

**AMENDMENT 2 to ADDENDUM NO. 65
TO THE AGREEMENT DATED JANUARY 8, 2021
BETWEEN GREATER ORLANDO AVIATION AUTHORITY
AND RICONDO & ASSOCIATES, INC.**

Project: Additional Reviewing and Reporting on the Existing Infrastructure for Future Concessions Spaces at the Landside Terminals A and B for W-496 Airsides 1 and 3 Interior Refresh and Related Work, Orlando International Airport

THIS AMENDMENT is effective this 1st day of October, 2024, by and between the **GREATER ORLANDO AVIATION AUTHORITY** ("Aviation Authority"), and **RICONDO & ASSOCIATES, INC.** ("Consultant").

WITNESSETH:

WHEREAS, by Agreement dated January 8, 2021, Aviation 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 Aviation Authority as are contained in any additional scope of work established by the Aviation Authority in any addendum to the Agreement and accepted in writing by the Consultant; and

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

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

1. Consultant shall perform additional services in accordance with the terms of the Agreement and the attached Exhibit "A." Consultant shall be paid for such additional services according to the payment terms set forth in the Agreement.
2. Consultant shall be compensated for such additional services in the **NOT TO EXCEED amount of NINETY-SIX THOUSAND EIGHT HUNDRED FIFTY AND NO/100 DOLLARS (\$96,850.00)**, broken down as follows:

Professional Fees:	NTE:	\$96,850.00
Professional Fees:	LS:	\$0.00
Reimbursable Expenses:	NTE:	<u>\$0.00</u>
Total:		\$96,850.00

3. Except as expressly modified in this Amendment, 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 Amendment this day of Oct 7, 2024.

GREATER ORLANDO AVIATION AUTHORITY


box SIGN 4W88Q9ZJ-4YP7W763

By: Max Marble
Sr. Vice President, Capital Programs

Approved as to Form and Legality
(for the benefit of GOAA only)
this day of Oct 7, 2024



By: box SIGN 4ZR2R2V8-4YP7W763
Becker & Poliakoff, Legal Counsel
Greater Orlando Aviation Authority

RICONDO & ASSOCIATES, INC.


box SIGN 4LWR3Z2Q-4YP7W763

By: Signature (Duly Authorized Rep.)

Pete Ricondo

Printed Name

Senior Vice President

Title



MEMORANDUM

TO: Members of the Construction Committee

FROM: Rob Furr, Vice President of Engineering and Architecture

DATE: October 1, 2024

ITEM DESCRIPTION

Request for Approval of an Amendment to Addendum 65 to the General Consulting Services Agreement with Ricondo & Associates, Inc. for additional review and reporting on the existing Air Handler Units (AHUs) and associated infrastructure at Airsides 1 and 3 and Landside Terminals A and B on W-00496 North Terminal Refresh Design Services at Orlando International Airport

BACKGROUND

On May 14, 2024, the Construction Committee approved Addendum 53 in the amount of \$119,384.00 to the above-referenced agreement. On May 28, 2024, the Construction Committee approved an Amendment 01 to Addendum 65 in the amount of \$191,230.00 to the above-referenced agreement. Since that time, it has been discovered that additional services are required for the W00496 program.

ISSUES

Since that time, it has been discovered that additional services are required for Airsides 1 and 3 and Landside Terminals A and B AHU and associated infrastructure studies, as further described in Consultant's proposal, dated 9/18/2024. Consultant's proposal, dated 9/18/2024, is for studying the possible replacement of AHUs in three areas: Airsides 1 and 3 Hubs and Landside Terminals A and B Level 2 Baggage Claim; and the development of MEP requirements for a new food and beverage concessions at Airside 3 Hub. This additional study will provide necessary coordination to support the new concessions' area AHU MEP needs and the AHU MEP needs for additional areas of the North Terminal that will inform the planned renovations.

If approved, services will be effective 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: _____ |

SMALL BUSINESS

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

ALTERNATIVES

EXHIBIT A

CC
ITEM IV-X
10/01/2024

None.

FISCAL IMPACT

Funding is from Line of Credit to be reimbursed by future General Airport Revenue Bonds (GARBs). Funding source verified by Melvin Martinez of Construction Finance on 09 / 25 / 24 as correct and available.

RECOMMENDED ACTION

It is respectfully requested that the Construction Committee approve an Amendment to Addendum 65 to the General Consulting Services Agreement with Ricondo & Associates, Inc. for the services contained herein and the amount as shown below:

Not to Exceed Fees	\$96,850.00
Lump Sum Fees	\$0.00
Not to Exceed Expenses	\$0.00
TOTAL	\$96,850.00
AAC – Compliance Review Date	YRR 09/23/24
AAC – Funding Eligibility Review Date	09/24/24

September 18, 2024

Mr. Robert Furr, RA, NCARB, ID
Vice President, Engineering and Architecture
Greater Orlando Aviation Authority
11314 Terminal C Service Road
Orlando, FL 32824

RE: North Terminal Complex Orlando International Airport (MCO) Air Handler Units (AHUs) Studies

Dear Mr. Furr:

Ricondo & Associates, Inc. (Ricondo), Studio for Architecture (SfA), and SGM Engineering, Inc. appreciate the opportunity to submit this proposal to the Greater Orlando Aviation Authority (Aviation Authority). In general, the scope includes studies associated with the replacement of AHUs in three areas: Airsides 1 and 3 Hubs and Landside Terminals A and B Level 2 Baggage Claim; and the development of MEP requirements for a new food and beverage concessions at Airside 3 Hub. The intent of the work is to document high-level design guidelines which can be used by a future design team to prepare a full design package for construction.

Team

The following firms comprise the Team:

- Ricondo
 - Overall project management and coordination
- Studio for Architecture
 - Engineering coordination
- SGM Engineering, Inc. (Subconsultant to SfA)
 - Mechanical, Electrical, Plumbing and Fire Protection (MEP&FP)
 - Opinion of probable cost estimate for MEP&FP direct costs

Scope of Work

The work to be performed by the Ricondo Team is organized under three distinct Tasks:

Task 1: Airsides 1 and 3 Hubs AHU Replacement Study

Task 2: MEP&FP Requirements for a new concessions (food and beverage) development at Airside 3 Hub

Task 3: Landside Terminals A and B Level 2 AHU Replacement Study

Refer to Subconsultants' Proposals in Appendix B for additional details.



Deliverables

The documentation will include the following:

- Report with guidelines, applicable illustrations, assessment of load and capacity requirements, feasibility study and scope of work to be used by a future design team to complete a design package for construction
- Opinion of probable cost for the MEP&FP direct cost scope only.

Exclusions

- Owner's Authorized Representative Services
- Project Permitting
- Detailed cost estimates including general conditions, general requirements, PM/CM costs, or phasing beyond the opinion of probable cost for MEP&FP.

Schedule

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

Professional Fees

As noted in **Table 1**, the total Not-to-Exceed Fee for the proposed services is **\$96,850**. The proposals from Studio for Architecture and SGM Engineering are included in **Appendix A**.

TABLE 1 – BUDGET ESTIMATE – LABOR – REFER TO APPENDIX A FOR DETAIL

FIRM	COST
Ricondo	\$ 10,266
Studio for Architecture	\$15,892
SGM	\$ 70,692
TOTAL COSTS	\$ 96,850



RICONDO®

Mr. Robert Furr, RA, NCARB, ID
Greater Orlando Aviation Authority
September 18, 2024
Page 3

We appreciate the opportunity to continue serving and supporting the Aviation Authority. If you require additional information regarding this proposal, please contact me at 202.577.8576 or via email at tdavidson@ricondo.com.

Sincerely,

RICONDO & ASSOCIATES, INC.

Teresa P. Davidson, AIA, LEED AP
Director

TRUTH IN NEGOTIATION CERTIFICATION; STUDIO FOR ARCHITECTURE PROPOSAL; SGM PROPOSAL
cc: 21041212; Pete Ricondo



APPENDIX A

BREAKDOWN OF PROFESSIONAL FEES

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-1
SUMMARY OF TOTAL CONTRACT VALUE
NTC Air Handler Units Studies

Phase of Project:		TOTAL
PHASE 2	Tasks	CONTRACT
1.0 Lump Sum Fee:	\$0	\$0
2.0 Not to Exceed Professional Fees:	96,850	\$96,850
3.0 Not to Exceed Reimbursable Expenses:	\$0.00	\$0.00
4.0 TOTAL CONTRACT VALUE:	\$96,850	\$96,850

Total Lump Sum Labor Hours:	0	0
Total Not to Exceed Professional Labor Hours:	585	585
TOTAL LABOR HOURS:	585	585
Average Hourly Rate:		\$166

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-4
BREAKDOWN OF NOT TO EXCEED PROFESSIONAL FEES

TASKS 1, 2, and 3	TOTAL		TOTAL		
	Labor Hours	Total Fee	Labor Hours	Cost	Avg. Rate
Ricondo & Associates, Inc.					
Not to Exceed Fee Subtotal	41	\$10,266	41	\$10,266	\$250
Studio for Architecture					
Not to Exceed Fee Subtotal	116	\$15,892	116	\$15,892	\$137
SGM Engineering, Inc.					
Not to Exceed Fee Subtotal	428	\$70,692.00	428	\$70,692	\$165
Total Not to Exceed Amount:	585	\$96,850	585	\$96,850	\$166

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-5
BREAKDOWN OF NOT TO EXCEED PROFESSIONAL FEES
Ricondo & Associates, Inc.

RICONDO & ASSOCIATES, INC. (PRIME)	SENIOR OFFICER		SENIOR OFFICER w/ Travel Premium		SENIOR DIRECTOR		SENIOR DIRECTOR WITH TRAVEL PREMIUM		DIRECTOR		DIRECTOR WITH TRAVEL PREMIUM		SENIOR CONSULTANT		TECHNICAL EDITOR		TOTAL		
	\$350		\$385		\$295		\$330		\$239		\$274		\$139		\$138		labor hours	Cost	Avg. Hourly Rate
	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost	hours	Cost			
Rate (\$/Hour):																			
Tasks																			
Task 1 Project Management and Coordination	0	\$0		\$0	4	\$1,180	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	4	\$1,180	\$295
Task 2 Project Management and Coordination	0	\$0		\$0	4	\$1,180	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	4	\$1,180	\$295
Task 3 Project Management and Coordination	0	\$0		\$0	4	\$1,180	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	4	\$1,180	\$295
Final Report	1	\$350		\$0	4	\$1,180	0	\$0	0	\$0	0	\$0	0	\$0	12	\$1,656	17	\$3,186	\$187
Meetings	0	\$0		\$0	12	\$3,540	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	12	\$3,540	\$295
TOTAL NOT TO EXCEED PROFESSIONAL FEES (PHASE 2):	1	\$350	0	\$0	28	\$8,260	0	\$0	0	\$0	0	\$0	0	\$0	12	\$1,656	41	\$10,266	\$250

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

Studio for Architecture	President		Vice President		Sr. Project Manager		Sr. Project Architect		Project Architect		Project Architect		TOTAL		
Rate (\$/Hour):	\$138.00		\$138.00		\$137.00		\$118.00		\$85.00		\$0.00		labor hours	Cost	Avg. Hourly Rate
Tasks 1, 2, and 3	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost	labor hours	Cost			
Review of Record Drawings & Documents	0	\$0	0	\$0	24	\$3,288	0	\$0	0	\$0	0	\$0	24	\$3,288	\$137
Verification of Existing Conditions site visits MEP&FP	0	\$0	0	\$0	28	\$3,836	0	\$0	0	\$0	0	\$0	28	\$3,836	\$137
MEP&FP System Assessment and Scope Documentation	0	\$0	0	\$0	16	\$2,192	0	\$0	0	\$0	0	\$0	16	\$2,192	\$137
Feasibility Study					16	\$2,192							16	\$2,192	\$137
Opinion of Propable Cost	0	\$0	0	\$0	18	\$2,466	0	\$0	0	\$0	0	\$0	18	\$2,466	\$137
Project Management					10	\$1,370							10	\$1,370	\$137
QA/QC					4	\$548							4	\$548	\$137
TOTAL FEE:	0	\$0	0	\$0	116	\$15,892	0	\$0	0	\$0	0	\$0	116	\$15,892	\$137

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
SGM Engineering, Inc.

SGM Engineering, Inc. (MEP&FP)	Principal		Senior Project Manager		Senior Engineer		Engineer		CAD Technician		Administrative Assistant		TOTAL		
Rate (\$/Hour):	\$267		\$203		\$157		\$111		\$64		\$70		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	24	\$3,768	0	\$0	0	\$0	0	\$0	24	\$3,768	\$157
Verification of Existing Conditions site visits MEP&FP	0	\$0	0	\$0	64	\$10,048	0	\$0	0	\$0	0	\$0	64	\$10,048	\$157
Mechanical System Assessment	0	\$0	0	\$0	120	\$18,840	0	\$0	0	\$0	0	\$0	120	\$18,840	\$157
Feasibility Study	0	\$0	0	\$0	96	\$15,072	0	\$0	0	\$0	0	\$0	96	\$15,072	\$157
Opinion of Probable Cost	0	\$0	0	\$0	48	\$7,536	0	\$0	0	\$0	0	\$0	48	\$7,536	\$157
	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	\$0
Project management	0	\$0	64	\$12,992	0	\$0	0	\$0	0	\$0	0	\$0	64	\$12,992	\$203
QA/QC Coordination	0	\$0	12	\$2,436	0	\$0	0	\$0	0	\$0	0	\$0	12	\$2,436	\$203
TOTAL NTE FEE:	0	\$0	76	\$15,428	352	\$55,264	0	\$0	0	\$0	0	\$0	428	\$70,692	\$165

EXHIBIT A - CONSULTANT'S COMPENSATION PROPOSAL
TABLE C-6
BREAKDOWN OF NOT TO EXCEED REIMBURSABLE EXPENSES

EXPENSES:		AMOUNT			
TASK 3					
Travel Reimbursable Expenses		# of Trips	# of Days	Unit Price	
Air Travel - US Airport (BOS/Orlando) round trip					\$0
Air Travel - US Airport (MIA/Orlando) (round trip)					\$0
Air Travel - US Airport (ORD/Orlando) (round trip)					\$0
Air Travel - Oversea Airport LRH/Orlando (round trip)					\$0
Hotel/Lodging/Per Diem Expenses - 1 night					\$0
Hotel/Lodging/Per Diem Expenses - Multiple Night					\$0
Airport Parking					\$0
Taxi					\$0
Per diem expenses					\$0
Subtotal - Ricondo & Associates					\$0.00
Task 3 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
Studio for Architecture		DBE and WBE	Design Support	\$ 15,892	16.4%
SGM Engineering		M/WBE	MEP Engineering	\$ 70,692	73.0%
TOTAL PROPOSED PARTICIPATION				\$ 96,850	89.4%

TABLE C-7c LDB PARTICIPATION SCHEDULE

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

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	\$350
Ricondo & Associates	Senior Officer w Travel Premium	\$385
Ricondo & Associates	Officer	\$340
Ricondo & Associates	Officer w Travel Premium	\$375
Ricondo & Associates	Senior Director	\$295
Ricondo & Associates	Senior Director w Travel Premium	\$330
Ricondo & Associates	Director	\$239
Ricondo & Associates	Director w Travel Premium	\$274
Ricondo & Associates	Manager	\$180
Ricondo & Associates	Senior Consultant	\$139
Ricondo & Associates	Technical Editor	\$138
Ricondo & Associates	Consultant	\$93
Ricondo & Associates	Senior Graphic Designer	\$134
Ricondo & Associates	Graphic Designer	\$97
Ricondo & Associates	Technical Specialist	\$66
Studio for Architecture	Vice President	\$138
Studio for Architecture	President/Principal	\$138
Studio for Architecture	Senior Project Manager	\$137
Studio for Architecture	Project Manager	\$128
Studio for Architecture	Senior Project Architect	\$118
Studio for Architecture	Project Architect	\$85
SGM Engineering, Inc.	Principal	\$267
SGM Engineering, Inc.	Senior Project Manager	\$203
SGM Engineering, Inc.	Senior Engineer	\$157
SGM Engineering, Inc.	Engineer	\$111
SGM Engineering, Inc.	CADD Technician	\$64
SGM Engineering, Inc.	Administrative Assistant	\$70

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: 9/16/2024



APPENDIX B

PROPOSALS FROM SUBCONSULTANTS

September 12, 2024

Ricondo
Attn: Teresa Davidson, AIA, LEED AP, Director
421 King Street Suite 400
Alexandria, VA 22314

email: 202.577.8576

Re: Proposal for GOAA Airsides 1 & 3 Hub AHU Replacement, Airside 3 Hub Utilities & Landside Level 2 A & B AHU Replacement Studies

Comm: 24122

Dear Teresa,

Studio for Architecture appreciates the opportunity to submit our Proposal for GOAA Airsides 1 & 3 Hub AHU Replacement, Airside 3 Hub MEP Upgrades & Landside Level 2 A & B AHU Replacement Studies for the North Terminal Complex. The Scope of Work, Schedule, Compensation and Design Assumptions for the project are described below.

SCOPE OF WORK

Task 1: Our Team of SfA with SGM Engineering is prepared to provide professional Architectural, Mechanical, Electrical, Plumbing, and Fire Protection Engineering study to provide replacement Air Handling Units for the hubs at Airsides 1 & 3. The team will provide written and graphic documentation to assist a future design team with guidelines to complete a full design package for bidding and construction. The study will include an opinion of probable cost for the MEP scope only. Refer to SGM proposal attached for additional scope information.

Task 2: Our Team of SfA with SGM Engineering is prepared to provide professional Architectural, Mechanical, Electrical, Plumbing, and Fire Protection Engineering study to provide infrastructure to the center hub at Airside 3 for a future food and beverage concessionaire. The team will provide written and graphic documentation to assist a future design team with guidelines to complete a full design package for bidding and construction. The study will include an opinion of probable cost for the MEP FP scope of work. See attached proposal from SGM for additional information.

Task 3:
Our Team of SfA with SGM Engineering is prepared to provide professional Architectural, Mechanical, Electrical, Plumbing, and Fire Protection Engineering study to provide replacement Air Handling Units for Landside Level 2 Baggage Claim A & B Side Replacement. The team will provide written and graphic documentation to assist a future design team with guidelines to complete a full design package for bidding and construction. The study will include an opinion of probable cost for the MEP FP scope of work. See attached proposal from SGM for additional information.

General Project Program Summary:

- Review existing documents for existing infrastructure.
- Site Visit
- Provide end of useful life and design loading requirements for replacement of existing AHU's
- Document Findings in a Report

SCHEDULE FROM NOTICE TO PROCEED

Review of Documents	Duration	2 Weeks
Site Visit	Duration	2 Weeks
Provide Design Requirements	Duration	4 Weeks
Document Findings in a Report	Duration	4 Weeks

TOTAL Not to Exceed Fee \$ 86,584.00

Design Fees Breakdown:

Studio for Architecture, Inc.	Architecture	\$ 15,892.00
SGM	MEP FP	\$ 70,692.00

DESIGN ASSUMPTIONS

1. The professional design services anticipated for this project are limited to those disciplines listed above.
2. 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 in final report.
 - FAA Specifications
 - FDOT Specifications
 - CBP FIS Guidelines
 - TSA Guidelines
 - Renderings

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.

~~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 .655¢ 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:



09/12/2024

Signature

date

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

Signature

date

Teresa Davidson,
Director
Printed Name and Title

ATTACHMENTS: SGM Engineering Proposal & C-Tables

cc: Carlos Roche, Ron Reitz

September 10, 2024

Carlos R. Roche
Principal

StudioforArchitecture

407.497.2471

carlos.roche@st4arc.com

1528 Jackson St. Fort Myers. FL 33901

RE: Proposal for Consulting Engineering Services for:
Task 1 - GOAA Airsides 1 & 3 Hub AHU Replacement Study
Task 2 - GOAA New Concessions Development Airside 3 Hub
Task 3 - GOAA Landside Level 2 A&B AHU Replacement Study

We are pleased to submit this proposal for consulting engineering services related to the above task orders. This proposal includes assessments, feasibility studies, and opinion of probable cost for each task order.

Task 1 - GOAA Airsides 1 & 3 Hub AHU Replacement Study

Scope of Work

Project Overview

This project involves a detailed scope of work for the HVAC system upgrades at both Airside 1 (AS1) and Airside 3 (AS3) hubs at Orlando International Airport (OIA). The primary objective is to assess the current HVAC infrastructure and outline the necessary upgrades to meet current operational and energy efficiency standards. The project will also include a feasibility study to evaluate the proposed upgrades and an opinion of probable cost for the recommended system improvements.

Our approach will focus on:

- Conducting a thorough assessment of the existing HVAC systems, including air-handling units (AHUs), ductwork, and distribution networks.
- Identifying system deficiencies and areas where current equipment may be outdated or inadequate for current and future demand.
- Developing a scope of work for a new, energy-efficient HVAC system that meets ASHRAE and GOAA standards.
- Prepare a feasibility study to evaluate any operational or spatial constraints related to the installation and replacement of HVAC systems.

- Delivering an opinion of probable cost, detailing the estimated expenses for material, labor, equipment, and related project costs for the HVAC system upgrades at both hubs.

HVAC System Assessment and Upgrade for Airside 1 & Airside 3 Hubs

- Assess the Existing HVAC System:
Conduct an evaluation of the existing HVAC systems at both Airside 1 and Airside 3, including air-handling units (AHUs), ductwork, and chilled water systems. This assessment will identify system deficiencies such as outdated equipment, inefficiencies, or insufficient capacity to handle current and future operational demands.
- Identify Deficiencies and Develop Scope of Work:
Identify system inefficiencies and performance issues. Develop scope of work for a new HVAC system that complies with current ASHRAE standards and GOAA energy guidelines. The scope of work will focus on improving thermal performance, optimizing zoning, and ensuring enhanced occupant comfort, while maintaining energy efficiency.
- Air-Handling Unit (AHU) Replacement:
Evaluate the existing HVAC systems at both Airside 1 and Airside 3, focusing specifically on the removal and replacement of the existing air-handling units (AHUs). Recommend new energy-efficient AHUs that will enhance system performance, reduce energy consumption, and provide temperature control.
- Assess Load and Capacity Requirements:
Conduct detailed load calculations to determine the necessary cooling and heating capacities based on the size of the hubs, anticipated occupancy levels, and future expansion plans. Ensure the proposed systems are designed with sufficient capacity for long-term operational demands while remaining flexible for growth.

Feasibility Study

- Conduct a comprehensive feasibility study for both Airside 1 and Airside 3 to evaluate the challenges, potential system constraints, and spatial limitations for the installation and retrofitting of new HVAC systems.
- Explore alternative solutions for the installation of new HVAC systems where spatial or operational constraints may exist.
- Assess current utility capacities (electrical power supply, chilled water system, etc.) to support the proposed new HVAC loads.
- Evaluate phasing strategies for minimizing disruptions to daily operations during construction and replacement activities.

Opinion of Probable Cost

- Provide a detailed opinion of probable cost for HVAC system replacements at both Airside 1 and Airside 3 hubs.
- Include material, labor, and equipment, considering potential upgrades to existing ductwork, control systems, and utility services.
- Itemize the cost breakdown by Airside location (AS1 and AS3) and by component (AHUs, ductwork, chillers, controls, etc.).

- Include contingency allowances for unforeseen conditions.

Task 2 - GOAA New Concessions Development Airside 3 Hub

Scope of Work

Project Understanding

The project involves developing a new concessions area within the Hub of Airside 3. This requires extending utilities (MEPFP systems) to the central hub. The goal is to assess the feasibility of utility extensions and develop a scope of work that aligns with current GOAA standards and design requirements.

MEPFP System Extensions

- Review existing MEPFP infrastructure and utility capacities.
- Determine requirements for extending MEPFP services (mechanical, electrical, plumbing, and fire protection) to the center of the hub.
- Develop a detailed scope of work based on GOAA guidelines for tenants, ensuring all systems meet the applicable codes and standards.
- Identify the necessary upgrades to existing systems, including power supply, HVAC systems, domestic water, sanitary drainage, and fire protection services.

Feasibility Study

- Conduct a feasibility study to evaluate the viability of the proposed utility extensions.
- Identify constraints, including spatial, structural, or operational limitations within Airside 3.
- Propose alternatives or optimizations to ensure efficient routing and installation of MEPFP systems.
- Present preliminary layouts for proposed utility extensions to the client for review.

Opinion of Probable Cost

- Provide a detailed opinion of probable cost for the MEP&FP utility extensions to the central hub.
- Break down costs by material, labor, equipment, and contingencies.

Task 3 - GOAA Landside Level 2 A&B AHU Replacement Study

Scope of Work

Project Overview

This project involves upgrading the HVAC systems at the Level 2 Bag Claim areas of Terminals A and B. The existing systems have aged and require replacement to meet current energy efficiency standards and operational demands. The primary objective is to assess the existing infrastructure and provide a comprehensive scope of work for the removal and replacement of the HVAC systems.

HVAC System Assessment and Upgrade Scope Development

System Evaluation:

- Perform a detailed evaluation of the existing HVAC systems at the Level 2 Bag Claim areas of Terminals A and B, including air-handling units (AHUs), ductwork, and any associated components.

Identify Deficiencies:

- Identify deficiencies in the current system, such as outdated equipment, inadequate airflow, and inefficiencies in temperature control. Consider operational limitations and the need for phased implementation to avoid disruption to ongoing airport activities.

Scope Development for HVAC Replacement:

- Develop a detailed scope of work for the removal and replacement of the existing HVAC systems, focusing on energy-efficient air-handling units (AHUs) and other essential components. The scope will ensure compliance with ASHRAE standards and GOAA's sustainability and energy goals. Ensure that the new systems are compatible with GOAA's building management system (BMS) for seamless integration.

Opinion of Probable Cost

- Provide a detailed opinion of probable cost for the HVAC system replacement at the Level 2 Bag Claim areas.
- Break down costs by material, labor, equipment, and contingencies.

Feasibility Study

- Conduct a feasibility study to identify any potential constraints or challenges related to space, access, or operations that may impact the HVAC replacement project.
- Propose solutions to mitigate these challenges, ensuring that the project can proceed without significant disruption to airport operations.

Coordination and Meetings (Task 1, 2, & 3)

- Coordinate with GOAA to ensure the scope aligns with operational requirements and project goals.
- Attend meetings to review the project progress and finalize the scope and cost assessments.

Deliverables (Task 1, 2, & 3)

- Comprehensive scope of work narrative.
- Feasibility study report outlining key challenges and solutions.
- Opinion of probable cost.

Schedule (Task 1, 2, & 3)

- Review of Documents

- Duration: 2 Weeks
- Site Visit
- Duration: 2 Weeks
- Provide Design Requirements
- Duration: 4 Weeks
- Document Findings in a Report:
- Duration: 4 Weeks

Fee Schedule

Fee Proposal (Hourly Not to Exceed)

Total Fee: \$70,692 (See attached c-table)

Exclusions

The following are exclusions and will not be covered unless specifically requested:

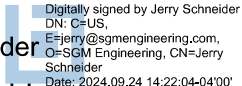
- Detailed cost estimates.
- Design engineering services.
- Commissioning services.
- LEED certification or related consulting.
- The opinion of probable cost does not include general conditions or phasing cost.
- Anything not specifically listed in the scope of work.

Additional Services

Any additions to the above scope of work will be performed on an hourly basis in accordance with the hourly rate shown in the c-tables. ~~Reimbursable expenses are included in the above fee.~~

We appreciate the opportunity to present this proposal and look forward to working with GOAA on these essential upgrades. Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

 Digitally signed by Jerry Schneider
DN: C=US,
E=jerry@sgmengineering.com,
O=SGM Engineering, CN=Jerry
Schneider
Date: 2024.09.24 14:22:04-04'00'

Jerry Schneider
Division Director
SGM Engineering Inc.
407-767-5188

MEMORANDUM

TO: Members of the Construction Committee

FROM: Edelis Molina, Manager Small Business Programs

DATE: October 01, 2024

ITEM DESCRIPTION

Request for Approval of an Amendment to Addendum No. 65 to the General Consulting Services Agreement with Ricondo & Associates, Inc. for Additional review and reporting on the existing Air Handler Units (AHUs) and associated infrastructure at Airsides 1 and 3 and Landside Terminals A and B on W-00496 North Terminal Refresh Design Services at the Orlando International Airport

SMALL BUSINESS

We have reviewed the qualifications of the subject contract's MWBE/LDB/VBE specifications and have determined that Ricondo & Associates, Inc. proposes 89.4% MWBE participation on this amendment.

MWBE UTILIZATION FORM FOR NON-FEDERALLY FUNDED PROJECTS**PLEASE COMPLETE THIS FORM**

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

Name of Airport: Orlando International Airport

Telephone No: (407) 825-7179

Address: One Jeff Fuqua Boulevard, Orlando, FL 32827

Project Name & Number: Request for Approval of an Amendment to Addendum No. 65 to the General Consulting Services Agreement with Ricondo & Associates, Inc. for Additional review and reporting on the existing Air Handler Units (AHUs) and associated infrastructure at Airsides 1 and 3 and Landside Terminals A and B on W-00496 North Terminal Refresh Design Services at the Orlando International Airport

1. Construction Information:

Amendment Amount: _____

2. MWBE Goal by Group Representation:

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

3.a. Prime Contractor Information:

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

3.b. Name and Address of MWBE Subcontractor

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

3.c. *Identity:

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

4. Engineering/Professional Services Information:

Amendment Amount: \$96,850.00

5. MWBE Goal by Group Representation:

Asian Pacific American	-	Actual Result	0.0%
Asian Subcontinent American	70,692.00	Actual Result	73.0%
Black American	-	Actual Result	0.0%
Caucasian Female American	-	Actual Result	0.0%
Hispanic American	15,892.00	Actual Result	16.4%
Native American	-	Actual Result	0.0%
Other	-	Actual Result	0.0%
Total MWBE Participation	86,584.00	Actual Result	89.4%

6.b. Engineering / Professional Service Firm Information:

Name: Ricondo & Associates, Inc.
Address: 1146 Corporate Blvd Suite 140
City, State, Zip: Orlando, FL 32817
Telephone: (407) 381-5730

6.b. Name and Address of MWBE Subconsultant

Name: Please see attached
Address: _____
City, State, Zip: _____
Telephone: _____

6.c. *Identity:

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

* 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)

MWBE Subcontractor/Subconsultant Certification		
Project Name & Number:	Request for Approval of an Amendment to Addendum No. 65 to the General Consulting Services Agreement with Ricondo & Associates, Inc. for Additional review and reporting on the existing Air Handler Units (AHUs) and associated infrastructure at Airsides 1 and 3 and Landside Terminals A and B on W-00496 North Terminal Refresh Design Services at the Orlando International Airport	
Prime Firm:	Ricondo & Associates, Inc.	
Amendment Amount:	\$96,850.00	
Company Name	Studio for Architecture, Inc	SGM Engineering, Inc.
Address	12519 Fairmount Dr	935 Lake Baldwin Lane
City, State, Zip	Fort Myers, FL 33913	Orlando, FL 32814
Phone	407-496-7891	407-767-5188
Identity	Hispanic American	Asian Subcontinent American
Work Item	Eng Coordination	MEP and fire protection
Amount of Subcontract	\$15,892.00	70,692.00
Percentage	16.4%	73.0%
Company Name		
Address		
City, State, Zip		
Phone		
Identity		
Work Item		
Amount of Subcontract		
Percentage		
Company Name		
Address		
City, State, Zip		
Phone		
Identity		
Work Item		
Amount of Subcontract		
Percentage		
Company Name		
Address		
City, State, Zip		
Phone		
Identity		
Work Item		
Amount of Subcontract		
Percentage		
	\$86,584.00	89.4%
	\$96,850.00	