

**Greater Orlando Aviation Authority
Addendum No. 41
Job Order Construction Services
(Page 1 of 4)**

THIS ADDENDUM, made and entered into this day of Nov 13, 2025, by and between the **GREATER ORLANDO AVIATION AUTHORITY**, (“Owner”) and **GOMEZ CONSTRUCTION COMPANY**, (“Contractor”).

WITNESSETH

WHEREAS, on **October 1, 2021**, Owner and Contractor entered into a contract to provide continuing vertical construction services at the Orlando International Airport, Orlando Executive Airport and other facilities operated by the Owner (the “Base Agreement”); and

WHEREAS, the Owner wishes to have the Contractor perform certain services relating to **Project No. V-1089** for project named **STC Virgin Atlantic ATO Buildout (D/B)**, at Orlando International Airport, hereinafter referred to as the “Work” as specified and agreed to below.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties agree as follows:

1. The Contractor shall perform the Work for the **Direct Negotiated** amount of:

SCHEDULE OF PRICING

ITEM NO.	ITEM DESCRIPTION	UNIT PRICE	UNIT	QUANTITY	AMOUNT
1	Labor and Materials	\$308,158.85	LS	1	\$308,158.85
2	Allowance	\$ 24,500.00	NTE	1	\$ 24,500.00
TOTAL					\$332,658.85

2. The Contractor shall furnish all labor, materials, equipment, and services necessary to perform the Work, as further described herein, which includes all plans, drawings, specifications and other documents as incorporated or referenced herein and made a part of this Addendum with the same effect as if they had been set forth fully set forth in this Addendum. The Work shall be performed in accordance with the terms of the Base Agreement unless modified by these Contract Documents.

3. The Contractor shall not commence the Work required under this Addendum until the Notice to Proceed is issued stating the date to commence.

4. The Contractor shall perform the Work in accordance with all applicable federal, state and local laws, regulations, rules and ordinances now in effect or hereafter amended.

5. The Contractor agrees to enter into a formal agreement with the proposed LDB sub-contractors.

6. Revisions to Small Business Participation Requirements: The Aviation Authority has suspended its Minority and Women Owned Business Enterprise (MWBE) Program. All references to that Program are deleted from this Agreement. No MWBE participation is required. The Aviation Authority’s Local Developing Business (LDB) and Veteran Business Enterprise (VBE) Programs remain in effect.

7. PUBLIC ENTITY CRIMES ACT: The Contractor represents that it is not precluded from submitting a bid or proposal under Section 287.133(2)(a), which provides as follows: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal or reply on a contract to provide any goods or services to a public entity, may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount set forth in Florida Statutes

s.287.017, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

8. DISCRIMINATORY VENDOR LIST: The Contractor represents that it has not been identified as a discriminatory vendor under Section 287.134, which provides as follows: An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier,

subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity unless that entity or affiliate has been removed from the list pursuant to Florida law.

9. **FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) QUALIFICATION** (if applicable): The Contractor represents that neither it nor its affiliates have had their Certificate of Qualification suspended, revoked or denied by the FDOT, or determined by the FDOT to be a non-responsible contractor.

10. **LOBBYING PROHIBITION**: In accordance with Florida Statutes Section 216.347, no funds received pursuant to this contract may be expended for lobbying the Florida Legislature, judicial branch or any state agency.

11. **NON-COERCION**: Upon execution of this Job Order and Exhibit "A" below, Contractor certifies its compliance with the terms of the NONGOVERNMENTAL ENTITY DECLARATION REGARDING THE USE OF COERCION FOR LABOR AND SERVICES.

12. **TRUTH IN NEGOTIATION ACT**: Upon execution of this Job Order and Exhibit "B" below, Contractor certifies its compliance with the terms of the TRUTH IN NEGOTIATION ACT.

PAYMENT & PERFORMANCE BONDS: Required Waived

WORK INCLUDES: Construction Only Design and Construction

SCHEDULE OF ATTACHMENTS

ATTACHMENT NO.	DESCRIPTION	DOCUMENT DATE & # OF PAGES
1	Section 01 10 00, Summary of the Work	01/2025, 3 pages
2	Section 01 33 16, Design Data	03/2016, 3 pages
3	Section 01 21 00, Allowances	01/2025, 2 pages
4	Section 00 61 13, Performance and Payment Bonds	11/2014, 5 pages
5	Contractor's Proposal	9/19/2025, 28 pages
6	Current Division 0/Division 1/Specification List	03/2025, 1 page

CONTRACT TIME:

- Substantial Completion 120 Calendar Days from Notice to Proceed Date
- Final Completion 60 Calendar Days from Actual Substantial Completion Date

LIQUIDATED DAMAGES:

Late Substantial Completion \$ 400.00 Per Calendar Day
 Late Final Completion \$ 200.00 Per Calendar Day

Construction Committee Approval Date: September 30, 2025

Aviation Authority Board Approval Date: October 15, 2025

Anticipated Notice to Proceed Date: October 31, 2025

Gomez Construction Company

Robert E Lacey
 By: box SIGN 4Z7KLJ2V-42RQQ59P

Branch Manager
 Title

Greater Orlando Aviation Authority

Lance Lyttle
 By: box SIGN 4W263WW8-42RQQ59P
 Lance Lyttle
 Chief Executive Officer

Approved as to Form and Legality
 (for the benefit of GOAA only)
 this day of Nov 11, 2025

Claramargaret H Groover
 By: box SIGN 4ZR2R2V8-42RQQ59P
 Becker & Poliakoff, Legal Counsel
 Greater Orlando Aviation Authority

EXHIBIT "A"

NONGOVERNMENTAL ENTITY DECLARATION REGARDING THE USE OF COERCION FOR LABOR AND SERVICES

Nongovernmental Entity's Name: Gomez Construction Company

Nongovernmental Entity's FEIN: 59-1524446

Authorized Officer or Representative Name and Title: Robert Lacey, Branch Manager

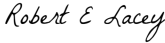
Nongovernmental Entity's Address: 750 Jackson Ave. Winter Park FL 32789

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity, as defined in section 287.138(1), Florida Statutes, to provide an affidavit signed by an officer or a representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. The Greater Orlando Aviation Authority is a governmental entity as defined by and for purposes of section 787.06(13).

The nongovernmental entity identified above does not, pursuant to section 787.06(2)(a):

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine, or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated in it are true.


box SIGN 4Z7KLJ2V-42RQO59P

Authorized Officer or Representative

Branch Manager

Title

Nov 11, 2025

Date

EXHIBIT "B"

TRUTH IN NEGOTIATION ACT CERTIFICATION

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

Gomez Construction Company

Robert E Lacey

box SIGN 4Z7KLJ2V-42RQQ59P
Authorized Officer or Representative

Branch Manager

Title

Nov 11, 2025

Date

MEMORANDUM

TO: Members of the Construction Committee
FROM: Scott Shedek, P.E., Vice President of Construction
DATE: September 30, 2025

ITEM DESCRIPTION

Request for Recommendation of Approval of a Job Order Construction Services Addendum to the Continuing Vertical Construction Services Agreement with Gomez Construction Company for V-01089, STC Virgin Atlantic ATO Buildout (D/B) at Orlando International Airport

BACKGROUND

The above-referenced project is to provide all design, labor, equipment and materials to build out airline ticket office space for the Virgin Atlantic in level 1, landside of Terminal C at Orlando International airport.

ISSUES

Duration of the project is 120 calendar days for Substantial Completion and 60 calendar days for Final Completion, with an anticipated Notice-to-Proceed date of October 31, 2025. Liquidated Damages are defined as \$400 per calendar day for late Substantial Completion, and \$200 per calendar day for late Final Completion.

This continuing contractor was selected for this project based on (all that apply):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Experience | <input checked="" type="checkbox"/> Available Personnel | <input type="checkbox"/> Current Workload |
| <input checked="" type="checkbox"/> Expertise | <input checked="" type="checkbox"/> Equitable Distribution | <input type="checkbox"/> Other: _____ |

SMALL BUSINESS

The small business participation has been reviewed by the Office of Business Opportunity & Exchange. The findings and recommendation are attached.

ALTERNATIVES

None.

FISCAL IMPACT

Funding is from General Airport Revenue Bonds (GARBs). Funding source verified by Melvin Martinez of Finance on 09/25/25 as correct and available.

RECOMMENDED ACTION

It is respectfully requested that the Construction Committee recommend to the Aviation Authority Board approval of a Job Order Construction Services Addendum to the Continuing Vertical Construction Services Agreement with above-referenced continuing contractor in the total direct-negotiated amount of \$332,658.85, which includes a Lump Sum amount of \$308,158.85, and

CC
ITEM IV-G
09/30/2025

allowance(s) totaling the amount of \$24,500.00, which includes the cost of Performance and Payment Bonds in the amount of \$3,102.42.

The invoicing method for this Job Order Contract will be:

Lump Sum (with Allowances)

Payment Method: Payment on Allowances will be authorized only after an Allowance has been converted to an approved Change Order (or Field Change Order).

Lump Sum	\$308,158.85
Allowance(s) (NTE)	\$24,500.00
TOTAL	\$332,658.85
Financial Auditor – Compliance Review Date	<i>ML</i> 9/24/2025
Financial Auditor – Funding Eligibility Review Date	9/24/2025

SUBJECT TO CFOC

SECTION 01 10 00 – SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and Agreement/Provisions of Contract, including Contractual Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 PROJECT DESCRIPTION

- A. Project/Work Identification:

- 1. The General overall description of the Work of the Contract for the:

V-1089, STC Virgin Atlantic ATO Buildout (D/B)
Orlando International Airport
Orlando, Florida

can be summarized for purposes of administration and payment in the manner of project segments as follows:

- 2. The project consists of providing all design, labor, equipment and materials to build out airline ticket office space for the Virgin Atlantic at level 1, landside of Terminal C at Orlando International airport. This is a Design/Build project, so minimal design is needed for the purpose of obtaining permits.
- 3. The specific scope included in this package is defined in the scope documents prepared by the OAR.

1.3 CONTRACTOR USE OF PREMISES

- A. Limit use of the premises to construction activities within areas indicated; allow for any Owner and tenant occupancy and use by the public on the airport roadways.
 - 1. Minimize any disruption to all operating areas, including roadway and parking areas.
 - a. Existing public services and utility systems shall remain in operation during the construction period, excluding times required for installation of new work unless specifically allowed by the Contract.
 - b. Schedule and coordinate outages and interruptions of public service with the OAR. See the specific forms for processes and time constraints. Utilize the following forms list below and in the "Construction Forms" Section:
 - 1) Form #018 System Interruption/Utility Outage Notification.
 - 2) Form #018a System Interruption/Utility Outage Notification Procedures.
 - 3) Form #018b Roofing Impact Notification
 - 4) Form #018c Security System Interruption/Outage Request
 - 2. Provide all temporary directional signage, safety, and barricading required for passenger services in the North Terminal or along roadways.
 - a. Submit a plan indicating signage, safety, and barricading for access routes, storage areas and work sites, at the pre-construction meeting.

- b. Directional signing at the access gate and or along the delivery route to the storage area or work site shall be as directed by the OAR.
3. Confine operations to areas within Contract limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
4. Access to site shall be shown on the plans or as directed by the OAR. Do not permit any unauthorized construction personnel or traffic on the site. Provide for traffic control to and from the various construction areas. Immediately clean-up any debris deposited along the access road as a result of construction traffic.
 - a. Keep driveways and entrances serving the premises clear and available to the Owner, Tenant, their employees at all times, and the public. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.
5. All material orders for delivery to the site will use as a delivery address the access point at the Contractor's storage site.
 - a. Coordinate with the OAR and allow for the least possible disruption of the facilities normal operations for delivery of materials and removal of demolished and discarded materials.
 - b. Delivery of materials and removal of demolished and discarded materials shall be scheduled as follows:
 - 1) Schedule all deliveries and removal of debris as needed or as directed by OAR.
6. The limits of construction material storage areas, equipment storage areas, and parking areas shall be as indicated in the approved site utilization plan or as directed by the OAR. Erect and maintain suitable fencing, marking and warning devices suitable for both day/night use to delineate the perimeter of all such areas. Refer to specification Section 01 55 30.01 Requirements for Use of South Canal Road.
 - a. Parking management cards may be used to provide contractor parking in the terminal garages and terminal top parking for the NTS work only. These cards will cost \$60 per card per month, taxes not included.
7. Coordinate construction activities with those of the APM/ITF contractor.

1.4 OWNER OCCUPANCY

- A. Full Owner Occupancy: The Owner, its tenants, and the public will occupy the site and existing building and adjacent facilities (outside the limits of the construction area unless specified) during the entire construction period. Cooperate with the Owner during construction operations to minimize conflicts, facilitate occupancy usage, and protect persons and property in the project area during the entire construction period. Perform the Work so as not to interfere with the Owner's operations.
 1. All work may be carried out without time restrictions, unless otherwise directed by the Owner.

1.5 LAWS, PERMITS, AND REGULATIONS

- A. Comply with all applicable laws, ordinances, regulations, codes, ADA requirements.

- B. Obtain and pay for all license and permits, all fees and charges for connection to outside services and parking for Contractor's vehicles.
- C. Abide by FAA and Owner's safety and security regulations and procedures relative to access to, and work in, Airport Operations Areas and secured facilities.
- D. Comply with Owner's insurance requirements.

1.6 EARLY COMPLETION OF WORK

- A. MDF type rooms and IDF type rooms shall have substantial completion dates prior to the project substantial completion date as follows:
 - 1. MDF type rooms: Substantial completion not less than 6-months prior to project substantial completion.
 - 2. IDF type rooms: Substantial completion not less than 3-months prior to project substantial completion.
- B. Early completion of work includes but is not limited to the following for each room:
 - 1. Room dried in
 - a. Confirm no leaks from overhead or rising water
 - 2. Racks/cabinets completed and properly secured
 - 3. Fire suppression complete and fully operational
 - 4. Mechanical System complete and providing design temperature and humidity levels
 - 5. Bonding completed
 - 6. Power complete
 - a. Provide clean power in cabinets/racks
 - 7. Lighting complete
 - 8. Wall and floor finishes complete
 - 9. Clean and dust free
 - 10. Door hardware and access control complete

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00

SECTION 01 33 16 – DESIGN DATA

PART 1 - GENERAL

1.1 RELATED DOCUMENTS:

- A. Drawings and general provisions of Contract, including General and Special Conditions and other Division-1 Specification Sections, apply to this Section.
- B. GOAA's EDC-02 CADD Standards
- C. GOAA's EDC-08 Design Service Checklist
- D. GOAA's EDC-10 Deliverables Matrix
- E. GOAA's EDC-11 Technical Review Form
- F. GOAA's EDC-22 Permit Matrix

1.2 SUMMARY:

- A. This Section specifies procedural requirements for submittal of Design Documents to verify that the design intent complies with provisions of the Contract Documents. The section contains detailed information required to be included in each design progress submittal made by the contractor. All submittals shall conform to GOAA Design Standards which include, but are not limited to, GOAA Project Deliverables Requirements EDC-06, and GOAA CADD Standards EDC-02. The Contractor shall submit Design Review Documents at Level, 60%, and 95%, milestones for review by the Owner during the indicated stages of design in accordance with the schedule of submittals required in the General Conditions of the Contract. Contractor shall also submit 100% completed set of documents in conformance with EDC-06.
- B. All drawings, calculations, and specifications submitted by the Contractor shall be prepared under the direct supervision and under the responsible charge of an appropriate Design Professional currently registered in the State of Florida. Such submittals shall be attested to by the responsible registered professional before submission and shall bear the name, registration number and discipline of the professional. Signed and sealed drawings and calculations shall be submitted for the Owner's records.
- C. Design Development Submittal (60%) Level. The Contractor shall submit these design documents at approximately 60% of design completion. At this review point, all design elements should appear on the drawings and specifications. Submittal shall conform to the requirements in EDC-06.
- D. Pre-Final Design Submittal (95%) Level. For this submittal, the design, including all disciplines, shall be the 95% submitted as defined as the contractor's 100% prior to the OAR's final review. The plans show all details necessary for construction and shall be coordinated among the various disciplines prior to submittal. All elements included in the scope of work, shall be completed. Submittal data for this review includes design drawings (including standards), specifications,

calculations, long lead items list (if applicable), schedule of submittals, GOAA general conditions, and schedule of quality assurance testing. Submittal shall conform to the requirements in EDC-06.

- E. Resolution of all previous design review comments shall be accomplished and incorporated in the plans and specifications.
- F. Final Submittal (100%) Level. The purpose of this submittal is to provide completed construction documents. This submittal includes the incorporation of Pre-Final Review Comments. The approval by the OAR of this submittal shall constitute acceptance of such documents as Construction Documents pending issuance of Building Department permits for construction. The construction documents must be checked, signed, and sealed by the Engineer or Architect of Record, as applicable, in accordance with Florida Statutes prior to the start of construction. Any changes to approved 100% design documents must be documented using established change control procedures.
- G. The data required for the final submittal is:
 - 1. Original contract drawings and specifications.
 - 2. Final schedule.
 - 3. Long lead list if applicable.
 - 4. Actions and minutes from Pre-Final Review (EDC-11).
 - 5. Calculations.
 - 6. Standard drawings.
- H. Record Documents. At project closeout, submit Record Documents to Owner's Authorized Representative reflecting as-built conditions of the project in accordance with Section 01 78 00 – Closeout Submittals.

1.3 SUBMITTAL PROCEDURES:

- A. Submittal Copy Requirements. The Contractor shall provide documents for review for each required submittal as indicated below unless otherwise directed by the OAR. The documents shall be in sets, indexed, and clearly marked to indicate the date of issue and the stage of development.
- B. All drawing review submittals shall be in the form of black and white prints, and on pen drive. Supportive documentation shall be presented on hard copy, as well as on compact diskettes, with standard format including, but not limited to, the following requirements for printed materials for each submittal:
 - 1. Drawings
 - a. See Edc10a Table of Deliverables.
 - b. Drawing index file, including font files and list of external reference files. External reference files shall not be bounded to drawing files. A layer matrix for each file will be submitted with the 60% and 100% design documents.
 - c. Pen drive shall have a professional label with project description and stage of design on label.

2. Calculations
 - a. See Edc10a Table of Deliverables.
 - b. Calculations in electronic format on pen drive with professional label.
 3. Specifications
 - a. See Edc10a Table of Deliverables.
 - b. Specifications in electronic format on pen drive with professional label.
 4. GOAA Design Standard Drawings. List only, including revision designation. Final package shall include actual drawings (reproducibles) supplied to the Contractor for addition of contract numbers, sheet number, etc. (standard only).
 5. Cost and Schedule. Same as for calculations.
 6. Actions and Minutes for Previous Design Review.
- C. Requirements for the Preparation of Design Submittals. All design submittals between the contractor and the owner or its agents must follow adhere to the GOAA format and design standards, as defined in GOAA EDC 02.
1. 4 OWNER'S AUTHORIZED REPRESENTATIVE(S) ACTION:
- A. Upon receipt of a design submittal, the OAR will review the submittal for content and format. Failure to provide a complete submittal or variations from the GOAA design standards will be cause for its rejection and return to the Contractor.
 - B. After acceptance of a design submittal, the OAR will distribute the submittal in accordance with the deliverables matrix developed for each project. A copy of the design review comments form (EDC-11) will be distributed with the design documents. The OAR will determine the date design review comments are to be returned. The Design Criteria Consultant will be included in the distribution matrix.
 - C. Design documents will be reviewed by the owner or its agents within the time periods set forth in the Contract Documents, or three weeks whichever is longer, for conformance to the requirements and intent of the Design Criteria Package. Comments resulting from the review will be collected by the OAR and transmitted to the Contractor on floppy disc on the technical review form specified in EDC-11. After the Contractor's review and responses are provided on the technical review form and delivered to the OAR, the OAR will coordinate a Technical Review Team (TRT) meeting, with select GOAA and owner's agents, at which the Contractor will present the proposed corrective action for each review comment. Contractor's questions will also be addressed at this meeting. The agreed upon review comment actions will be incorporated on the project documents prior to the next design submittal. The OAR/Design Criteria Consultant will publish minutes for these meetings. A TRT meeting will be conducted at each stage of the design.

END OF SECTION 01 33 16

SECTION 01 21 00 - ALLOWANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and General Conditions of the Contract, including other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances.
- B. All applicable allowances are listed below.

1.3 SCOPE, SELECTION AND PRICING

- A. For each Work item covered by an allowance, including concealed conditions, the Contractor shall submit a Request for Change Order (RCO) at the earliest practical date after award of the Contract or upon discovery of the condition. The RCO shall include the scope of work, the schedule and the amount of allowance to be used for the Work item. The OAR will process a Contract Modification for the Work item in accordance with the terms of the Contract. Note that the General Conditions outline the various types of Contract Modifications as well as various methods of payment, including Force Account provisions.
- B. At the OAR's request, submit proposals for each applicable allowance item for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by the OAR. Do not begin Work on an item covered by an allowance until a Contract Modification has been authorized by the Owner.

1.4 SUBMITTALS

- A. General: Submit proposals for the work included in allowances, in the form specified for Change Orders.
 - 1. Submit invoices or delivery slips to show the actual quantities of materials delivered to the site for use in fulfillment of each allowance.

1.5 ALLOWANCES

- A. Use the allowance only as directed by the OAR or Owner for the Owner's purposes. The inclusion of Allowances in the Contract is not a guarantee that payment will be made for any amount of the allowance unless the Owner has determined there has been full compliance with the Contract Documents for each Allowance.
- B. Allowances shall only include the Contractor's direct costs and mark-up in accordance with the Changes in the Work Article of the General Conditions.

1.6 UNUSED ALLOWANCES

- A. At Project close-out, credit all unused Allowance monies to the Owner by Change Order.

PART 2 - PART 2 - PRODUCTS (Not Applicable)

PART 3 - PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine products covered by an Allowance promptly upon delivery for damage or defects. Report findings and proposed corrective action to the OAR in writing.

3.2 PREPARATION

- A. Coordinate all work for each Allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

HVAC Allowance	\$7,500
Fire Alarm Allowance	\$7,000
Permit & Flooring Allowance	\$10,000
TOTAL	\$24,500

END OF SECTION 01 21 00

SECTION 00 61 13 - PERFORMANCE/PAYMENT BOND COVER SHEET

This cover sheet is an integral part of the attached bonds and must not be separated from them

**GREATER ORLANDO AVIATION AUTHORITY
ORLANDO, FLORIDA
(Public Work)
In Compliance with Florida Statute Chapter 255.05(1)(a)**

PERFORMANCE BOND NO.:	017264838
PAYMENT BOND NO.:	017264838
CONTRACTOR INFORMATION:	Name: Gomez Construction Co. Address: 750 Jackson Street Winter Park, FL 32789 Phone: (407) 628-4353
SURETY PRINCIPAL BUSINESS INFORMATION:	Name: Liberty Mutual Insurance Company Address: 175 Berkeley Street Boston, MA 02116 Phone: (617) 357-9500
OWNER INFORMATION:	Name: Greater Orlando Aviation Authority Address: One Jeff Fuqua Blvd. Orlando, FL 32827 Phone: (407) 825-2001
BOND AMOUNT:	\$332,658.85
CONTRACT NO. (if applicable):	V-1089
DESCRIPTION OF WORK:	STC Virgin Atlantic ATO Buildout (D/B)
PROJECT LOCATION:	Orlando International Airport, Orlando, FL
AGENT INFORMATION:	Name: Acrisure / Charles D. Nielson Address: 15050 NW 79th Court, Suite 200 Miami Lakes, FL 33016 Phone: (305) 722-2663

SECTION 00 61 13.13 - PERFORMANCE BOND

BOND NO.: 017264838

**GREATER ORLANDO AVIATION AUTHORITY
ORLANDO, FLORIDA**

The cover page that lists the contact information for the entities involved in this bond is considered the front page of this bond and is an integral part of this bond and, therefore, must not be separated from this bond.

KNOW ALL PERSONS BY THESE PRESENTS that **GOMEZ CONSTRUCTION CO.**, hereinafter called Principal, and Liberty Mutual Insurance Company, a corporation organized under the laws of the State of Massachusetts and licensed to do business in the State of Florida, hereinafter called Surety, are held and firmly bound unto the Greater Orlando Aviation Authority, hereinafter called Owner, in the Penal Sum of **THREE HUNDRED THIRTY-TWO THOUSAND SIX HUNDRED FIFTY-EIGHT AND 85/100 DOLLARS (\$332,658.85)**, for the payment of which sum well and truly made, Principal and Surety bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has by written agreement dated Nov 13, 2025, entered into a Contract with Owner for "Bid Package V-1089, STC Virgin Atlantic ATO Buildout (D/B), Orlando International Airport," in accordance with the Contract Documents which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

WHEREAS, Surety is authorized to do business in the State of Florida.

NOW, THEREFORE, the condition of this obligation is such that if Principal:

1. Promptly and faithfully performs the Contract including, but not limited to, its design (if any), construction and warranty provisions in the time and manner prescribed in the Contract, and correction of defective work, and
2. Pays Owner all losses, damages, expenses, costs, attorneys' fees and other legal costs (including, but not limited to, those for investigative and legal support services and appellate proceedings), that Owner sustains resulting directly or indirectly from the conduct of the Principal including, but not limited to, breach or default under the Contract, want of care or skill, negligence, patent infringement, or intentionally wrongful conduct on the part of the Principal, its officers, agents, employees or any other person or entity for whom the Principal is responsible,

then this bond is void; otherwise it shall remain in full force and effect.

3. In the event that the Principal shall fail to perform any of the terms, covenants and conditions of the Contract during the period in which this Performance Bond is in effect, the Surety shall remain liable to the Owner for all such loss or damage (including reasonable attorneys' fees and other legal costs) resulting from any failure to perform up to the amount of the Penal Sum.
4. In the event that the Surety fails to fulfill its obligations under this Performance Bond, then the Surety shall also indemnify and save the Owner harmless from any and all loss, damage, cost and expense, including reasonable attorneys' fees and other legal costs for all trial and appellate proceedings resulting directly or indirectly from the Surety's failure to fulfill its obligations hereunder. This paragraph shall survive the termination or cancellation of this Performance Bond. The obligations set forth in this paragraph shall not be limited by the Penal Sum of this Bond.
5. The Surety's obligations hereunder shall be direct and immediate and not conditional or contingent upon Owner's pursuit of its remedies against Principal, and shall remain in full force and effect notwithstanding (i) amendments or modifications to the Contract entered into by Owner and Principal without the Surety's knowledge or consent, (ii) waivers of any default under the Agreement or the

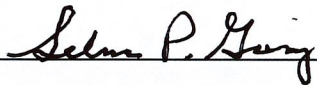
Contract granted by Owner to Principal without the Surety's consent, (iii) the discharge of Principal from its obligations under the Contract as a result of any proceeding initiated under The Bankruptcy Code of 1978, as the same may be amended, or any similar state or federal law, or any limitation of the liability of Principal or its estate as a result of any such proceeding, or (iv) any other action taken by Owner or Principal that would, in the absence of this clause, result in the release or discharge by operation of law of the Surety from its obligations hereunder.

- 6. The institution of suit upon this Bond shall be in accordance with Section 95.11(2)(b), Florida Statutes.
- 7. Any changes in or under the Contract Documents (which include the Plans, Drawings and Specifications) and compliance or noncompliance with any formalities connected with the Contract or the changes therein shall not affect Surety's obligations under this Bond and Surety hereby waives notice of any such changes. Further, Principal and Surety acknowledge that the Penal Sum of this bond shall increase or decrease in accordance with approved changes or other modifications to the Contract Documents.


IN WITNESS WHEREOF, the Principal and Surety have executed this instrument under their several seals on this _____ day of _____, 20_____, to be effective as of the date of the Contract, the name and corporate seal of each corporate party being hereto affixed and these presents fully signed by its undersigned representative, pursuant to authority of its governing body.

Signed, sealed and delivered
In the presence of:

GOMEZ CONSTRUCTION CO.
Principal



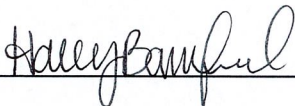
Selma P. Gomez, Secretary

By: 


Orlando Gomez, President
Name and Title

(SEAL)

Liberty Mutual Insurance Company

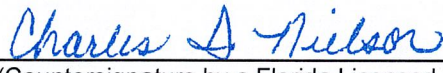


Haley Bamford, Secretary

Surety
By: 

(SEAL)

Charles D. Nielson, Attorney-In-Fact
Name and Title
Acrisure
Agency
175 Berkeley Street, Boston, MA 02116
Address



(Countersignature by a Florida Licensed Agent)

Charles D. Nielson, Licensed Resident Agent
Name and Title
Acrisure
Agency
15050 NW 79th Court, Suite 200, Miami Lakes, FL 33016
Address

NOTE: If Principal or Surety are corporations, the respective corporate seals should be affixed. Additionally, a certified copy of a Power-of-Attorney appointing the individual Attorney-in-Fact for the Surety, as well as the Power-of-Attorney appointing the Florida licensed agent, should be attached.



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8213370-964011

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Shawn A. Burton; David R. Hoover; Jarrett Merlucci; Charles D. Nielson; Charles J. Nielson

all of the city of Miami Lakes state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of March, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 14th day of March, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

SECTION 00 61 13.16 - PAYMENT BOND FORM

BOND NO.: 017264838

**GREATER ORLANDO AVIATION AUTHORITY
ORLANDO, FLORIDA**

The cover page that lists the contact information for the entities involved in this bond is considered the front page of this bond and is an integral part of this bond and, therefore, must not be separated from this bond.

KNOW ALL PERSONS BY THESE PRESENTS that **GOMEZ CONSTRUCTION CO.**, hereinafter called Principal, and Liberty Mutual Insurance Company, a corporation organized under the laws of the State of Massachusetts, having its home office in the City of Boston, MA and licensed to do business in the State of Florida, hereinafter called Surety, are held and firmly bound unto the Greater Orlando Aviation Authority, hereinafter called Owner, for the use and benefit of claimants as hereinbelow defined, in the Penal Sum of **THREE HUNDRED THIRTY-TWO THOUSAND SIX HUNDRED FIFTY-EIGHT AND 85/100 DOLLARS (\$332,658.85)** for the payment of which sum well and truly to be made, Principal and Surety bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has by written agreement dated Nov 13, 2025, entered into a contract with Owner for "Bid Package V-1089, STC Virgin Atlantic ATO Buildout (D/B), Orlando International Airport," in accordance with the Contract Documents which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

WHEREAS, Surety is authorized to do business in the State of Florida.

NOW, THEREFORE, the condition of this obligation is such that if Principal shall promptly make payments to all claimants as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect subject, however, to the following conditions:

- This bond is given to comply with Section 255.05, Florida Statutes, and any action instituted by a claimant under this bond for payment must be in accordance with Sections 255.05(2) and 255.05(10), Florida Statutes, as amended, including, but not limited to, the notice and time limitation provisions therein.**
- Therefore, a claimant, except a laborer, who is not in privity with the Contractor shall, before commencing or not later than 45 days after commencing to furnish labor, services or materials for the prosecution of the work, serve the Contractor with a written notice that he or she intends to look to the bond for protection. A claimant who is not in privity with the Contractor and who has not received payment for furnishing his or her labor, services, or materials shall, serve a written notice of nonpayment on the Contractor and on the Surety. Notices must be served in accordance with Section 255.05(2), as amended. The notice of non-payment shall be under oath and served during the progress of the work or thereafter, but may not be served earlier than forty-five (45) days after the first furnishing of the labor, services or materials by the claimant or later than ninety (90) days after the final furnishing of the labor, services or materials by the claimant, or, with respect to rental equipment, later than 90 days after the date that the rental equipment was last on the job site available for use. Any notice of nonpayment served by a claimant who is not in privity with the contractor which includes sums for retainage must specify the portion of the amount claimed for retainage. No action for the labor, services, or materials may be instituted against the Contractor or the Surety unless both notices have been served. No action shall be instituted against the Contractor or the Surety on the bond after one (1) year from the performance of the labor or completion of the delivery of the materials or supplies.
- The Surety's obligations hereunder shall remain in full force and effect notwithstanding (i) amendments or modifications to the Contract entered into by Owner and Principal without the Surety's knowledge or consent, (ii) waivers of compliance with or any default under the Contract granted by Owner to Principal without the Surety's knowledge or consent, (iii) the discharge of Principal from its obligations under the Contract as a result

of any proceeding initiated under The Bankruptcy Code of 1978, as the same may be amended, or any similar state or federal law, or any limitation of the liability of Principal or its estate as a result of any such proceeding, or (iv) any other action taken by Owner or Principal that would, in the absence of this clause, result in the release or discharge by operation of law of the Surety from its obligations hereunder.

4. Any changes in or under the Contract Documents (which include the, Drawings and Specifications) and compliance or noncompliance with any formalities connected with the Contract or the changes therein shall not affect Surety's obligations under this Bond and Surety hereby waives notice of any such changes. Further, Principal and Surety acknowledge that the Penal Sum of this Bond shall increase or decrease in accordance with the approved changes or other modifications to the Contract Documents.

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument under their several seals on this ____ day of _____, 20____, to be effective as of the date of the Contract, the name and corporate seal of each corporate party being hereto affixed and these presents fully signed by its undersigned representative, pursuant to authority of its governing body.

Signed, sealed and delivered
In the presence of:

Selma P. Gomez
Selma P. Gomez, Secretary

(SEAL)

Haley Bamford
Haley Bamford, Secretary

(SEAL)

Charles D. Nielson
(Countersignature by a Florida Licensed Agent)

Charles D. Nielson, Licensed Resident Agent
Name and Title
Acrisure
Agency
15050 NW 79th Court, Suite 200, Miami Lakes, FL 33016
Address

GOMEZ CONSTRUCTION CO.
Principal

By: *[Signature]*
Orlando Gomez, President
Name and Title

Liberty Mutual Insurance Company
Surety
By: *Charles D. Nielson*
Charles D. Nielson, Attorney-In-Fact
Name and Title
Acrisure
Agency
175 Berkeley Street, Boston, MA 02116
Address

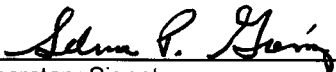
The provisions and limitations of Section 255.05 Florida Statutes, including but not limited to the notice and time limitations in Sections 255.05(2) and 255.05(10), are incorporated in this bond by reference.

NOTE: If Principal or Surety are corporations, the respective corporate seals should be affixed. Additionally, a certified copy of a Power-of-Attorney appointing the individual Attorney-in-Fact for the Surety, as well as the Power-of-Attorney appointing the Florida licensed agent, should be attached.

SECTION 00 61 13.19 – PERFORMANCE/PAYMENT BOND CERTIFICATION FORM

**GREATER ORLANDO AVIATION AUTHORITY
ORLANDO, FLORIDA**

I, Selma P. Gomez, certify that I am the Secretary of the corporation, the General Partner of the Partnership or Manager or the Managing Member of the LLC, named as Principal in the foregoing Performance and Payment Bonds; that Orlando who signed the said Bonds on behalf of the Principal was then President or Vice-President of said corporation, the General Partner of the Partnership or the Manager or Managing Member of the LLC; that I know [his, her] signature, and [his, her] signature thereto is genuine, and that said Bonds were duly signed, sealed and attested for and in behalf of said Principal by authority of its governing body or is otherwise authorized by the Principal to enter into this Contract and the Performance and Payment Bonds.



Secretary Signature

Selma P. Gomez, Secretary

Secretary Printed Name

(Corporate Seal)



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8213370-964011

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Shawn A. Burton; David R. Hoover; Jarrett Merlucci; Charles D. Nielson; Charles J. Nielson

all of the city of Miami Lakes state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of March, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 14th day of March, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Relocated Airlines, Impacted Terminal C Areas & Misc. Concerns

MUST HAVE FOR AIRLINE RELOCATIONS AFTER GATES 250-253 OPENS

1. Virgin

~~2. AIRLINE 2~~

~~Note: airline has requested to remain on A31. Final outcome to be determined at a later date. Proceed as if they are relocating, however, discretion needed for now.~~

3. Employee Amenities Room

~~4. Training Room~~

5. Tenant Communications Rooms

~~6. Other~~

~~1. Signage (Including Roadway)~~

~~2. Physical Relocation~~

~~3. NTC Clean up~~

4. Airline 3rd Party Vendor Allowances

5. GOAA 3rd Party Vendor work

~~CAN BE COMPLETED AFTER GATE 250-253 OPENS~~

~~1. Create more ATO Space – Options 1 through 3~~

**NEEDED FOR AIRLINE RELOCATION TO
TERMINAL C – OPENING GATES 250-253**

VIRGIN ATLANTIC

Terminal C- Landside (Proposed Concepts)

VIRGIN ATLANTIC BUILDOUT

Scope:

This project consists of providing all labor, equipment and material for building out the Virgin Atlantic ATO at Terminal C landside level 1. This is a Design/Build project so minimal design as needed for the purpose of obtaining permits.

Relocating (moving the airline) from North Terminal to STC will be by others.

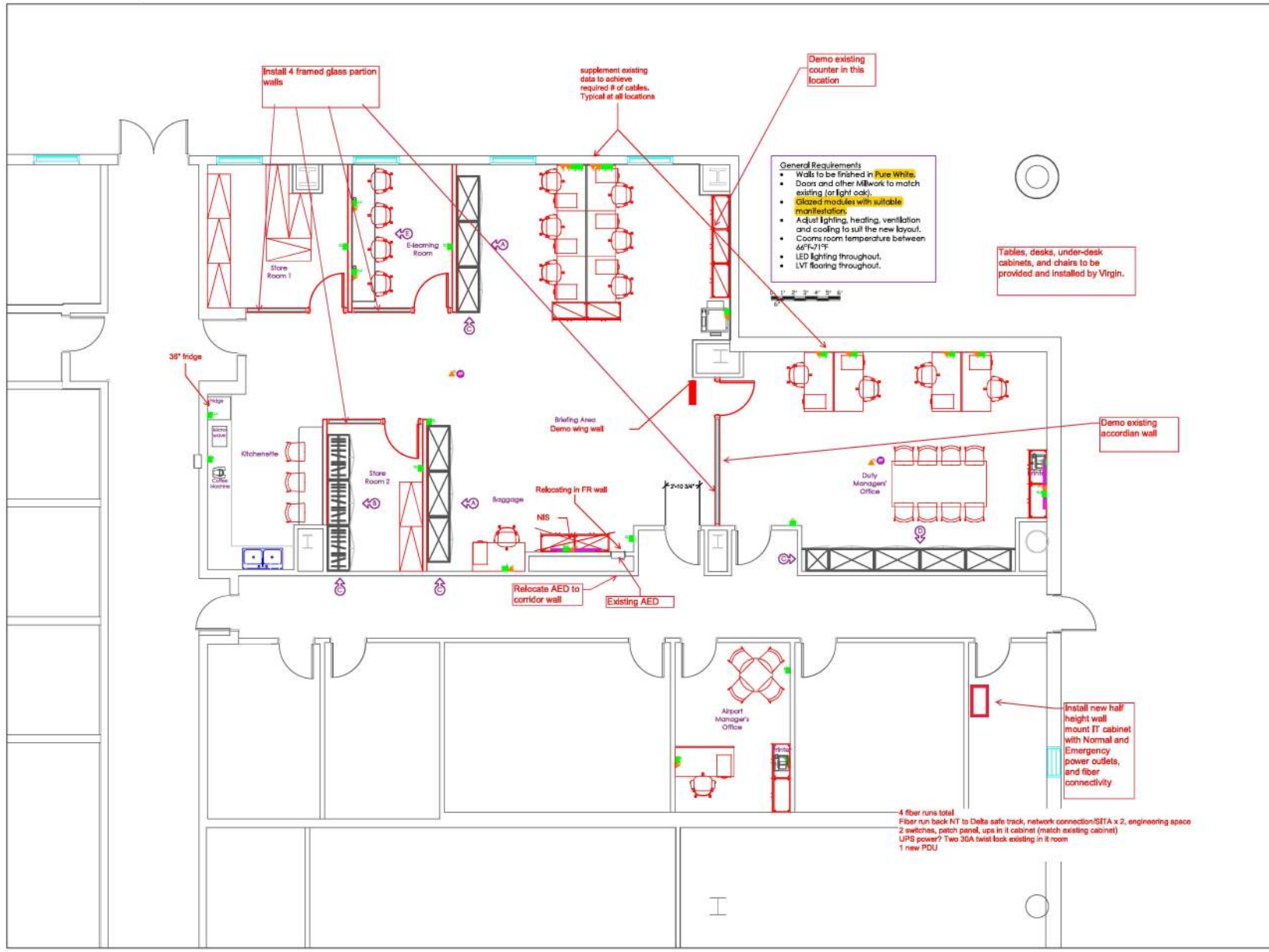
- **Interior:**

- Demo 1 existing accordion partition wall. Structural support to remain.
- Install gypsum board framed walls to the ceiling, wall base to match existing, and paint to match existing walls
- Install four (4) framed glass partitions to the ceiling
- Install 4 doors/frames, 3'-7', to match existing doors
- Ceiling: Minor mods as needed to adjust for lighting, HVAC, sprinklers revisions
- Millwork: Demo small countertop. Provide and install modular millwork throughout per sketches
- Finishes: Paint to match existing

- **Systems:**

- Mechanical: Modify existing ductwork and rework/ install diffusers in the new offices along with necessary modifications/installation of circuit and control. Test and balance the whole system.
- Fire Spinkler - modify as needed for the offices
- Relocate AED to corridor
- Electrical: Install power receptacles as noted in ATO office; install Normal and Emergency power outlets at IT Cabinet
- Modify/add light fixtures
- install data raceway and cabling and device s as noted
- Install half height wall mount IT cabinet, CAT6 cabling, fiber optic cabling, and patch panel for the comm room.
- ECS & BAS: Perform necessary modification/installation as per project requirements & site conditions.

General Arrangement



General Requirements

- Walls to be finished in **Pure White**.
- Doors and other Millwork to match existing (or light oak).
- **Glassed modules with autoable manifestation.**
- Adjust lighting, heating, ventilation and cooling to suit the new layout.
- Cooms room temperature between 66°F-71°F.
- LED lighting throughout.
- LVI flooring throughout.

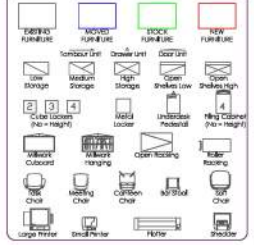
Tables, desks, under-desk cabinets, and chairs to be provided and installed by Virgin.

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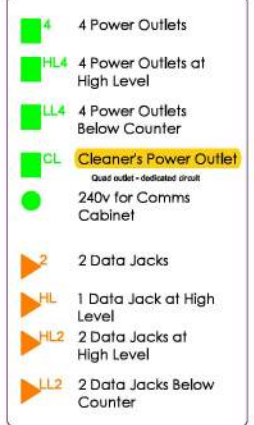
KEY TO GENERAL ARRANGEMENT DETAIL

KEY NOT TO SCALE
SOME SYMBOLS SHOWN MIGHT NOT APPEAR ON THE DRAWING

KEY TO FURNITURE LAYOUT



KEY TO POWER AND DATA



AUTHORED BY: _____ DATE: _____

Revision Tracking
Rev A



Site/Project Details
Orlando International Airport
Terminal C
Proposed Virgin Spaces

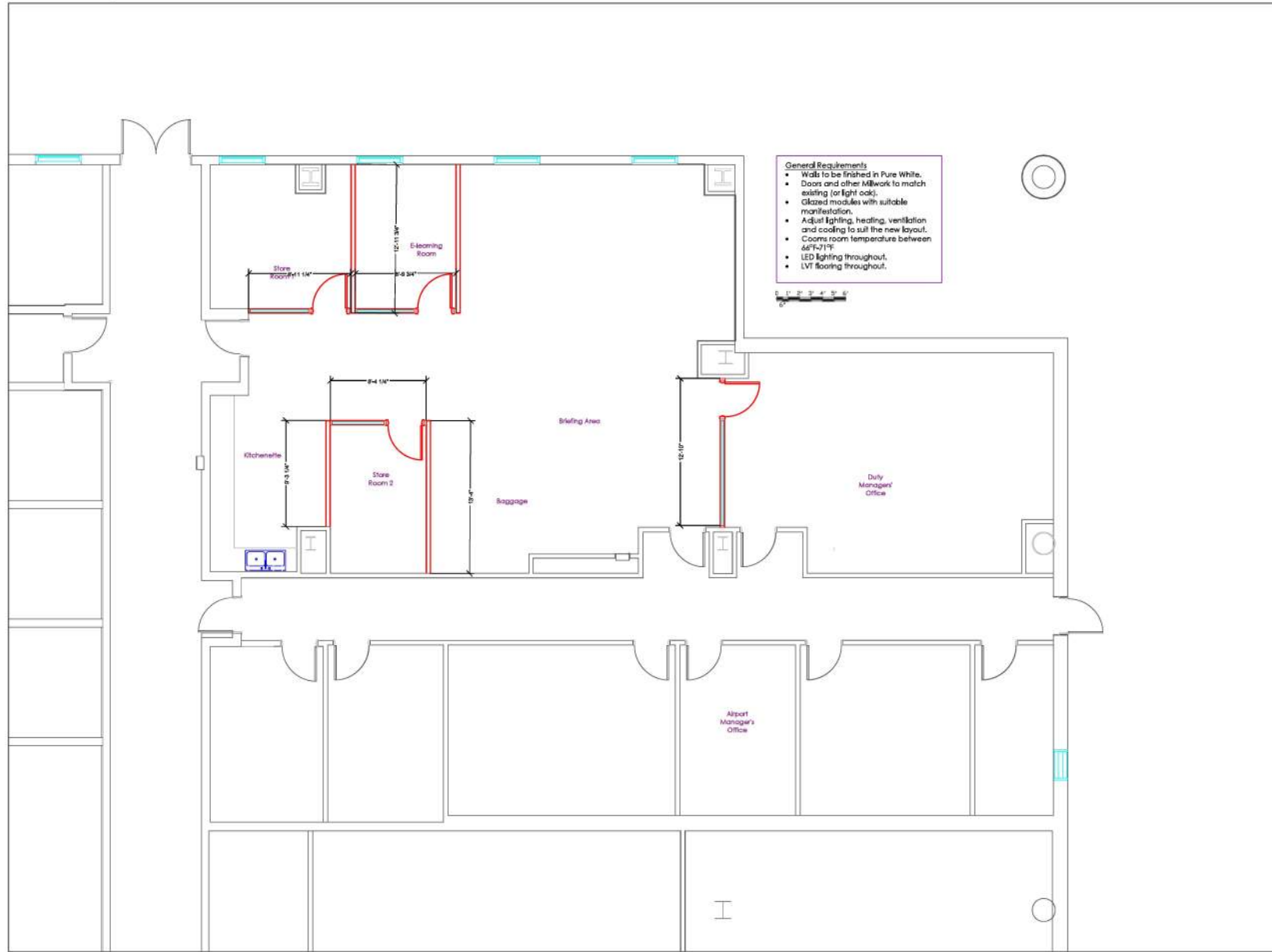
Drawing Title
General Arrangement

Scale 1/4" = 1' @ Arch D Jun 5th 2025 Author NC

Drawing Reference VRM2117-B5 Revision E

4 fiber runs total
Fiber run back NT to Delta safe track, network connection/SITA x 2, engineering space
2 switches, patch panel, ups in it cabinet (match existing cabinet)
UPS power? Two 30A twist lock existing in it room
1 new PDU

Partition Layout



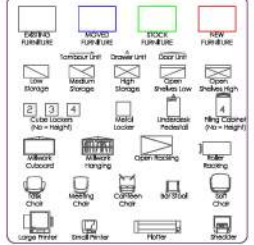
General Requirements

- Walls to be finished in Pure White.
- Doors and other Millwork to match existing (or light oak).
- Glazed modules with suitable manifestation.
- Adjust lighting, heating, ventilation and cooling to suit the new layout.
- Cooms room temperature between 66°F-71°F.
- LED lighting throughout.
- LVT flooring throughout.

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KEY TO GENERAL ARRANGEMENT DETAIL
KEY NOT TO SCALE
SOME SYMBOLS SHOWN MIGHT NOT APPEAR ON THE DRAWING

KEY TO FURNITURE LAYOUT



KEY TO POWER AND DATA



AUTHORED BY: _____ DATE: _____

Reason Issued:
Rev A



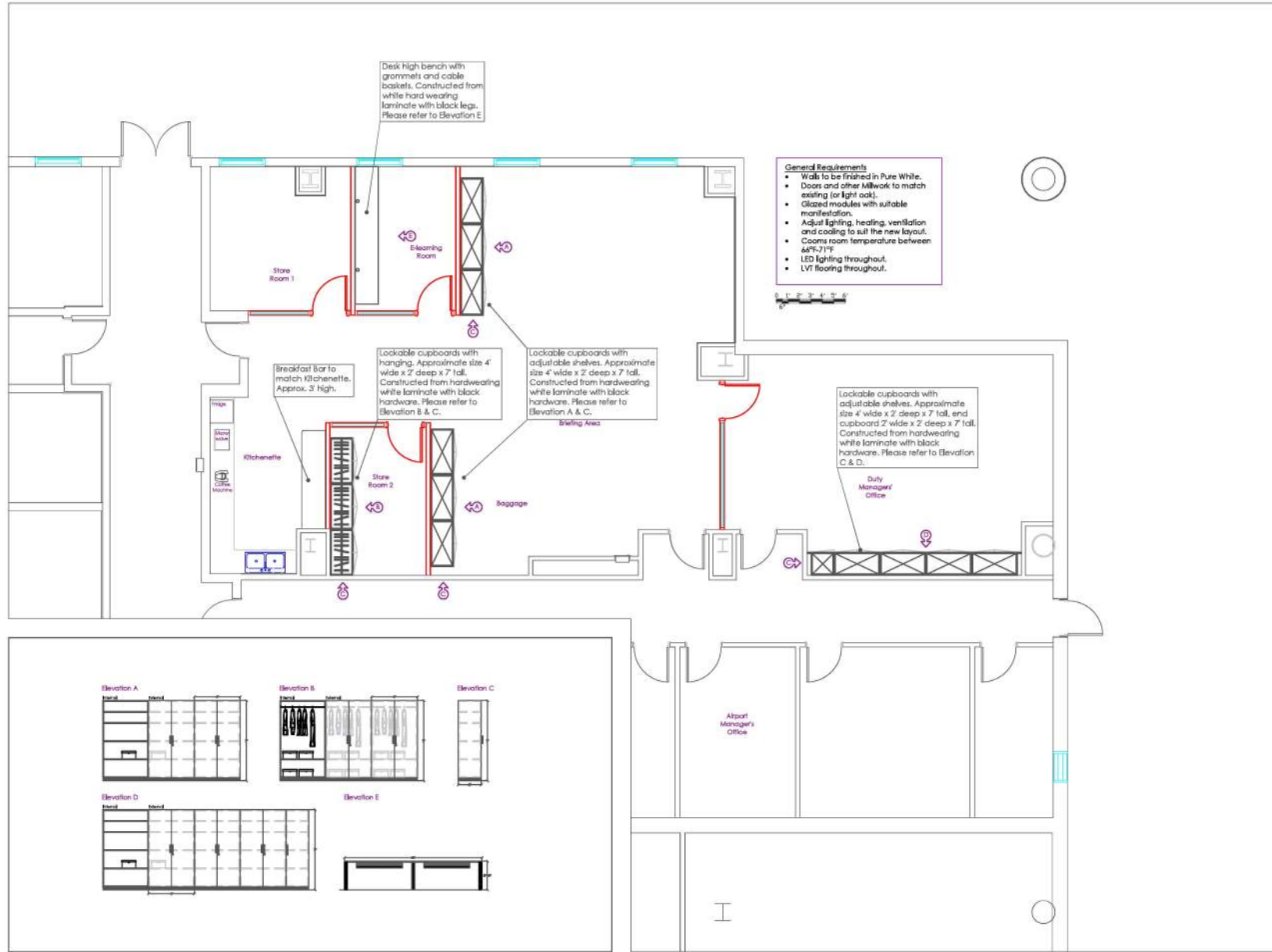
Site/Project Details
Orlando International Airport
Terminal C
Proposed Virgin Spaces

Drawing Title
Partition Layout

Scale 1/4" = 1' @ Arch D Date Jun 5th 2025 Author NC

Drawing Reference VRM2117-BS Revision E

Millwork

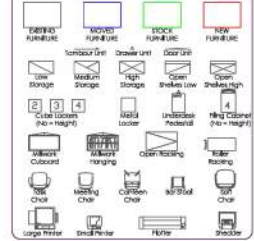


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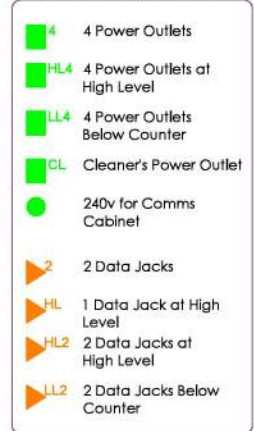
KEY TO GENERAL ARRANGEMENT DETAIL

KEY NOT TO SCALE
SOME SYMBOLS SHOWN MIGHT NOT APPEAR ON THE DRAWING

KEY TO FURNITURE LAYOUT



KEY TO POWER AND DATA



AUTHORED BY: _____ DATE: _____

Revision Tracking
Rev A



Site/Project Details
Orlando International Airport
Terminal C
Proposed Virgin Spaces

Drawing Title
Millwork

Scale 1/4" = 1' @ Arch D Jun 5th 2025 Author NC

Drawing Reference VRM2117-B5 Revision E

Virgin Additional Landside Scope of Work

- Additional Quad Outlets (at least one per wall)
- GOAA '6-pack' Data Outlets
- Relocate Fire Extinguisher & Bracket to New Offices
- Accommodate Service Provider Time Clock (2-Port Data Outlet)
- Fiber Channeling for Connectivity to Airside Antenna to ATO Office
- SM Fiber From IDF to Offices to Match Existing (at least 6-12 strand)

TENANT COMMUNICATIONS ROOMS

Communications Rooms

Terminal C – Landside Level 1

Add cabinets with PDUs

Add 2-post Rack

~~OIA.1000.STLC.ZCE.01.6600~~

OIA.1000.STLC.ZCE.01.5697

~~Terminal C – Landside Level 2~~

~~Add cabinets with PDUs~~

~~Add 2-post Rack~~

~~OIA.1000.STLC.ZCW.02.4226~~

~~Need to look at~~

~~OIA.1000.STLC.ZCE.02.6607~~

~~OIA.1000.STLC.ZCW.02.4226~~



OTHER ITEMS

Other Items

- ~~• Roadway Signage~~
- ~~• Terminal Wayfinding~~
 - Allowance in contractor's budget to reimburse Airline 3rd party vendors such as SITA or Arinc for airline equipment
 - Allowance in contractor's budget to GOAA reimburse 3rd party
- ~~• Physical relocations airside and landside (Virgin airside & landside, Latam, training room, amenities room, etc.)~~
- ~~• Air-to-Ground Installation Very Difficult in West Concourse~~
- ~~• Allowance of up to \$20K for High Lift Rentals (Third Party Work)~~

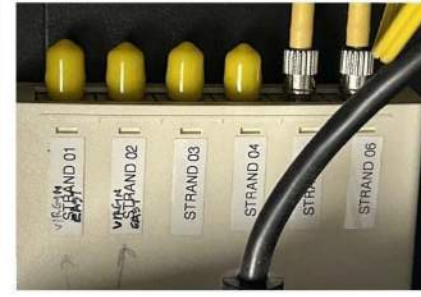
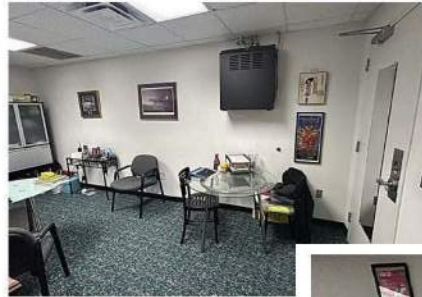
VIRGIN ATLANTIC

Current Condition - Landside

FOR INFORMATION ONLY

VIR MANAGER OFFICE – RM 2689

Pg 1 of 2



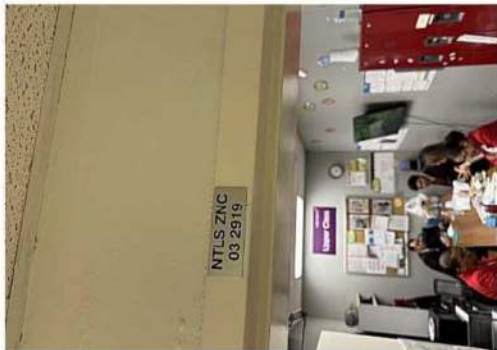
VIR ADMIN OFFICE – RM 2692

Pg 1 of 1



VIR LOCKER ROOM – RM 2919

Pg 1 of 2



VIR STORAGE ROOM – RM 2922

Pg 1 of 1



VIR DUTY MGR ROOM – RM 2925

Pg 1 of 1



VIR TRAINING ROOM – RM 2999

Pg 1 of 1



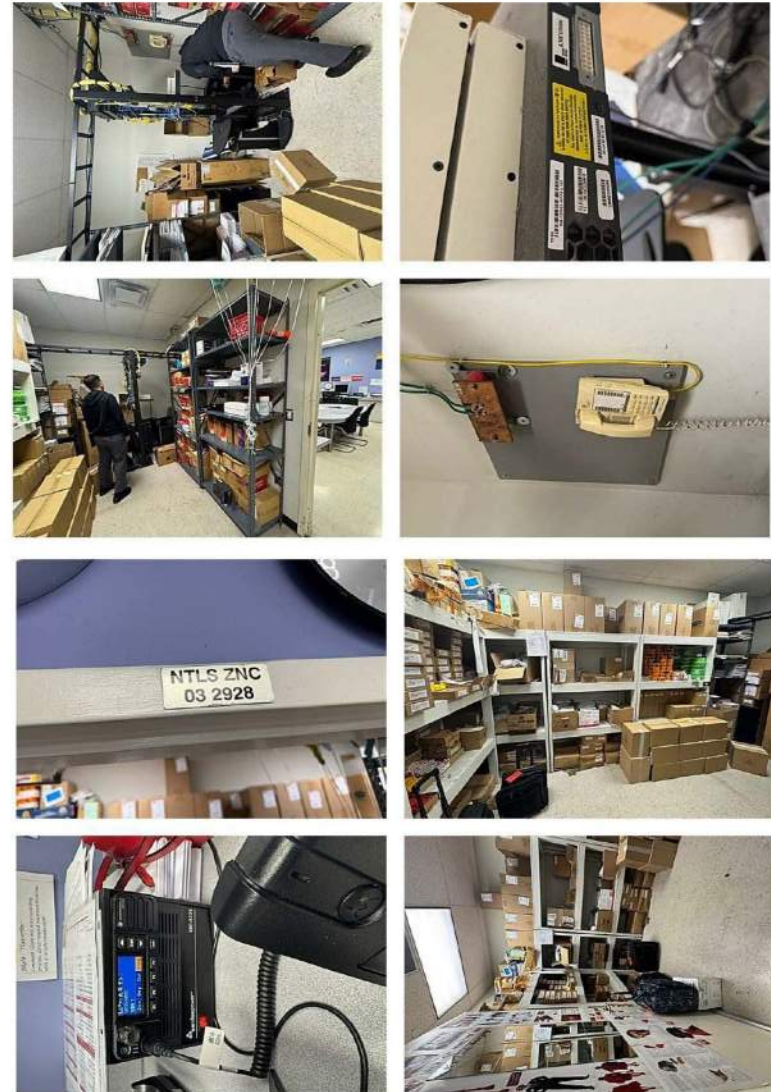
VIR ATO – RM 2931

Pg 1 of 1



VIR ATO – RM 2928

Pg 1 of 1



OAR ESTIMATE

V-TBD STC VIRGIN ATLANTIC ATO BUILDOUT (D/B)																
OAR ESTIMATE																
											Labor type: Open shop		Total cost with O&P incl. sales tax (7%), labor burden (42%), GC markup (15%)			
Item	# of Units	Unit	Matt. Unit Cost	Material Cost	Labor Unit Cost	Labor Cost	Equip. Unit Cost	Equip. Cost	Sales Tax	Total Cost	O & P	Total cost with O & P	Daily Output	# days	# hrs	
Interior																
Partition wall, interior, fire & water resistant, 2 layers, 2 hour, taped both sides, installed on & incl.25 ga, NLB metal studs, 3-5/8" wide, 16" OC, 9', 5/8" gypsum drywall	621	S.F	\$ 4.13	\$ 2,564.73	\$ 1.83	\$ 1,136.43	\$ -	\$ -	\$ 179.53	\$ 3,880.69	\$ 8.07	\$ 5,011.69	245	2.5	20.3	
Demolition, Countertop	13	L.F	\$ -	\$ -	\$ 8.35	\$ 108.55	\$ -	\$ -	\$ -	\$ 108.55	\$ 13.64	\$ 177.26	96	0.1	1.1	
Walls and partitions demolition, metal or wood studs, finish two sides, gypsum wallboard	120	S.F	\$ -	\$ -	\$ 1.08	\$ 129.60	\$ -	\$ -	\$ -	\$ 129.60	\$ 1.76	\$ 211.64	520	0.2	1.8	
Ceiling Suspension system, Class A, 15/16" T bar, 2'x4' grid	1510	S.F	\$ 2.15	\$ 3,246.50	\$ 0.34	\$ 513.40	\$ -	\$ -	\$ 227.26	\$ 3,987.16	\$ 3.20	\$ 4,833.20	650	2.3	18.6	
Carrier channels, 1-1/2", for ceilings with recessed lighting fixtures	1510	S.F	\$ 0.46	\$ 694.60	\$ 0.49	\$ 739.90	\$ -	\$ -	\$ 48.62	\$ 1,483.12	\$ 1.37	\$ 2,062.96	470	3.2	25.7	
Suspended acoustic ceiling tiles, mineral fiber tile, lay-in, fine texture, 2' x 4', 3/4" thick	1510	S.F	\$ 1.95	\$ 2,944.50	\$ 0.98	\$ 1,479.80	\$ -	\$ -	\$ 206.12	\$ 4,630.42	\$ 4.00	\$ 6,039.72	600	2.5	20.1	
Storefront systems, aluminum frame, commercial grade, black anodized finish, clear 3/8" plate glass, 3' x 7' door with hardware, wall height 8' high	314	S.F	\$ 32.71	\$ 10,270.94	\$ 2.99	\$ 938.86	\$ -	\$ -	\$ 718.97	\$ 11,928.77	\$ 45.13	\$ 14,171.55	150	2.1	16.7	
Doors, commercial, steel, flush, full panel, hollow core, hollow metal, 18 ga., 3'-0" x 7'-0" x 1'-3/4" thick	1	Ea.	\$ 504.92	\$ 504.92	\$ 25.91	\$ 25.91	\$ -	\$ -	\$ 35.34	\$ 566.17	\$ 663.62	\$ 663.62	17	0.1	0.5	
Door frame, steel, knock down, hollow metal, single, 16 ga., up to 8-3/4" deep, 3'-0" x 7'-0"	1	Ea.	\$ 490.36	\$ 490.36	\$ 27.77	\$ 27.77	\$ -	\$ -	\$ 34.33	\$ 552.46	\$ 648.74	\$ 648.74	16	0.1	0.5	
Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick	132	L.F	\$ 2.28	\$ 300.96	\$ 0.64	\$ 84.48	\$ -	\$ -	\$ 21.07	\$ 406.51	\$ 3.85	\$ 508.29	315	0.4	3.4	
Painting walls, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	3254	S.F	\$ 1.51	\$ 4,913.54	\$ 0.79	\$ 2,570.66	\$ -	\$ -	\$ 343.95	\$ 7,828.15	\$ 3.15	\$ 10,244.00	325	10.0	80.1	
Plywood paneling, prefinished, architectural grades, custom, 3/4" thick	1390	S.F	\$ 5.25	\$ 7,297.50	\$ 2.00	\$ 2,780.00	\$ -	\$ -	\$ 510.83	\$ 10,588.33	\$ 9.73	\$ 13,519.31	244	5.7	45.6	
Flexible wood veneer, plain woods, 1/32" thick, incl. sizing	2950	S.F	\$ 8.28	\$ 24,426.00	\$ 1.57	\$ 4,631.50	\$ -	\$ -	\$ 1,709.82	\$ 30,767.32	\$ 12.75	\$ 37,619.43	194	15.2	121.6	
Edge banding	1140	L.F	\$ 0.50	\$ 570.00	\$ 0.28	\$ 319.20	\$ -	\$ -	\$ 39.90	\$ 929.10	\$ 1.07	\$ 1,222.64	735	1.6	12.4	
Hardware, incl. hinges,handles, hanging rods, miscellaneous (screws, brackets, adhesives etc.)	1	L.S	\$ 400.00	\$ 400.00	\$ 90.00	\$ 90.00	\$ -	\$ -	\$ 28.00	\$ 518.00	\$ 639.17	\$ 639.17	-	-	-	
Sub-total Interior												\$ 110,257.73	(incl. General Conditions)			
Mechanical, Electrical, Plumbing, Fire Protection																
MEPF - Summary (see attached)	1	L.S	\$ 88,510.00	\$ 88,510.00		\$ 56,149.63		\$ 4,550.00	\$ 3,395.70	\$ 152,605.33		\$ 171,899.86				
Sub-total MEPF												\$ 194,246.85	(incl. General Conditions)			
A/E markup (10%)												\$ 30,450.46				
TOTAL												\$ 334,955.04				

MEPF Estimate - BOM							
Quantity	Item Name	Material	U	Labor	U	Ext. Material	Ext. Labor
1	Lighting Store rm 1	500.00	e	8.00	e	500.00	8.00
1	lighting E-learning rm	500.00	e	8.00	e	500.00	8.00
1	Lighting modifications OS sensors	1,000.00	e	8.00	e	1,000.00	8.00
1	lighting mods breifing area	1,750.00	e	60.00	e	1,750.00	60.00
1	lighting mods duty manager office	1,400.00	e	48.00	e	1,400.00	48.00
1	lighting mods kitchenette	500.00	e	8.00	e	500.00	8.00
1	lighting mods Storage room 2	250.00	e	6.00	e	250.00	6.00
1	lighting mods comm	250.00	e	6.00	e	250.00	6.00
1	lighting mod Airport managers office (no change)	0.00	e	0.00	e	0.00	0.00
1	Recpt.Pwr Store rm 1	3,000.00	e	16.00	e	3,000.00	16.00
1	RecptPwr E-Learning	4,000.00	e	16.00	e	4,000.00	16.00
1	Recpt Pwr Breifing Area	5,000.00	e	20.00	e	4,000.00	20.00
1	Recpt Pwr Duty Manager	5,000.00	e	40.00	e	5,000.00	40.00
1	Recpt power Kitchenette	2,000.00	e	16.00	e	2,000.00	16.00
1	Recpet Pwr store rm 2	1,000.00	e	8.00	e	1,000.00	8.00
1	Receptacle pwr comm rm.	2,000.00	e	16.00	e	2,000.00	16.00
1	Receptacle pwr Airport manager office	500.00	e	3.00	e	500.00	3.00
1	Mechanical VAV mods	2,000.00	e	10.00	e	2,000.00	10.00
1	Data raceway Store rm 1	0.00	e	0.00	e	0.00	0.00
1	Data raceway E-Learning	1,000.00	e	8.00	e	1,000.00	8.00
1	Data raceway Breifing Area	1,000.00	e	8.00	e	1,000.00	8.00
1	Data raceway Breifing Area AP	500.00	e	4.00	e	500.00	4.00
1	Data raceway Duty Manager	1,500.00	e	12.00	e	1,500.00	12.00
1	Data raceway Kitchenette	0.00	e	0.00	e	0.00	0.00
1	Data raceway Pwr storage rm	0.00	e	0.00	e	0.00	0.00
1	Data raceway comm rm.	1,500.00	e	12.00	e	1,500.00	12.00
1	Data Raceway Airport manager office	1,000.00	e	8.00	e	1,000.00	8.00
1	Data Cabling and device Store rm 1	0.00	e	0.00	e	0.00	0.00
1	Data Cabling and Device E-Learning	700.00	e	4.00	e	700.00	4.00
1	Data Cabling and device Breifing Area	2,000.00	e	10.00	e	2,000.00	10.00
1	Data Cabling and Device Duty Manager	2,450.00	e	12.00	e	2,450.00	12.00
1	Data Cabling and Device Kitchenette	0.00	e	0.00	e	0.00	0.00
1	Data Cabling and Device storage rm	0.00	e	0.00	e	0.00	0.00
1	Data/Fiber to existing IDF to new IDF comm rm.	2,000.00	e	12.00	e	2,000.00	12.00
1	Data Cabling and device Airport manager office	1,000.00	e	6.00	e	1,000.00	6.00
1	Wall Mount cabinet	1,000.00	e	4.00	e	1,000.00	4.00
1	LIU	600.00	e	4.00	e	600.00	4.00
1	Patch Panel	300.00	e	4.00	e	300.00	4.00
	GENERAL CONDITIONS					2,310.00	81.00
TOTAL						\$48,510.00	486.00



Gomez Construction Company
 749 Jackson Avenue
 Winter Park, Florida 32788
 407-628-4353 phone
 407-645-2499 fax

September 19, 2025

Scope of Work (Virgin ATO Space)

- 1 Provide full Architect and Engineering services as needed for permit documents
- 2 Provide demo of existing accordion door and wingwall and other demo as necessary
- 3 Framing and drywall for new office partition walls. Partitions to go up to existing ceiling.
- 4 New Glass storefront and doors for offices as shown in GOAA provided design document
- 5 New millwork as shown in GOAA provided design document including modification of existing millwork for new refrigerator
- 6 New/modified ACT ceiling as needed for new offices
- 7 Painting of new walls and patch areas
- 8 Relocation/addition of fire sprinkler heads as needed for new office layout
- 9 Allowance is included for new/relocated supply air drops as needed for offices
- 10 New electrical as shown in GOAA provided design document including new conduit for LV and FA systems
- 11 New Low voltage systems as shown in GOAA provided design document including CAT 6 wiring, IT cabinet, devices, patch cables and fiber channeling
- 12 Allowance for new FA devices is included including relocation of existing AED
- 13 Cost for permit is included
- 14 Gomez Supervision and Labor as required
- 15 All pricing is based off "Landside Airline Relocation" document provided by GOAA
- 16 It is assumed there is ample space/spare breakers in electrical panels for new circuits

Item	Description of the Item	Est Qty	Unit	Unit Cost	Total Cost
1	GCC Self Perform				
2	GCC PM	16	HOUR	\$ 82.22	\$ 1,315.52
3	GCC General Foreman	18	HOUR	\$ 64.10	\$ 1,153.80
4	GCC Foreman	240	HOUR	\$ 47.16	\$ 11,318.40
5	GCC Skilled	60	HOUR	\$ 36.50	\$ 2,190.00
6	GCC Semi-Skilled		HOUR	\$ 29.11	\$ -
7	GCC Office	62	HOUR	\$ 37.55	\$ 2,328.10
8	Permit	1	LUMP	\$ 3,000.00	\$ 3,000.00
9	Dumpster	2	EACH	\$ 550.00	\$ 1,100.00
10	Final Clean Up	1	LUMP	\$ 500.00	\$ 500.00
11	Temp Water	0	LUMP	\$ -	\$ -
12	Temp Toilets	0	MONTH	\$ -	\$ -
13	Temp Protection	1	LUMP	\$ 500.00	\$ 500.00
14				\$ -	\$ -
19				\$ -	\$ -
20	GCC Subtotal of Self-Perform			\$	\$ 23,405.82
21	GCC Mark-Up (Based on "Grand Total": \$1 to \$25K=15%, \$25K to \$500K=12%, \$500K< =10%)			15%	\$ 3,510.87
22	Total GCC				\$ 26,916.69
23					
24	Subcontractors				
25	Castle - Concrete Slab Prep and Pourback (for plumbing)	1	LUMP	\$ -	\$ -
26	Florida Architectural Millwork - Millwork	1	LUMP	\$ 40,620.00	\$ 40,620.00
27	Lays Windows and Doors - New Storefront windows/doors	1	LUMP	\$ 21,146.00	\$ 21,146.00
28	Towers Construction - Demo/Framing/Drywall/ACT	1	LUMP	\$ 17,000.00	\$ 17,000.00
29	Loft Painting and Decorating - Painting	1	LUMP	\$ 7,000.00	\$ 7,000.00
30	Southern Fire Protection - Fire Sprinklers	1	LUMP	\$ 6,500.00	\$ 6,500.00
31	Specialty Plumbing - Plumbing	1	LUMP	\$ -	\$ -
32	Electric Services Inc - Electrical	1	LUMP	\$ 61,401.00	\$ 61,401.00
33	Quality Cable - Low Voltage/ECS	1	LUMP	\$ 55,000.00	\$ 55,000.00
34	C&S Companies - Architect/Engineering Services	1	LUMP	\$ 45,300.00	\$ 45,300.00
35		1	LUMP	\$ -	\$ -
36	Subtotal Subcontractors			\$	\$ 253,967.00
37	GCC Mark-Up (Based on "Grand Total": \$1 to \$25K=10%, \$25K to \$500K=8%, \$500K< =6%)			8%	\$ 20,317.36
38	Total Subcontractors Above				\$ 274,284.36
39	Total GCC Above				\$ 26,916.69
40	Subtotal GCC & Subcontractors			\$	\$ 301,201.05
41	Builder's Risk (.38% of line "Subtotal GCC & Subcontractors")(First \$500K, GOAA remaining)			\$	\$ 1,144.56
42	GL Insurance (.9% of line "Subtotal GCC & Subcontractors")			\$	\$ 2,710.81
43	Bond (1.017% of all three lines above-When required)			\$	\$ 3,102.42
44	Total (With No Allowance)				\$ 308,158.85
45	Allowance (Below with no mark up-To be reconciled with mark up in later request)			\$	\$ -
46	HVAC Allowance (new duct drops or relocated drops)			Allowance	\$ 7,500.00
47	Fire Alarm Allowance (Add 3-4 new devices)			Allowance	\$ 7,000.00
48	Permit Comments Allowance			Allowance	\$ 10,000.00
49				Allowance	\$ -
50				Allowance	\$ -
49				Allowance	\$ -
51				Allowance	\$ -
52	Grand Total (With Allowance)				\$ 332,658.85

BACK UP FOR GCC SUPPORT

Project Information

Anticipated Project Duration:	6 WEEKS (insert)
Number of Subcontractor:	8 EACH (insert)
Does the Project have a permit (1-Yes, 0-No):	1 EACH (insert)

Project Pricing and Contracting

Assemble Pricing for GOAA Two Hours and One Hour per sub Line 2 (Project Manager):	10 HOURS
Write and Send Sub Contracts Two Hours per Sub Line 7 (Administrative/Office):	16 HOURS

Project Bi-Weekly Meetings and Progress

Two Hours for Bi-Weekly (OAC) Meetings Line 2 (Project Manager):	6 HOURS
Two Hours for Bi-Weekly (OAC) Meetings Line 3 (General Foreman):	6 HOURS
Two Hour Weekly Walk Line 3 (General Foreman):	12 HOURS
Full Time Project Duration Line 4 (Foreman):	240 HOURS

Owner Pay Applications

Process Owner Pay Application One Hour per Month and Retainage Pay Ap for Line 7 (Administrative/Office):	3 HOURS
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Subcontractor Pay Applications

Process Subcontractor Pay Ap One Hour per Month and Retainage per Sub Line 7 (Administrative/Office):	24 HOURS
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Permitting

Process Permit Three Hours per Permit Line 7 (Administrative/Office):	3 HOURS
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Close Out

Two Hours per Subcontractor for Line 7 (Administrative/Office):	16 HOURS
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PLEASE NOTE DIRECT LABOR IS CALCULATED IN ABOVE

September 16, 2025 rev.

Peter Alvarez, Project Manager
 Gomez Construction Company, **THE CLIENT**
 750 Jackson Avenue | Winter Park, Florida 32789

Email: palvarez@gomezconstruction.com
 Office: 407.628.4353 | Cell: 863.397.7952

Ref: DESIGN-BUILD with Gomez Construction Company / GCC
 Virgin Airline Relocation to Terminal C Ground Level
VIRGIN ATLANTIC BUILDOUT

Dear Mr. Alvarez,
 C&S Engineers, Inc. appreciates the opportunity to submit the following proposal for the above-referenced project. Following discussions with staff, we have outlined our understanding of Architectural design, MEP &FP and LV engineering designs will be as follows:
 See attachment EXHIBIT "A-1" and "A-1.1" for additional scope specifics and details.

PROJECT APPROACH & DELIVERY SCHEDULE

C&S will approach the project in the key phases tabulated below. C&S acknowledges the importance of the Project Schedule to the Client and agrees to put forth reasonable efforts in performing the services under this proposal with due diligence in a manner consistent with the durations listed below. The Client agrees that C&S' performance must be governed by sound professional practices. The Project Schedule shall be equitably adjusted as the project progresses, allowing for changes in scope caused by unknown conditions, character and size of the project as verbally requested or in-writing by the Client or for delays or other causes beyond C&S' reasonable control.

PHASE	DURATION	DELIVERABLE(S) / SERVICES
Concept Phase	1 calendar day	<ul style="list-style-type: none"> Field Visit x1 to confirm existing conditions(No Scans)
Schematic Phase (30%)	10 calendar days	<ul style="list-style-type: none"> Conceptual Layout Identify / Coordinate Conflict(s) Indicate Relevant Infrastructure
Design Development (60%)	21 calendar days	<ul style="list-style-type: none"> Provide Developed Floor Plan & Interior Elevations Materials and Colors coordination only
Construction Documents (95%)	21 calendar days	<ul style="list-style-type: none"> Permit Level Documents
Bidding & Permit	90 calendar days	<ul style="list-style-type: none"> Processed by Gomez Construction Company
Construction Administration / CA	45 calendar days	<ul style="list-style-type: none"> Review Submittals RFI Responses 8x Field Visits Included
Close Out / Record Set	14 calendar days	<ul style="list-style-type: none"> Provide Project Close Out documents to Client Provide Record Drawing Electronic Files

Dependent on GOAA AND AHJ review process.

The Client agrees that C&S is not responsible for the Project Schedule or damages arising directly or indirectly from any delays for causes beyond C&S' control. For purposes of this proposal, such causes include but are not limited to the accuracy of the information provided by the Owner, the Owner's representative, GOAA and/or others, including the failure of performance by the Client, the Client's representative, GOAA, the Municipalities having jurisdiction over the project, all unknown conditions, emergencies, security and / or acts of God

ASSUMPTIONS / EXCLUSIONS / ADDITIONAL SERVICES

1. Additional scope items may incur additional fees and will be handled on a case-by-case basis. All services not explicitly discussed herein are excluded from these efforts.
2. All structural engineers' designs, and related efforts are excluded from scope.
3. All interior design services will be excluded from scope, only coordination of materials and colors will be illustrated on drawings.
4. It is assumed that Gomez Construction Company / GOAA will provide Record Set drawings of the area of work to C&S prior to any design efforts commencing.
5. It is assumed all existing utility infrastructure at the area of work is sufficient for the new buildout. All upgrades / replacement to the existing HVAC, Electrical, Low Voltage, Plumbing, Fire Sprinkler Fire Alarm systems are excluded from this proposal.
6. Formal drawing "clash detection" is excluded, since only the Architectural discipline will be in-house, C&S will model at LOD 300 to provide a coordinated model.
7. Pre-existing code violations that would not have been addressed by the natural efforts of the scope of work are excluded.
8. revit is the preferred software at GOAA, therefore we assume this will be acceptable to client.
9. We assume all FF&E, finishes, materials, colors, textures, seating layouts will be provided by others. C&S will provide a Finish Schedule on their drawings.
10. GOAA will provide the latest electronic Title Block / and preferred sheet size.
11. It is assumed all existing drawing files will be provided to C&S before their work begins.
12. C&S will be provided a City of Orlando "approved" existing Life Safety Plan to be for C&S' reuse. If required, all effort related to generating a new Life Safety Plan will be an ADD SERVICE.
13. GOAAs' DRT and prep' will not be required for this project.
14. This proposal is contingent on both the EMPLOYEE EMENITIES ROOM, and the VIRGIN ATLANTIC BUILDOUT project to be accepted and completed in-sync with one another using the same schedule.
15. GOAA "C Tables" will not be required for this proposal preparation.
16. A Specification Manual / Sections will not be included. Any specifics will be noted on the drawings.
17. The Architect will attend 6x OAC virtual review meetings.
18. The Electrical / Mechanical / Plumbing engineers will collectively attend up-to 3x OAC virtual review meetings.
19. The architect will attend 8x Construction Administration C/A meeting.
20. The MEP engineer will collectively attend up-to 4x Construction Administration C/A meeting.
21. GC will provide field redlines / marked-up drawings for C&S to illustrate on Record Set drawings. C&S will not field qualify GC's redlines.

SCHEDULE OF FEES

C&S will provide Architectural, MEP design and engineering services as outlined in the FEE SUMMARY AND BREAKDOWN SCHEDULE below for a Lump Sum Fee of \$45,300.

FEE SUMMARY AND BREAKDOWN SCHEDULE	FEE
CONCEPT PHASE	DONE
SCHEMATIC DESIGN PHASE NO FORMAL SUBMITTAL (30%)	\$ 00
DESIGN DEVELOPMENT PHASE (60%)	\$ 13,500
CONSTRUCTION DOCUMENT PHASE (95%)	\$ 10,800
BIDDING AND BUILDING PERMIT PHASE	\$ 4,500
CONSTRUCTION ADMINISTRATION PHASE	\$ 12,000
CLOSE-OUT PHASE	\$ 4,500
TOTAL LUMP SUM FEE	\$ 45,300

The terms and conditions governing the performance of and payment for C&S' services proposed herein, including respective responsibilities and other pertinent matters, are set forth in the Terms and Conditions attached hereto and made a part hereof as Exhibit "B".

This proposal, together with attachments Exhibit "A-1", "A-1.1" and "B" constitutes the entire agreement between C&S and Gomez Construction Company with respect to the subject matter and supersedes all prior and contemporaneous written or oral understandings with respect to this subject matter. This proposal may be amended, supplemented, modified, or canceled only by a written instrument signed by both parties. If this proposal, together with its governing terms and conditions, description of services and fee are set forth herein meet with your approval, kindly acknowledge the same on the appropriate line indicated in the NOTICE TO PROCEED, then return one copy to the undersigned. Your signature on page #4 will serve as the NOTICE TO PROCEED, and an acceptance of this proposal which constitutes the Agreement between C&S Engineers, Inc. and Gomez Construction Company, the CLIENT. This proposal will remain open for acceptance for 30 calendar days from the date of this proposal unless such date is modified in writing by C&S.

Respectfully Submitted.



Rick Swisher NCARB, AIA
 Principal Architect
 C&S Engineers, Inc.

Cc: file copy
 Enclosure: EXHIBIT "A-1" (1 page)
 EXHIBIT "A-1.1." (1 page)
 EXHIBIT "B" (7 pages)

NOTICE TO PROCESS

PROJECT NAME: DESIGN-BUILD with Gomez Construction Company / GCC
Virgin Atlantic Relocation, VIRGIN ATLANTIC BUILDOUT
Terminal C

OWNER: Greater Orlando Aviation Authority / GOAA

PROPOSAL DATE: September 16, 2025

PROJEXT BASE FEE: \$45,300 Lump Sum

ADDITIONAL FEE: Upon Request

By signing below, this proposal becomes effective from the date indicated above. Your acceptance constitutes authorization for C&S to proceed, as indicated in the terms stated within this proposal

Gomez Construction Company Representative:

X

Signature

Mr. Peter Alvarez

Printed Name

Project Manager

Title

X

Date

C&S Representative:



Signature

Rick Swisher NCARB, AIA

Printed Name

Principal Architect

Title

September 16, 2025

Date

EXHIBIT "A-1"

VIRGIN ATLANTIC BUILDOUT

Scope:

This project consists of providing all labor, equipment and material for building out the Virgin Atlantic ATO at Terminal C landside level 1. This is a Design/Build project so minimal design as needed for the purpose of obtaining permits.

Relocating (moving the airline) from North Terminal to STC will be by others.

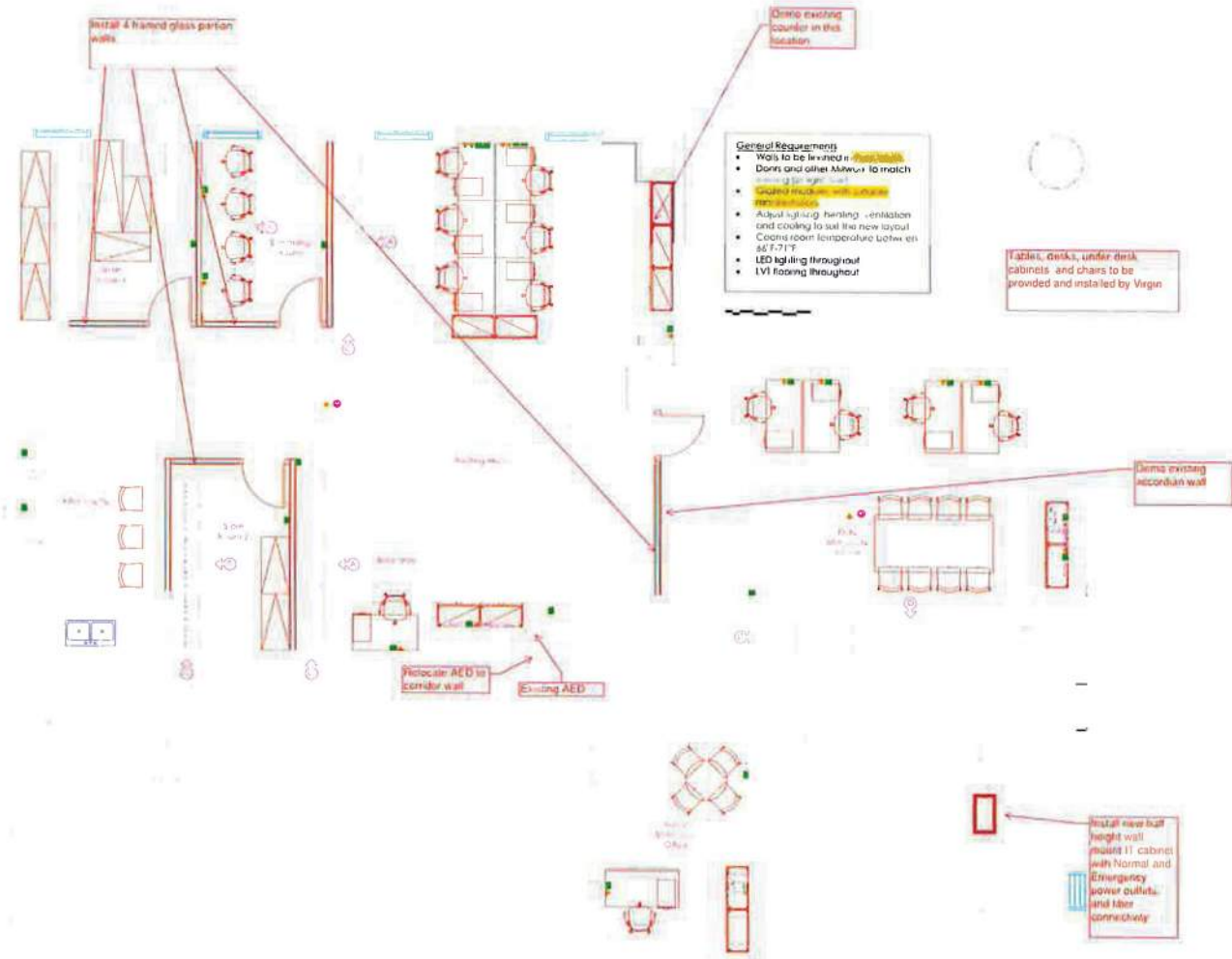
- **Interior:**

- Demo 1 existing accordion partition wall. Structural support to remain.
- Install gypsum board framed walls to the ceiling, wall base to match existing, and paint to match existing walls
- Install four (4) framed glass partitions to the ceiling
- Install 4 doors/frames, 3'-7', to match existing doors
- Ceiling: Minor mods as needed to adjust for lighting, HVAC, sprinklers revisions
- Millwork: Demo small countertop. Provide and install modular millwork throughout per sketches
- Finishes: Paint to match existing

- **Systems:**

- Mechanical: Modify existing ductwork and rework/ install diffusers in the new offices along with necessary modifications/installation of circuit and control. Test and balance the whole system.
- Fire Spinkler - modify as needed for the offices
- Relocate AED to corridor
- Electrical: Install power receptacles as noted in ATO office; install Normal and Emergency power outlets at IT Cabinet
- Modify/add light fixtures
- install data raceway and cabling and device s as noted
- Install half height wall mount IT cabinet, CAT6 cabling, fiber optic cabling, and patch panel for the comm room.
- ECS & BAS: Perform necessary modification/installation as per project requirements & site conditions.

EXHIBIT "A-1.1"



KEY TO GENERAL ARRANGEMENT DETAIL
 SEE SHEET 102
 LIVE CHAIRS TO BE PROVIDED BY THE OPERATOR AS PER NEEDS

KEY TO FURNITURE LAYOUT

KEY TO POWER AND DATA

- 4 Power Outlets
- HL4 4 Power Outlets at High Level
- LL4 4 Power Outlets Below Counter
- CL **Cleaner's Power Outlet!**
Outlet must be accessible
- 240v for Comms Cabinet
- ▶ 2 Data Jacks
- ▶ HL 1 Data Jack at High Level
- ▶ HL2 2 Data Jacks at High Level
- ▶ LL2 2 Data Jacks Below Counter

APPROVED BY: [Signature]

virgin atlantic

Site/Project Details
 Orlando International Airport
 Terminal C
 Proposed Virgin Spaces

Drawing Title:
 General Arrangement

Scale	Date	Author
1/4" = 1' @ Arch D	Jun 5th 2025	NC
Drawing Reference	Revision	
VRM2117-BS	E	

These Terms and Conditions govern the performance by or through C & S Engineers, Inc. (which may be referred to herein or in this Agreement as "Consultant" or "Engineer" or "Architect" or "C&S"), of the Scope of Services set forth in the letter part of the agreement to which this Exhibit "B" is attached and of which it is made a part. (this "Agreement") and/or in Exhibit "A" attached to and made a part of this Agreement, by and between Consultant and Owner (who may be referred to in this Agreement or herein as "Owner" or "Sponsor" or "Client"). Capitalized terms used herein, unless otherwise defined where used, have the meanings ascribed to them in this Agreement and/or the Scope of Services.

Owner and Consultant agree that Consultant's performance of the Scope of Services is subject to the following:

1.01 Basic Services

Consultant shall provide, or cause to be provided, the Scope of Services (the "Basic Services"), and Owner shall pay Consultant for such Basic Services as set forth in Section 2.01, below.

2.01 Payment Procedures

A. *Terms of Payment.* Refer to the letter part of this Agreement for the amount and method of compensation and the manner of payment to Consultant for providing the Basic Services.

B. *Preparation of Invoices.* Consultant will prepare a monthly invoice in accordance with Consultant's standard invoicing practices and submit the invoice, along with any supporting documentation that Owner may require, to Owner for processing. If Owner objects to any portion of an invoice submitted by Consultant, then Owner shall so advise Consultant in writing giving the specific reasons for rejection and the amount in dispute within fourteen (14) days of receipt of such invoice. If no such objection is made, then the invoice will be considered acceptable to Owner. Owner shall pay those portions of the invoice not in dispute as set forth in Subsection 2.01.C, below. Consultant must re-submit the disputed portion of the invoice in a manner satisfactory to Owner. If a dispute over invoiced amounts cannot be resolved after two (2) resubmittals by Consultant and rejection thereof by Owner, then the parties shall attempt to resolve the dispute in accordance with the procedure set forth in Section 11.01, below.

C. *Payment of Invoices.* Invoices are due and payable within thirty (30) days of receipt by Owner. If Owner fails to make any payment due to Consultant for the Basic and any Additional Services (as described in Section 3.01, below) and reimbursable expenses invoiced in accordance with Subsection 2.01.B, above, within thirty (30) days after receipt of Consultant's invoice therefor, then the amount due Consultant will be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from and after said thirtieth (30th) day. In addition, Consultant may, without liability, after giving seven (7) days' prior written notice to Owner, suspend performance of all the Basic and any Additional Services under this Agreement until Consultant has been paid in full all amounts due for such Services, reimbursable expenses, and other Project-related charges, and in such case Owner waives any and all claims against Consultant for such suspension. The period of service set forth in Section 9.01, below, and the amount of compensation set forth in this Agreement shall be increased to reflect appropriately Consultant's costs of suspending, delaying, and resuming performance. Payments will be credited first to interest and then to principal. Owner shall pay all expenses incurred by Consultant as a result of Owner's failure to fulfill its obligations under this Section 2.01, including, but not limited to, costs, disbursements, and attorney's fees. Payment of invoices shall not be subject to any discounts, back charges, or set-offs by Owner.

D. *Payment upon Termination.* In the event of termination of Consultant's Services before their completion (as described in Subsection 5.01.B, below), Consultant shall invoice Owner, and Owner shall pay Consultant, for all Services rendered up to the effective date of termination in accordance with the method of compensation described in this Agreement (except that under the lump sum method, the adjusted fee shall be determined by proportioning the stipulated amount to reflect the percentage of completion of Consultant's Basic and any Additional Services as of the effective date of termination); for reimbursable expenses incurred; for the costs incurred to complete tasks whose value would otherwise be lost; to prepare notes as to the status of completed and incomplete tasks; to assemble Project records and materials; to reassign personnel; associated overhead costs; and for reasonable cancellation charges of subconsultants and subcontractors, if any.

E. *Legislative or Regulatory Actions.* If after the effective date of this Agreement any governmental entity takes a legislative or regulatory action that imposes taxes, fees, or charges upon Consultant's Services or compensation under this Agreement, then Consultant may include the amount of such taxes, fees, or charges in its invoice(s) as a reimbursable expense. Owner shall reimburse Consultant for the cost of such invoiced taxes, fees, and charges, which shall be in addition to Consultant's compensation under Subsection 2.01.A, above.

3.01 Additional Services

A. If authorized to do so by Owner, or if required because of changes in or to the Project (including changes necessitated by the enactment or revision of laws, codes, regulations, or official interpretations) or because of any delay, deficiency, or default of any contractor retained by Owner in connection with the construction of the Project (the "Work"), Consultant will furnish services in addition to the Basic Services ("Additional Services"). The Basic and any Additional Services may be referred to collectively in these Terms and Conditions as "Services" or "the Services."

B. Owner shall pay Consultant for Additional Services as follows: For Additional Services of Consultant's employees engaged directly on the Project, an amount equal to the cumulative hours charged to the Project by each category of Consultant's employees, multiplied by the standard hourly rate for each applicable billing class; plus reimbursable expenses, and Consultant's subconsultant, subcontractor, and supplier charges, if any.

4.01 Owner's Responsibilities

In addition to the other responsibilities of Owner set forth in this Agreement, Owner is responsible for the following, and shall perform or provide the following at its expense and in a timely manner so as not to delay the performance of any of the Services by or on behalf of Consultant under this Agreement. Owner is responsible for, and Consultant may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by Owner pursuant to this Section 4.01. Consultant, its employees, and its subconsultants, subcontractors, and suppliers may use such requirements, programs, instructions, reports, data, and information in performing or furnishing the Services under this Agreement.

A. Designate in writing a person to act as Owner's representative with respect to the Services to be rendered by or on behalf of Consultant pursuant to this Agreement. Such person shall have complete authority to transmit instructions, receive information, and interpret and define Owner's policies and decisions with respect to the Services for the Project. Consultant shall not rely upon directions from anyone outside the scope of that person's authority as set forth in such written delegation. Directions given and decisions made by Owner's

EXHIBIT "B"
TERMS & CONDITIONS (Design and Construction Phases)

representative shall be binding upon Owner.

B. Provide Consultant with all criteria and full information as to Owner's requirements for the Project, including design objectives and constraints: space, capacity, and performance requirements: flexibility and expandability; and any budgetary limitations; furnish copies of all design and construction standards that Owner will require to be included in the plans, drawings, and specifications prepared by Consultant for the Project; and, as and when applicable, furnish copies of Owner's standard forms, conditions, and required items for Consultant to include in the contract documents for the Project.

C. Advise Consultant of the identities and scopes of services of all other independent consultants or contractors employed or retained by Owner to perform or furnish services for the Project, including, but not limited to, cost estimating, Project peer review, value engineering, construction management, and constructability review services.

D. Assist Consultant by placing at Consultant's disposal all available information pertinent to the Project, including previous reports and any other data relative to the design or construction of the Project.

E. Furnish to Consultant, as required for performance of the Basic and any Additional Services (except to the extent provided otherwise in the Scope of Services), the following:

1. Data prepared by or services of others including, without limitation, borings, probings, and explorations of subsurface conditions at or contiguous or adjacent to the Project site, drawings of physical conditions relating to existing surface or subsurface structures at the Project site, hydrographic surveys, and laboratory tests and inspections of samples, materials, and equipment;

2. Appropriate professional interpretations of all of the data furnished in accordance with Paragraph 4.01.E.1. above;

3. Environmental assessments, audits, investigations, and impact statements, and other relevant environmental or cultural studies, as to the Project, the Project site, and areas adjacent to the Project site;

4. Property, boundary, easement, rights-of-way, topographic, and utility surveys;

5. Property descriptions;

6. Zoning, deed, and other land use restrictions; and

7. Other special data or consultations not covered in this Section 4.01, all of which Consultant, its employees, subconsultants, subcontractors, and suppliers may use and rely upon in performing the Services under this Agreement.

F. Arrange for safe access to, and make all provisions for Consultant, its employees, subconsultants, subcontractors, suppliers, and any necessary equipment to enter upon, such public and private property as is required for Consultant, its employees, subconsultants, subcontractors, and/or suppliers to perform the Services objectively and independently pursuant to this Agreement.

G. Provide engineering surveys to establish reference points for construction (except to the extent provided otherwise in the Scope of Services).

H. Examine all studies, reports, sketches, drawings, specifications, proposals, alternate solutions, and other documents presented by Consultant; obtain the advice of an attorney, insurance counselor, and other consultants as Owner deems appropriate for such

examination; and render in writing decisions pertaining thereto within a reasonable time so as not to delay the performance of any of the Services by Consultant.

I. Furnish at its expense all approvals and permits from all governmental authorities having jurisdiction to approve all phases of the Project designed or specified by or on behalf of Consultant, as well as such approvals and consents from others as may be necessary for completion of each phase of the Project, including easements for permanent structures or permanent changes in existing facilities.

J. Provide such accounting, independent cost estimating, and insurance counseling services as may be required for the Project; such legal services as Owner may require or Consultant may reasonably request with regard to legal issues pertaining to the Project, including any that may be raised by Project construction contractor(s); and such auditing services as Owner may require to ascertain that any Project construction contractor(s) is (are) complying with any law, rule, regulation, ordinance, code, or order applicable to their furnishing and performing the Work.

K. If Owner designates a construction manager or a person or entity to represent Owner at the Project site who is not Consultant or Consultant's agent or employee, define the duties, responsibilities, and limitations of authority of such other person or entity and the effect thereof upon the duties, authority, and responsibilities of Consultant and Consultant's agent or employee (and any assistants) in an exhibit that is identified in, attached to, and made a part of this Agreement before such services begin.

L. If more than one prime contract is to be awarded by Owner for construction, materials, equipment, and services for the Work, then designate a person or entity to have authority and responsibility for coordinating the Project and Work activities of and among the various prime contractors, and furnish information to Consultant defining and setting forth the duties, responsibilities, and limitations of authority of such individual or entity and the relationship thereof to the duties, responsibilities, and authority of Consultant.

M. Furnish to Consultant data or estimated figures as to Owner's anticipated costs for services to be provided by others for Owner (such as services described in Subsections 4.01.I through 4.01.L. above, inclusive) so that Consultant may make the findings needed to support opinions of probable total Project costs as set forth in Section 10.01, below.

N. If the Work is to be bid publicly, place and pay for advertisements for Project bids in appropriate publications and then attend the pre-bid conference(s), bid opening, pre-construction conferences, construction progress, and other job-related meetings for, as well as make substantial completion and final payment visits to, the Project.

O. Give prompt written notice to Consultant whenever Owner observes or otherwise becomes aware of any hazardous environmental condition, as described in Subsection 8.01.H. below, or any development that affects the scope or timing of the performance by, through, or on behalf of Consultant of the Services, or any defect or non-conformance in the Work of any Project construction contractor.

P. Require all Project construction contractors of any tier to carry workers' compensation, employer's liability, and commercial general liability insurance in the amounts required by applicable law or as considered by Owner to be appropriate for the Project, and require all Project construction contractors to name Owner, Consultant, and Consultant's subconsultants and subcontractors as additional insureds on all such construction contractors' liability insurance policies obtained

EXHIBIT "B"
TERMS & CONDITIONS (Design and Construction Phases)

and maintained in connection with the Project.

Q. Provide services of an independent testing laboratory to perform all inspections, tests, and approvals of samples, materials, and equipment required by the Project's construction contract documents, or to evaluate the performance of materials, supplies, equipment, and facilities of Owner, prior to their incorporation into the Work, with appropriate professional interpretations thereof.

R. Inform Consultant in writing of any specific requirements of safety or security programs applicable to Consultant, its employees, subcontractors, and suppliers as visitors to the Project site.

S. Furnish, or direct Consultant to provide, Additional Services as set forth in Section 3.01, above.

5.01 Suspension and Termination

A. Suspension

1. *By Owner.* Owner may suspend the Project and Consultant's performance of Services therefor for up to ninety (90) days upon seven (7) days' prior written notice to Consultant.

2. *By Consultant.* Consultant may, after giving seven (7) days' prior written notice to Owner, suspend performance of Services under this Agreement if Consultant's performance thereof has been substantially delayed through no fault of Consultant or if Owner fails to pay Consultant as set forth in Section 2.01, above. Consultant shall have no liability to Owner, and Owner agrees to make no claim, for any delay or damage as a result of such suspension.

If the Project or Consultant's Services are suspended for more than thirty (30) days, consecutively or in the aggregate, over the term of this Agreement, then Consultant shall be compensated for all Services performed and all reimbursable expenses incurred up to the commencement date of each suspension. Additionally, upon resumption of Services, Owner shall compensate Consultant for expenses incurred as a result of the suspension and resumption of Services, and the time for performance by, and all rates, measures, and amounts of compensation to, Consultant provided for in this Agreement shall be adjusted to reflect the impact of the suspension upon Consultant.

B. *Termination.* Consultant's obligation to provide Basic and any Additional Services under this Agreement may be terminated:

1. For cause.

a. By either party upon giving thirty (30) days' prior written notice to the other party

1) in the event of substantial failure by the other party to perform in accordance with this Agreement's terms through no fault of the terminating party, or

2) where the other party becomes insolvent; files, or has filed against it, a petition in bankruptcy; makes an assignment for the benefit of creditors; assigns, sublets, or transfers any rights under or interest in this Agreement, except as provided by the terms of Section 7.01, below; goes out of business; or ceases production.

b. By Consultant upon giving seven (7) days' prior written notice to Owner:

1) if Consultant believes that Consultant is being requested by Owner to furnish or perform any of the Services contrary to Consultant's responsibilities as a licensed professional firm; or

2) if Consultant's Basic or any Additional Services for the Project are delayed or suspended for more than ninety (90) days, consecutively or in the aggregate, by Owner, as set forth in Paragraph 5.01.A.1, above, or for reasons beyond Consultant's reasonable control, as set forth in Subsection 9.01.D, below; or

3) if the discovery of unanticipated or changed conditions including, but not limited to, hazardous or suspected hazardous environmental conditions, at the Project site alters substantially the necessary Scope of Services or the cost or risk involved in completing the Services.

Consultant shall have no liability to Owner on account of any such termination for cause.

c. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Subparagraph 5.01.B.1.a.1, above, if the party receiving such notice begins, within seven (7) days of receipt of such notice, to correct its failure and proceeds diligently to cure such failure within no more than thirty (30) days of receipt of such notice; provided, however, that if and to the extent that such substantial failure cannot be reasonably cured within such thirty (30)-day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case be more than, sixty (60) days after the date of receipt of the notice.

2. For convenience by Owner, upon fifteen (15) days' prior written notice to Consultant.

C. The terminating party under Paragraph 5.01.B.1 or 5.01.B.2, above, may set the effective date of termination at a time up to thirty (30) days later than otherwise provided to allow Consultant time to demobilize personnel and equipment from the Project site; to complete tasks whose value would otherwise be lost; to prepare notes as to the status of completed and incomplete tasks; and to assemble Project records and materials

6.01 Controlling Law; Venue

This Agreement, and all claims or causes of action (whether in contract, tort, or statute) that may be based upon, arise out of, or relate to this Agreement, or the negotiation, execution, or performance of this Agreement (including any claim or cause of action based upon, arising out of, related to, or asserting any representation or warranty made in connection with this Agreement or as an inducement to enter into this Agreement) shall be governed by and enforced in accordance with the internal laws of the State of Florida, including its statutes of limitation, without regard to any conflict of laws provisions that may apply the laws of other jurisdictions. Any legal action between Owner and Consultant arising out of this Agreement or the performance of the Services shall be brought in a court of competent jurisdiction in Florida.

7.01 Successors, Assigns, and Beneficiaries

A. Owner and Consultant each is hereby bound, and the partners, successors, executors, administrators, and legal representatives of Owner and Consultant (and, to the extent permitted by the terms of Subsection 7.01.B. below, the assigns of Owner and Consultant) are hereby bound, to the other party to this Agreement and to the partners, successors, executors, administrators, and legal representatives (and said assigns) of such other party with respect to all covenants, agreements, and obligations of this Agreement.

B. Neither Owner nor Consultant may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement. Subcontracting with or to subconsultants, subcontractors, and/or suppliers normally contemplated by Consultant to assist with the Services shall not be considered an assignment, subletting, or transfer for purposes of this Subsection 7.01.B.

C. Unless expressly provided otherwise in this Agreement, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner to Consultant to any construction contractor, subcontractor, supplier, or materialman, any other individual or entity, or any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of Owner and Consultant and no one else.

8.01 General Considerations

A. The standard of care for all professional and related services performed or furnished by Consultant under this Agreement is the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranty or guarantee, express or implied, under this Agreement or otherwise, in connection with Consultant's Services. Subject to the foregoing standard of care, Consultant, its employees, agents, subconsultants, subcontractors, and suppliers, may in the course of performing or furnishing Services use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

B. During the Project's construction phase, Consultant shall visit the Project site at intervals appropriate to the stage of construction, or at such other or additional intervals as are set forth in the Scope of Services, to observe the progress and quality of the Work completed by the Project's construction contractor(s). Such visits and observation will not be, and are not intended to be, an exhaustive check or a detailed inspection of the Work furnished by such construction contractor(s); rather, they are intended to allow Consultant, as an experienced professional, to become generally familiar with the Work in progress and to determine, in general, if the Work is proceeding in accordance with the contract documents for the Project. Based upon this general observation, Consultant will keep Owner informed about the progress of the Work and will endeavor to guard Owner against deficiencies in the Work. If Owner does not retain Consultant to serve as its Resident Project Representative for the Project but desires more extensive Project observation or full-time Project representation, then Owner shall request Consultant to furnish such services as Additional Services in accordance with Section 3.01, above.

C. Consultant shall not at any time supervise, direct, or have

control over the Work or the work of any construction contractor of any tier or any of their employees, nor shall Consultant have authority over, or responsibility for, the means, methods, techniques, sequences, or procedures of construction selected or used by any Project construction contractor; for safety precautions and programs incident to a Project construction contractor's progress on the Work; or for any failure of any Project construction contractor to comply with laws, regulations, codes, and orders applicable to such contractor's work. These rights and responsibilities are solely those of the construction contractor(s).

D. Consultant shall review and approve or take other appropriate action on submittals of any construction contractor for the Project, such as shop drawings, product data, samples, and other data, which such contractor is required to submit, but only for the limited purpose of checking for such submittals' conformance with the Project's design concept and the information shown in the Project's construction documents. Consultant's review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges; fabrication processes; construction means or methods; coordination of the Work among construction trades or contractors; or construction safety practices, all of which are the sole responsibility of the construction contractor(s). Consultant will conduct its review with reasonable promptness, allowing such time as in Consultant's sole judgment is sufficient to permit adequate review. Review of a specific item shall not indicate that Consultant has reviewed the entire assembly of which the item is a component. Consultant shall not be responsible for any deviations from the Project's construction documents not brought to the attention of Consultant in writing by the construction contractor(s). Consultant shall not be required to review partial submittals or those for which submittals of correlated items have not been received.

E. Consultant neither guarantees the performance of any Project construction contractor nor assumes responsibility for any such contractor's failure to furnish and perform its part of the Work in accordance with the contract by and between Owner and such contractor for the Project or any applicable laws, codes, rules, or regulations. Moreover, Consultant shall not be required to sign any document, no matter by whom requested, that would result in Consultant having to certify, guarantee, or warrant the existence of conditions whose existence Consultant cannot ascertain. Owner shall not make the resolution of any dispute with Consultant or payment of any amount due to Consultant in any way contingent upon Consultant signing any such certification, guarantee, or warranty.

F. Consultant shall not be responsible for the acts or omissions of any Project construction contractor, subcontractor, materialman, or supplier, or of any Project construction contractor's agents or employees or any other persons (except Consultant's own employees) at the Project site or otherwise furnishing or performing any of the Work on or in connection with the Project; or for any decision made regarding, or interpretations or clarifications of, the provisions of, the construction contract documents given by or on behalf of Owner without the consultation and advice of Consultant.

G. All data, reports, drawings, specifications, record drawings, and other deliverables, whether in printed, digital, or electronic media format, provided or furnished in appropriate Project phases by Consultant to Owner pursuant to this Agreement (collectively, the "Documents") are instruments of service with respect to the Project, and Consultant retains an ownership and property interest (including the copyright and the right of reuse) therein, whether or not the Project is completed. Consultant grants to Owner a limited license to use the Documents on the Project, on extensions of the Project, and for related uses of Owner, subject to and contingent upon receipt by Consultant of full payment due and owing for all Services relating to preparation of the Documents and subject to the following limitations:

1. Owner acknowledges that the Documents are not intended or represented to be suitable for use on the Project unless completed by Consultant, or for reuse by Owner or others on extensions of the Project scope beyond that now contemplated, on any other project, or for any other use or purpose, without specific written verification or adaptation by Consultant as Additional Services.;

2. Any use or reuse or any modification of the Documents without written verification, completion, or adaptation by Consultant, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Consultant, or to Consultant's directors, officers, employees, agents, subconsultants, subcontractors, or other independent professional associates:

3. Owner shall indemnify Consultant and Consultant's directors, officers, employees, agents, subconsultants, subcontractors, and other independent professional associates and consultants against, and hold all and each of them harmless from, all claims, causes of action, losses, damages of any kind or nature, judgments, and expenses (including, but not limited to, reasonable attorneys' fees and any court costs), arising out of or resulting from any use, reuse, or modification of the Documents without written verification, completion, or adaptation by Consultant; and

4. The limited license granted to Owner by Consultant shall not create rights in third parties.

Owner acknowledges and agrees that the Documents may contain certain design details, features, and concepts from Consultant's own files and records, which collectively may form portions of the design for the Project, but which separately are, and shall remain, the sole and exclusive property of Consultant. Nothing in this Subsection 8.01.G shall be construed to limit Consultant's right to re-use such design details, features, and concepts on other projects, in other contexts, or for other clients.

Owner and Consultant agree to transmit and accept Project-related correspondence, text, data, reports, drawings, specifications, record drawings, graphics, and other deliverables in electronic media or digital format, either directly or through access to a secure Project website or portal, in accordance with a mutually agreeable protocol.

H. To the fullest extent permitted by law, Owner and Consultant: (1) waive against each other, and against the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to, the Project, and (2) agree that Consultant's (including Consultant's employees, officers, directors, agents, insurers, partners, and subconsultants/subcontractors) total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Consultant hereunder, whichever is greater. Owner may negotiate with Consultant if Owner wishes to change the total liability described herein, but Owner acknowledges that any change may result in Consultant charging an additional fee. This additional fee is in consideration of the greater risk involved in performing Services for which there is an increase in or no limitation of Consultant's potential liability.

**I. PURSUANT TO SECTION
558.0035 OF THE FLORIDA
STATUTES, AN INDIVIDUAL**

EMPLOYEE OR AGENT OF ENGINEER OR ARCHITECT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

J. The parties hereto acknowledge that Consultant's Scope of Services does not include any service related to any hazardous or suspected hazardous environmental condition (including, but not limited to, the presence of asbestos or asbestos-containing materials, PCBs, lead, petroleum, hazardous substances or waste, and radioactive materials). If Consultant encounters or learns of a hazardous environmental condition at, on, in, under, or near the Project site, or if investigative or remedial action or other professional services are necessary with respect to any hazardous environmental condition, then Consultant may, at its option and without liability for consequential or any other damages, suspend performance of Basic and any Additional Services on the portion of the Project affected thereby until Owner: (1) retains appropriate specialist consultants or contractors to identify and, as appropriate, abate, remediate, or remove the hazardous environmental condition; and (2) warrants that the Project site is in full compliance with applicable laws, regulations, codes, and orders. If Owner cannot fulfill the foregoing requirements, or if the presence at, on, in, under, or near the Project site of a hazardous environmental condition affects adversely the performance by or on behalf of Consultant of any of the Services, then Consultant may terminate this Agreement for cause, as set forth in Subparagraph 5.01.B.1.b. above. Owner acknowledges that Consultant is performing professional services for Owner, and that Consultant is not, and shall not be required to become, an "owner," "arranger," "operator," "generator," or "transporter" of hazardous substances or waste, as such terms are defined in the Comprehensive Environmental Response, Compensation, and Liability Act as amended, 42 U.S.C. § 9601, *et seq.*, (CERCLA), which are or may be encountered at, on, in, under, or near the Project site in connection with any of Consultant's Services or activities pursuant to this Agreement.

K. Owner acknowledges that Consultant's Scope of Services does not include (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 or the municipal advisor registration rules issued by the Securities and Exchange Commission Registration (78 Fed. Reg. 67468 (2013)); (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

L. The Equal Employment Opportunity and Affirmative Action Clause set forth by the United States Department of Labor in its regulations (41 Code of Federal Regulations (CFR) § 60-1.4(a)) is hereby incorporated by reference herein insofar as it is required by such regulations and unless its application is exempted by applicable statutes, rules, regulations, or orders. Consultant agrees, unless exempted therefrom, that Executive Order (EO) 11246 of September 24, 1965, is incorporated by reference in this Agreement, and Consultant agrees to abide by the terms of EO 11246 and the related rules, regulations, and relevant orders of the U.S. Secretary of Labor. Consultant shall abide by the requirements of 41 CFR §§ 60-1.4(a) (equal opportunity clause), 60-300.5(a) (equal opportunity for VEVRAA-protected veterans clause), and 60-741.5(a) (equal opportunity for workers with disabilities), which prohibit discrimination in employment against qualified individuals based upon their status as protected veterans or individuals with

EXHIBIT "B"
TERMS & CONDITIONS (Design and Construction Phases)

disabilities, and prohibit discrimination against all individuals based upon their race, color, religion, sex, sexual orientation, gender identity, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. Consultant shall include the foregoing requirements in its contracts with any subconsultant or subcontractor furnishing services to or on behalf of Consultant for the Project.

9.01 Period of Service

A. The specific schedule of Basic Services is more specifically described in this Agreement or in Exhibit "A." The term of this Agreement commences upon the acceptance of this Agreement (including all Exhibits) by Owner, which constitutes authorization or notice to Consultant to proceed, and, unless such term is extended or renewed or is suspended or terminated as set forth in Section 5.01, above, expires at the time described in this Agreement or in Exhibit "A" or, if not so described, upon substantial completion by Consultant of the Basic and any Additional Services.

B. The schedule provisions of this Section 9.01 and the various rates of compensation for Consultant's Services provided for elsewhere in this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion of the construction phase. If execution of this Agreement and authorization for Consultant to proceed is delayed beyond the date and timeframe established by this Agreement or in Exhibit "A," or if Consultant's Services are delayed or suspended for more than ninety (90) days, consecutively or in the aggregate, by Owner or for reasons beyond Consultant's reasonable control, then the time for performance by, and all rates, measures, and amounts of compensation payable to, Consultant provided for herein shall be adjusted to reflect the impact of the delay or suspension upon Consultant.

C. If Owner has requested significant modifications to or changes in the general scope, extent, or character of the Project, then the time for performance of Consultant's Services shall be adjusted to reflect the impact of such modifications or changes upon the schedule for performance described in Subsection 9.01.A, above.

D. The provisions of the foregoing Subsections 9.01 A through C notwithstanding, any delay in or failure of performance by either party to this Agreement shall not constitute a default under this Agreement giving rise to termination or suspension as set forth in Section 5.01, above, nor give rise to any claim for damages, if and to the extent that such delay or failure is caused by, arises from, or relates to an occurrence or event beyond the control of the party affected, including, but not limited to, acts of third parties; acts of God; expropriation or confiscation of facilities by, or compliance with any order or request of, government authority, affecting to a degree not presently existing, the supply, availability, or use of personnel, supplies, or equipment; fire, flood, hurricane, tornado, or blizzard; labor unrest or strike; riot; epidemic, pandemic, or other public health emergency; utility outage; or any cause the affected party is unable to prevent or foresee with reasonable diligence. A party who is delayed in or prevented from performing for any reason shall promptly notify the other in writing of the reason for the nonperformance, the anticipated extent of any delay, and its efforts to minimize the extent of delay and resume performance under this Agreement.

10.01 Opinions of Probable Costs

As Consultant has no control over the cost or availability of labor, materials, equipment, or services furnished by others, or over any

construction contractor's method of determining prices, or over competitive bidding or market conditions, Consultant's opinions of probable total Project costs and construction costs, if provided for in this Agreement or in Exhibit "A," will be made on the basis of Consultant's experience and qualifications and will represent Consultant's reasonable judgment as an experienced and qualified professional Consultant familiar with the construction industry, but Consultant cannot and does not guarantee or warrant, expressly or implicitly, that Project proposals, bids, or actual total Project or construction costs will not vary from Owner's Project budget or any opinion of probable costs prepared by Consultant. If Owner wishes greater assurance as to total Project or construction costs, then Owner shall employ an independent cost estimator at Owner's sole expense.

11.01 Dispute Resolution

A. Owner and Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of disputes between them as to the execution, meaning of, or performance under the terms of this Agreement prior to exercising their right under Subsection 11.01.B, below. The thirty (30)-day period may be extended by mutual agreement of the parties.

B. If any dispute cannot be resolved pursuant to Subsection 11.01.A, above, and only if mutually agreed by Owner and Consultant, said dispute and all unsettled claims, counterclaims, and other matters in question between them arising out of or relating to the execution, meaning of, or performance under the terms of this Agreement or the breach thereof ("disputes") shall be submitted to mediation by a mediator, to be selected by the parties jointly, prior to one party initiating a legal action against the other, unless initiating mediation would irrevocably prejudice one of the parties. It is the intention of the parties that any agreement reached at mediation shall become binding upon them. The costs of mediation shall be shared equally between the parties.

12.01 Insurance

A. The following types and amounts of insurance shall be procured and maintained by Consultant throughout the duration of Consultant's performance of the Services:

1. **Workers' Compensation Insurance** in the amounts required by law to provide protection for employees of Consultant in the event of job-related injuries.

2. **Comprehensive General Liability Insurance, including broad form and contractual liability endorsements**, having a limit of \$1,000,000 per occurrence and \$1,000,000 aggregate, for personal injury and property damage.

3. **Automobile Liability Insurance** having a combined single limit of \$1,000,000 for bodily injury and property damage per occurrence/policy aggregate.

4. **Professional Liability or Errors and Omissions Insurance** having limits of \$1,000,000 per claim and \$1,000,000 aggregate liability.

Owner shall be named as an additional insured with respect to the coverages set forth in Paragraphs 12.01.A.2 and 12.01.A.3, above, on a primary and non-contributory basis.

13.01 Notice

Any notice required by the terms of this Agreement to be given by one party to the other shall be in writing and shall be deemed to have been

EXHIBIT "B"
TERMS & CONDITIONS (Design and Construction Phases)

duly given: (1) on the date of service, if served personally upon the party to whom notice is to be given, or (2) on the third (3rd) day after mailing, if mailed to the party to whom notice is to be given by first-class certified U.S. mail, postage prepaid, return receipt requested, or (3) on the date of receipt, with written verification thereof, if delivered to the party to whom notice is to be given by a recognized overnight delivery service, at the addresses and to the persons set forth in the letter part of this Agreement. Either party may change its address for notice purposes by giving notice to the other party as prescribed by this Section 13.01. For purposes of this notice provision, failure or refusal to accept receipt of notice shall constitute notice nonetheless.

14.01 Total Agreement; Severability; Waiver; Section, Subsection, and Paragraph Titles

A. This Agreement (consisting of the letter part of this Agreement, attached Exhibits "A" and "B," and any additional exhibits or other attachments referenced in the letter part of this Agreement or by subsequent amendment), constitutes the entire agreement between Owner and Consultant with respect to its subject matter and supersedes all prior written or oral understandings regarding such subject matter. This Agreement may be amended, supplemented, modified, or canceled only by a written instrument signed by both parties.

B. Any provision or part of this Agreement held by a court of law to be invalid or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Consultant, who agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

C. Any specific right or remedy provided to a party by the terms of this Agreement will not be exclusive but will be cumulative of all other rights and remedies. A party's non-enforcement of any provision of this Agreement or its failure to insist upon strict compliance with any of the terms and conditions of this Agreement in any one or more instances shall not constitute a waiver of such provision, term, or condition, nor shall it affect the enforceability or future exercise of that provision or of the remainder of this Agreement.

D. The Section, Subsection, and Paragraph titles used in these Terms and Conditions are for general reference only and are not part of this Agreement.

15.01 Survival

The parties expressly agree that the rights, duties, representations, and obligations set forth in Sections 2.01, 4.01, 6.01, 7.01, 8.01, 11.01, 13.01, and 14.01 of these Terms and Conditions, as well as those provisions set forth in any document incorporated by reference into this Agreement that by their nature require survival, shall survive the completion of the Services and the Project and any termination, cancellation, or expiration of this Agreement.



Estimate

Date	Estimate #
9/4/2025	FAME466

31651 Executive Blvd Suite 2
 Leesburg, FL 34748
 Ph: 352-435-7257

Name / Address
Gomez Construction Co 750 Jackson Ave Winter Park, FL 32789

Project
MCO Terminal C Ai...

Description	Qty	Rate	Total
Custom Millwork: Page 8 millwork: Cupboards lockable in white P.Lam and White Melamine constructed. Priced pr plans provided. Base cabinets and Wall cabinets shop fabricated cabinetry. Constructed with 3/4" plywood White liner interior cabinet with 1/2" backings to match. 1/2" prefinished birch drawer bodies with 1/8" bottoms. European Full Overlay design with concealed self closing hinges. Side mounted full extension self closing drawer tracks. Cabinet are built per Architectural Wood Working Standards (AWI). Storage units: 2'-0" Deep X 4'-0" Wide X 7'-0" Tall units as shown	1		0.00
Custom Millwork: Virgin Space (Page 8) - \$40,620	1	40,620.00	40,620.00
Custom Millwork: Amenity Space (Page 13) - \$12,408.	1	12,408.00	12,408.00
Delivered installed to OIA			

Respectfully Submitted.	Total	\$53,028.00
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Lays Windows And Doors LLC
 2158 S. Orange Blossom Trail Suite 103
 Apopka, FL 32703
 Office: 407-273-2970
 Fax: 407-273-2640

Proposal

Proposal Date: 9/8/2025
Proposal #: 13179
Project: MCO Virgin Airlin...

Bill To:
 Gomez Construction Company
 750 Jackson Avenue
 Winter Park, FL 32789

Storefronts

Description	Est. Hours/Qty.	Rate	Total
<p>We propose to furnish and install material as listed below:</p> <ul style="list-style-type: none"> - 01 Glass Wall @Store Room 1. Size: Approximately 67-1/4" x 96" - 01 Glass Wall @E- learning Room 1. Size: Approximately 65-3/4" x 96" - 01 Glass Wall @Store Room 2. Size: Approximately 60-1/4" x 96" - 01 Glass Wall @Duty Managers' Office. Size: Approximately 114" x 96" <p>* Material included: Glass walls are comprised of 3/8" Clear Tempered Glass with Aluminum U- Channels at top and bottom, and Clear Silicone butt joints. Aluminum Finish: Satin Anodized. Maximum glass width is 42". For wider openings the width will be divided into two or more pieces of glass.</p> <p>Please note Lays Windows and Doors LLC is not responsible for any broken glass during repairs due to unforeseen circumstances.</p> <p>Please note due to changing markets Lays Windows and Doors LLC quotes are valid for 30 days</p>	1	10,898.00	10,898.00
		Total	

Lays Windows And Doors LLC

2158 S. Orange Blossom Trail Suite 103
 Apopka, FL 32703
 Office: 407-273-2970
 Fax: 407-273-2640

Proposal**Proposal Date:** 9/8/2025**Proposal #:** 13179**Project:** MCO Virgin Airlin...**Bill To:**

Gomez Construction Company
 750 Jackson Avenue
 Winter Park, FL 32789

Description	Est. Hours/Qty.	Rate	Total
<p>- Frameless Glass Door. Size: 36" x 96"</p> <p>* Frameless Glass Doors are to be comprised of 1/2" Clear Tempered Glass with polished edges, Full Rails at top and bottom, Overhead Concealed Closer, bottom pivot and 36" Back to back Ladder pull. All the door hardware is to be Aluminum finish Satin Anodized except for the ladder pull to be Brushed Stainless Steel.</p> <p>* Inclusion: Shop Drawings, Product Data, Standard Lays Windows and Doors Warranty (01 year), Standard Manufacturers Warranties.</p> <p>* Exclusion: After hours work, permitting and permitting fees, badges, window film, and any other items not expressly outlined in the above description.</p> <p>MCO Virgin Airlines Office Renovation Orlando International Airport Terminal C</p> <p>Please note Lays Windows and Doors LLC is not responsible for any broken glass during repairs due to unforeseen circumstances.</p> <p>Please note due to changing markets Lays Windows and Doors LLC quotes are valid for 30 days</p>	4	2,562.00	10,248.00
		Total	\$21,146.00

**PROJECT: MCO TERMINAL C AIRLINE OFFICES RENOVATION VA
BUDGET PROPOSAL****DATE: 9/11/2025****ADDRESS: ORLANDO INTERNATIONAL AIRPORT TERMINAL
C**

Orlando, FL 32827

DRAWING DATE: 8/27/2025**ADDENDUMS: _____****TO: GOMEZ CONSTRUCTION COMPANY****Attention: Peter Alvarez****Address: 750 Jackson Avenue Winter Park, Florida 32789****Phone: 407-628-4353****Email: palvarez@gomezconstruction.com****Demo/Drywall/Framing/ACT****PROPOSAL SUMMARY****CONDITIONS****BASE BID TOTAL**~~Amenities: \$25,000~~

Breakroom: \$17,000

BASE BID AMOUNT: \$ 42,000**ACCEPTED ALTERNATES****INCLUSIONS**

- 1 Demolition of millwork, specified wing wall, and accordion wall at existing Amenities location per drawing notes.
- 2 Light Gauge Metal Framing – Provide and install 20-gauge metal framing for interior and exterior partitions per project specifications.
- 3 Drywall Installation – Install 5/8" gypsum board on walls and ceilings, finished to Level 4 standard unless otherwise noted.
- 4 New Employee Amenities location to receive metal mesh from the deck to top of new walls.
- 5 Soffits & Ceiling Systems – Frame and install drywall soffits and ceilings per reflected ceiling plans.
- 6 Acoustical ceiling systems – Frame and install 2x2 ACT system in New Amenities location. USG 2110 Radar to be used as none were specified.
- 7 Acoustical & Thermal Insulation – Install R11 unfaced sound batt insulation in all new walls to meet project acoustical requirements, reducing noise transmission between rooms as specified.

- 8 Blocking & Backing – Provide and install wood blocking for wall-mounted fixtures such as accessories, handrails, and TVs.
- 9 Door Frame Installation – Install hollow metal (HM) door frames per project specifications. Frames to be properly anchored and leveled, ensuring alignment with wall finishes. Door frames to be furnish by others.
- 10 Patching & Repair – Patch and repair drywall affected by MEP modifications to maintain a smooth finish.
- 11 Equipment & Materials – Provide necessary equipment, including scissor lifts, fasteners, adhesives, and sealants, to complete the scope of work.

EXCLUSIONS

- 1 Demolition in new Amenities location is not included.
- 2 Installation of doors and hardware is excluded; frames will be provided by others.
- 3 Fire caulk of MEP penetration at all new or existing fire rated walls and ceilings.
- 4 Stucco or EIFS work is excluded.
- 5 A dumpster will be provided by others

QUALIFICATIONS

- 1 This proposal is valid for 30 days from the above date.
- 2 Any delays beyond our control may result in additional costs.
- 3 Work hours are scheduled from 7:00 AM to 3:30 PM, Monday through Friday.
- 4 Escalation costs due to material price increases are not included and will be addressed separately.
- 5 Permits, inspections, and engineering are by others unless specified.
- 6 Any required background checks or badging for workers will be at an additional cost unless specified.
- 7 Davis-Bacon prevailing wages are not included unless specified.
- 8 Night work, weekend work, and overtime are not included unless otherwise agreed upon

We look forward to working with you on this project. If you have any questions, please do not hesitate to call.

TOWERS CONSTRUCTION COMPANY

Metal Framing | Drywall | ACT | Demolition | Stucco

Respectfully submitted,

Kenny Oliva

Project Engineer

Email: koliva@towerscc.com

Cell: 407-218-1509

Thank you for your business!

LOFT

PAINTING & DECORATING, INC.

Painting

Wall Coverings

Special Coatings

Waterproofing

FAX COVER SHEET

DATE: September 5, 2025

TO: Gomez Construction Co.

FAX NUMBER: 407-645-2499

ATTENTION: Peter Alvarez

PROJECT: MCO Terminal C Airline Offices Renov.

DESCRIPTION: Pricing

PAGES INCLUDING COVER: - 1 -

SENT BY: David L. Loft Jr.

Paint Budget

MESSAGE

All work per plans and specs. as prepared by N/A dated 6/5/25

SCOPE OF WORK TO INCLUDE THE FOLLOWING:

- Painting of the gyp. bd. walls.*
- Painting of the HM doors and frames.*

LABOR AND MATERIALS FOR THE OFFICES.....\$7,000.00

~~**FOR THE AMENITIES.....\$5,800.00**~~

If you have trouble receiving this FAX, please contact the sender at (407) 647-1988

P.O. Box 947570

Maitland, FL 32794-7570

(407) 647-1988

Fax: (407) 647-1558

Southern Fire Protection of Orlando, Inc.

3801 E. SR 46, Sanford, FL 32771-9155 Phone: (407) 323-4200 ChristyC@Southernfire.net

From: Christy Caldwell
Date: 8.28.2025

Fire Sprinkler Budget

MCO TERMINAL C AIRLINE OFFICE BUDGET BP-184 AREA

Base Bid:

- Add & relocate the white recessed pendent sprinklers center of tile throughout the renovated office area to meet code requirements.
- Install new white recessed pendent sprinklers center of tile down to the new ceilings of the amenities area to meet code requirements.
- Price includes plans, separate permits, permit fees, labor, material, travel, badging, & inspections. All work will be completed in one phase & during regular business hours per area.

~~Amenities Area: \$ 8,000.00~~
Virgin Office: \$ 6,500.00

Add Alternate:

- A trip to locate valves & switch for the UON: **\$800.00** per trip as required by GOAA.
- After hours: **20%** of above pricing

All work & materials will be done in accordance with NFPA 13 & all applicable local codes.
All piping will meet ASTM A120 and ASTM A135 standards.

The following are specifically excluded:

Painting, preparation for painting, colors coding, labeling, stenciling, or equipment masking, Patching, Electrical wiring, Demo, relocation of existing mains or lines, Alarm supervision, central station alarm service or enunciator panel, Upgrades to the existing roof system, Interior hose station, hose cabinet, fire extinguishers, or extinguisher cabinets, Liability for leakage or damage as a result of hydrostatic testing of existing systems or certification of piping installed by others, Assume all concealed spaces are non combustible without sprinkler protection, After hours, Fire watch, Window Sprinklers, Water Curtain, Hydraulic calculations, Liability for leakage or damage as a result of hydrostatic testing of existing systems or certification of piping installed by others, Temporary Upright sprinklers, Safety class, background check, fingerprinting, badges, Bond, painting of pipe, sprinklers or escutcheons, installation of new mains, core drilling by others, any work beyond the area indicated on the drawings

Labor: All work will be done by skilled, A.B.C. /F.A.S.T. (Florida Automatic Sprinkler Training) sprinkler fitters, without union affiliation, during normal working hours and days and when complete they will be subject to inspection by the local fire department

The quotation is good for a maximum of 60 days.

Accepted by: _____ Date: _____

Credibility • Integrity



Electric Services, Inc.

INDUSTRIAL COMMERCIAL ELECTRICAL CONTRACTORS & ENGINEERS

EC#13004103

CA#9435

1746 U.S. Highway 441, Leesburg, FL 34748

Telephone (352) 787-1322 Fax (352) 787-7871

Date: 9/10/2025

Electrical Budget

Gomez Construction, Inc.

750 Jackson Ave.

Winter Park, FL 32789

Attn: Peter Alvarez

Project: **OIA Terminal-C Airlines Offices Renovation**

Electric Services, Inc. is pleased to offer the following **budgetary** proposal for the above referenced project. Electric Services will supply all equipment, material and labor necessary to complete the system as described in scope of work.

GENERAL SCOPE OF WORK:

1. Rework existing data homerun (HR) raceways to allow for installation of new tenant network. Up to six new HR conduits have been included. Other data jacks shall reuse existing raceways. New conduits shall run from rooms 01-5548, 01-5549 and 01-5691 to tenant com room 01-5697.
2. Electrical power outlets to be reworked to allow for the addition of new walls. Up to two HR's from 01-5548 to electrical room 01-5740 have been included for additional insta-hot and microwave circuits. All other circuits to reuse existing power available in room.
3. Relocate existing AED cabinet from inside of room 5548 to other side of wall facing corridor 5563. This is to allow for the installation of new counter tops inside of room 5548.
4. Add additional fire alarm conduit to allow for the installation of up to four new devices inside of room 5548. Conduits shall tie into existing system and no new HR's are included. Conduits to have pull strings installed for installation of cabling by others.
5. Modification of existing lighting circuitry to allow for the adding of additional walls to be performed. Up to six new light fixtures with two new switches have been accounted for inside of room 5548. No new lighting HR's have been included.
6. Install new half height IT cabinet inside of room 5697. Cabinet provided by others and to mount on wall, no new power is required as existing circuitry and outlets are existing.
7. Relocate existing ECS speakers in up to two locations. Addition of up to two new devices have been included, by others. All new devices to tie into existing ECS system. No new HR's have been included.
8. Add additional Electrical conduit and circuitry in room 01-4226 for up to eleven (11) additional circuits. New circuits shall be used for the following 2- Fridges, 3-microwaves, 4-vending machines, 1-garbage disposal and 1-tankless heater.
9. Demo up to ten 2x4 lay-in led fixtures and replace with up to twelve (12) 2x2 LED lay in fixtures in room 01-4226. Rework existing light controls to allow for installation of new lighting.
10. In Rm. 01-4226 add up to four additional data HR conduits to room 01-6915 to allow for the installation of four data jacks (GOAA standard 6-pack each). Data cable and outlets by others.
11. Data conduits are taken off with Cat-6E as design, If Cat-6A is required then additional conduit will be required to accommodate for the large cable size.
12. All new circuitry shall use existing spare circuit breakers, no new breakers have been included in proposal.
13. Permit fees included. Permit drawings by others.

LIMITATIONS & EXCLUSIONS:

1. Work to be completed during days and no overtime has been included.
2. Cutting or patching of concrete is not included.
3. No BMS conduit, wiring and termination have been included.
4. Painting or patching of drywall is by others.
5. No low voltage lighting controls or devices have been included.
6. Installation, termination and testing of fire alarm cabling or devices to be performed by others.
7. Installation, termination and testing of data cabling or devices to be performed by others.
8. Field painting of electrical equipment, including raceways is not included.
9. Proposal good for up to 30-days.

BASE BID (Amenity Space): \$61,401.00

~~**BASE BID (Breakroom): \$48,000.00**~~

Respectfully,

Wood T. Brazill, P.E.

Vice-President of Engineering



*Phone Systems, Voice, Data, Fiber Optics, CATV Cabling, Security Cameras, Access Control
MBE, LDB & DBE CERTIFIED*

QCCI is pleased to provide this proposal. Please let us know if you have any questions. We look forward to working with you.

Best Regards,

Gabriel del Rio
CEO



*1936 Premier Row Orlando, FL 32809
Phone 407-246-0606 Fax 407-482-5942
E-mail: info@gcciorlando.com
State Licenses: ES-0000248, EG13000643
www.gcciflorida.com*



Customer

Quality Cable Contractors, Inc.
1936 Premier Row
Orlando, FL
32809, US
+14072460606

Prepared By:
Omar Hernandez

ohernandez@qcciflorida.com

Gomez Construction
750 Jackson Avenue
Winter Park, Florida
32789, USA

Peter Alvarez
407-628-4353
palvarez@gomezconstruction.com

Project: **RFQ25-318 - Virgin Atlantic Offices**

Scope of Work

ROM

Drawings: Scope Document for VA Amenities **Dated:** 06/05/2025

DEMO:

- Not included

FIBER BACKBONE:

- Fiber channeling **ONLY**.

~~HORIZONTAL CABLING (AMENITY):~~

- Provide & install (17) 2-port CAT6A wall outlets.
- Provide & install (2) 2-port CAT6A WAP outlets.
- Provide & install (1) 48-port CAT6A patch panel.
- Provide & install CAT6A patch cables.
- CAT6A cables will be terminated, tested and labeled.
- Install (2) owner provided WAP's.

~~A/V SPEAKERS (AMENITY):~~

- Provide & install (1) speaker with cabling.
- Connect speaker to existing GOAA system.



- Headend equipment for speakers are not included.
- Label speaker cable.

TENANT IDF BUILDOUT (AMENITY):

- Not included

HORIZONTAL CABLING (BREAKROOM):

- Provide & install (4) 6-port CAT6A wall outlets.
- ~~Provide & install (2) 2-port CAT6A WAP outlets.~~
- Provide & install (1) 48-port CAT6A patch panel.
- Provide & install CAT6A patch cables.
- CAT6A cables will be terminated, tested and labeled.
- Install (2) owner provided WAP's.

A/V SPEAKERS (BREAKROOM):

- Provide & install (5) speakers with cabling.
- Connect speakers to existing GOAA system.
- Headend equipment for speakers are not included.
- Label speaker cables.

TENANT IDF BUILDOUT (BREAKROOM):

- Provide & install (1) wall mount rack.
- Provide & install (4) horizontal cable managers.
- Ground rack to provided grounding busbar (grounding busbar to be provided and installed by others).
- Provide & install (1) rack mount PDU.

ASSUMPTIONS AND CLARIFICATIONS:

- Plenum cable not included.
- GOAA comm room build-out not included.
- Headend equipment for speaker system not included.
- QCCI shall not be held liable for errors, omissions, or contradictions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.

Fiber Backbone for Tenant Spaces

	Quantity
GOAA Fiber Channels	5 ea

Horizontal Cabling (Amenity)



	Quantity
2 Port CAT6A Data Outlet	17 ea
2 Port CAT6A WAP Outlet	2 ea
48-Port CAT6A Patch Panel, 2U Manufacturer: OCC, Catalog: DCC4888/1106AN	1 ea
CAT6A Patch Cable 5FT, Orange Manufacturer: OCC, Catalog: PC6AU-B-0508	38 ea
CAT6A Patch Cable 10FT, Orange Manufacturer: OCC, Catalog: PC6AU-B-1008	38 ea
Cat6/Cat6A Testing with Documentation	38 ea
Labeling 4 Points	152 ea
Install Owner Provided WAP A/V Speakers (Amenity)	2 ea

	Quantity
Speaker Home Run Pre-Wire	1 ea
Ceiling Speaker	1 ea
Integrate & Program Speakers	1 ea
Labeling 4 Points	1 ea

MISC

	Quantity
Misc. hardware	1 ea
Velcro - 1/2IN Black 75FT Catalog: 189755	2 ea
01 41 26 - Permit Requirements	1 ea
Shop Drawings, Product Data, and As-Builts	1 ea
Lift Rental	1 ea

Included (+)

1. All listed in SOW
2. Permit Fees
3. Fiber and CAT6A Patch Cables
4. All installed CAT6/CAT6A and Fiber cables will be tested with a cable certifier to ensure compliance with manufacturer and ANSI/TIA/EIA. QCCI will provide test results if needed.
5. Identification and labeling for all work described in above scope of work
6. Complete all work in accordance with local and national electrical codes for the work described in scope of work above.



Excluded (-)

1. NETWORK VIDEO RECORDERS EXCLUDED
2. Surge Suppression for 120 VAC circuits or Low Voltage
3. Ground System and Busbar
4. Painting and repair for any surfaces
5. Conduit, raceways, and pathways for cabling
6. Any electrical/Junction boxes
7. Hazardous substance identification, detection or abatement
8. Plenum Cabling
9. Pull String in conduit
10. Any Distribution or network equipment for an activate system like switches, routers, etc
11. Power Poles
12. Payment and Performance Bond
13. Spare Materials
14. Access control system, devices and cabling
15. VSS system, devices and cabling
16. Backbone Cabling for Service providers
17. Communications Back Boards
18. Fiber cabling and MaxCell innerduct
19. Night work
20. DAS System and cabling
21. Ladder Rack System
22. Comm Room Buildout
23. Any work not listed in SOW

Notes

- Insurance QCCI will maintain, at all times during the effectiveness of this Agreement, comprehensive general liability insurance and worker's compensation insurance.
 - Schedule QCCI will furnish sufficient workers to perform work as described on scope of work above during normal business hours, Monday-Friday 7:00am to 4:00pm.
 - Project total cost The project total for the work described in the scope of work above will be and inclusive of all labor, materials, tools, equipment, transportation and taxes
 - Terms – Monthly progress payment. Net 30 days Deposit – 10% of total cost for Mobilization. (Negotiable)
 - Payment and Performance bond not included on this proposal.
 - Due to the cost fluctuations in copper and polymers used in manufacturing of communication cables, this project proposal is valid for 30 days from proposal date.
-



Summary

Subtotal \$53,296.54
Taxes \$1,703.46

Subtotal Virgin ATO Office \$55,000.00

Alternates

~~ROM (Breakroom) \$35,000.00~~
Total \$35,000.00

~~\$90,000~~

Accepted By

Date

.....

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**CURRENT DIVISION 0, DIVISION 1 AND SPECIFICATIONS
FOR JOB ORDERS
(Continuing Vertical Construction Contracts)**

Unless the specific award provides otherwise, the Continuing Vertical Contractor shall perform all work awarded through an Addendum in accordance with the following Contract Documents (or latest revision) which have been provided to the Contractor electronically:

SECTION	DESCRIPTION	EDITION
00 62 16	Certificate of Insurance Form	01/2025
00 62 76.19	Partial Release (Including for Reduction of Retainage)	09/2024
00 62 76.29	Final Release Form	09/2024
00 62 76.33	Subcontractor Final Release Form	09/2024
00 62 86	Nongovernmental Entity Declaration Regarding Use of Coercion	10/2024
00 64 13	Construction Administration Forms	10/2024
00 72 13	General Conditions of the Contract for Construction	07/2025
00 73 00	Supplementary Conditions of the Contract for Construction	08/2023
00 73 19.13	Hazardous Materials	08/2023
00 73 93	Special Conditions Regarding Construction at Airport Facilities	08/2023
00 73 93.01	Security and Badging at Airports	10/2023
01 21 00	Allowances	01/2025
01 23 00	Alternates	01/2025
01 25 00	Substitution Procedures	01/2025
01 29 73	Schedule of Values	01/2025
01 31 13	Project Coordination	01/2025
01 31 14.13	System Interruptions - UON Procedures	01/2025
01 31 19	Project Meetings	01/2025
01 32 13	Scheduling of Work	01/2025
01 32 33	Photographic Documentation	01/2025
01 33 23	Shop Drawings, Product Data and Samples	01/2025
01 42 00	References	01/2025
01 45 00	Quality Control	01/2025
01 50 00	Temporary Facilities and Controls	01/2025
01 55 30	Requirement for Use of Canal Road	01/2025
01 60 00	Product Requirements	01/2025
01 71 23	Field Engineering	01/2025
01 73 29	Cutting and Patching	01/2025
01 74 23	Final Cleaning	01/2025
01 78 00	Closeout Submittals	01/2025
Div. 3	Concrete	01/2025
Div. 4	Masonry	01/2025
Div. 5	Metals	01/2025
Div. 6	Wood, Plastics and Composites	01/2025
Div. 7	Thermal & Moisture Protection: Green and Sustainable Initiatives	01/2025
Div. 8	Openings	01/2025
Div. 9	Finishes	01/2025
Div. 10	Specialties	01/2025
Div. 11	Equipment	01/2025
Div. 12	Furnishings	01/2025
Div. 13	Special Construction	01/2025
Div. 14	Conveying Systems	01/2025
Div. 21	Fire Suppression	01/2025
Div. 22	Plumbing	01/2025
Div. 23	Heating, Ventilating and Air Conditioning (HVAC)	01/2025
Div. 26	Electrical	01/2025
Div. 27	Communications	01/2025
Div. 28	Electronic Safety and Security	01/2025
Div. 32	Exterior Improvements	01/2025
Div. 33	Utilities	01/2025



MEMORANDUM

DATE: September 30, 2025

TO: Members of the Construction Committee

FROM: Amber Johnson, AVP, Business Opportunity & Exchange

ITEM DESCRIPTION

Request for Recommendation of Approval of a Job Order Construction Services Addendum to the Continuing Vertical Construction Services Agreement with Gomez Construction Company for V-01089, STC Virgin Atlantic ATO Buildout (D/B) at Orlando International Airport.

SMALL BUSINESS

We have reviewed the qualifications of the subject contract's LDB/VBE specifications and determined that Gomez Construction Company, does not propose participation in this Addendum.