

AMENDMENT NO. 1

TO

PART 1 CONTRACT FOR DESIGN-BUILD SERVICES

This AMENDMENT No. 1 is to the Part 1 Contract for Design-Build Services which was entered into the 6th day of June, 2024 by and between the Hillsborough County Aviation Authority, a public body corporate under the laws of the State of Florida, hereinafter referred to as the "Owner", and Manhattan Construction Company LLC, an Oklahoma corporation, authorized to do business in the State of Florida, hereinafter referred to as the "Design-Builder". With the execution of Amendment No. 1, the Owner and the Design-Builder, for the consideration stated herein, and other good and valuable consideration, hereto agree to change provisions of the aforementioned Contract as follows:

1. ARTICLE 3 – SERVICES BY THE DESIGN PROFESSIONAL

Delete Paragraph 3.1 in its entirety and replace with the following:

- 3.1 The Services that the Design-Builder will provide to the Owner under this Contract will be in accordance with Section 287.055, Florida Statutes, and will be in general accordance with the Owner's Request for Qualifications dated November 8, 2023, entitled "Request for Qualifications for Replace Parking Revenue Control System (PARCS) Equipment at Tampa International Airport," which is incorporated by reference herein, the Design-Builder's fee and scope proposal dated May 3, 2024, entitled "PARCS Equipment Replacement Scope of Work Authority Project No. 7215 24," which is incorporated herein by reference, the Design-Builder's fee and scope proposal dated September 2026 entitled "Amendment No. 1 to Part 1 Contract for Design-Build Services, Replace Parking Revenue Control System Equipment Authority Project No. 7350 26" attached hereto as Attachment 1 and all work orders, and all things necessary to design and support the Project (collectively Services). In the event of any conflicts between this Contract and any other documents, the precedence in resolving such conflicts will be as follows:
 - 3.1.1 This Contract
 - 3.1.2 Individual work order and the Design-Builder's associated Fee and Scope Proposal
 - 3.1.3 The Owner's Request for Qualifications
 - 3.1.4 Relevant portions of the Design-Builder's response to Request for Qualifications

2. ARTICLE 6 – PAYMENTS AND BASIS OF COMPENSATION

Delete Paragraph 6.1.2 in its entirety and replace with the following:

6.1.2 The amount for the performance of Basic Services, Additional Services, and Reimbursable Expenses required under this Contract and will be in a not to exceed amount of One Million Eight Hundred Fifty Two Thousand Three Hundred Seventy Three and No One Hundredth Dollars (\$1,852,373), which includes all fees for Designers, subconsultants, subcontractors, and suppliers.

3. ARTICLE 25 – WOMAN AND MINORITY OWNED BUSINESS ENTERPRISE (W/MBE) ASSURANCES

Delete Paragraph 25.3 in its entirety and replace with the following:

25.3 W/MBE Goals. In compliance with the Owner's W/MBE Policy and Program, the Design-Builder's minimum W/MBE commitment is established as the sum total of the verified Letter(s) of Intent for each portion of the Project submitted with Design-Builder's response. The W/MBE goal stated below is the sum total of the certified W/MBE's listed in the Design-Builder's fee and scope proposal which is attached hereto and which will be enforceable under the terms of this Contract. The Design-Builder will demonstrate that they will subcontract to certified W/MBEs at least 0% of the total dollar amount earned on the design phase of the Project.

4. All other consistent terms remain in full force and effect and are hereby ratified and confirmed.
5. The Contract, as modified by this Amendment No. 1, represents the entire understanding between the parties on the issues contained in the Contract, either written or oral, and may be amended only by written instrument signed by both parties.

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IN WITNESS WHEREOF, the parties hereto have set their hands and corporate seals by their proper officers, duly authorized to do so;

By the Design Professional this _____ day of _____, 2026.

ATTEST:

Manhattan Construction Company LLC

By: _____

Title: _____

Print Name

(Affix Corporate Seal)

Print Address

Signed, sealed, and delivered in the presence of:

Witness

Print Name / Address

Witness

Print Name / Address

Notary for Manhattan Construction Company LLC

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as

(Name of person)

_____, for Hensel Phelps Construction Co.

(type of authority)

(name of party on behalf of whom contract was executed)

Signature of Notary

Print, Type, or Stamp Commissioned Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Replace Parking Revenue Control System Equipment

Amendment No. 1

HCAA Nos. 7215 24 & 7350 26

By the Authority this ____ day of _____ 2026.

HILLSBOROUGH COUNTY AVIATION AUTHORITY

(Affix Corporate Seal)

By: _____
Arthur F. Diehl III, Chairman

ATTEST:

Administrative Assistant

Signed, sealed, and delivered
in the presence of:

Witness

Print Name / Address

Witness

Print Name / Address

REVIEWED BY:

Jeff Siddle, P.E., Vice President of Planning and
Development

**APPROVED AS TO FORM FOR LEGAL
SUFFICIENCY:**

By: _____
Michael T. Kamprath, Assistant General Counsel

Notary for Hillsborough County Aviation Authority

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online authorization,
this ____ day of _____, 2026, by Arthur F. Diehl III, in the capacity of Chairman, and by
_____ in the capacity of _____, for Hillsborough County Aviation Authority, a
public body corporate under the laws of the State of Florida, on its behalf.

Signature of Notary

Print, Type, or Stamp Commissioned Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced

Replace Parking Revenue Control System Equipment

Amendment No. 1

HCAA Nos. 7215 24 & 7350 26



Manhattan
Building excellence.



Amendment No. 1 to Part 1 Contract for Design-Build Services, Replace Parking Revenue Control System Equipment

HCAA Project No. 7350 26

Tampa International Airport
Tampa, Florida

Prepared by:
Manhattan Construction &
C&S Engineers, Inc.

Prepared for:
Hillsborough County Aviation Authority

September 2026



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I PROJECT UNDERSTANDING

HCAA has acquired the services of the Design-Build team to decommission and remove the existing PARCS system and replace in kind. The Design-Build team is currently underway with construction for replacing Tampa International Airport's (TPA) current PARCS system, that controls entry and exit to the Long Term and Short Term Parking Garages, Economy Parking Garage, North Employee Parking Lot, and the SkyCenter Parking Garage.

Subsequently, TPA has requested an amendment be provided by the Design-Build team as described in an email dated June 18, 2026 with an attached PMP narrative prepared by TPA and titled Premium Parking Installation. The amendment will require design coordination with the Hillsborough County Aviation Authority (Authority) as well as City planning, building, and fire department efforts plus design and construction phasing interface with the already contracted scope. It is understood that the current project schedule is to remain as-is and this additional scope of work will be a separate timeline running concurrently. The DB team understands the scope to be as follows:

- a. Upgrade the northern half of Level 4 of the LTPG to Premium Valet Parking and Level 1 (North side) of the EPG to Premium Self-Parking. The PARCS will be an extension of the current standard public parking facilities utilizing DESIGNA as the PARCS provider. Customers will need to prebook a reservation for these parking products on the AeroParker prebooking application. An optional valet management system may be procured for valet functions outside of revenue collection,
- b. Re-stripe limited portions of the LTPG and EPG
 - a. Provide entry and exit paths as well as oversized parking spaces in the EPG
 - b. Provide relocated or modified ADA parking as necessary to meet code requirements
- c. Modify drive aisle widths to accept new layout as necessary
 - a. Layout of drive aisles to remain generally as existing conditions provide and column layout requires
- d. Lighting up-grades in specified entry and exit lanes (LED Lights preferred) of the Valet area
- e. Modifications and Additional way-finding signage graphic design and coordination
 - a. LTPG and EPG Level Counters and cameras from Base Scope of Services will be combined with this amendment
 - i. Modification of one or both of the large entry Level Count signs at the entrance of the EPG
 - b. Way-finding signage will be limited to signage modifications not in base contract including the following:
 - i. Additional ADA signage based on reconfigured parking layout
 - ii. Addition/Modification of Electric Vehicle Parking Signage
 - iii. Wayfinding signage directing/informing passengers of Premium Parking locations
- f. Access control integrated with Revenue system, and add CCTV/Security at entry/exit points
- g. Construction Cost Estimate

h. Construction Phasing interface

The Project will consist of the following phases and breakdown:

Part 1 (Design)

Based on the already approved PARCS II project contract, the Design-Build team will incorporate the added scope deliverables into Part 1 as follows:

- Programming/Concept Design
- Design Development (50%)
- Construction Documents (90%)
 - Permit Documents
- Issued for Construction Documents (IFC)
 - Develop GMP

Part II (Construction, including Parts 2A & 2B)

- Additional Construction Administration related to scope in this document
- Additional Close-out Documentation related to scope in this document

A detailed description of the additional scope of services for the above project understanding is below.

II CORE DESIGN TEAM AND SERVICES

Manhattan Construction/DuCon Construction

- | | |
|-------------------------------|------------------------------------|
| • Carl Giovenco | Project Director |
| • Garrett Saunders | Construction Project Manager |
| • John Begani | Preconstruction Director |
| • Doug White | Superintendent |
| • Sydney DePaul | Project Engineer |
| • Julian Jolly | Electrical Preconstruction Manager |
| • Zakia Atkins | Scheduler |
| • Ernest F. DuBose II (DuCon) | CEO |
| • Stephan Cohen (DuCon) | Preconstruction Manager |
| • Jeff Allan (DuCon) | Assistant Superintendent |
| • Tarnisha Cliatt (DuCon) | Community Outreach |

C&S

- | | |
|-------------------------------|-----------------------------|
| • Kerrick Stegmeier II, PE | Design Project Principal |
| • William (Bill) O'Connor, PE | Design Project Manager |
| • Mike LaMontagne, AIA | Architectural |
| • Brandon Warner, PE | Structural Engineering |
| • Roger Acosta, PE | Electrical Engineering |
| • Edward Roth | Plumbing Engineering |
| • Matthew McQuinn, PE | Mechanical Engineering |
| • Matthew Ostroff, PE | Fire Protection Engineering |
| • Jason McCray, PE | Transportation Engineering |

Lumin Advisors

- | | |
|---------------------|------------------|
| • Michele Krakowski | PARCS Specialist |
|---------------------|------------------|

III SCOPE OF SERVICES

Task 1 Project Definition

The Project Definition Phase is intended to identify and evaluate alternatives to provide cost-effective and practical solutions for the work items identified. Tampa International Airport has requested, as a part of the initial phase, the Design-Build team evaluate alternatives through coordination with stakeholders, review of the pre-proposal documents, field investigations, and a practical design approach. Overall result of Project Definition will be incorporated in the Design Development (50%) Drawings for review by all stakeholders.

- Task 1.01 Up Front Field Work/Investigation/Coordination (all items listed below to be performed and coordinated by entire Design and Construction Team):
 - Task 1.01.01 Design Project Manager and necessary key design team members will attend a design kickoff meeting with the Manhattan and HCAA teams to review the scope of services and become familiar with the Project requirements and operational concerns during the Project's construction.
 - Task 1.01.02 Design Team will work with Manhattan to coordinate requirements in all Premium Parking locations for topographic field surveys, field measuring to verify existing conditions within the areas where the Premium Parking infrastructure will be placed, and all relevant areas pertinent to design of the project, and other various field investigative programs including x-ray scanning and/or use of ground penetrating radar (GPR) as necessary.
- Task 1.02 Design Team shall acquire the necessary investigation data including scans and surveys to identify areas of concern.
 - Task 1.02.01 Site walk of parking facilities. The existing conditions and relevant components related to the areas being modified will be reviewed and documented for any noticeable and visible deficiencies. If any are found, HCAA will be notified.
 - Task 1.02.02 Once field data is compiled, the design team will evaluate all information and work with Manhattan to determine impacts to schedule, cost, and design.
- Task 1.03 Material testing, including but not limited to, asbestos, lead, and PCBs, as necessary.
- Task 1.04 Setup and attend Stakeholder Workshop to review the following:
 - a. Access credentials into the nested areas
 - b. Other nested lane hardware to accommodate customers and airport personnel
 - c. Nesting rules and related fee assessments
 - d. Parking commercial and operational requirements

- e. Finance/audit requirements
- f. Server/network considerations
- g. Software applications, configurations, and interfaces for nested PARCS and valet functions
- h. Additions to current PARCS preventative maintenance and service

Task 1.05 Develop concept drawings, depicting conceptual project options, including, as necessary, narrative and sketch recommendations made during this phase for implementation within the overall design.

Task 1.05.01 General

- a. Begin developing three-dimensional (BIM) design related to Premium Parking Scope
- b. Prepare Concept Drawings incorporating design aspects of the project and surrounding site.

Task 1.05.02 PARCS Consulting (Lumin)

- a. Prepare PARCS requirements for the premium nested areas and reference the DESIGNA contract including the original PARCS specification requirements (rather than drafting a full specification).
- b. Prepare an Equipment Matrix and OPC.
- c. Draft the PARCS Price Proposal Form (in Excel)
- d. Draft the PARCS Technical Performance and Exceptions Form (in Excel) and instructions for completing the form.
- e. Prepare a list of technical submittals to be included in the PARCS proposal.
- f. Teleconference with the Authority to review the PARCS premium parking procurement documents which include the additional functional requirements for the PARCS nested areas, , Price Proposal forms, and Technical Performance forms.
- g. Meet with DESIGNA to review questions prior to submitting their proposal.
- h. Review DESIGNA's PARCS proposal.
- i. Draft a functional specification document for a valet management system (excluding revenue collection Meet with valet system providers to answer questions prior to submitting their proposals.
- j. Draft the Valet management system Price Proposal Form (in Excel)
- k. Draft the Valet Technical Performance and Exceptions Form (in Excel) and instructions for completing the form.
- l. Prepare a list of technical submittals to be included in the valet proposal.
- m. Teleconference with the Authority to review the valet procurement documents.
- n. Meet with valet providers to review questions prior to submitting their proposal.
- o. Review the valet system proposals and prepare a bid analysis that provides responsiveness to the functional specification requirements and total cost of ownership. Teleconference with the Authority to review the bid analysis.
- p. Assist with contract negotiations as needed.

Task 1.05.03 Architectural & MEPS Engineering (C&S)

- a. Perform all tasks described above in Task 1.01
- b. Review Parking Garage and Terminal “Wayfinding” Design Guidelines + Standards.
- c. Provide and coordinate new wayfinding signage not in base contract scope, as necessary, within the LTPG and EPG, including required regulatory (including STOP) signage and required fire department and life safety signage that is impacted by the scope of this amendment.
- d. Review existing structural drawings related to the Premium Parking scope to determine the structural capacity of the existing parking garage structural systems in the LTPG.
- e. Coordinate with Manhattan and Lumin for impacts of PARCS systems options on all systems

Task 1.05.04 Civil (C&S)

- a. Provide input and direction for surveying activities
- b. Develop as-builts plans based on information received/collected during Tasks 1.01/1.02
- c. Develop narrative scope considerations based on recommendations from PARCS consulting options

Task 1.06 Perform internal quality control review on design drawings.

Task 1.07 Setup and attend bi-weekly (every other week) meetings with HCAA and stakeholders

Task 1.07.05 Develop agenda and presentations for each meeting to go over progress of design

Task 1.08 Setup and attend coordination meeting to discuss findings and go over report with HCAA.

Task 1.09 Manhattan/DuCon Construction Services

Task 1.09.01 Site visits and investigations including: general information gathering, supervision of surveying, testing, demolition and investigation services.

Task 1.09.02 Project Management and oversight including attendance in project meetings and conference calls to facilitate overall design effort and coordination with Authority and stakeholders.

Task 1.09.03 Manhattan will provide Premium Parking inter-face related to schedule, phasing and logistics planning services. These services will include:

- a. Refinement of the project schedule as additional stakeholder’s comments, needs, and constraints are learned.

- b. Development of the project phasing, staging and other logistics planning including removal of demolished materials from both garages.

- | | |
|--------------|--|
| Task 1.09.04 | Manhattan will provide estimating services including concept budget and estimating case studies and evaluations as needed to facilitate advancement and on-budget delivery of the project. |
| Task 1.09.05 | Manhattan will develop and finalize the PARCS and PGS Vendor Requests for Proposal |
| Task 1.09.06 | Manhattan will procure the PARCS vendor following a written submission. |
| Task 1.09.07 | Review independent estimate from a third party (provided by Authority) and participate in meeting with third party to reconcile the two estimates. |

Task 2 Design Development (50%)

The Design Development Phase is intended to expand on the selected alternative identified during the Schematic Design Phase to provide realistic design that all stakeholders can review and evaluate based on the facility needs.

The Project's design will take advantage of local knowledge and experience and will utilize expertise from recent construction projects in an effort to design a cost-effective Project.

Task 2.01 Prepare Design Development (50%) Drawings incorporating pertinent design aspects of the project and surrounding site including the updated schedule, cost estimate, and construction phasing plans. Drawings include demolition plans and phasing coordination to ensure that this renovation shall have the least impact to the operation of the airport. Stakeholders input will be incorporated as necessary to verify phasing and layout will meet TPA requirements. Submit sufficient copies of design documents to HCAA for review and comment.

Task 2.01.01 PARCS Consulting (Lumin)

- a. After the PARCS Vendor kickoff meeting (during the same site visit) conduct an onsite design review meetings with the PARCS/valet providers and Authority stakeholders (Commercial Parking, Parking Operations, IT, Finance, CX, Audit, Marketing/Communications) to review the project requirements, project schedule, define system configurations, integrations, and review PARCS design submittals. Design submittals include hardware cut sheets, power and network design diagrams, conceptual entry and exit lane drawings (just one drawing of each lane type to review before all lanes are drafted), and software/dashboard/report samples.
- b. Teleconference with the Authority, MCC, and PARCS/valet providers to review the provider's changes to the design submittals.
- c. Review the lane drawings to confirm lane hardware types for each lane and placement.

Task 2.01.02 Architectural (C&S)

- a. Modify design and/or add new signage as project condition may warrant with the intent to inter-face and possibly replicate existing signage graphic standards and to include replacing in-kind signage.
- b. Perform site walk in Garages and Terminal to determine extents of wayfinding signage that will be affected by the Premium Parking project, document findings, acquire photo evidence for incorporation into documents, and discuss options on site with design team.
- c. Updated Design Development Documents will include collective input provided by TPA and Design-Build team. Drawings will include preliminary locations of new and modified signage and diagrams illustrating types of graphics, with rendered colors + fabrication that will be used in the design.

- d. Provide design, coordination, and establish wayfinding graphic designs for LTPG and EPG Premium Parking product, as relevant to each of the construction phases.
- e. Design drawings will address additional ADA retrofit design(s) in the LTPG as project conditions dictate.
- f. Recommend Premium Parking inter-face Wayfinding signage with simple graphical imagery illustrating path intent in-lieu of written text for comprehension.
- g. Provide Premium Parking inter-face Wayfinding locations and diagrams illustrating signage with proposed colors, dimensions and suggested anchoring method.
- h. Provide DD sketches (no color) to TPA for informal review.
- i. It is noted that unknown existing and field conditions may directly affect sign design(s), locations, sequencing, logistics and phasing.
- j. Provide design and coordination of new LTPG and EPG parking layout.
- k. Design shall consist of preliminary analysis of ADA and impacts of traffic flow, including analysis of ADA parking strategy/compliance for entirety LTPG Level 4.
- l. Initial layout to be developed depicting removal of existing parking and reconfiguration as necessary. Striping plans will be modified to provide egress path from Valet drop off and pick up to Terminal Bridge Connector.

Task 2.01.03 Structural (C&S)

- a. Finalize loading scheme for layout.
- b. Analyze and Design barrier/bollard protection for new Valet & PARCS equipment
- c. Structural analysis and detailed drawings of all new (non-manufacturer provided) structural supports for lighting and wayfinding elements
- d. Review manufacturer provided structural support connection design and detailed drawings for PARCS equipment including security gate arms.

Task 2.01.04 Mechanical (C&S)

- a. Coordinate Valet Booth HVAC and plumbing (condensate drainage for HVAC unit) requirements with booth manufacturer

Task 2.01.05 Electrical (C&S)

- a. Further development to depict demolition of existing lighting fixtures and associated electrical systems.
- b. Provide the design of new LED lighting layout, perform photometrics, and lighting analysis.
- c. Include infrastructure for new switch/IT equipment and UPS's in new lanes
- d. Identify the power source for all new electrical and low voltage system loads.
- e. Further development of the electrical design for new signage, security gates, cameras, and all other new electrical loads.
- f. Provide preliminary layout of conduit path for telecommunications for PARCS equipment including coordination with Authority IT. (Fiber and connections to be provided by Authority telecommunications Contractor)

- Task 2.01.06 Civil (C&S)
- a. Finalize traffic signage
 - b. Update schematic MOT and the operational phasing plans
- Task 2.02 Develop preliminary technical specifications for each trade.
- a. 50% developed specifications will be provided as needed for the design in order to further project and purchase long lead items, determined by the Design-Build Team.
- Task 2.03 Perform internal quality control review on all design documents. QA/QC documents will be submitted to HCAA.
- Task 2.04 Design team to coordinate with Manhattan on preliminary quantity takeoffs of bid items and to review cost of itemized task descriptions and probable costs of final scope of work.
- Task 2.05 Setup and attend bi-weekly (every other week) meetings with HCAA and stakeholders
- Task 2.05.01 Develop agenda and presentations for each meeting to go over progress of design
- Task 2.06 Attend one (1) design review meeting with HCAA and stakeholders.
- Task 2.07 Manhattan/DuCon Construction Services
- Task 2.07.01 Site visits and investigations including: general information gathering, supervision of surveying, testing, demolition and investigation services.
- Task 2.07.02 Project Management and oversight including attendance in project meetings and conference calls to facilitate overall design effort and coordination with Authority and stakeholders.
- Task 2.07.03 Manhattan will generate a constructability review and report of the 50% documents and review with design team. The Authority will receive the constructability report with the document submission.
- Task 2.07.04 Manhattan will provide Premium Parking inter-face related to schedule, phasing and logistics planning services. These services will include:
- a. Refinement of the project schedule as additional stakeholder's comments, needs, and constraints are learned.
 - b. Development of the project phasing, staging and other logistics planning including removal of demolished materials from both garages.

- Task 2.07.05 Manhattan will provide estimating services including design development budget and estimating case studies and evaluations as needed to facilitate advancement and on-budget delivery of the project.
- Task 2.07.06 Manhattan will provide a cash flow analysis with the submission of the design development document submission.
- Task 2.07.07 Review independent estimate from a third party (provided by Authority) and participate in meeting with third party to reconcile the two estimates.

Task 3 Construction Documents (90%)

The services included under this Phase shall generally consist of services required to furnish HCAA with a complete set of 90% Contract Documents for the Project, including Final Plans and Specifications for the Premium Parking Designs for the LTPG and EPG.

Services to be performed or furnished during this Phase may include revising the Design Development submittal information to comply with HCAA comments and then completion of the 90% design.

Plans and Specifications, suitable for unit price bidding, will be completed; 90% design will be coordinated with the Design-Build team and HCAA.

Task 3.01 Prepare 90% Contract Drawings and Specifications incorporating all design aspects of the project and surrounding site to clearly describe the construction requirements for bidding and execution. This work will include dimensioning and delineation of plans, sections, elevations, and details, as well as schedules to define the work. Incorporate 50% design review comment in drawings and specifications. Submit sufficient copies of design documents to HCAA for review and comment.

Task 3.01.01 PARCS Consulting (Lumin)

- a. Review the finalized lane drawings to confirm lane hardware types for each lane and placement.

Task 3.01.02 Architectural (C&S)

- a. Provide Construction Documents (90%) for wayfinding graphic designs for the Main Terminal, LTPG Level 4, and EPG Level 1.
- b. Provide drawings illustrating type of sign and location layout relevant to each construction phase.
- c. Construction drawings will address any existing or new ADA concerns.
- d. Construction drawings will reflect the collective 50% comments from TPA and Design-Build team.
- e. Construction drawings will illustrate Premium Parking layout inter-face signage for elevations, colors, dimensions, anchoring method and fabrication specifications for each proposed location.
- f. Construction drawings will provide a new LTPG Premium Parking layout for Level 4 and EPG Premium Parking layout for Level 1. Detailed retro-fit design supported by constructability-intent details will be included.
- g. Construction drawings will illustrate constructability-intent details for inter-face of ADA access and compliance.

- h. Provide Material and Finish Schedule, material locations, manufactures and specifications for high - traffic floor, wall and ceiling finishes. Floor material slip-coefficient will comply with abiding codes, acceptable industry standards and best practices.
- i. Provide coordination and layout of access control and security upgrades as required by TPA.

Task 3.01.03 Structural (C&S)

- a. LTPG and EPG: Review Architectural & Electrical Design Development premium parking layouts and locations of elements affecting structural design. Coordinate the architectural and electrical layouts with the following structural information:
 - ◆ Review layout for compliance with loading limitations
 - ◆ Review impact to existing structural members, including findings from site investigation
 - ◆ Analyze structural elements to determine compliance with allowable capacity and/or review elements for possible required supplementation
 - ◆ Review manufacturer provided structural support connection design and detailed drawings for:
 - New lighting element support
 - ◆ Structural analysis and detailed drawings of all new (non-manufacturer provided) structural supports for lighting and wayfinding elements
 - ◆ Review manufacturer provided structural support connection design and detailed drawings for security gate arms.
- b. Finalize structural support, anchoring, and mounting as needed for PARCS and MEP systems.
- c. Review 90% completion level of structural drawings and specifications for feasibility.

Task 3.01.04 Mechanical (C&S)

- a. Design Valet Booth HVAC and plumbing infrastructure
- b. Provide unit selection and coordinate with booth manufacturer
- c. Provide detailed drawings depicting above scope of work

Task 3.01.05 Electrical (C&S)

- a. Coordinate with PARCS Vendor for specific equipment requirements.
- b. Finalize electrical design in order to power the equipment.
- c. Finalize fiber design concept in order to feed the equipment.
- d. Finalize details for the equipment required for both power and fiber.
- e. Finalize lighting plans as necessary, based on deficiency determined during Task 2
- f. Incorporate any comments provided on DD drawings, PARCS equipment integration, and all outstanding power and lighting concerns.

- Task 3.01.06 Civil (C&S)
- a. Finalize MOT plans and operational phasing plans
- Task 3.02 Provide substantially complete technical specifications manual.
- Task 3.03 Perform internal quality control review on all design documents. QA/QC documents will be submitted to HCAA.
- Task 3.04 Design team to coordinate with Manhattan on detailed quantity takeoffs of all bid items and to review cost of itemized task descriptions and probable costs of final scope of work to refine GMP.
- Task 3.05 Setup and attend bi-weekly (every other week) meetings with HCAA and stakeholders
- Task 3.05.07 Develop agenda and presentations for each meeting to go over progress
- Task 3.06 Attend one (1) design review meeting with HCAA and stakeholders.
- Task 3.07 Manhattan/DuCon Construction Services
- Task 3.07.01 General information site visits
- Task 3.07.02 Project Management and oversight including attendance in project meetings and conference calls to facilitate overall design effort and coordination with Authority and stakeholders.
- Task 3.07.03 Manhattan will generate a constructability review and report of the 90% documents and review with design team. The Authority will receive the constructability review report with the document submission.
- Task 3.07.04 Manhattan will provide Premium Parking inter-face schedule, phasing and logistics planning services. These services will include:
- a. Refinement of the project schedule as additional stakeholder's comments, needs, and constraints are learned.
- b. Finalize the Project phasing, staging and other logistics plans including removal of demolished materials from both garages.
- Task 3.07.05 Manhattan will develop bid packages and scopes of work for bidding.
- Task 3.07.06 Manhattan will conduct pre-bid meetings and outreach to maximize qualified subcontractor participation.
- Task 3.07.07 Manhattan will coordinate and submit 90% Construction Documents for permit

Task 4 Construction Documents (Issued for Construction)

The services included under this Phase fine-tune the 90% Contract Documents based on all comments received from owner, contractor, AHJ, and all other stakeholders for the final development of the GMP of the Project, including Final Plans and Specifications.

- Task 4.01 All design disciplines to develop and finalize all necessary sections, details, schedules, quantities, and specifications required for final development of GMP, coordination and construction. Prepare IFC Contract Drawings incorporating all design aspects of the project and surrounding site. Submit final documents to HCAA for final review and comment.
 - Task 4.01.01 Prepare final technical specifications manual.
 - Task 4.01.02 100% Design Documents shall consist of the Contract Drawings, Contract Specifications, QA/QC drawings, Manhattan constructability review, and cost estimate
- Task 4.02 Perform internal quality control review on all design documents. QA/QC documents will be submitted to HCAA.
- Task 4.03 Coordinate with estimator on detailed quantity takeoffs of all bid items to finalize GMP
- Task 4.04 Setup and attend bi-weekly (every other week) meetings with HCAA and stakeholders
 - Task 4.04.01 Develop agenda and presentations for each meeting to go over progress of design
- Task 4.05 Attend a final review meeting with HCAA to discuss and resolve final comments.
- Task 4.06 Scopes of work will be finalized and bid. The received bids will be scoped, tabulated, analyzed and submitted to the Authority for review.
- Task 4.07 Part 2 GMP will be compiled and submitted to the Authority for review and approval.

IV CAD APPROACH

The Design-Build team will use AutoDesk AutoCAD (or AutoDesk Revit exported to AutoCAD files) to develop various systems in concert with one another to produce a coordinated set of construction documents.

The Design-Build team will setup a kickoff meeting with the HCAA CAD Manager to align expectations prior to beginning the drafting process. It is understood that C&S will be provided the HCAA CAD standards prior to commencement of the drafting process (assumed during initial meeting with the HCAA CAD Manager).

The construction documents will be submitted at milestone reviews, and finally as Permit Documents for bidding and construction. A separate specifications manual will be provided with the Permit documents.

V ANTICIPATED SCHEDULE

See schedule attached provided as a separate document depicting dates and durations of above scope of services.

Note that permit review durations vary. C&S commits to no more than 2 weeks to address permit comments upon receipt of all discipline reviews from AHJ.

Estimated construction duration is as shown in schedule. Fees may require modification should schedule be extended.

VI BIDDING & AWARD PHASE

1. Assist Manhattan during bidding period. Attend pre-bid meetings as necessary, perform bid review, and respond to Sub-Contractor RFI's and questions.
2. Manhattan shall perform reproduction and distribution of all bid documents.

VII CONSTRUCTION ADMINISTRATION SERVICES

Design Team will perform submittal and shop drawing review, as well as providing responses to Requests for Information. Submittals will be returned within (10) working days of receipt and RFIs will be returned within (5) working days of receipt.

C&S, and Sub-consultants will perform (3) site visits per design discipline throughout construction to perform, at a minimum, the following:

1. Rebar installation completion and MEP rough-in prior to concrete pour
2. Major Equipment installation milestones
3. Miscellaneous milestones deemed necessary by Manhattan.
4. Commissioning of equipment
 - a. Prepare test scripts for all premium product testing..
 - b. Remote Website Acceptance Tests of the AeroParker website for the new Premium valet and self-park products.
 - c. Remote Payments Acceptance Tests for premium parking products that includes confirming charges from the AeroParker website to the gateway, processor, and bank. Also confirm refunds and reporting.
 - d. Onsite Valet Management System Acceptance Tests (0.5 days)
 - e. Onsite Lane Acceptance Tests:
 - i. LTPG Premium Valet (2 days) to test two nested valet lanes in Level 4 of the LTPG for Premium Valet Parking and thirteen exit lanes in the main exit plaza to accept Premium Valet exit credentials
 - ii. EPG Premium Self-Park (1.5 days) to test two nested lanes in Level 1 (North side) of the EPG for Premium Self-Parking
 - f. Integration tests to website, mobile app, APIs to BI tool
 - g. Conduct a 30-day Operational Acceptance Test with weekly progress meetings.
 - h. For each test, summarize test results in a PARCS punchlist. Retest as required.
 - i. Assist with system acceptance and project closeout

5. Punch Walk

C&S project manager(s) will also attend weekly virtual/conference call HCAA/Manhattan meetings and attend bi-weekly site visits throughout construction based on the schedule provided, included in the above scope of services. Design Discipline leads will attend a total of three (3) each virtual/conference calls on an as requested/needed basis. It is understood that unforeseen conditions arise, and C&S will address additional site visits on a case-by-case basis.

VIII TRAVEL REQUIREMENTS

Given the scope and complexity of this project, The Design-Build team has assembled a team of experts, some which will be traveling from out of the tri-county area. The design discipline leads and various members will strategically be traveling into the Tampa area for coordination with Manhattan and HCAA to attend meetings and perform field/site visits. The following assumptions and guidelines helped develop of the allowances for direct expense related fees (shown in attached fee spreadsheets):

1. Assumed seven team members traveling once during Schematic Phase and once during 90% Design phase for initial site walk and final/verification site walk, respectively.
 - a. Concept Phase Site walk anticipated to take 2 days. Allowance accounts for overnight stay for all team members
 - b. 90% Final/Verification Site walk anticipated to take 2 days. Allowance accounts for overnight stay for all team members
2. Assumed each design discipline will have one team member travel three (3) separate instances during construction for the duration of construction operations to attend on site meeting or meeting with HCAA
3. Travel subject to HCAA Travel Policy

IX PART 1 MEETINGS

The Design-Build team anticipates that, at a minimum, the following meetings throughout the design phase (Part 1) of the project will be required. It is understood that as conditions develop and the need arises for an additional meetings, outside of the below list, the project team will notify HCAA with ample time to gather the appropriate parties for coordination of specific items. The meeting anticipated are as follows:

1. Kickoff Meeting with all stakeholders as deemed necessary by HCAA
2. Design Workshop during Project Definition Phase
3. Review and Coordination of the Project Definition Documents
4. Review and Coordination of the Design Development (50%) Documents
5. Review and Coordination of the Construction Documents (90%)
6. Review of the 100% Construction Documents and GMP

In addition to the above meetings, C&S Project Manager, along with Manhattan Construction will participate in bi-weekly (every other week) meetings during design for coordination purposes and to allow for informal review and decision making. These meeting times will be set at the commencement of the project.

The Design-Build team will develop an agenda for each meeting and send to team 2 days prior to the meeting for involvement of appropriate parties.

X EXCLUSIONS & ASSUMPTIONS

The conditions or considerations in developing the scope and fee for the project described above include:

1. The Design-Build team has allowed for one coordination meeting bi-weekly (every other week) with client and contractor for Project Manager and one coordination meeting per month for each design discipline lead for a duration of 10 months.
2. Assumed that since this project budget is less than half of the total construction cost of the parking garages and area of construction being modified is less than 50% of the total square footage of the parking garages, the design will comply with the Florida Existing Building Code and will not require all systems meet the latest code requirements. Design team shall meet with AHJ during initial phase of project to confirm this assumption and coordinate with HCAA.
3. Reproduction and distribution of bid documents shall be provided by the Manhattan.
4. It is assumed all field investigation, surveying, scanning, etc. will be complete by commencement of the Design Development (50%) stage for use in the design process.
5. The BIM design process and use of Revit are assumed for design team coordination purposes. It is assumed HCAA is not expecting modeling beyond what is necessary for coordination and to produce construction documents.
6. The proposed engineering fee assumes the Project in its entirety will be designed and submitted in two packages for the purpose of permitting at different addresses:
 - a. Long Term Parking Garage
 - b. Economy Parking Garage
7. Design layout narrative and sketch recommendations will be made during Project Definition phase with minimal generation of drawings as necessary to convey the overall scheme.
8. The Design-Build team will provide a design with sustainable considerations in mind and as available to the project. However, it is assumed any type of green certification is not a facility requirement and not part of this project. Notwithstanding, The Design-Build team will comply with Owner's sustainability requirements.
9. A guarantee or warranty, expressed or implied, of the adequacy of any preexisting building components or conditions is excluded. No effort is currently included in the project to update or upgrade systems to meet code if currently deficient. The Design-Build team will bring that to the Authority's attention during design and will be addressed as additional services. The Design-Build team is currently assuming that none of the project areas will require any modifications related to upgrading to meet current code.

10. The following items are excluded from the above Civil scope of services:
 - a. Stormwater BMP, ISR calculations, drainage calculations.
 - b. Utility design, SUE, Pipe relocations not directly stated above.
 - c. Traffic analysis, signalization, and modeling.
 - d. Environmental permitting (SWFWMD, DEP, etc.).
 - e. Pavement demolition and restoration
11. Mechanical engineering services are limited to the Valet Booth.
12. Structural engineering scope of work is limited to anchorage of new equipment, bollards/barriers, and signage. Other modifications or structural engineering required will be evaluated on an as needed basis and will incur additional fees.
 - a. Structural calculations package is excluded. C&S does not believe at this time that it will be required for permitting.
13. BIM, Renderings, or any variation of 3D modeling/visualization is excluded from the above scope of services.
 - a. Presentations or representations for visualization purposes to HCAA during the design process will be limited to field photos or 2D drafting views to depict future built environment.

XI ADDITIONAL SERVICES

Additional scope items will be handled as required by the Part 1 Contract.

XII SCHEDULE OF FEES

See attached spreadsheet breakdown for full schedule of fees.

Project Fee Proposal - Manhattan/C&S Team - Summary Sheet

PARCS 2 - Premium/Valet Parking

HCAA Project Number 7350 26

8/21/2026, REVISED 9/9/2026

Basic Design Services		Project	50%	90%	IFC	Total	Construction	Total	W/MBE %	% W/MBE	% Construction
Engineering & Preconstruction Services		Definition	Design Dev.	Const. Docs	Final Docs	Part 1	Administration		of Design Fee	Goal	Cost
	Manhattan	\$ 29,797.32	\$ 23,478.62	\$ 34,617.48	\$ 26,044.45	\$ 113,937.87		\$ 113,937.87			
	DuCon	\$ 3,673.58	\$ 4,922.39	\$ 6,198.37	\$ 4,523.57	\$ 19,317.91		\$ 19,317.91			
	C&S	\$ 74,605.87	\$ 68,951.89	\$ 57,817.25	\$ 25,461.09	\$ 226,836.10	\$ 55,258.72	\$ 282,094.82			
	VoltAir	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	GAE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	Lumin	\$ 19,579.11	\$ 9,239.58	\$ 5,279.76	\$ 1,759.92	\$ 35,858.37	\$ 24,198.90	\$ 60,057.27			
	Design Phase Sub Total	\$ 127,655.88	\$ 106,592.48	\$ 103,912.86	\$ 57,789.04	\$ 395,950.25	\$ 79,457.62	\$ 475,407.87			
Reimbursable Expenses											
	Manhattan										
	Travel / Parking	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 1,000.00		\$ 1,000.00			
	Document Printing		\$ 1,250.00	\$ 2,200.00	\$ 3,200.00	\$ 6,650.00		\$ 6,650.00			
	Postage		\$ 250.00	\$ 300.00	\$ 300.00	\$ 850.00		\$ 850.00			
	C&S										
	Mileage/Parking	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 3,500.00	\$ 2,000.00	\$ 5,500.00			
	Hotel	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00		\$ 4,500.00	\$ 3,000.00	\$ 7,500.00			
	VoltAir							\$ -			
	Parking							\$ -			
								\$ -			
	GAE							\$ -			
	Parking							\$ -			
								\$ -			
	Lumin							\$ -			
	Travel / Parking / Car Rental	\$ 1,006.00	\$ 1,006.00			\$ 2,012.00	\$ 1,518.00	\$ 3,530.00			
	Hotel	\$ 250.00	\$ 250.00			\$ 500.00	\$ 1,250.00	\$ 1,750.00			
	Meals	\$ 100.00	\$ 100.00			\$ 200.00	\$ 250.00	\$ 450.00			
Allowances											
	Testing / Investigation (X-Ray) / Selective Demo	\$ 30,000.00	\$ 15,000.00			\$ 45,000.00		\$ 45,000.00			
	Site Testing - Tag/Trace/Monitor Electrical	\$ 15,000.00	\$ 15,000.00			\$ 30,000.00		\$ 30,000.00			
	Surveying	\$ 15,000.00				\$ 15,000.00		\$ 15,000.00			
	Building Permit			\$ 10,000.00		\$ 10,000.00		\$ 10,000.00			
	PARCS Vendor (DESIGNA)	\$ 25,000.00	\$ 25,000.00			\$ 50,000.00		\$ 50,000.00			
	PGS Vendor	\$ 25,000.00	\$ 25,000.00			\$ 50,000.00		\$ 50,000.00			
	Renderings		\$ 5,000.00	\$ 5,000.00		\$ 10,000.00		\$ 10,000.00			
	Sub Total	\$ 114,106.00	\$ 90,606.00	\$ 20,250.00	\$ 4,250.00	\$ 229,212.00	\$ 8,018.00	\$ 237,230.00			
Total Fee, Allowances, Reimbursable Expenses		\$ 241,761.88	\$ 197,198.48	\$ 124,162.86	\$ 62,039.04	\$ 625,162.25	\$ 87,475.62	\$ 712,637.87			

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C&S													
PARCS 2 - Premium/Valet Parking													
HCAA Project Number 7350 26													
8/21/2026, REVISED 9/9/2026													
Scope/Task		SGM	DM	Prin. Eng	Man. Eng	Chief Eng	Sr. Proj. Eng	P. Engineer	Engineer	Designer	P. Architect	Sr. Arch Des	Total
		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Basic Design Services													
Task 4 - Construction Documents (IFC)													
4.01.01 Specifications Manual			1		2		2			2			7
4.01.02 Construction Documents		2	1	1	4		14	16		40		32	110
4.02 QA/QC		1	1	1	3		1			6		3	16
4.03 Review Costs			1		2					2		2	7
4.04 Bi-Weekly Mtgs			2		2					5		3	12
4.05 Review Mtg			3		1					4		3	11
4.06 Reconcile Bids			2		1					2			5
Subtotal Hours		3.00	11.00	2.00	15.00	-	17.00	16.00	-	61.00	-	43.00	168
Rate													
Subtotal Direct Labor													
Subtotal Burdened Labor @	3.03												

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