering/Professional Services Information:**

Addendum Amount: \$337,642.00

**4.a. Engineering / Professional Service Firm Information:**

Name: Ricondo & Associates, Inc.

Address: 1146 Corporate Boulevard, Suite 140

City, State, Zip: Orlando, FL 32817

Telephone: 407-381-5730

**4.b. Name and Address of LDB/VBE Subconsultant**

Name: Kraus-Manning Inc. DBA KMI International

Address: 7335 Lake Ellenor Dr.

City, State, Zip: Orlando, FL 32809

Telephone: 407-251-0085 Ext. 202

**4.c. \*Identity:** Caucasian Male American

Work Item(s) Cost Estimating

Amount of Subcontract \$37,616.00

Percent of Prime Contract (%) 11%

\* In Items 2.c. and 4.c. above specify the identity of LDB Subcontractors and E/PS Firms (e.g. Black American, Hispanic American, Asian Subcontinent American, Asian Pacific American, Caucasian Female American, Native American & Other)



## GREATER ORLANDO AVIATION AUTHORITY

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

### MEMORANDUM

TO: Members of the Aviation Authority

FROM: Max E. Marble, Chairman, Construction Committee

DATE: June 21, 2023

### ITEM DESCRIPTION

Recommendation of the Construction Committee to Approve an Addendum to the General Consulting Services Agreement with Ricondo & Associates, Inc. for W-00480, North Terminal Complex Capacity and Facility Assessment Services at the Orlando International Airport

### BACKGROUND

In 2020, the firm providing General Consulting Services was selected through a competitive award process. On December 9, 2020, the Aviation Authority Board approved a General Consulting Services Agreement with Ricondo & Associates, Inc.

This no-cost base agreement established the negotiated hourly rates. These services are procured on an as-needed or annual basis, and include, but are not limited to, advising and supporting the Aviation Authority through assessments, studies, master planning, concept development, and preparation of design-build criteria packages, extension of staff, and other efforts as assigned for the development, management, and operation of the existing and future facilities. The Services may also include interfacing with the Aviation Authority's committees and the Aviation Authority's departments, and coordinating and providing documentation required by federal, state, and local agencies, including the Federal Aviation Administration (FAA); the Transportation Security Administration (TSA); the Florida Department of Transportation (FDOT); the Orlando Utilities Commission (OUC); the Division of Strategic Business Development; City of Orlando; Orange County, Florida; and, other agencies as required.

### ISSUES

A fee has been negotiated Ricondo & Associates, Inc. for the total amount of \$377,798 for W-00480, North Terminal Complex Capacity and Facility Assessment Services at the Orlando International Airport. Services will include, but are not limited to, the completion of the first phase of a multi-phased capacity and facility assessment study with a goal to ultimately recommend funding budgets for capital expenditures that are required to support the Aviation Authority's mission over the next ten years. The objectives of the services include, but are not limited to, identifying facility capacity and capability; compiling current deferred (unfunded) facility maintenance and capacity needs; conducting a general assessment of building systems and their life cycles combined with an on-site physical assessment by architectural and engineering experts to verify existing building systems condition and their major system component deficiencies; developing the repairs and replacement table that prioritizes and categorizes facility deficiency correction cost budgets required to maintain functionality, safety, and capacity; and, utilizing Facility Condition Index (FCI) modeling to provide a quantitative basis to compare the relative condition of facilities. It is anticipated that the final assessment (deliverable) will be submitted within 16 weeks from authorization to proceed.

On June 6, 2023, the Construction Committee recommended approval of an Addendum to the General Consulting Services Agreement with Ricondo & Associates, Inc. for W-00480, North Terminal Complex Capacity and Facility Assessment Services at the Orlando International Airport, as outlined in the memorandum.

On June 8, 2023, the Construction Finance Oversight Committee recommended (1) approval of the transfer of \$377,798 of Capital Expenditure Funds from Fund Balance to W-00480, North Terminal Complex Capacity and Facility Assessment Services at the Orlando International Airport; and, (2) concurrence from the Orlando City Council for this unbudgeted expenditure. Approval by the Aviation Authority Board and concurrence by the Orlando City Council is required for the transfer of the Capital Expenditure Funds, as outlined in the memorandum.

## **SMALL BUSINESS**

The Aviation Authority has reviewed the proposal submitted by Ricondo & Associates, Inc. and determined that Ricondo & Associates, Inc. proposes 8% Minority and Women Business Enterprise (MWBE) participation and 11% Local Developing Business (LDB) participation on this addendum, and certifies that Ricondo & Associates, Inc. is in good standing as it relates to its small business participation.

## **ALTERNATIVES**

None.

## **FISCAL IMPACT**

The fiscal impact is \$377,798. Funding is from previously-approved Capital Expenditure Funds.

## **RECOMMENDED ACTION**

It is respectfully requested that the Aviation Authority Board resolve to accept (1) the recommendation of the Construction Finance Oversight Committee and (a) approve the transfer of \$377,798 of Capital Expenditure Funds from Fund Balance to W-00480, North Terminal Complex Capacity and Facility Assessment Services at the Orlando International Airport; and (b) request concurrence from the Orlando City Council for this unbudgeted expenditure; (2) the recommendation of the Construction Committee and approve an Addendum to the General Consulting Services Agreement with Ricondo & Associates, Inc. for W-00480, North Terminal Complex Capacity and Facility Assessment Services at the Orlando International Airport, for a total lump sum fee amount of \$377,798, with funding from previously-approved Capital Expenditure Funds; and, (3) authorize an Aviation Authority Officer or the Chief Executive Officer to execute the necessary documents following satisfactory review by legal counsel.