

**ADDENDUM NO. 52
TO THE AGREEMENT DATED JANUARY 8, 2021
BETWEEN THE GREATER ORLANDO AVIATION AUTHORITY
AND RICONDO & ASSOCIATES, INC.**

Project: W-496 North Terminal Refresh for Airsides 1, 2, and 3 Restroom Improvements, Orlando International Airport

THIS ADDENDUM is effective this 21st day of November, 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 **NOT TO EXCEED** amount of **ONE HUNDRED NINETY-FIVE THOUSANDTHREE HUNDRED THREE AND NO/100 DOLLARS (\$195,303.00)**, broken down as follows:

Professional Fees:	NTE:	\$195,303.00
Professional Fees:	LS:	\$0.00
Reimbursable Expenses:	NTE:	<u>\$0.00</u>
Total:		\$195,303.00

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. 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 Nov 29, 2023.

GREATER ORLANDO AVIATION AUTHORITY



By:

box SIGN 4WB8Q9ZJ-1R7V6Y19

Max Marble
Sr. Vice President, Capital Programs
Construction Committee Chair

Approved as to Form and Legality
(for the benefit of GOAA only)
this day of Nov 29, 2023



By: box SIGN 1JBRK51-1R7V6Y19

NELSON MULLINS BROAD AND
CASSEL, Legal Counsel
Greater Orlando Aviation Authority

RICONDO & ASSOCIATES, INC



By:

box SIGN 4LWR3Z2G-1R7V6Y19

Signature (Duly Authorized Rep.)

Pete Ricondo

Printed Name

Senior Vice President

Title



Memorandum

To: Members of the Construction Committee

From: Robert Furr, Vice President of Engineering and Architecture
(Prepared by Ross Spence, OAR)

Date: November 21, 2023

Re: Request for Approval of an Addendum to the General Consulting Services Professional Agreement with Ricondo & Associates, Inc. for the Preparation of a Design Criteria Package for W-00496 North Terminal Refresh for Airsides 1, 2, and 3 Restroom Improvements at Orlando International Airport

Consultant's proposal, dated 11/10/2023, is to provide services for the preparation of a design criteria package for improvements to restrooms at Airsides 1, 2 and 3 Buildings located at the North Terminal Complex. The Consultant will provide a Preliminary Engineer's Report including design criteria in accordance with GOAA EDC-23.

If approved, these services would be effective on the date of Construction Committee approval.

This continuing consultant was selected for this task based on (☒ all that apply):

☒ Experience ☒ Available Personnel ☒ Current Workload
☒ Expertise ☐ Equitable Distribution ☐ Other: _____

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

Funding is from Line of Credit to be reimbursed by General Airport Revenue Bonds. Funding source verified by VHinds of Construction Finance on 11/20/23 as correct and available.

It is respectfully requested that the Construction Committee approve an Addendum to the General Consulting Services Agreement with Ricondo & Associates for the services contained herein and the amount as shown below:

Not to Exceed Fees	\$195,303.00
Lump Sum Fees	\$0.00
Not to Exceed Expenses	\$0.00
TOTAL	\$195,303.00
AAC – Compliance Review Date	<u>EW</u> 11/20/23
AAC – Funding Eligibility Review Date	11/20/23

November 18, 2023

Mr. Scott Shedek, P.E.
Vice President of Construction
Greater Orlando Aviation Authority
11314 Terminal C Service Road
Orlando, FL 32824

RE: Restroom Improvements Airsides 1, 2 and 3
Design Criteria Package

Dear Mr. Shedek:

Ricondo & Associates, Inc. (Ricondo), Studio for Architecture, Inc., and KMI, Inc. appreciate the opportunity to submit this proposal to assist the Greater Orlando Aviation Authority (GOAA) with the preparation of a design criteria package for improvements to restrooms at Airsides 1, 2 and 3. The project is to include renovations to existing restrooms at Airsides 1, 2 and 3. The project will also include new restrooms at Airsides 1 and 3 near the Hub. As a part of our scope of work we have included a site visit for all 3 Airsides to review previously generated concepts and determine preferred concepts for each Airside. The basis for this proposal includes information sent to Ricondo in an email dated October 19, 2023 and is attached to this proposal letter. It is assumed that the project will be completed as one Design Criteria Package. Tasks to be performed by the Ricondo Team include:

- Collect information relevant to the project including, but not limited to, as-built drawings
- Identify and review applicable codes and standards and, as needed, consult with the Authority having jurisdiction
- Conduct a site visit for discovery and conditions assessment
- Assess Capacity of Existing Infrastructure:
 - Mechanical: Assessment of the existing HVAC systems to determine their capacity to handle the additional load from the expanded areas. This includes evaluating air handling units, ductwork, and ventilation systems.
 - Electrical: Review of the existing electrical distribution system, lighting, and power outlets. This will determine if the current system can support the added electrical loads or if upgrades are necessary.
 - Plumbing: Examination of the existing plumbing infrastructure, including water supply, drainage, and waste systems. This will identify if the current plumbing can support the additional fixtures and increased water demand.
 - Fire Protection: Evaluation of the existing fire alarm and sprinkler systems to ensure they can be extended to cover the expanded areas and meet all safety standards



- Refinement, Evaluation, and selection of a preferred concept for each airside:
 - The restrooms improvements that were previously recommended will be refined, as needed, to incorporate recent improvements to the airside and to incorporate new design ideas or recommendations.
 - The options for each airside will be evaluated in terms of their ability to improve the customer experience, as well as potential impacts to passenger flows, etc. A set of evaluation criteria will be developed jointly by GOAA and the Ricondo Team for use in analyzing and evaluating each option selected for further evaluation during the initial screening. The Ricondo Team will compile this evaluation into a decision matrix for the Authority's review.
 - Selection of a preferred option for each airside: one in-person workshop will be conducted with GOAA staff to review and evaluate the options to be developed for Airsides 1, 2, and 3.
- Identify constraints that may impact the project as it relates to applicable codes and standards
- Consideration of existing operations and GSE and other apron operations will be coordinated so that the proposed new restroom additions will not impact operations.
- Once the above noted workshop is completed and a preferred restroom design option is selected for each airside, an additional scope and fee will be submitted for a detailed cost estimate.
- Prepare design criteria in accordance with GOAA EDC-23
- In addition to the workshop, conduct up to five virtual meetings with GOAA engineering to discuss existing conditions, applicable codes and standards, and proposed design criteria

Deliverable

PowerPoint Presentation summarizing the refined restroom improvement options that were evaluated including evaluation criteria, cost estimates, etc. This presentation will also include the findings of the capacity assessment and other relevant information from the site visits.

Preliminary Engineer's Report including design criteria in accordance with GOAA EDC-23 in PDF Format

Exclusions

- Construction Administration Services
- Owner's Authorized Representative Services
- Civil Engineering
- Project Permitting
- Site Surveys
- Asbestos, Lead, and or other Hazardous Materials Assessment



Schedule

The scope of services presented above will be completed within 12 calendar weeks from Notice-to-Proceed (NTP).

Professional Fees

As noted in **Table 1**, the total lump sum fee for the proposed services is ~~\$195,303.00~~ \$195,303.00. The professional fee breakdown for Ricondo, Studio for Architecture, and KMI is included in Appendix A.

TABLE 1 – BUDGET ESTIMATE – LABOR AND REIMBURSABLE EXPENSES

FIRM	COST
Ricondo & Associates, Inc. Labor	\$ 55,050.00
Ricondo & Associates, Inc. Not to Exceed Reimbursable Expenses	N/A
Studio for Architecture, Inc. Labor	\$ 90,183.00
Studio for Architecture, Inc. Not to Exceed Reimbursable Expenses	N/A
SGM Engineering, Inc. Labor	\$50,070.00
SGM Engineering, Inc. Not to Exceed Reimbursable Expenses	N/A
TOTAL COSTS	\$ 195,303.00

We appreciate the opportunity to continue serving and supporting GOAA. If you require additional information regarding this proposal, please contact me at 407-446-3007 or via email at scarreau@ricondo.com.

Sincerely,

RICONDO & ASSOCIATES, INC.

Sébastien Carreau
Director

TRUTH IN NEGOTIATION CERTIFICATION
BREAKDOWN OF PROFESSIONAL FEES
STUDIO FOR ARCHITECTURE PROPOSAL
SGM ENGINEERING PROPOSAL



Mr. Scott Shedek, P.E.
Greater Orlando Aviation Authority
October 30, 2023)
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WBE CERTIFICATE STUDIO for ARCHITECTURE
GOAA EMAIL DATED OCTOBER 19, 2023
cc: 21041212; Robert Furr; Ross Spence

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: 10/30/2023

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-1
SUMMARY OF TOTAL CONTRACT VALUE
DCP Preparation Airsides 1, 2 3 Restroom Improvements

Phase of Project:		Concept Development Project Definition	Criteria Package	DCP Bidders Questions	TOTAL CONTRACT
1.0 Lump Sum Fee:					
2.0 Not to Exceed Professional Fees:	\$19,869.00	\$73,624.00	\$90,100.00	\$11,710.00	\$195,303.00
3.0 Not to Exceed Reimbursable Expenses:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0 TOTAL CONTRACT VALUE:	\$19,869.00	\$73,624.00	\$90,100.00	\$11,710.00	\$195,303.00

Total Lump Sum Labor Hours:					
Total Not to Exceed Professional Labor Hours:	145	524	725	79	1,473
TOTAL LABOR HOURS:	145	524	725	79	1,473
Average Hourly Rate:					\$133

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-2
SUMMARY OF NOT TO EXCEED PROFESSIONAL FEES

Phase of Project:	Site Verification		Concept Development Project Definition		Criteria Package		DCP Bidders Questions		TOTAL		
	labor hours	Total Fee	labor hours	Total Fee	labor hours	Total Fee	labor hours	Total Fee	labor hours	Cost	Avg. Rate
Ricondo & Associates, Inc.											
Not to Exceed Fee Subtotal	12	\$3,092	134	\$28,828	80	\$20,038	12	\$3,092	238	\$55,050	\$231
Studio For Architecture											
Not to Exceed Fee Subtotal	133	\$16,777	246	\$30,268	286	\$34,520	67	\$8,618	732	\$90,183	\$123
SGM Engineering											
Not to Exceed Fee Subtotal			144	\$14,528	359	\$35,542			503	\$50,070	\$100
Total Not to Exceed Amount:	145	\$19,869	524	\$73,624	725	\$90,100	79	\$11,710	1473	\$195,303	\$133

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-3
BREAKDOWN OF NOT TO EXCEED PROFESSIONAL FEES
Ricondo & Associates, Inc.

RICONDO & ASSOCIATES, INC.	OFFICER		SENIOR DIRECTOR		DIRECTOR		SENIOR CONSULTANT		TECHNICAL EDITOR		TOTAL		
Rate (\$/Hour):	\$340		\$295		\$239		\$139		\$138		labor		Avg. Hourly
	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost	Rate
Site Verification													
Site Visit and Documentation			4	\$1,180	8	\$1,912					12	\$3,092	\$258
Concept Development Project Definition													
Review GOAA Concepts with Design Team	2	\$680	4	\$1,180	16	\$3,824					22	\$5,684	\$258
Develop and Evaluate Alternatives (Including Apron area PBB and GSE)	2	\$680	4	\$1,180	24	\$5,736	36	\$5,004			66	\$12,600	\$191
Owner Meetings			4	\$1,180	8	\$1,912					12	\$3,092	\$258
Review Package with GOAA			2	\$590	4	\$956					6	\$1,546	\$258
QA/QC Review	2	\$680	2	\$590	8	\$1,912			8	\$1,104	20	\$4,286	\$214
DRT submittal and Presentation			2	\$590	2	\$478			4	\$552	8	\$1,620	\$203
Subtotal	6	\$2,040	18	\$5,310	62	\$14,818	36	\$5,004	12	\$1,656	134	\$28,828	\$215
Criteria Package													
Owner Meetings	2	\$680	4	\$1,180	8	\$1,912					14	\$3,772	\$269
Design Team Review of Package Development	2	\$680	8	\$2,360	16	\$3,824					26	\$6,864	\$264
QA/QC Review	2	\$680	4	\$1,180	16	\$3,824			8	\$1,104	30	\$6,788	\$226
Review with GOAA			2	\$590	2	\$478					4	\$1,068	\$267
Incorporate GOAA comments			2	\$590	4	\$956					6	\$1,546	\$258
Subtotal	6	\$2,040	20	\$5,900	46	\$10,994			8	\$1,104	80	\$20,038	\$250
DCP Bidders Questions													
Review and Respond to Bidders Questions			4	\$1,180	8	\$1,912					12	\$3,092	\$258
TOTAL	12	\$4,080	38	\$13,570	108	\$29,636	36	\$5,004	20	\$2,760	238	\$55,050	\$231

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-5
BREAKDOWN OF NOT TO EXCEED REIMBURSABLE FEES

Position:	Vice President		Sr. Project Manager		Project Manager		Sr. Project Architect		Project Architect		Project Architect		TOTAL		
Rate (\$/Hour):	\$138.00		\$137.00		\$128.00		\$118.00		\$85.00		\$0.00				
	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	Avg. Hourly Rate
GOAA North Terminal Restroom Modifications															
Site Verification															
Architectural Planning Studies	4	\$552	20	\$2,740	4	\$512	0	\$0	8	\$680	0	\$0	36	\$4,484	\$125
Site Visits	4	\$552	24	\$3,288	0	\$0	0	\$0	8	\$680	0	\$0	36	\$4,520	\$126
Preliminary Design Options	4	\$552	30	\$4,110	4	\$512	0	\$0	8	\$680	0	\$0	46	\$5,854	\$127
Design Review with Owner	4	\$552	5	\$685	4	\$512	0	\$0	2	\$170	0	\$0	15	\$1,919	\$128
Sub-Total Field Evaluation	16	\$2,208	79	\$10,823	12	\$1,536	0	\$0	26	\$2,210	0	\$0	133	\$16,777	\$126
Concept Development															
Schematic Design Development	10	\$1,380	40	\$5,480	10	\$1,280	0	\$0	20	\$1,700	0	\$0	80	\$9,840	\$123
Review Meeting	4	\$552	16	\$2,192	4	\$512	0	\$0	16	\$1,360	0	\$0	40	\$4,616	\$115
Design Criteria Development	8	\$1,104	40	\$5,480	20	\$2,560	0	\$0	20	\$1,700	0	\$0	88	\$10,844	\$123
Draft Review	6	\$828	24	\$3,288	4	\$512	0	\$0	4	\$340	0	\$0	38	\$4,968	\$131
Sub-Total Report Preparation	28	\$3,864	120	\$16,440	38	\$4,864	0	\$0	60	\$5,100	0	\$0	246	\$30,268	\$123
Design Criteria Development															
Final Draft Development	10	\$1,380	40	\$5,480	20	\$2,560	0	\$0	30	\$2,550	0	\$0	100	\$11,970	\$120
Final Review and Comments	8	\$1,104	28	\$3,836	20	\$2,560	0	\$0	30	\$2,550	0	\$0	86	\$10,050	\$117
Incorporate Comments and Issue Documents	20	\$2,760	40	\$5,480	20	\$2,560	0	\$0	20	\$1,700	0	\$0	100	\$12,500	\$125
Sub Total Review Meeting	38	\$5,244	108	\$14,796	60	\$7,680	0	\$0	80	\$6,800	0	\$0	286	\$34,520	\$121
Bid Phase															
Pre-Bid Conference Bidder Questions	0	\$0	24	\$3,288	1	\$128	0	\$0	10	\$850	0	\$0	35	\$4,266	\$122
Bid Evaluations	4	\$552	24	\$3,288	4	\$512	0	\$0	0	\$0	0	\$0	32	\$4,352	\$136
Sub-Total Project Management	4	\$552	48	\$6,576	5	\$640	0	\$0	10	\$850	0	\$0	67	\$8,618	\$129
TOTAL FEE:	86	\$11,868	355	\$48,635	115	\$14,720	0	\$0	176	\$14,960	0	\$0	732	\$90,183	\$123

NOTES:

1. A separate spreadsheet is required for each consultant/sub consultant with any portion of it's services to be compensated on a lump sum basis.
2. Each spreadsheet to be customized to accurately indicate the actual services to be provided for each phase of the Project.

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-5
BREAKDOWN OF NOT TO EXCEED REIMBURSABLE FEES

Position:	Principle		Senior Project Manager		Senior Engineer		Engineer		CAD Operator		Administrative Assistant		TOTAL		
Rate (\$/Hour):	\$186.00		\$106.00		\$106.00		\$93.00		\$66.00		\$63.00		labor hours	Cost	Avg. Hourly Rate
	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost			
Preliminary Design															
Review of Record Drawings & Documents	0	\$0	0	\$0	16	\$1,696	8	\$744	8	\$528	0	\$0	32	\$2,968	\$93
Verification of Existing Conditions site visits MEP&FP	0	\$0	0	\$0	48	\$5,088	16	\$1,488	0	\$0	0	\$0	64	\$6,576	\$103
Engineering Report	0	\$0	0	\$0	16	\$1,696	8	\$744	0	\$0	0	\$0	24	\$2,440	\$102
Project management	0	\$0	24	\$2,544	0	\$0	0	\$0	0	\$0	0	\$0	24	\$2,544	\$106
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Sub-Total Preliminary Design	0	\$0	24	\$2,544	80	\$8,480	32	\$2,976	8	\$528	0	\$0	144	\$14,528	\$101
Schematic Design (30%)															
Prepare Preliminary Drawings	0	\$0	0	\$0	144	\$15,264	80	\$7,440	23	\$1,518	0	\$0	247	\$24,222	\$98
Prepare Preliminary Specifications	0	\$0	0	\$0	56	\$5,936	16	\$1,488	0	\$0	8	\$504	80	\$7,928	\$99
Surveying	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Project management	0	\$0	32	\$3,392	0	\$0	0	\$0	0	\$0	0	\$0	32	\$3,392	\$106
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Sub-Total Schematic Design (30%)	0	\$0	32	\$3,392	200	\$21,200	96	\$8,928	23	\$1,518	8	\$504	359	\$35,542	\$99
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Sub Total Review Meeting	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
Sub-Total Project Management	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
TOTAL FEE:	0	\$0	56	\$5,936	280	\$29,680	128	\$11,904	31	\$2,046	8	\$504	503	\$50,070	\$100

NOTES:

1. A separate spreadsheet is required for each consultant/sub consultant with any portion of it's services to be compensated on a lump sum basis.
2. Each spreadsheet to be customized to accurately indicate the actual services to be provided for each phase of the Project.

EXPENSES:	AMOUNT			
Ricondo & Associates				
TASK 1				
Printing/Copying (Triangle Reprographics Inc.)	Size	Rates	Qty	Subtotal
Letter Size Printing Color	8.5 x 11	\$0.39	0	\$0.00
Large Format Color Printing	36 x 24	\$6.99	0	\$0.00
Ledger Size Color Printing	11 x 17	\$0.69	0	\$0.00
Color Document Production	booklet	\$20.00	0	\$0.00
Presentation Boards and Mounting	30 x 42	\$55.00	0	\$0.00
Courier		\$104.00	0	\$0.00
Subtotal - Ricondo & Associates				\$0.00
Task 1 Total				\$0.00

EXPENSES:	AMOUNT			
Ricondo & Associates				
TASK 2				
Printing/Copying (Triangle Reprographics Inc.)	Size	Rates	Qty	Subtotal
Letter Size Printing Color	8.5 x 11	\$0.39	0	\$0.00
Large Format Color Printing	36 x 24	\$6.99	0	\$0.00
Ledger Size Color Printing	11 x 17	\$0.69	0	\$0.00
Color Document Production	booklet	\$20.00	0	\$0.00
Presentation Boards and Mounting	30 x 42	\$55.00	0	\$0.00
Courier		\$104.00	0	\$0.00
Subtotal - Ricondo & Associates				\$0.00
Task 2 Total				\$0.00

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, Data Collection Support, Benchmarking Outreach, Analyses Recommendations	\$55,050.00	N/A
Studio For Architecture		WBE	Architectural Services	\$90,183.00	46.2%
SGM		N/A	MEP	\$50,070.00	
TOTAL PROPOSED PARTICIPATION				\$195,303.00	46.2%

TABLE C-7c LDB PARTICIPATION SCHEDULE

NAME OF FIRM	ADDRESS		PROPOSED SCOPE OF SERVICES	FEE	PROPOSED PARTICIPATION
Ricondo & Associates, Inc.		N/A	Prime consultant, Data Collection Support, Benchmarking Outreach, Analyses Recommendations	\$55,050.00	N/A
Studio For Architecture		N/A	Architectural Services	\$90,183.00	N/A
SGM		N/A	MEP	\$50,070.00	N/A
TOTAL PROPOSED PARTICIPATION				\$195,303.00	0.0%

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	\$350
Ricondo & Associates	Officer	\$340
Ricondo & Associates	Senior Director	\$295
Ricondo & Associates	Director	\$239
Ricondo & Associates	Manager	\$180
Ricondo & Associates	Senior Consultant	\$139
Ricondo & Associates	Technical Editor	\$138
Ricondo & Associates	Senior Graphics Designer	\$134
Ricondo & Associates	Consultant	\$93
Ricondo & Associates	Graphic Designer	\$97
Ricondo & Associates	Consultant	\$93
Ricondo & Associates	Technical Specialist	\$66
Studio For Architecture	Vice President	\$138.00
Studio For Architecture	Sr Project Manager	\$137.00
Studio For Architecture	Project Manager	\$128.00
Studio For Architecture	Sr Project Architect	\$118.00
Studio For Architecture	Project Architect	\$85.00
SGM Engineering, Inc.	Principal	\$186.00
SGM Engineering, Inc.	Senior Project Manager	\$106.00
SGM Engineering, Inc.	Senior Engineer	\$106.00
SGM Engineering, Inc.	Engineer	\$93.00
SGM Engineering, Inc.	CAD Operator	\$66.00
SGM Engineering, Inc.	Administrative Assistant	\$63.00

November 17, 2023

Ricondo
Attn: Craig Kirkwood, Associate Director
3504 Lake Lynda Drive, Suite 165
Orlando, FL 32817

email: ckirkwood@ricondo.com
phone: 570.604.8836

Re: Proposal for GOAA Restroom Renovations R4
Comm: 23118

Dear Craig,

Studio for Architecture appreciates the opportunity to submit our Proposal for Professional Services for a Design Criteria Package (DCP) Restroom Renovations and additions to Airside 1, 2 and 3. The Scope of Work, Schedule, Compensation and Design Assumptions for the project are described below.

SCOPE OF WORK

Provide professional Architectural, Structural, Mechanical, Electrical, Plumbing and Fire Protection Engineering Design Criteria Services related to the development of restroom renovations and additions to the North Terminal Complex Airsides 1, 2 and 3. Each of the Airsides is unique in its development and will require individual approaches to the restroom modifications and additions. Our team will make every effort to standardize the finishes and fixtures between the airside to help the design builder with material procurement and ease of maintenance. The team will incorporate smart restroom technology in its designs. The DCP will be developed to a schematic design level to include a detailed scope and outline specification adequate for Design Build Teams to provide qualifications and pricing.

General Project Program Summary:

- Site investigation of existing condition and assessment of infrastructure to handle additional capacity.
- Option validation of Airsides 1 and 3
- Fixture and Finish selections as approved by the Authority.
- Preparation DCP for issuance to Design Build Teams
- Respond to Proposer questions.
- Evaluate Proposal team Request for Qualifications, Pricing and Schedule.

SCHEDULE*

Site Verification	Duration	2 weeks
Concept Development	Duration	6 weeks
Criteria Package	Duration	5 weeks
Proposal Review & Questions	Duration	4 weeks
Construction Administration		Not included.

**Schedule does not include time for Owner Review or Construction Management Estimating. Upon the Owner's review, approval and fee payment for each completed Design Document Submittal, the design team will proceed with the next Design Document Submittal.*

COMPENSATION

Site Verification (documents 10% complete) \$ 16,777

* Phase billed monthly based on percentage complete.
Payments due 30 days after invoice submitted.

Concept Development (documents 50% complete) \$ 44,796

* Phase billed monthly based on percentage complete.
Payments due 30 days after invoice submitted.

Criteria Package (documents 95% complete) \$ 70,062

* Phase billed monthly based on percentage complete.

Payments due 30 days after invoice submitted.

Proposal Review & Question (documents 100% complete) \$ 8,618

TOTAL Not to Exceed Fee \$ 140,253

Design Fees Breakdown:

Studio for Architecture, Inc.	Architecture	\$ 90,183
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SGM	MEP	\$ 50,070
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DESIGN ASSUMPTIONS

1. The professional design services anticipated for this project are limited to those disciplines listed above.
2. Studio for Architecture will assist in the engineering coordination of the Civil Engineering documents.
3. No more than 5 Interior Renderings are included.
4. Items not listed in the Scope of Work description above are not included in this proposal and assumed to be by others. Examples of excluded items, including but not limited to, the following disciplines and scope of work that are not included in this proposal:
 - Redesign of documentation based on GOAA comments during Concept Development and Criteria Phase scope of work.
 - Value Engineering redesign if required after owner approval to proceed to the next submittal phase.
 - Topographical Survey and Subsurface Utility Information Documentation by others.
 - Demolition Documentation for existing facilities.
 - Specialty Consultants, including design and specifications relative to communication systems (voice/data) and security systems. The Design Build team is responsible for providing data locations and conduit required for Owner's consultant.
 - Temporary Facilities.
 - Multiple Bid Packages.

ADDITIONAL SERVICES

Other Additional Services required beyond basic scope shall be negotiated on an as needed basis at which time a proposal for additional services will be provided, this includes but is not limited to Structural Schematic Design Services.

~~REIMBURSABLE EXPENSES~~

~~Reimbursable Expenses such as printing costs, courier services, federal express, photographs, prints or hardcopies for Owner review and/or phase submission will be reimbursed at a multiplier of 1.00. Parking and Travel (outside of Lee County) will be reimbursed at .655c a mile.~~

We hope this proposal meets with your approval. Studio for Architecture is committed to servicing your team. Please sign below and forward a copy to our office so that we may begin the process and engage the design team.

Submitted by:

Owner /Authorized by:



Signature 11/17/2023
date

Mary C. Roche, AIA, NCARB, LEED AP
President
Printed Name and Title

Signature
date

Craig Kirkwood, AIA
Associate Director
Printed Name and Title

ATTACHMENTS: WBE Certification, SGM Proposal Dated 10/25/2023

cc: Carlos Roche, Ron Reitz

State of Florida

Woman Business Certification

STUDIO FOR ARCHITECTURE, INC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
June 14, 2022 to June 14, 2024



J. Todd Inman
Florida Department of Management Services

October 25, 2023 - Original
October 31, 2023 - Rev #1
November 9, 2023 – Rev #2
November 17, 2023 - Rev #3

Carlos R. Roche
Principal

Studio for Architecture

407.497.2471
carlos.roche@st4arc.com
1528 Jackson St. Fort Myers. FL 33901

RE: GOAA Airside 1-3 Restroom Expansion

Introduction

We are pleased to submit this fee proposal for the preparation of bridging documents pertaining to the mechanical, electrical, plumbing, and fire protection engineering services for the GOAA Airsides 1, 2, and 3 restrooms expansion project. Our proposal is based on the scope provided and our comprehensive understanding of the project's requirements.

Initial Phase: Comprehensive Site Evaluation

The initial phase involves a comprehensive site evaluation to determine the capacity of the existing infrastructure. This evaluation will impact each discipline as follows:

- **Mechanical:** Assessment of the existing HVAC systems to determine their capacity to handle the additional load from the expanded areas. This includes evaluating air handling units, ductwork, and ventilation systems.
- **Electrical:** Review of the existing electrical distribution system, lighting, and power outlets. This will determine if the current system can support the added electrical loads or if upgrades are necessary.
- **Plumbing:** Examination of the existing plumbing infrastructure, including water supply, drainage, and waste systems. This will identify if the current plumbing can support the additional fixtures and increased water demand.
- **Fire Protection:** Evaluation of the existing fire alarm and sprinkler systems to ensure they can be extended to cover the expanded areas and meet all safety standards.

Bridging Documents Details

For each discipline, the bridging documents will provide:

Mechanical:

- Design narrative and preliminary layout plans for HVAC systems, including type, capacity, and location of units. Ventilation requirements, ductwork schematics, identifying relevant codes and standards, and air quality standards will also be outlined.

Smart HVAC Systems:

- Integration of advanced control systems to enhance HVAC efficiency and adaptability.

Electrical:

- Design narrative and preliminary electrical layout plans showing the distribution system, lighting design, power outlets, and any specialized electrical systems. Specifications for equipment, fixtures, and identifying relevant codes and standards will be included.

Electrical: Smart Lighting and Sensors:

- Implementation of smart lighting and sensor technologies for improved energy management.

Plumbing:

- Design narrative and preliminary plumbing plans for water supply, drainage, and waste systems. Specifications for fixtures, pipe materials, and sizes, identifying relevant codes and standards, as well as flow rates and pressure requirements, will be provided.

Plumbing: Smart Water Management:

- Incorporation of modern, efficient fixtures and monitoring systems for optimized water usage.

Fire Protection:

- Design narrative and preliminary layout plans of fire alarm and sprinkler systems, including location of detectors, alarms, and sprinkler heads. Specifications for equipment and materials, hazard classifications, identifying relevant codes and standards, as well as sprinkler specifications and coverage areas, will be provided.

Fire Protection: Smart Safety Systems:

- Utilization of advanced detection and monitoring solutions for enhanced safety and responsiveness.

Exclusions

While our services are comprehensive, the following are exclusions and will not