CONTRACT FOR DESIGN PROFESSIONAL SERVICES FOR CONCESSIONS SPACE REDEVELOPMENT AND AIRLINE CLUB SPACE DEVELOPMENT PROJECT NOS. 8860 27 & 8865 27

BETWEEN

HILLSBOROUGH COUNTY AVIATION AUTHORITY

AND

MANHATTAN CONSTRUCTION COMPANY LLC

DATED: NOVEMBER 5, 2026

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PART 1 CONTRACT

This Part 1 Contract (Contract) for design-build services is made and entered into this 5th day of November 2026, by and between the Hillsborough County Aviation Authority, a public body corporate under the laws of the State of Florida, (Owner), and Manhattan Construction Company, LLC, an Oklahoma Corporation, authorized to do business in the State of Florida, (Design-Builder).

The architectural/engineering services described in Article 1 will be provided contractually through the Design-Builder by the following person or entity who is lawfully licensed to practice architecture/engineering:

PGAL
Normal civil, structural, environmental, geotechnical, mechanical, and electrical engineering services will be provided contractually through the Design-Builder as indicated below by the following firms:

Dealtura LLC
AERO Systems Engineering
Apple Designs
AREHNA Engineering, Inc.
Argus Consulting
C&S Engineers, Inc.
Construction Moisture Consulting
Digital Building Services, LLC
ELEMENT Engineering Group
Jensen Hughes
Lavandera Electric Company
Master Consulting Engineers, Inc.
OHC
TLC Engineers
VINCO Engineering
TransSolutions, LLC

The Owner and the Design-Builder agree as set forth below:

ARTICLE 1
PROJECTS

The Projects are as follows:

entitled "Concessions Space Redevelopment and Airline Club Space Development, Authority Project Nos. 8860 27 & 8865 27" (Projects). The Work is the construction of the Projects (Work).

ARTICLE 2
CONTRACT ADMINISTRATION

This Contract will be administered by the Owner's Chief Executive Officer, Vice President of Planning and Development, or assigned designee.

ARTICLE 3
DESIGN-BUILDER

3.0 The Design-Builder is responsible for the preparation of planning, conceptual, schematic, design development, construction budget, and schedule documents comprising the services required to accomplish the preparation and submission of the Design-Builder's Guaranteed Maximum Price (GMP) Proposal. The Design-Builder is also responsible for the preparation and submission of any modifications to the GMP Proposal prior to and following execution of the Part 2 Contract in order to accomplish the Work as defined in the Part 2 Contract.

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 Statues, and will be in general accordance with the Owner's Request for Qualifications dated April 29, 2026, entitled "Request for Qualifications Concessions Space Redevelopment and Airline Club Space Development at Tampa International Airport," which is incorporated by reference herein, the Design-Builder's Fee and Scope Proposal dated October 20, 2026, entitled Attachment 1, Project Fee Proposal – Manhattan/PGAL Team – Summary Sheet, Concessions Space Redevelopment and airline Club Space Development" Authority Project Nos. 8860 27 & 8865 27," which is attached hereto as Attachment 1 and incorporated herein by reference and all work orders and will include all things necessary to design and support the Projects (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

3.2 All design Services provided by or through the Design-Builder pursuant to this Contract must be performed by qualified design professionals (Designers). The Design-Builder designates Nabeel Aboulhosn, whose business address is 5405 Cypress Center Drive, Suite 200, Tampa, FL 33609, to serve as the Project Director. The Project Director will be authorized and responsible to act on behalf of the Design-Builder with respect to directing, coordinating, and administering all aspects of the Services to be provided and performed under this Contract. The Design-Builder designates Craig Bryant, whose title is Sr. Vice President, Florida, and whose business address is 5405 Cypress Center Drive, Suite 200, Tampa, FL 33609, to have full authority to bind and obligate the Design-Builder on all matters arising out of or relating to this Contract. The Design-Builder agrees that the Project Director will devote whatever time is required to satisfactorily manage the Services. Any replacement of the Project Director will be subject to the prior approval and acceptance of the Owner, which shall not be unreasonably withheld.

3.3 The contracts between the Design-Builder and the Designers, subconsultants, subcontractors or suppliers, and any subsequent modifications thereto, must be in writing. These contracts, including financial arrangements with respect to these Projects, must be promptly and fully disclosed to the Owner upon request and must have met all requirements for openness and a non-restrictive solicitation process. Though the contractual obligations of such professional persons or entities are undertaken and performed in the interest of the Design-Builder, it is expressly acknowledged and agreed by the Design-Builder that the Owner will be identified as an intended third-party beneficiary of the contracts between the Design-Builder and the Designers, subconsultants, subcontractors, and suppliers.

3.3.1 Individual Design Professional Liability. The architectural, engineering, and other professional design services required under this Contract may be performed by employees or agents of the Design-Builder's Designers and design subconsultants. The parties acknowledge and agree that such individual design professionals are not parties to this Contract and that the professional services are being provided contractually through their respective business entities.

PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF A BUSINESS ENTITY PROVIDING PROFESSIONAL DESIGN SERVICES UNDER THIS CONTRACT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

3.4 The Design-Builder will visit the Projects' site, become familiar with the local conditions, and correlate observable conditions with the requirements of the Owner's Projects', schedule, and budget.

3.5 The Design-Builder will provide a preliminary evaluation of the Owner's Projects and Projects' budget requirements, each in terms of the other. The Design-Builder will submit to the Owner, for the Owner's approval, the Design-Builder's plan for construction cost estimating for use in estimating costs at 30%, 60%, 90% and development of GMP cost proposal. Construction budgets and cost estimates must be prepared by qualified professionals, cost estimators, or contractors under the authority of the Design-Builder.

3.6 The Design-Builder will be responsible to the Owner for acts and omissions of the Design-Builder's officers, employees, agents, volunteers, Designers, subconsultants, subcontractors or suppliers, invitees, or any other person, directly or indirectly, employed or utilized by the Design-Builder, including the Designers and others performing any portion of the Design-Builder's obligations under this Contract. Nothing herein shall waive or relieve any other individuals or entities who may have liability to the Owner.

3.7 Prior to the Design-Builder's termination of the services of any Designer, subconsultant, subcontractor or supplier designated in this Contract, the Design-Builder will identify to the Owner in writing another Designer, subconsultant, subcontractor or supplier, with respect to whom the Owner has no reasonable objection, who will provide the services originally to have been provided by the Designer, subconsultant, subcontractor or supplier whose services are being terminated.

3.8 The Design-Builder agrees, within seven days of receipt of a written request from the Owner, to promptly remove and replace the Project Director, or any other personnel employed or retained by the Design-Builder, or any Designer, subconsultant, subcontractor or supplier or any personnel of any such Designer, subconsultant, subcontractor or supplier engaged by the Design-Builder to provide and perform services or work pursuant to the requirements of this Contract, whom the Owner will request in writing to be removed, which request may be made by the Owner with or without cause.

3.9 The Design-Builder will be solely responsible for the technical completeness and accuracy of all Services performed under this Contract.

3.10 The Design-Builder will comply fully with all applicable federal, state, county, municipal, and other governmental laws, including but not limited to executive orders, wage, hour and labor, equal employment opportunity, disadvantaged business enterprises, pollution control, and environmental regulations, applicable national and local codes, Florida Department of Transportation (FDOT) Policies, Guidelines, Standards, Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Green Book), Manual on Uniform Traffic Control Devices and requirements, FAA Advisory Circulars, TSA Security Directives, local ordinances, zoning and permitting requirements, public notice requirements, and other similar requirements, and Owner's Rules and Regulations, Policies, Standard Procedures and Operating Directives (Laws). Any projects with FDOT funding require the Design-Builder to comply with all applicable provisions of the FDOT Public Transportation Grant Agreement. Any projects with Federal funding require the Design-Builder to comply with all applicable provisions of the Federal Grant Agreement. The Design-Builder will comply fully with HCAA's Design Criteria Manual. The Design-Builder is required to provide all information and supporting documentation required to enable the Owner to receive or comply with any applicable state or federal grants.

The Design-Builder will obtain all necessary permits, pay all required charges, fees, and taxes, and otherwise perform these Services in a legal manner. If any construction occurs on FDOT right of way, the Design-Builder shall comply with all FDOT requirements contained in the FDOT Public Transportation Grant Agreement.

If the Design-Builder believes or is advised by a Designer to provide Services on the Projects that implementation of which would cause a violation of any applicable Laws, the Design-Builder must promptly notify the Owner in writing. Neither the Design-Builder nor the Designer will be obligated to perform any act which violates any applicable Laws.

3.11 The Design-Builder will review Laws applicable to design and construction of the Projects, correlate such Laws with the Owner's Projects requirements, and advise the Owner if any Projects requirements may cause a violation of such Laws. Necessary changes to the Projects will be accomplished by appropriate written modification and disclosed by written notification to the Owner. For the plans, specifications, construction contract documents, and any and all other engineering, construction, and contractual documents produced by the Design-Builder, the Design-Builder will certify that:

3.11.1 The plans, specifications, construction contract documents, and any and all other engineering, construction, and contractual documents have been developed in accordance with sound engineering and design principles and with generally accepted professional standards.

3.11.2 The plans, specifications, construction contract documents, and any and all other engineering, construction, and contractual documents are consistent with the intent of the Projects as defined in the FDOT Public Transportation Grant Agreement.

3.11.3 A review of the certification requirements listed in Section B.2. of Exhibit E of the FDOT Public Transportation Grant Agreement and a determination as to their applicability to these Projects has been performed.

3.11.4 The plans, specifications, construction contract documents, and any and all other engineering, construction, and contractual documents comply with all applicable Laws.

3.12 Nothing contained in this Contract will create a contractual relationship between the Owner and any person or entity other than the Design-Builder, except for the third-party beneficiary obligation set forth in Paragraph 3.3 above.

3.13 Press releases or other specialized publicity documents, including the Design-Builder's advertising and news bulletins, which are related to this Contract and are intended by the Design-Builder for the press, broadcasting, or television, will be drawn up in consultation with the Owner. Except as otherwise required by Laws, the Design-Builder will not release or distribute any materials or information relating to this Contract or containing the name of the Owner or any of its employees without prior written approval by Owner's Vice President of Planning and Development. The Design-Builder shall incorporate the terms of this provision into all of its contracts, subcontracts and other agreements of any tier and require all Designers, subconsultants, subcontractors or suppliers to similarly incorporate the terms of this provision in their agreements.

3.14 The Design-Builder will review with the Owner alternative approaches to design and construction of the Projects.

3.15 The Basic Services to be performed must commence on the date established in an executed work order and must be completed in accordance with the Design-Builder's fee

and scope proposal and the applicable executed work order. Work orders are intended to be discrete working documents that will provide, in summary form, the background and factual context within which a particular work element or series of work elements will be completed by the Design-Builder. Each work order will include a scope of services, level of effort, and related costs. Work orders will be construed to be in addition to, supplementary to, and consistent with the provisions of this Contract. Upon request by the Owner, the Design-Builder will prepare and submit a work order to the Owner for review and approval. Work order forms will be provided by the Owner along with a detailed outline of design deliverables. Contracts involving multiple project numbers or airport locations will require work orders to identify Basic Services and reimbursement expense amounts per project and/or location. Supporting backup of the work classification, raw rates, overhead, and weighted rate calculation (or other agreed upon rates) will be submitted in Microsoft Excel format when the work order is submitted.

3.16 Additional Services described below will be provided by the Design-Builder and paid for by the Owner if authorized and confirmed in writing by the Owner.

3.16.1 Making revisions in the final design documents, budget, or other documents when such revisions are not the result of the fault or neglect of the Design-Builder or anyone for whom the Design-Builder is responsible, and are:

3.16.1.1 Inconsistent with approvals or instructions previously given by the Owner, including substantial revisions made necessary by adjustments in the Owner's Projects or Projects budget;

3.16.1.2 Due to substantial changes required as a result of the Owner's failure to render decisions in a timely manner.

3.16.2 Providing more extensive programmatic criteria than that furnished by the Owner.

3.16.3 Providing such other services that may be required for the successful completion of the Projects as directed by the Owner, not otherwise covered herein.

3.17 When the Design-Builder considers that the whole Work, or a portion thereof designated in the Part 2 Contract Documents for separate completion, is complete, the Design-Builder shall notify the Owner in writing of the completion of the portion or the whole of the construction; and for all design services that originally required certification by a Professional Engineer, the Design-Builder shall provide an Engineer's Certification of Compliance, signed and sealed by a Professional Engineer, the form of which is attached to the FDOT Public Transportation Grant Agreement to the Owner in a timely manner. The certification shall state that the Work has been completed in compliance with the Projects construction plans and specifications. If any deviations are found from the approved plans or specifications, the certification shall include a list of all deviations along with an explanation that justifies the reason to accept each deviation.

3.18 During the duration of these Projects, other construction and/or design-build projects will be underway at Tampa International Airport. It will be the responsibility of the Design-Builder to coordinate its Work with these other projects. Any problems with such coordination will be brought to the attention of the Owner who will direct the affected parties accordingly.

3.19 The Design-Builder will submit to the Owner for Owner's approval, the Design-Builder's plan for the competitive process the Design-Builder will use in obtaining subcontractor bids for the development of the GMP Proposal. The plan will include, but not be limited to, dates of subcontractor pre-bid meetings, bid submittal dates, analysis process of bids after receipt, subcontractors bid sheets by bid packages, determination of bids to be included in the GMP Proposal, and the dates the Design-Builder will meet with the Owner to review the subcontractor bids.

3.20 The Design-Builder will submit to the Owner for Owner's approval, the Design-Builder's plan for all self-performed Work on specific bid packages. The Design-Builder will detail how it will obtain competitive bids in addition to its own bid on those specific bid packages to ensure fairness and transparency once the bids are received and opened. The Design-Builder will also detail its analysis process of its own bids versus the subcontractor bids received.

3.21 The Design-Builder will submit to the Owner a GMP Proposal, including the final design documents, a statement of the proposed guaranteed maximum price, and a proposed guaranteed completion date of the Work as defined in the Part 2 Contract. Final design documents will consist of final construction design drawings, specifications, or other documents sufficient to establish the size, quality, and character of the entire Projects including their architectural, structural, mechanical, and electrical systems, and materials, and such other elements of the Projects as may be appropriate. Deviations from the Owner's Projects will be disclosed and expressly highlighted in the GMP Proposal. If the GMP Proposal is accepted by the Owner, the parties will then execute the Part 2 Contract. Notwithstanding anything herein to the contrary, the Owner reserves the absolute right, in its sole discretion, to reject the entirety or part of the GMP Proposal and not execute the Part 2 Contract for any or no reason whatsoever, or to terminate this Contract in accordance with Article 17. In such event, all final design documents, including all Project Documents (as defined in Paragraph 8.1), will become the property of the Owner, and Owner will be entitled to retain and use all such Project Documents as set forth in Article 8 and Section 17.7 herein. Also, in such event, the Design-Builder agrees to cooperate and facilitate the completion of Bid Packages to complete the Work. Additionally, in such event, the Owner will have the right, but not the obligation, to directly contract with the Designer or any other design professional in order to complete the Work. Owner's use of the Project Documents on any other project is at Owner's sole risk without liability or legal exposure to Design-Builder or anyone working by or through Design-Builder.

3.22 The term Related Party means a parent, subsidiary, affiliate, or other entity having a common ownership or management with the Design-Builder or Designer/Architect; entities in which stockholders, or management employees of the Design-Builder or

Designer/Architect own an interest in excess of ten percent (10%) in the aggregate; or any persons or entity with the right to control the business or affairs of the Design-Builder or Designer/Architect; and any member of the immediate family of any person identified above.

If any of the costs arise from a transaction between the Design-Builder or Designer/ Architect and a Related Party, the Design-Builder or Designer/Architect shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the Related Party and the anticipated costs to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction, then the cost incurred shall be included as a reimbursable Cost of the Work, and the Design-Builder or Designer/Architect shall procure the Work, equipment, good, or services from the Related Party, as a subcontractor, according to the terms of this Contract. If the Owner fails to authorize the transaction, the Design-Builder shall procure the Work, equipment, goods, and service from some person or entity other than a Related Party according to the terms of this Contract.

3.23 USE OF ARTIFICIAL INTELLIGENCE

3.23.1 Artificial Intelligence (AI) means any machine learning, deep learning, or other automated systems that use algorithms to learn from and make predictions or decisions based on data.

3.23.2 The Owner's Project Information includes all data, drawings, specifications, reports, and any other information provided by the Owner or generated by the Owner in the course of the Work or Projects.

3.23.3 Any use of AI, including, but not limited to generative AI, via platforms, tools, and software, must be consistent with the Owner's Policies, Standard Procedures, Rules and Regulations, and applicable Laws. A copy of the Owner's Standard Procedure on AI shall be provided to the Design-Builder upon execution of the Contract. The Owner understands, acknowledges, and approves that the Design-Builder utilizes AI in applications, including but not limited to Microsoft Office Suite, Microsoft Fabric, Microsoft Purview, Microsoft Azure, Destini (Estimating) Procore/Pype, Smartbarrel (Safety), Docusign, Power BI, Phoenix Project Manager and P6 Oracle (Scheduling), ProjectSite, Viewpoint Vista, Drone Deploy, Bluebeam, Jones (Insurance), Revizto (3d modeling), TradeTapp, SmartPM, and Hammertech. Other software systems may be submitted for Owner's approval. Owner's Approval will not be unreasonably withheld.

3.23.4 To maintain the security of the Owner's data and IT systems, the Design-Builder is prohibited from attempting to gain access to unapproved AI applications when using the Owner's data. To avoid potential data leaks or security incidents, the Design-Builder will endeavor to prevent inputting, uploading, or otherwise integrating any of the Owner's Project Information into AI. It is understood that the design builder will utilize AI in software platforms. The Design-Builder will

endeavor to understand AI risks and protect the other from any and all preventable security incidents. Examples of uses that are prohibited unless the Owner grants prior written consent include, but are not limited to: design, planning, decision making, and on-site operations.

3.23.5 The Design-Builder acknowledges and agrees that any of the Owner's data obtained using AI technology is the property of the Owner, and the Design-Builder shall not use such data for any purpose other than to provide the contracted services to the Owner.

3.23.6 The Design Builder agrees that Authority can request removal of Authority's data from systems which the Design Builder has control over. Any information classified as SSI, the Authority reserves the right to implement additional security measures or withhold the data.

3.23.7 The Owner shall have sole and absolute discretion to approve or deny the use of AI for any aspect of the Projects or the Work, with the exception of Pre-approved software as listed in 3.2.3 above.

3.23.8 To maintain the confidentiality of the Owner's data, the Design-Builder must only share information with approved personnel and must not input Sensitive Security Information (SSI) into AI systems. Owner shall have the duty to identify SSI information in question to Design Builder. The Design-Builder should not input the Owner's intellectual property into non-approved generative AI applications or enter Personally Identifiable Information (PII) for the Owner's employees, customers, or other third-parties into any non-approved AI application. The Design-Builder should contact the Owner's Vice President of Information Technology if it is unsure whether it should input certain information.

3.23.9 The Design-Builder must implement robust security measures to protect the Owner's Project Information from unauthorized access, use, or disclosure. This includes but is not limited to: Encryption of data in both transit and at rest; access controls limiting data access to authorized personnel only; and regular security audits and assessments.

3.23.10 NOT USED

3.23.11 The Design-Builder should not use AI applications to create text, audio, or visual content for purposes of committing fraud or misrepresenting an individual's identity.

3.23.12 NOT USED

3.23.13 Upon Final Completion or termination of the Contract, the Design-Builder agrees to return all of the Owner's Project Information to the Owner and securely destroy any copies in its possession.

3.24 **OWNER'S IT INFRASTRUCTURE**

3.24.1 Information Technology (IT) Infrastructure refers to the hardware, software, networks, data centers, and facilities that support the delivery of IT services and enable the operation of an organization's information systems.

3.24.1.1 Background Check Requirement: The Design-Builder agrees to conduct background checks, as set out below, on all employees, contractors, and subcontractors who will have access to the Owner's IT infrastructure, whether directly or remotely. These background checks must be completed prior to granting such access and must be updated annually thereafter.

3.24.1.2 Scope of Background Checks: The background checks must include, at a minimum:

3.24.1.2.1 Verification of identity

3.24.1.2.2 Criminal history checks using the guidelines required in Airport Security 49 CFR 1542

3.24.1.2.3 Employment history verification

3.24.1.2.4 Education and qualification verification

3.24.1.3 Certification of Compliance: The Design-Builder shall provide the Owner a written certification on an annual basis, signed by an officer duly authorized to sign on behalf of the Design-Builder, verifying compliance with the background check requirements outlined in this Contract. The certification must confirm that all Design-Builder Personnel with access to the Owner's IT Infrastructure have passed the background checks and do not have any disqualifying offenses, as stated in Airport Security 49 CFR 1542.

3.24.1.4 Right to Audit: The Owner reserves the right to audit the Design-Builder's background check processes and records to ensure compliance with this Contract. Such audits may be conducted upon reasonable notice and during the Owner's business hours.

Immediate Termination: The Owner reserves the right to immediately terminate access to the Owner's IT Infrastructure for any Design-Builder personnel who are found to have disqualifying offenses as stated in Airport Security 49 CFR 1542, or if the Design-Builder fails to comply with these background check requirements.

ARTICLE 4
OWNER

4.1 The term Owner includes the Owner's other authorized representative(s) as provided by the Owner in writing.

4.2 The Owner will provide full information in a timely manner, as requested by the Design-Builder, regarding requirements for the Projects, including a written plan which will set forth the Owner's objectives, schedule, constraints, and criteria. The Owner will designate a representative authorized to act on the Owner's behalf with respect to the Projects.

4.3 The Owner will establish and update an overall budget for the Projects, including reasonable contingencies. This budget will not constitute the contract sum for construction.

4.4 The Owner will render decisions pertaining to Project Documents submitted by the Design-Builder in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Design-Builder's services. The Owner may obtain independent review of the Project Documents by a separate architect, engineer, contractor, or cost estimator under contract to or employed by the Owner. Such independent review will be undertaken at the Owner's expense in a timely manner so as not to unreasonably delay the orderly progress of the Design-Builder's services. The Design-Builder will ensure Owner is provided reasonably adequate time that permits the Owner to render its decisions and conduct independent reviews of Project Documents in a timely manner.

4.5 Upon written request, the Owner will make available record documents and drawings in its possession, of which it is aware, for any existing buildings and/or facilities. To the extent known and in its possession, the Owner will make available to the Design-Builder prior to and during the performance of the Services record documents and drawings pertaining to the existing buildings and/or facilities relative to these Projects. Record documents and drawings will not be considered a part of the Contract. The Owner does not warrant to the Design-Builder the accuracy or completeness of such record documents and drawings, and the Design-Builder will be solely responsible for all assumptions made in reliance thereupon. Record documents and drawings are not warranted or intended to be complete depictions of existing conditions, nor do they necessarily indicate concealed conditions. The locations of electrical conduit, telephone lines and conduit, computer cables, FAA cables, storm lines, sanitary lines, irrigation lines, gas lines, mechanical apparatus and appurtenances, HVAC piping/ductwork and plumbing may only appear schematically, if at all, and the actual location of such equipment and lines is in many cases unknown.

4.6 Upon written request, the Owner will endeavor to disclose the results and reports of prior tests, inspections, or investigations conducted for the Project involving: structural or mechanical systems; chemical, air, and water pollution; hazardous materials; or other environmental and subsurface conditions. Upon written request, the Owner will endeavor to disclose information known to the Owner regarding the presence of pollutants at the Projects' site. The Owner does not warrant the accuracy or completeness of any such information and accepts no responsibility therefore, and the Design-Builder will be solely responsible for all assumptions made in reliance thereupon.

4.7 The Owner may furnish all legal, accounting, insurance, and other professional counseling services as the Owner may require for itself at any time for the Projects, including such services as are needed to verify the Design-Builder's invoices.

4.8 The Owner, with assistance from the Design-Builder, will endeavor to obtain easements, license agreements, zoning variances, and legal authorizations regarding Projects' site utilization where essential to the execution of the Projects.

4.9 Those services, information, surveys, and reports described in Paragraphs 4.5 through 4.8 which are within the Owner's control will be furnished at the Owner's expense and are not part of the Contract. The Owner does not warrant or certify the accuracy or completeness of any services, information, surveys, or reports.

4.10 The Owner may communicate with persons or entities employed or retained by the Design-Builder, unless otherwise instructed for reasonable cause not to do so in writing by the Design-Builder.

ARTICLE 5
TIME

5.1 Time is of the essence. Services to be rendered by the Design-Builder will commence subsequent to the execution of this Contract by the effective date of an executed work order issued by the Owner. The Owner reserves the right to stop and start the Services or cancel or postpone any executed work order or portion thereof at any time following seven (7) days written notice to the Design-Builder. Any delay to the Design-Builder resulting therefrom will be handled in accordance with Paragraph 5.4 below. Notwithstanding anything in the contrary in this Contract, time is of the essence with respect to the performance of this Contract.

5.2 Should the Design-Builder fail to commence, provide, perform or complete any material Services to be provided in a timely and diligent manner, in addition to any other rights or remedies available to the Owner, the Owner, at its sole discretion and option, may withhold any and all payments due and owing to the Design-Builder until such time as the Design-Builder resumes performance of its obligations in such a manner so as to satisfy the Owner.

5.3 Upon the request of the Owner, the Design-Builder will prepare a schedule for the performance of the Basic and Additional Services which will not exceed the time limits contained in the Design-Builder's Fee and Scope Proposal or work order and will include reasonably sufficient time required for the Owner's review and approval of submissions by authorities having jurisdiction over the Projects.

5.4 If the Design-Builder is delayed in the performance of critical path Services under this Contract through no fault of the Design-Builder, any applicable schedule will be adjusted.

No claim for damages or any claim other than for an extension of time will be made or asserted against the Owner by reason of any Delay, whether such Delay is related to (i)

late or early completion, (ii) delay in the commencement, prosecution or completion of the Design-Builder's Services, (iii) hindrance or obstruction in the performance of the Design-Builder's Services, (iv) loss of productivity, or (v) other similar claims (collectively Delay), whether or not such Delay is foreseeable, unless the Delay is caused by acts of the Owner constituting fraud or active interference with the Design-Builder's performance of its services, and only to the extent such acts continue after the Design-Builder furnishes the Owner with notice of such fraud or interference. The Design-Builder will not be entitled to an increase in the Contract Sum or payment or compensation of any kind from the Owner for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to, damages related to loss of business, loss of opportunity, impact damages, loss of financing, principal office overhead and expenses, loss of profits, loss of bonding capacity and loss of reputation; costs of acceleration or inefficiency arising because of Delay, disruption, interference or hindrance from any cause whatsoever; provided, however, that this provision will not preclude recovery of direct and actual damages by the Design-Builder for hindrances or delays due solely to fraud, or active interference on the part of the Owner. Otherwise, the Design-Builder may be entitled only to extensions of time as the sole and exclusive remedy for such resulting Delay, in accordance with and to the extent specifically provided above. The Owner's exercise of any of its rights or remedies under the Contract Documents (including but not limited to, order changes in the services, stop work orders, directing suspension, rescheduling or correction of the services), regardless of the extent or frequency of Owner's exercise of such rights or remedies, shall not be construed as active interference with the Design-Builder's performance of the Services. The Design-Builder will incorporate the terms of this Paragraph into all of its Designer, subconsultant, subcontractor and supplier Contracts and require all Designers, subconsultants, subcontractors or suppliers to similarly incorporate such terms into their sub-subcontracts and sub-subconsultant agreements.

ARTICLE 6
PAYMENTS AND BASIS OF COMPENSATION

6.1 PAYMENTS

6.1.1 The Owner will compensate the Design-Builder for the Services rendered under this Contract, as described in Attachment 1.

6.1.2 The amount for the performance of Basic Services, Additional Services, and Reimbursable Expenses required under this Contract will be in a not to exceed amount of Thirteen Million Sixty-Five Thousand Four Hundred Seventy-Five and No One Hundredth Dollars ($13,065,475.00), which includes all fees for Designers, subconsultants, subcontractors, and suppliers.

6.1.3 Payments for Basic Services, Additional Services, and Reimbursable Expenses provided for in this Contract will be made monthly on the basis set forth below.

6.1.4 With the exception of the month of September, all invoices will be submitted to the Owner by the twenty-fifth of each month. If the twenty-fifth of the month falls on a Saturday or Sunday or holiday, invoices are due the first business day prior to the twenty-fifth of that month. Payment will be made by the twenty-fifth of the following month. If the twenty-fifth of the month falls on a Saturday, Sunday, or holiday, payments are made the first business day following the twenty-fifth of that month. Invoices submitted more than 20 days prior to the twenty-fifth of the month will be rejected and returned. Due to the end of fiscal year financial closeout, September invoices will be submitted by September 15th, and if the 15th falls on a Saturday or Sunday, invoices are due the first business day prior, and subsequent payments will be made the second Thursday of October. Such invoices submitted more than 20 days prior to September 15th will be rejected and returned.

6.1.5 The Design-Builder will submit to the Owner as directed by the Owner, an executed invoice. The Owner will approve, disapprove, or adjust the Design-Builder's invoice within fourteen days after receipt. The Owner will notify the Design-Builder in writing of any reasons for withholding payment in whole or in part. Except as noted above with respect to the September invoice, Owner will make payment by the twenty-fifth of the following month in which the invoice was submitted. In accordance with Florida Statutes Sections 255.075 – 255.078, the Design-Builder will promptly pay each Designer, subconsultant, subcontractor or supplier upon receipt of the payment from the Owner. Payment to the Design-Builder will release the Owner from any liens or disputes between the Design-Builder and the Design-Builder's Designers, subconsultants, subcontractors or suppliers unless expressly reserved in writing by attachment to the invoice.

6.1.6 Monthly payments to the Design-Builder will in no way imply approval or acceptance of the Design-Builder's Services.

6.2 COMPENSATION FOR BASIC SERVICES

6.2.1 For Basic Services, compensation will be as follows:

For services performed under Article 3, total compensation to the Design-Builder will be based upon Services completed and supported by monthly progress reports submitted to the Owner.

6.2.2 Upon receipt of payment from the Owner, the Design-Builder will promptly pay each Designer, subconsultant, subcontractor, or supplier out of the amount paid to the Design-Builder, for Designer's, subconsultant's, subcontractor's, or supplier's portion of the Services. The amount to which said Designer, subconsultant, and subcontractor is entitled should reflect percentages actually retained from payments to the Design-Builder on account of such Designer's, subconsultant's, subcontractor's, or supplier's portion of the Services. The Design-Builder will, by appropriate contract with each Designer, subconsultant,

subcontractor, or supplier, require each Designer, subconsultant, subcontractor, or supplier to make payments to their respective sub-subconsultants and sub-subcontractors in a similar manner.

6.2.3 Invoiced amounts will be based on the lesser of actual or agreed upon Design-Builder's, Designer's, subconsultant's, or subcontractor's hourly billing rates included in their submitted and agreed upon rate tables. The hourly billing rates will be multiplied by their actual time billed to the Project as substantiated by backup acceptable to the Owner and supported by monthly progress reports. The rate tables will include the Design-Builder's, Designer's, subconsultant's, or subcontractor's following:

6.2.3.1 Most recent audited overhead rates or agreed upon overhead rates;
6.2.3.2 Employee's raw labor rates or agreed upon labor rates;
6.2.3.3 Negotiated profits; and
6.2.3.4 Agreed upon hourly billing rates.

The Design-Builder, at its sole discretion, may submit invoices with hourly billing rates that are less than the agreed upon hourly billing rates. The Owner will pay the Design-Builder for the lesser of actual, agreed upon or billed hourly billing rates of the Design-Builder, Designers, subconsultants, and subcontractors.

The actual hourly billing rate will be comprised of the employee's raw rate, the agreed upon overhead rate, and the negotiated profit.

6.2.4 Invoiced amounts for multiple projects or multiple locations must be identified per project and/or location.

6.2.5 A Rate & Hour Verification form (PD84) based on the agreed upon rate tables in Excel format listing the employee's name, employee's classification, and employee's raw rate must be submitted with the Design-Builder's invoice submittal. If there are changes such as new employees, new classification, or new raw rate, then an updated rate table spreadsheet in Excel format is required to be submitted. Changes to the agreed upon rate tables must be indicated on the PD84 and must be approved in writing prior to invoice or via the invoice process by the Owner.

6.2.6 Basic Services performed before the work order effective date will not be reimbursed.

6.2.7 Detailed timesheets from the Design-Builder's, Designer's, subconsultant's and subcontractor's timekeeping system are required to be submitted as supporting backup for all Basic Services invoice amounts. This must include (1) the date the Services were performed, (2) a description of the Services, (3) the person(s) who performed the Services, (4) the actual time spent on a daily basis documented to the nearest quarter of an hour, (5) the hourly rate, and (6) the actual fee (time spent times hourly rate). Note that the bills are public records and may be subject

to disclosure via public records request. Vague or overly broad descriptions such as “research,” “preparation,” “review shop drawings,” “calculations,” or “attend meetings” may not be accepted for payment.

6.2.8 Overtime for all Basic Services must be pre-approved by the Owner.

6.2.9 Invoices that include Basic Services must be organized to identify the Basic Services being billed at the direction of the Owner.

6.2.10 Rebalancing between Basic Services and Reimbursable Expenses must be requested with the first overage billing, along with an explanation for the overage and confirmation that the total Contract amount will not be exceeded. Proposed supporting sheets are to be submitted for rebalancing.

6.3 COMPENSATION FOR ADDITIONAL SERVICES

The compensation for Additional Services under this Contract will be on the basis of the scope of Services and in the amount of fees set forth in a written request of the Owner, which will have resulted from negotiation of the scope and the fees.

6.4 REIMBURSABLE EXPENSES

6.4.1 Reimbursable Expenses will be supported by submitted and approved Designer, subconsultant, subcontractor, or supplier invoices or receipts. Reimbursable expenses must be presented as a package organized in the following manner: Reimbursement Tracking Form and actual invoices identifying item numbers. The Reimbursement Tracking Form is required to be submitted electronically in Excel format, as is the supporting documentation for the submitted Design-Builder’s invoice.

6.4.2 The Design-Builder will be reimbursed at cost for all expenses, in an amount not to exceed the maximum reimbursable amount. As specified hereinafter, the Design-Builder’s Reimbursable Expenses will include only:

6.4.2.1 The cost of securing a geotechnical engineering firm which will perform all soils and sub-surface investigations, tests, reports, and recommendations required for the design of the Projects.

6.4.2.2 The cost of securing a recognized testing laboratory which will perform all necessary testing of materials and all shop and mill inspection of materials and equipment as will be required during construction of the Work.

6.4.2.3 The cost of boundary surveys, topographic surveys, land surveys, establishment of boundary and monuments, subsurface utility investigations, field surveys, photogrammetry, control staking, and related office computations and drafting.

6.4.2.4 The cost of outside special Designers, subconsultants, subcontractors, or suppliers to advise and assist the Design-Builder, as pre-approved by the Owner.

6.4.2.5 The cost of reproduction and distribution of plans and specifications and the Project Documents as pre-approved by the Owner.

6.4.2.6 All costs for postage, overnight express delivery, and couriers related to the Projects.

6.4.2.7 Expenses for parking at Tampa International Airport and transportation related to the Projects outside of Hillsborough, Pinellas, and Pasco Counties, including airplane and automobile travel; and the cost of meals and lodging in the event overnight travel related to the Projects is required. All travel expenses will be reimbursed upon submitted receipts or as agreed upon in the travel plan. Only travel expenses incurred in the performance of the Services are reimbursable. The most efficient and economical means of transportation is required. All travel must be pre-approved by the Owner. Unless otherwise agreed to in a pre-approved travel plan, all travel expenses must be incurred in accordance with the Owner's Policy, P412, Travel, Business Development, and Working Meals Expenses. Employee expense sheets are required as well as supporting originals or legible copies of all receipts.

6.4.2.8 Costs for renderings, study models, film, processing, and animations, as pre-approved by the Owner.

6.4.2.9 The costs of all required review fees required by and paid to agencies having jurisdiction. This does not include impact or development fees paid directly by the Owner.

6.4.3 The following expenses shall not be reimbursable:

6.4.3.1 Purchases of alcohol.

6.4.3.2 Meals for the Owner or local Design-Builder, Designer, subconsultant, subcontractor or supplier staff members.

6.4.3.3 Photocopying costs unless approved by the Owner in writing.

6.4.3.4 Clerical, secretarial or general administrative time with the exception of technical typing of specifications or technical reports and personnel assigned to the Design-Builder's field office.

6.4.3.5 Computer system costs.

6.4.3.6 Interest expenses and late charges.

6.4.3.7 Any type of markup over the actual cost of any item otherwise reimbursable, unless specifically agreed to in writing.

6.4.3.8 Expendable supplies unless approved by the Owner.

6.4.3.9 Entertainment and personal expenses of any kind.

6.4.3.10 Costs incurred by the Design-Builder as a result of, or to cure, any breach or violation of this Contract.

6.4.3.11 Any part of the Design-Builder's capital expenses.

6.4.3.12 Amounts required to be paid by the Design-Builder for federal, state or local income or franchise taxes.

6.4.3.13 Costs of Designers, subconsultants, subcontractors or suppliers unless pre-approved in writing by the Owner.

6.4.3.14 Costs to comply with Article 12.

6.4.3.15 Time spent in travel, unless actively working on the Projects.

6.4.3.16 Mileage within the Tri-County Area (Hillsborough, Pinellas, Pasco).

6.4.3.17 Reimbursable Expenses incurred before the Contract effective date.

6.5 INVOICES, RECORDS, AND MISCELLANEOUS PAYMENT PROVISIONS

6.5.1 One executed invoice for services, verified to the satisfaction of the Owner, must be submitted by the twenty-fifth of each month electronically to DesignInvoice@TampaAirport.com. The Design-Builder will submit with each invoice a detailed accounting of the value of Services performed to date by certified Small Business Enterprises (SBEs). This accounting will include the names and addresses of SBEs that have participated, a description of the Services each named SBE has performed, and the value of Services performed by each named SBE. In addition, the Design-Builder will submit with each invoice a detailed accounting of the value of Services performed to date by its Designers, subconsultants, subcontractors, or suppliers. This accounting will include the names and addresses of their Designers, subconsultants, subcontractors or suppliers that have participated, a description of the Services each named Designer, subconsultant, subcontractor, or supplier has performed, and the value of Services performed by each named Designer, subconsultant, subcontractor or supplier. The Design-Builder will also submit with each invoice a Rate & Hour

Verification Sheet and a Reimbursement Tracking Form, both in Microsoft Excel format.

6.5.2 The Design-Builder will maintain a detailed, itemized, electronic spreadsheet that includes identifiable references to the actual expense, in a format allowing readership in Microsoft Office products, of all Reimbursable Expenses submitted with each invoice.

6.5.3 Whenever compensation is paid to the Design-Builder on a reimbursable basis, records as to the direct expense will be kept on a generally recognized accounting basis and will be submitted with each invoice.

6.5.4 Any compensation paid pursuant to a not-to-exceed amount will constitute full payment for all costs, including, but not limited to, employee benefits, overhead, general administrative costs, profit, and all other unallocated expenses.

6.5.5 The Design-Builder agrees to pay each Designer, subconsultant, subcontractor, or supplier under this Contract for satisfactory performance of its agreement no later than 10 days from the receipt of each payment the Design-Builder receives from the Owner. The Design-Builder agrees further to release retainage payments to each Designer, subconsultant, subcontractor, or supplier within 10 days after the Designer's, subconsultant's, subcontractor's, or supplier's services or work are satisfactorily completed. Any delay or postponement of payment from the above-referenced time frame may occur only for good cause following written notice to the Owner. This clause applies to both DBE and non-DBE design professional and subcontractors.

6.5.6 Invoiced amounts for multiple projects or multiple locations must be identified per project and/or location.

6.5.7 All Designer, subconsultant, subcontractor or supplier contracts, and change orders must be submitted at the time of initial billing for each Designer, subconsultant, subcontractor or supplier. Each contract should be complete and signed by both parties.

6.5.8 Payments will not be made for Basic Services, Additional Services, or Reimbursable Expenses that are older than 90 days before the submission of the invoice unless approved in writing by the Owner.

6.5.9 Original or legible copies of receipts/invoices that have not been altered are required for reimbursement. Receipts/invoices must be identified by employee and employer and include justification of expense.

6.5.10 Equipment purchased must be identified when being paid. A detailed listing in Excel format must be submitted with the invoice when equipment is purchased.

Asset tag(s) may be required to be affixed to equipment in accordance with Owner's procedures.

6.5.11 No front loading on Progress Payments is allowed. Progress Payments are limited to the actual invoiced amounts.

6.5.12 Rebalancing between tasks or fees must first be requested with the first overage billing, along with justification for the overage and confirmation that the total contract amount will not be exceeded. Proposed supporting sheets are to be submitted at the request for rebalancing.

6.5.13 All permit requirements, acceptable deliverables, and badges are required to be submitted seven days before submission of the final Design-Builder invoice.

6.5.14 If deficiencies are found, a standard deficiency e-mail will be sent to the Design-Builder to resolve. The Design-Builder will have 24 hours to resolve such deficiency. If the deficiency is not resolved within that time, the Design-Builder's invoice may be rejected.

6.5.15 The Owner has the right to withhold payment for amounts in dispute in any invoice. All undisputed amounts in any invoice shall be paid in accordance with applicable Laws and this Contract.

6.5.16 In the event that it is established during the design phase that there will be substantial changes to the scope of the Projects as originally proposed and upon which the compensation is based, a change in compensation will be negotiated prior to further development of the design.

6.5.17 The Design-Builder is required to provide all information and supporting documentation required to enable the Owner to receive any applicable state or federal grants.

ARTICLE 7
OWNER'S RIGHT TO PERFORM AUDITS, INSPECTIONS, OR ATTESTATION ENGAGEMENTS

7.1 Engagement(s) as used in this Contract include, but are not limited to, audits, inspections, or attestation engagements. In connection with payments to the Design-Builder under this Contract, it is agreed the Design-Builder will maintain full and accurate books of account and records customarily used in this type of business operation, in accordance with Generally Accepted Accounting Principles (GAAP). Design-Builder will maintain such books and records for five years after the end of the Term of this Contract.

At any time or times during the Term of this Contract or within six years after the final completion date of the Work, or six years after the Project, whichever occurs later, the Owner, FAA, Federal Highway Administration, FDOT, FEMA, Florida Auditor General, Florida Inspector General, Florida Chief Financial Officer, and the Comptroller General of

the United States, or any duly authorized representative of each (Auditors), have the right to initiate and perform Engagements with respect to the Design-Builder's records for the purpose of determining payment eligibility under this Contract or over selected operations performed by the Design-Builder under this Contract for the purpose of determining compliance with the Contract.

Free and unrestricted access will be granted to all the Design-Builder's records, including books, documents, papers, and records of the Design-Builder directly pertinent to this Contract, as well as records of parent, affiliate, and subsidiary companies and any subconsultants or subcontractors. If the records are kept at locations other than Tampa International Airport, the Design-Builder will arrange for said records to be brought to a location convenient to the Auditors or will provide records electronically in a computer-readable format acceptable to the Auditors at no additional cost to conduct the Engagement as set forth in this Article.

The Design-Builder agrees to deliver or provide access to all records requested by the Auditors within fourteen (14) calendar days of the request at the initiation of the Engagement and to deliver or provide access to all other records requested during the Engagement within seven (7) calendar days of each request. The parties recognize that the Owner will incur additional costs if records requested by the Auditors are not provided in a timely manner and that the amount of those costs are difficult to determine with certainty. Consequently, the parties agree that the Design-Builder may be charged a liquidated damage of $100.00, in addition to all other contractual financial requirements, for each item in a records request, per calendar day, for each time the Design-Builder is late in submitting requested records to perform the Engagement. Accrual of liquidated damages will continue until specific performance is accomplished. These liquidated damages are not an exclusive remedy, and the Owner retains its rights, including but not limited to its rights to elect its remedies and pursue all legal and equitable remedies. The parties expressly agree that these liquidated damages are not a penalty and represent reasonable estimates of fair compensation for the losses that reasonably may be anticipated from such failure to comply.

7.2 In the event the Design-Builder maintains its accounting or Projects information in electronic format, upon request by the Auditors, the Design-Builder will provide a download of its accounting or Projects information in an electronic format allowing formatting, reading, and manipulation in Microsoft Office products.

7.3 The Auditors have the right during the Engagement to interview Design-Builder's Designers, subconsultants, subcontractors, or suppliers, and to retain copies of any and all records as needed to support auditor workpapers. Design-Builder shall not charge Authority for reasonable use of Design-Builder's photocopy machine while conducting the engagement, nor for any cost of retrieving, downloading to storage media, and/or printing any records or transactions stored in electronic format.

7.4 If as a result of any Engagement, it is determined that the Design-Builder has overcharged the Owner for the Basic, Additional, or Reimbursable expenses, the Design-Builder will re-

pay the Owner the amount of the overcharge, and the Owner may assess interest of up to 12% per year on the overcharge from the date the overcharge occurred.

7.5 Approvals by the Owner's staff for any services included or not included in this Contract do not act as a waiver or limitation of the Auditor's right to perform Engagements.

7.6 The Design-Builder will notify the Owner no later than seven (7) days after receiving knowledge that it is subject to any other Engagement related to this Contract and provide Authority a copy of any audit documents or reports so received.

7.7 The Design-Builder agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all agreements with Designers, subconsultants, subcontractors and suppliers the obligation to comply with Section 20.055(5), Florida Statutes.

7.8 The Design-Builder shall require all its Designers, subconsultants, subcontractors or suppliers to provide the Auditors the same rights to perform Engagements as allowed in this Contract. The Design-Builder shall require that all its Designers, subconsultants, subcontractors or suppliers require their sub-design professionals, sub-subcontractors and sub-subconsultants to provide the Auditors the same rights to perform Engagements as allowed in this Contract.

ARTICLE 8
OWNERSHIP AND USE OF DOCUMENTS AND ELECTRONIC DATA/RETENTION AND MAINTENANCE OF PUBLIC RECORDS

8.1 The Design-Builder acknowledges and agrees that all records, documents, drawings, notes, tracings, plans, specifications, maps, evaluations, reports and other technical data and electronic data, instruments of service, models, and renderings, including but not limited to, all Architectural Works as defined by the federal Architectural Works Copyright Protection Act (whether hard copy or electronically stored), prepared, developed or furnished by the Design-Builder or the Designers, subconsultants, or subcontractors employed or retained by the Design-Builder under this Contract (Project Documents) will be and remain the property of the Owner. Project Documents will be deemed to be works made for hire, and all right, title, and interest in and to the Project Documents will be vested in the Owner. The Design-Builder will take all actions necessary to secure for the Owner all such right, title, and interest. The Design-Builder warrants that all materials comprising the Project Documents are original with the Design-Builder and have not been copied or derived from any other material without the express written consent of the owner, proprietor, and/or copyright holder of that other material, and are not subject to any other claim of copyright by any other person. The Design-Builder will obtain any and all licenses necessary for the production and preparation of the Project Documents, including, without limitation, licenses for the use of any material subject to copyright by other parties. The Design-Builder will assign to the Owner any and all rights, including any copyrights, in the Project Documents that the Design-Builder or the Designers, subconsultants, or subcontractors employed or retained by the Design-Builder on this Project may possess now or in the future, and the Design-Builder and its Designers, subconsultants, or subcontractors will claim no rights adverse to the Owner in the Project

Documents. Any project as designed by the Design-Builder under this Contract, may be reused or repeated by the Owner at the Owner's option or discretion at any time or times, including but not limited to, completion, addition, renovation, maintenance, reconstruction or remodeling of the Project and construction of new projects. The Design-Builder hereby grants its consent to the Owner to reuse of the Project Documents by the Owner for any and all such purposes. The Design-Builder shall retain its rights to all standard elements contained within the design, including standard details, specifications, or other design materials generated and authorized by the Design-Builder for its repeated, regular, and ongoing use in plans, specifications, reports, or other instruments of service for its clients. The Design-Builder will incorporate the terms of this Paragraph in all contracts with Designers, subconsultants, and subcontractors employed or retained by the Design-Builder to perform services covered by this Contract.

8.2 Submission or distribution of the Design-Builder's documents to meet official regulatory requirements or for similar purposes in connection with the Projects is not to be construed as publication in derogation of the rights reserved in this Article.

8.3 Chapter 119, Florida Statutes Requirements

IF THE DESIGN-BUILDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DESIGN-BUILDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: (813) 870-8721, ADMCENTRALRECORDS@TAMPAAIRPORT.COM, HILLSBOROUGH COUNTY AVIATION AUTHORITY, P.O. BOX 22287, TAMPA, FL 33622.

The Design-Builder agrees in accordance with Florida Statutes Section 119.0701 to comply with public records laws, including the following:

a. Keep and maintain public records required by the Owner in order to perform the Services contemplated by this Contract.

b. Upon request from the Owner's custodian of public records, provide the Owner with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract Term and following completion of this Contract.

d. Upon completion of this Contract, keep and maintain public records required by the Owner to perform the Services. The Design-Builder shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Owner, upon request from the Owner's custodian of public

records, in a format that is compatible with the information technology systems of the Owner.

8.4 The Owner maintains its records in electronic form in accordance with the State of Florida records retention schedules. As a result, the paper original version of this document (to the extent it exists) will be scanned and stored electronically as the authoritative record copy as part of the Owner's record management process. Once that occurs, the paper original version of this document will be destroyed. Notwithstanding the foregoing, to the extent the Contract includes any bonds or other security, those bonds or other security will be maintained in their original form and not destroyed.

ARTICLE 9
INDEMNITY

9.1 To the maximum extent permitted by Florida law, in addition to the Design-Builder's obligation to provide, pay for, and maintain insurance as set forth elsewhere in this Contract, the Design-Builder will indemnify and hold harmless the Owner, its members, officers, agents, employees, and volunteers from any and all liabilities, suits, claims, procedures, liens, expenses, losses, costs, royalties, fines and damages (including but not limited to claims for attorney's fees and dispute resolution costs) caused in whole or in part by the:

1. Presence on, use, or occupancy of the Owner's property;
2. Acts, omissions, negligence (including professional negligence and malpractice), errors, recklessness, intentional wrongful conduct, activities, or operations;
3. Any breach of the terms of this Contract;
4. Performance, non-performance, or purported performance of this Contract;
5. Violation of any Law, regulation, rule, order, decree, Federal Directive, Federal Circular, or ordinance;
6. Infringement of any patent, copyright, trademark, trade dress, or trade secret rights; and/or
7. Contamination of the soil, groundwater, surface water, storm water, air, or the environment by fuel, gas, chemicals, or any other substance deemed by the Environmental Protection Agency or other regulatory agency to be an environmental contaminant

by the Design-Builder or the Design-Builder's officers, employees, agents, volunteers, Designers, subconsultants, subcontractors, suppliers, invitees, or any other person, directly or indirectly, employed or utilized by the Design-Builder, whether the liability, suit, claim, procedure, lien, expense, loss, cost, royalty, fine or damage is caused in part by an indemnified party. This indemnity obligation expressly applies and shall be construed to include any and all claim(s) caused in part by the negligence, acts, or omissions of the Owner, its members, officers, agents, employees, or volunteers.

9.2 In addition to the duty to indemnify and hold harmless, the Design-Builder will have the separate and independent duty to defend the Owner, its members, officers, agents,

employees, and volunteers from all suits, claims, proceedings or actions of any nature seeking damages, equitable or injunctive relief, liens, expenses, losses, costs, royalties, fines, attorney's fees or any other relief in the event the suit, claim, or action of any nature arises in whole or in part from the:

1. Presence on, use, or occupancy of the Owner's property;
2. Acts, omissions, negligence (including professional negligence and malpractice), errors, recklessness, intentional wrongful conduct, activities, or operations;
3. Any breach of the terms of this Contract;
4. Performance, non-performance, or purported performance of this Contract;
5. Violation of any Law, regulation, rule, order, decree, Federal Directive, Federal Circular, or ordinance;
6. Infringement of any patent, copyright, trademark, trade dress, or trade secret rights; and/or
7. Contamination of the soil, groundwater, surface water, storm water, air, or the environment by fuel, gas, chemicals, or any other substance deemed by the Environmental Protection Agency or other regulatory agency to be an environmental contaminant

by the Design-Builder or the Design-Builder's officers, employees, agents, volunteers, Designers, subconsultants, subcontractors, suppliers, invitees, or any other person directly or indirectly employed or utilized by the Design-Builder, regardless of whether it is caused in part by the Owner, its members, officers, agents, employees, or volunteers. This duty to defend exists immediately upon presentation of written notice of a suit, claim, or action of any nature to the Design-Builder by a party entitled to a defense hereunder. This duty to defend obligation expressly applies, and shall be construed to include any and all claim(s) caused in part by the negligence, acts, or omissions of the Owner, its members, officers, agents, employees, or volunteers.

9.3 If the above indemnity or defense provisions or any part of the above indemnity or defense provisions are limited by Florida Statutes § 725.06(2)-(3) or Florida Statutes § 725.08, then with respect to the part so limited, the Design-Builder agrees to the following: To the maximum extent permitted by Florida law, the Design-Builder will indemnify and hold harmless the Owner, its members, officers, agents, employees, and volunteers from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the Design-Builder and persons employed or utilized by the Design-Builder in the performance of this Contract.

9.4 If the above indemnity or defense provisions or any part of the above indemnity or defense provisions are limited by Florida Statutes § 725.06(1) or any other applicable law, then with respect to the part so limited the monetary limitation on the extent of the indemnification shall be the greater of the (i) monetary value of this Contract, (ii) coverage amount of Commercial General Liability Insurance required under this Contract or (iii) $1,000,000.00. Otherwise, the obligations of this Article will not be limited by the amount of any insurance required to be obtained or maintained under this Contract.

9.5 In addition to the requirements stated above, to the extent required by FDOT Public Transportation Grant Agreement and to the fullest extent permitted by law, the Design-Builder shall indemnify and hold harmless the State of Florida, FDOT, including the FDOT's officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Design-Builder and persons employed or utilized by the Design-Builder in the performance of this Contract. This indemnification in this paragraph shall survive the termination of this Contract. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida's and FDOT's sovereign immunity.

9.6 The Design-Builder's obligations to defend and indemnify as described in this Article will survive the expiration or earlier termination of this Contract until it is determined by final judgment that any suit, claim, or other action against the Owner, its members, officers, agents, employees, and volunteers is fully and finally barred by the applicable statutes of limitations or repose.

9.7 Nothing in this Article or Contract will be construed as a waiver of any immunity from or limitation of liability the Owner, or its members, officers, agents, employees, and volunteers may have under the doctrine of sovereign immunity under the Florida Constitution, common law, or statutes.

9.8 The Owner and its members, officers, agents, employees, and volunteers reserve the right, at their option, to participate in the defense of any suit, without relieving the Design-Builder of any of its obligations under this Article.

9.9 If the above Paragraphs 9.1-9.8 or any part of Paragraph 9.1-9.8 is deemed to conflict in any way with any Law, the Paragraph or part of the Paragraph will be considered modified by such Law to remedy the conflict.

ARTICLE 10
INSURANCE REQUIREMENTS

10.1 The provisions of Attachment 3 - INSURANCE REQUIREMENTS are incorporated by reference into this Contract.

10.2 The Design-Builder will comply with the insurance requirements and coverage limits detailed in Attachment 3 - INSURANCE REQUIREMENTS.

10.3 Pursuant to Florida Statutes 255.0517(2)(d), nothing contained herein prohibits the Design-Builder, Designer, subconsultant, subcontractor or supplier from purchasing any additional insurance coverage that the Design-Builder, Designer, subconsultant, subcontractor or supplier believes is necessary for protection against any liability arising out of the Contract. However, if the Design-Builder, Designer, subconsultant, subcontractor or supplier elects to purchase additional insurance, the cost of any

additional insurance procured by the Design-Builder, Designer, subconsultant, subcontractor or supplier must be disclosed to the Owner.

ARTICLE 11
NO WAIVER

The failure of the Owner to enforce at any time or for any period of time any one or more of the provisions of this Contract will not be construed to be and will not be a waiver of any such provision or provisions or of its right thereafter to enforce each and every such provision.

ARTICLE 12
DISPUTE RESOLUTION

12.1 CLAIMS AND DISPUTES

12.1 A claim is a written demand or assertion by one of the parties seeking, as a matter of right, an adjustment or interpretation of the Contract, payment of money, extension of time, or other relief with respect to the terms of the Contract (Claim). The term Claim also includes other disputes and matters in question between the Owner and the Design-Builder arising out of or relating to the Contract and Claims brought by Designers, subconsultants, subcontractors, and suppliers. All Claims must be made in writing and include an affidavit from the Design-Builder confirming the veracity of the Claim. The responsibility to substantiate Claims will rest with the party making the Claim.

12.1.1 If, for any reason, the Design-Builder believes a Claim exists, the Design-Builder must notify the Owner in writing no later than twenty-one (21) calendar days after the Design-Builder first recognizes the condition giving rise to the Claim or before the Services begin on which the Design-Builder bases the Claim, whichever is earlier. The Design-Builder must maintain strict accounting of all actual costs and/or time associated with the Claim, in such detail as may be required by the Owner. The failure to give proper notice as required herein will constitute a waiver of the Claim.

12.1.2 When the Services on which the claim is based have been completed, the Design-Builder will, within ten (10) calendar days, submit the Design-Builder's written documentation of the Claim, together with all supporting documentation required by the Owner, to the Owner. Such documentation of the Claim by the Design-Builder, and the fact that the Owner has kept strict accounting of the actual cost and/or time associated with the Claim, will not in any way be construed as proving or substantiating the Claim.

12.1.3 Unless otherwise agreed in writing and notwithstanding any other rights or obligations of either of the parties under this Contract, the Design-Builder will carry on with the performance of its Services and duties hereunder during the pendency of any Claim, litigation, arbitration, or any other proceedings to resolve any Claim.

The Owner, however, will be under no obligation to make payments on or against such Claims during the pendency of any proceedings to resolve such Claims.

12.1.4 The Design-Builder's acceptance of final payment for any individual work order will constitute a full waiver of any and all Claims by the Design-Builder against the Owner arising out of this Contract or individual work order or otherwise related to the Project, except insurance company subrogation claims and other Claims previously made in writing and identified by the Design-Builder as unsettled at the time of the final payment.

12.1.5 Neither the acceptance of the Design-Builder's Services nor payment by the Owner will be deemed to be a waiver of the Owner's rights against the Design-Builder, including but not limited to:

12.1.5.1 Latent defects;

12.1.5.2 Terms of special warranties required by the Contract documents listed in Paragraph 3.1 or the Project Documents;

12.1.5.3 Failure of the Services to comply with the requirements of the documents listed in Paragraph 3.1 or the Project Documents;

12.1.5.4 Claims, security interests or encumbrances arising out of the Contract and unsettled;

12.1.5.5 An audit following final payment.

12.2 RESOLUTION OF CLAIMS AND DISPUTES

The following shall occur as a condition precedent to the Owner's review of a Claim unless waived in writing by the Owner:

12.2.1 Project Representatives' Meeting: Within seven (7) calendar days after a dispute occurs or delivery of the Claim notice required by Paragraph 12.1.2, the Design-Builder's senior project management personnel who have authority to resolve the dispute or Claim shall meet with the Owner's project representative who has authority to resolve the dispute or Claim in a good faith attempt to resolve the dispute or Claim. If a party intends to be accompanied at a meeting by legal counsel, the other party shall be given at least five (5) calendar days' notice of such and also may be accompanied by legal counsel. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of rules of evidence.

12.2.2 Management Representatives' Meeting: If the Project Representatives' Meeting fails to resolve the dispute or Claim or if they fail to meet, a senior executive for the Design-Builder and for the Owner, neither of which have day to day Projects

management responsibilities, shall meet, within fourteen (14) calendar days after a dispute or Claim occurs, in an attempt to resolve the dispute or Claim and any other identified disputes or Claims or any unresolved issues that may lead to a dispute or Claim. If a party intends to be accompanied at a meeting by legal counsel, the other party shall be given at least five (5) calendar days' notice of such and also may be accompanied by legal counsel. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of rules of evidence.

12.2.3 Following the Project Representatives' Meeting and the Management Representatives' Meeting, the Owner will review the Design-Builder's dispute or Claims and may (1) request additional information from the Design-Builder which will be immediately provided to the Owner, or (2) render a decision on all or part of the dispute or Claim. The Owner will endeavor to notify the Design-Builder in writing of the disposition of the dispute or Claim within twenty-one (21) calendar days following the receipt of such claim or receipt of additional information requested.

12.2.4 If the Owner decides that the Services relating to such dispute or Claim should proceed regardless of the Owner's disposition of such dispute or Claim, the Owner will issue to the Design-Builder a written directive to proceed. The Design-Builder will proceed as instructed.

12.2.5 If any Claim is made pursuant to this Contract, the Design-Builder will provide, at the Owner's request, all documents in support of the Claim. If the Owner requests to review the Project Documents and the Design-Builder fails to provide them in a timely manner or has failed to preserve them, the Claim by the Design-Builder will be deemed waived.

12.2.6 The exclusive venue for any action involving the Owner arising out of or related to the Services provided under this Contract will be in the appropriate State Court in and for the 13th Judicial Circuit for Hillsborough County, Florida, or the U.S. District Court in the Tampa Division of the Middle District of Florida. The Design-Builder shall incorporate the terms of this provision into all of its contracts, subcontracts, and other agreements of any tier and require all Designers, subconsultants, subcontractors or suppliers to similarly incorporate the terms of this provision in their agreements.

12.2.7 Mediation with a mediator approved by the Owner shall be a condition precedent to litigation involving the Owner. Any such mediation will be subject to Rule 1.700 et seq, Florida Rules of Civil Procedure and Chapter 44, Florida Statutes. The Design-Builder shall incorporate the terms of this provision into all of its contracts, subcontracts, and other agreements of any tier and require all Designers, subconsultants, subcontractors or suppliers to similarly incorporate the terms of this provision in their agreements.

ARTICLE 13
ASSISTANCE IN LITIGATION

Design-Builder will render assistance to and on behalf of the Owner in dispute resolution proceedings, including but not limited to, litigation in connection with or arising out of this Contract, litigation brought by or against the Owner and any third parties, by providing technical information, analyses, and expert witnesses only for the Owner. The Design-Builder will provide services under this Article at a mutually agreed upon and reasonable rate as an Additional Service.

ARTICLE 14
CONFLICT OF INTEREST

Design-Builder represents that it presently has no interest and will acquire no interest, either direct or indirect, which would conflict, as determined by the Owner, in any manner with the performance of services required hereunder or be contrary to any Code of Professional Conduct. Design-Builder further represents that no persons having any such interest will be employed to perform these services.

ARTICLE 15
NOTICES AND ADDRESS OF RECORD

15.1 All notices required or made pursuant to this Contract to be given by the Design-Builder to the Owner will be in writing and may be given either by mailing same by United States mail with proper postage affixed thereto, or by hand-delivery, to the appropriate address as listed below:

15.1.1 Mail: Hillsborough County Aviation Authority
P. O. Box 22287
Tampa, FL 33622-2287
Attention: Chief Executive Officer

15.1.2 Hand-delivery: Hillsborough County Aviation Authority
Tampa International Airport
5411 SkyCenter Drive
Suite 500
Tampa, FL 33607
Attention: Chief Executive Officer

15.2 All notices required or made pursuant to this Contract to be given by the Owner to the Design-Builder will be in writing and may be given either by mailing same by United States mail with proper postage affixed thereto, or by hand-delivery, to the appropriate address as listed below:

15.2.1 Mail: 5405 Cypress Center Drive
Suite 200
Tampa FL 33609

ARTICLE 16
TERM OF CONTRACT

The Term of this Contract will commence on the date awarded by the Owner's Board of Directors and will remain in effect until the expiration of the construction warranties and resolution of all claims for the Projects. Individual work orders will have effective dates and completion dates for the individual scope of Services.

ARTICLE 17
BREACH OF CONTRACT / TERMINATION OF CONTRACT

17.1 Any violation or breach of terms of this Contract on the part of the Design-Builder or its Designers, subconsultants, subcontractors, or suppliers may result in the suspension or termination of this Contract or such other action that may be necessary to enforce the rights of the Owner, FAA, FDOT, or other governmental entities having jurisdiction. The Owner will provide the Design-Builder written notice that describes the nature of the breach and corrective actions the Design-Builder must undertake in order to avoid termination of this Contract. The Owner reserves the right to withhold payments to the Design-Builder until such time the Design-Builder corrects the breach or the Owner elects to terminate this Contract. The Owner's notice will identify a specific date by which the Design-Builder must correct the breach. The Owner may proceed with termination of this Contract if the Design-Builder fails to correct the breach by the deadline indicated in the Owner's notice.

17.2. The duties and obligations imposed by this Contract and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights, and remedies otherwise imposed or available by Laws.

17.3 Notwithstanding Paragraph 17.1, this Contract may be terminated by the Owner with or without cause upon at least seven days written notice to the Design-Builder. Upon termination of this Contract there will be no further duty or obligation with regard to a Part 2 Contract.

17.4 In the event of termination by Owner without cause, the Design-Builder will be entitled to receive compensation for that portion of the cost attributable to the Basic Services, Additional Services, services, and Reimbursable Expenses under this Contract earned through the date of termination. In addition, the Design-Builder is entitled to receive compensation for direct, out-of-pocket termination expenses. Termination expenses are expenses directly attributable to termination. However, as a prerequisite to receiving such termination expenses, the Design-Builder is required to include language regarding entitlement to compensation for costs attributable to Basic Services, Additional Services, Services, Reimbursable Expenses, and out-of-pocket termination expenses in all purchase orders, subcontracts, and other agreements it enters into to effectuate completion of this Contract. The Design-Builder will not be entitled to any further or additional

compensation from the Owner, including but not limited to, damages or lost or anticipated profits on portions of the Services not performed.

17.5 In the event of termination for cause, the Owner may retain all payments due to the Design-Builder at the date of termination until all of the Owner's damages have been established and deducted from payments due. To the extent the Owner's damages exceed the payments due the Design-Builder, such excess will be paid by the Design-Builder to the Owner within ten (10) days of the Owner's written demand for same to the Design-Builder.

17.6 Upon 30 days written notice to the Owner, the Design-Builder may terminate this Contract only if the Design-Builder is not in default of any term, provision, or covenant of this Contract, and only upon or after the occurrence of the inability of the Design-Builder to perform work for a period of longer than 90 consecutive days due to war, terrorism, or the issuance of any order, rule or regulation by a competent governmental authority or court having jurisdiction over the Owner preventing the Design-Builder from operating its business for a period of longer than 90 consecutive days; provided, however, that such inability or such order, rule or regulation is not due to any fault or negligence of the Design-Builder.

17.7 In the event this Contract is terminated or in the event that a Part 2 Contract is not executed, the Owner will be entitled to retain and use all Project Documents furnished or prepared by or for the Design-Builder or design professionals employed or retained by the Design-Builder as set forth in Paragraph 3.21 and Article 8.

17.8 In the event the Owner terminates the Design-Builder for cause pursuant to this Article 17 and it is later determined that such termination was not proper, or such termination right was not otherwise available to the Owner, such termination will be deemed a termination without cause and the Design-Builder's rights and remedies will be limited to those set forth in Paragraph 17.4 above.

17.9 In the event of termination, the Design-Builder consents to the Owner's selection of a successor Design-Builder of the Owner's choice to assist the Owner in completing the Projects, provided that (1) for a termination for cause, the Owner exercises its rights in good faith, and (2) for any termination for convenience, the Owner makes all payments due to the Design-Builder under this Contract. The Design-Builder further agrees to cooperate and provide any information reasonably requested by the Owner in connection with the completion of the Projects and consents to and authorizes the making of any reasonable changes to the Design-Builder's instruments of service by the Owner and successor Design-Builder as the Owner may desire. In the event that the Design-Builder is terminated and a successor Design-Builder is employed to complete the Projects, the Design-Builder shall not be liable for the successor Design-Builder's Services. However, the Design-Builder remains liable under this Contract for all its acts and omissions up to and including the date of termination and subsequent provision of any information required to be provided under this provision.

ARTICLE 18
SUSPENSION OF SERVICES

The Owner may, for any reason, order the Design-Builder in writing to suspend, delay or interrupt the Services in whole or in part for such period of time as the Owner may determine. If the Services is stopped for a period exceeding 60 days by the Owner, the Design-Builder may be entitled to additional compensation and expenses, said compensation and expenses to be established pursuant to negotiations between the parties.

ARTICLE 19
SUCCESSORS AND ASSIGNS

19.1 The Owner and the Design-Builder, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Contract and to the partners, successors, and assigns of such other party with respect to the covenants of this Contract.

19.2 Except as hereinafter provided, neither party to this Contract will assign or sublet this Contract, in whole or in part, without the written consent of the other party, nor will the Design-Builder assign any monies due, or to become due, hereunder without the previous written consent of the Owner. If the Design-Builder attempts to make such assignment or sublet without such consent, the Design-Builder will nevertheless remain legally responsible for all obligations under this Contract.

19.3 The Owner reserves the right to transfer its interests herein to any other governmental body authorized by Laws to operate the Airport.

ARTICLE 20
TRUTH IN NEGOTIATIONS

The Design-Builder certifies that the wage rates and other factual unit costs supporting the compensation described herein and in all work orders provided under this Contract are accurate, complete and current as of the date of the Contract, the amendment, or work order, and that the compensation will be adjusted to exclude any sums where the Owner determines the amount was increased due to inaccurate, incomplete or non-current wage rates and other factual unit costs.

ARTICLE 21
PROHIBITION AGAINST CONTINGENT FEES

The Design-Builder warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Design-Builder, to solicit or secure this Contract, and that the Design-Builder has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for the Design-Builder, any fee, commission, percentage, gift, or other consideration, contingent upon or resulting from the award or making of this Contract. If the Owner finds that the Design-Builder violates this provision,

the Owner may terminate this Contract without liability and, at its discretion, deduct from this Contract, or otherwise recover from the Design-Builder, the full amount of any fee, commission, percentage, gift, or consideration.

ARTICLE 22
RESTRICTED VENDOR LISTS

22.1 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 on a contract to provide any goods or services to a public entity, may not submit a bid 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 Design-Builder, contractor, Design Professional, Designer, subconsultant, subcontractor or supplier under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

22.2 A person or affiliate who has been placed on the discriminatory vendor list kept by the Florida Department of Management Services may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid 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 Design-Builder, contractor, Design Professional, Designer, subconsultant, subcontractor or supplier under a contract with any public entity and may not transact business with any public entity as provided in Section 287.134, Florida Statutes.

22.3 An entity, affiliate, Design-Builder, Designer, contractor, supplier, subcontractor, consultant, subconsultant, or design professional who has had its Certificate of Qualification suspended, revoked, denied, or is included on the FDOT Contractor Suspension List, may not perform work under this Contract.

ARTICLE 23
CONTRACT MADE IN FLORIDA

This Contract has been made in and will be construed in accordance with the laws of the State of Florida.

ARTICLE 24
NON-DISCRIMINATION

24.1 During the performance of this Contract, the Design-Builder, for itself, its assignees, and successors in interest, agrees as follows:

24.1.1. Compliance with Regulations: The Design-Builder (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities,

as they may be amended from time to time, which are herein incorporated by reference and made a part of this Contract.

24.1.2. Nondiscrimination: The Design-Builder, with regard to the work performed by it during the Contract, will not discriminate on the grounds of race, color, national origin, creed, sex, age, or disability in the selection and retention of subcontractors and suppliers, including procurements of materials and leases of equipment. The Design-Builder will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21 including amendments thereto.

24.1.3. Solicitations for Subcontracts, including Procurements of Materials and Equipment: In all solicitations, either by competitive bidding or negotiation made by the Design-Builder for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Design-Builder of the Design-Builder's obligations under this Contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.

24.1.4. Information and Reports: The Design-Builder will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Owner or the FAA to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a Design-Builder is in the exclusive possession of another who fails or refuses to furnish the information, the Design-Builder will so certify to the Owner or the FAA, as appropriate, and will set forth what efforts it has made to obtain the information.

24.1.5. Sanctions for Noncompliance: In the event of a Design-Builder's noncompliance with the nondiscrimination provisions of this Contract, the Owner will impose such contract sanctions as it or the FAA may determine to be appropriate, including, but not limited to:

24.1.5.1 Withholding payments to the Design-Builder under the Contract until the Design-Builder complies; and/or

24.1.5.2. Cancelling, terminating, or suspending the Contract, in whole or in part.

24.1.6. Incorporation of Provisions: The Design-Builder will include the provisions of Articles 24.1.1 through 24.1.6 in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Design-Builder will take action with respect to any subcontract or procurement as the Owner or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for

noncompliance. Provided, that if the Design-Builder becomes involved in, or is threatened with litigation by a subcontractor or supplier because of such direction, the Design-Builder may request the Owner to enter into any litigation to protect the interests of the Owner. In addition, the Design-Builder may request the United States to enter into the litigation to protect the interests of the United States.

24.2. During the performance of this Contract, the Design-Builder, for itself, its assignees, and successors in interest (for the purposes of this paragraph, hereinafter referred to as the "Design-Builder") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

• Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq*., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);

• 49 CFR part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964) including amendments thereto;

• The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);

• Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 *et seq*.), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance;

• The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 *et seq*.) (prohibits discrimination on the basis of age);

• Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);

• The Civil Rights Restoration Act of 1987 (P.L. 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);

• Titles II and III of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR Parts 37 and 38;

• Title IX of the Education Amendments of 1972, as amended, which prohibits Design-Builder

from discriminating because of sex in education programs or activities (20 U.S.C. § 1681, et seq).

ARTICLE 25
SMALL BUSINESS ENTERPRISE (SBE) ASSURANCES

25.1 It is the policy of the Owner that SBEs, as defined in the Owner's SBE Policy and Program, will have full and fair opportunities to compete for and participate in the performance of non-federally funded contracts or in the purchase of goods and services procured by the Owner. Consequently, the SBE requirements and the Owner's SBE Policy and Program will apply to this Contract and are made a part hereof.

25.1.1 The Design-Builder and any subcontractor of the Design-Builder will not discriminate on the basis of race, color, national origin, or sex in the performance of this Contract. The Design-Builder will carry out applicable requirements of the Owner's SBE Policy and Program in the award and administration of contracts. Failure by the Design-Builder to carry out these requirements is a material breach of this Contract, which may result in the termination of this Contract or such other remedy as the Owner deems appropriate, which may include, but not limited to:

25.1.1.1 Withholding monthly progress payments;

25.1.1.2 Assessing sanctions;

25.1.1.3 Liquidated damages; and/or

25.1.1.4 Disqualifying the contractor from future bidding as non-responsible.

25.1.2 The Design-Builder agrees that it will not discriminate against any business owner because of the owner's race, color, national origin, or sex in connection with the award or performance of any contract, management contract, or subcontract, purchase or lease contract.

25.1.3 The Design-Builder agrees to include the statements in paragraphs (1) and (2) above in any subsequent contract or contract that it enters and cause those businesses to similarly include the statements in further contracts.

25.2 The Design-Builder agrees to ensure that SBEs, as defined in the Owner's SBE Policy and Program, have the maximum opportunity to participate in the performance of this Contract, and the Design-Builder will take all necessary and reasonable steps in accordance therewith to ensure that SBEs have the maximum opportunity to compete for and perform subcontracts.

25.3 SBE Goals. In compliance with the Owner's SBE Policy and Program, the Design-Builder's minimum SBE commitment is established as the sum total of the verified Letter(s) of Intent

for each portion of the Projects submitted with their response. The SBE goal stated below is the sum total of the certified SBE'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 SBEs at least 12% of the total dollar amount of the design fees earned under the design phase of the Projects.

25.4 All SBEs interested in participating in contracting/subcontracting opportunities must be certified as eligible SBEs before said business enterprises begins their portion of the Contract Work. Only certified SBEs will count toward the SBE goal. If the Design-Builder fails to achieve the SBE expectancy stated herein, it will be required to provide documentation demonstrating that it made good faith efforts in attempting to do so.

25.5 SBE Termination and Substitution: The Design-Builder will not terminate a SBE for convenience without the Owner's prior written consent. If a SBE is terminated by the Design-Builder with the Owner's consent or because of the SBE's default, then the Design-Builder must make a good faith effort, in accordance with the requirements of the Owner's SBE Policy and Program, to find another SBE to substitute for the original SBE to provide the same amount of SBE participation.

25.6 Reporting Requirements: The Design-Builder agrees that, within 15 days after the expiration of each calendar month during the Term of this Contract beginning on the Effective Date of this Contract, it will provide a SBE Utilization Activity report to the Owner's Community Relations Manager reflecting, as applicable, in a form acceptable to the Owner, the Design-Builder's total dollar value received under this Contract for the applicable period and the amount expended for the purchase of goods and services from each SBE firm during that period, calculated in accordance with the requirements of the Owner's SBE Policy and Program.

25.7 Monitoring: The Owner will monitor the compliance and good faith efforts of the Design-Builder in meeting these requirements. The Owner will have access to the necessary records to examine such information as may be appropriate for the purpose of investigating and determining compliance with this subsection, including, but not limited to, records, records of expenditures, contracts between the Design-Builder and the SBE participant, and other records pertaining to the SBE participation plan, which the Design-Builder will maintain for a minimum of three years following the end of this Contract. Opportunities for SBE participation will be reviewed prior to the exercise of any renewal, extension or material amendment of this Contract to consider whether an adjustment in the SBE requirement is warranted. Without limiting the requirements of this Contract, the Owner reserves the right to review and approve all subleases or subcontracts utilized by the Design-Builder for the achievement of these goals.

25.8 Design-Builder agrees to indemnify the Owner from the loss of any funds or other damages that may result from Design-Builder's failure to achieve the SBE goals set forth herein or to establish a good faith effort to do so, including attorneys' fees and costs associated with said failure by Design-Builder or good faith investigation by Owner. Failure of the Design-Builder to make a good faith effort to achieve SBE goals will be a material breach of this Contract.

The determination of whether Design-Builder's efforts were made in good faith will be made by the Owner. At 50% completion, a plan of action properly reflecting anticipated SBE achievement of the commitment is required to be submitted to the Owner.

25.9 In the event of the Design-Builder's non-compliance with the Owner's SBE Policy and Program, failure to meet the prescribed SBE goal set forth in this Contract, or failure to establish a good faith effort to do so, the Owner will impose such contract sanctions as the Owner may determine to be appropriate, including but not limited to:

25.9.1 Withholding of payments to the Design-Builder under this Contract until the Design-Builder complies; and/or

25.9.2 Assessing sanctions; and/or

25.9.3 Liquidated damages; and/or

25.9.4 Cancellation, termination or suspension of this Contract in whole or in part; and/or

25.9.5 Suspension or debarment of Design-Builder from eligibility to contract with the Owner in the future or to receive bid packages or request for qualification (RFQ) packages, pursuant to the Owner's Policy P414, Suspension/Debarment of Contractors.

ARTICLE 26
PROHIBITION AGAINST CONTRACTING WITH SCRUTINIZED COMPANIES

This Contract will be terminated in accordance with Florida Statutes Section 287.135 if it is found that the Design-Builder submitted a false Scrutinized Company Certification as provided in Florida Statutes Section 287.135(5) or any of the following occur with respect to the company or a related entity:

(i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or

(ii) for any contract for goods or services of $1 million or more,

a. it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or

b. is engaged in business operations in Cuba or Syria.

ARTICLE 27
E-VERIFY REQUIREMENT / UNAUTHORIZED ALIENS

27.1 In accordance with the State of Florida, Office of the Governor, Executive Order Number 11-116 (Verification of Employment Status), all agencies under the direction of the Governor are to include as a condition of all state contracts for the provision of goods or services to the state in excess of nominal value, an express requirement that contractors utilize the U.S. Department of Homeland Security's E-Verify system to verify the

employment eligibility of all new employees hired by the contractor during the contract term, and an express requirement that contractors include in such subcontracts the requirement that Designers, subconsultants, subcontractors or suppliers performing work or providing services pursuant to the state contract utilize the E-Verify system to verify the employment eligibility of all new employees hired by the Designer, subconsultant, subcontractor or supplier during the contract term. Any projects with Florida Department of Transportation (FDOT) funding will contain this assurance as a condition for any new Joint Participation Agreements dated after January 4, 2011. The Design-Builder will verify all their new employees and will require that their Designers, subconsultants, subcontractors or suppliers verify all their new employees in accordance with the E-Verify requirements set out above. The Design-Builder will execute Attachment 3, E-Verify Certification, to certify and affirm that Design-Builder will comply with the E-Verification requirements of Executive Order Number 11-116.

27.2 FDOT considers the employment by any contractor of unauthorized aliens a violation of Section 274A(e) of the Immigration and Nationality Act. If the Design-Builder knowingly employs unauthorized aliens, such violation will be cause of unilateral termination of this Contract.

27.3 By entering into this Contract, the Design-Builder becomes obligated to comply with the provisions of Section 448.095, Florida Statutes, "Employment Eligibility." This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor uses the E-Verify system and subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statutes, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the Section 448.095 by the Design-Builder, the Design-Builder may not be awarded a public contract for a period of 1 year after the date of termination.

ARTICLE 28
LOBBYING

No funds received pursuant to this Contract may be expended for lobbying the Florida Legislature, judicial branch, or any state agency, in accordance with Section 216.347, Florida Statutes.

ARTICLE 29
RESERVED

ARTICLE 30
NO EQUITABLE ADJUSTMENT

The Design-Builder's remedies are limited to those remedies specified herein. To the fullest extent permitted by law, the Design-Builder agrees that it is not entitled nor will it seek equitable

adjustment of any of the terms of this Contract, including but not limited to Contract time and compensation. This provision shall take precedence over any conflicting Contract provisions.

ARTICLE 31
COMPLETE CONTRACT

This Contract represents the entire agreement and fully integrated Contract between the Owner and the Design-Builder and supersedes all prior negotiations, representations, or agreements, either written or oral. This Contract may be amended only by written instrument signed by both the Owner and the Design-Builder.

This Contract entered into as of the day and year first written above.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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-Builder this _____ day of _____, 20__.

ATTEST:

MANHATTAN CONSTRUCTION LLC

_____

By: _____

Title: _____

Print Name

_____

Print Address

_____

_____

Signed, sealed, and delivered
in the presence of:

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

Notary for Manhattan Construction LLC

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ____ day of _____, 20_, by _____ as
(Name of person)
_____, for _____.
(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

By the Authority this _____ day of _____, 20__.

HILLSBOROUGH COUNTY AVIATION AUTHORITY

(*Affix Corporate Seal*)

By: _____
Arthur F. Diehl III, Chairman

ATTEST:

_____
Harry Cohen, Assistant Secretary / Assistant Treasurer

Signed, sealed, and delivered
in the presence of:

_____
Witness

_____
Print Name

_____
Witness

_____
Print Name

APPROVED AS TO FORM FOR LEGAL SUFFICIENCY:

By: _____
Michael 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 _____, 20__, by Arthur F. Diehl III, in the capacity of Chairman, and by Harry Cohen in the capacity of Assistant Secretary / Assistant Treasurer, 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

ATTACHMENT 1

Project Fee Proposal - Manhattan/PGAL Team - Summary Sheet

CONCESSIONS SPACE REDEVELOPMENT AND AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Basic Design Services			Project	30%	60%	90%	IFC	**Total**	Construction	Total	SBE %	% SBE	% Construction
Engineering & Preconstruction Services			Definition	Schematic	Design Dev.	Const. Docs	Final Docs	**Part 1**	Administration		of Design Fee	Goal	Cost
1	Manhattan Construction Company		$ 560,779.81	$ 476,582.04	$ 548,281.29	$ 372,079.64	$ 264,597.96	$ 2,222,320.74	$ -	$ 2,222,320.74			
2	Dealtura LLC		$ 46,246.20	$ 45,945.90	$ 46,846.80	$ 25,225.20	$ 28,528.50	$ 192,792.60	$ -	$ 192,792.60			
3	PGAL		$ 613,977.60	$ 865,732.47	$ 953,123.85	$ 1,206,455.33	$ 551,895.06	$ 4,191,184.32	$ 509,948.39	$ 4,701,132.70			
4	AERO Systems Engineering		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
5	Apple Designs		$ 25,204.84	$ 14,447.04	$ 20,353.40	$ 32,705.50	$ 10,370.40	$ 103,081.18	$ 9,699.90	$ 112,781.08			
6	AREHNA Engineering, Inc.		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
7	Argus Consulting		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
8	C&S Engineers, Inc.		$ 84,039.43	$ -	$ -	$ -	$ -	$ 84,039.43	$ -	$ 84,039.43			
9	Construction Moisture Consulting		$ 18,359.85	$ 38,525.48	$ 26,729.30	$ 43,620.69	$ 7,053.48	$ 134,288.79	$ 25,565.83	$ 159,854.62	1.03%		
10	Digital Building Services, LLC		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
11	ELEMENT Engineering Group		$ -	$ -	$ 115,521.48	$ -	$ -	$ 115,521.48	$ -	$ 115,521.48			
12	Jensen Hughes		$ 41,424.24	$ 66,597.96	$ 53,594.16	$ 65,033.40	$ 55,440.36	$ 282,090.12	$ 17,141.52	$ 299,231.64			
13	Lavandera Electric Company		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
14	Master Consulting Engineers, Inc.		$ 105,186.06	$ 88,292.85	$ 107,065.37	$ 86,494.68	$ 56,404.40	$ 443,443.35	$ 86,485.47	$ 529,928.82	3.39%		
15	OHC		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
16A	TLC Engineers		$ 167,899.93	$ 195,444.78	$ 282,912.54	$ 248,865.66	$ 118,158.48	$ 1,013,281.38	$ 154,174.35	$ 1,167,455.73			
16B	VINCO Engineering		$ 35,015.76	$ 58,292.33	$ 63,592.43	$ 72,586.80	$ 47,241.09	$ 276,728.40	$ 19,224.27	$ 295,952.67	2.12%		
17	TransSolutions, LLC		$ 76,001.56	$ 77,226.97	$ 64,130.71	$ 42,613.52	$ -	$ 259,972.76	$ 18,783.50	$ 278,756.26			
	Design Phase	Sub Total	$ 1,774,135.28	$ 1,927,087.80	$ 2,282,151.33	$ 2,195,680.41	$ 1,139,689.74	$ 9,318,744.55	$ 841,023.23	$ 10,159,767.78			
Reimbursable Expenses													
1	Manhattan												
	Travel / Parking		$ 10,500.00	$ 10,500.00	$ 5,500.00	$ 4,000.00	$ 4,000.00	$ 34,500.00	$ -	$ 34,500.00			
	Hotel/Meals		$ 3,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 3,000.00	$ 18,000.00	$ -	$ 18,000.00			
	Document Printing		$ 4,000.00	$ 4,000.00	$ 5,500.00	$ 5,500.00	$ 6,500.00	$ 25,500.00	$ -	$ 25,500.00			
	Postage		$ 1,000.00	$ 1,000.00	$ 1,300.00	$ 1,300.00	$ 1,500.00	$ 6,100.00	$ -	$ 6,100.00			
			$ -	$ -	$ -	$ -	$ -		$ -				
2	Dealtura LLC												
	Travel/Parking		$ 1,882.00	$ 1,651.75	$ 921.00	$ 690.75	$ 690.75	$ 5,836.25	$ -	$ 5,836.25			
	Hotel/Meals		$ 310.00	$ 424.00	$ -	$ -	$ -	$ 734.00	$ -	$ 734.00			
3	PGAL												
	Travel/Parking		$ 12,000.00	$ 9,000.00	$ 5,500.00	$ 4,000.00	$ 2,500.00	$ 33,000.00	$ 7,500.00	$ 40,500.00			
	Hotel/Meals		$ 2,500.00	$ 2,000.00	$ 1,500.00	$ 1,500.00	$ 1,000.00	$ 8,500.00	$ 3,000.00	$ 11,500.00			
	Printing/Shipping		$ 6,000.00	$ 6,000.00	$ 5,000.00	$ 3,500.00	$ 2,500.00	$ 23,000.00	$ 1,500.00	$ 24,500.00			
			$ -	$ -	$ -	$ -	$ -		$ -				
4	AERO Systems Engineering												
	Travel/Parking		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
5	Apple Designs												
	Travel/Parking		$ 2,982.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 3,982.00	$ 100.00	$ 4,082.00			
	Hotel/Meals		$ 480.00	$ -	$ -	$ -	$ -	$ 480.00	$ -	$ 480.00			
			$ -	$ -	$ -	$ -	$ -		$ -				
6	AREHNA Engineering, Inc.												
	Travel/Parking		$ 100.00	$ 100.00	$ -	$ -	$ -	$ 200.00	$ -	$ 200.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
7	Argus Consulting												
	Travel/Parking		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
8	C&S Engineers, Inc.												
	Travel/Parking		$ 1,600.00	$ -	$ -	$ -	$ -	$ 1,600.00	$ -	$ 1,600.00			
	Hotel/Meals		$ 450.00	$ -	$ -	$ -	$ -	$ 450.00	$ -	$ 450.00			
			$ -	$ -	$ -	$ -	$ -		$ -				
9	Construction Moisture Consulting												
	Travel/Parking		$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 1,250.00	$ 100.00	$ 1,350.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
10	Digital Building Services, LLC												
	Travel/Parking		$ 400.00	$ 400.00	$ -	$ -	$ -	$ 800.00	$ -	$ 800.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
11	ELEMENT Engineering Group												
	Travel/Parking		$ -	$ -	$ 300.00	$ -	$ -	$ 300.00	$ -	$ 300.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
12	Jensen Hughes												
	Travel/Parking		$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 1,250.00	$ 150.00	$ 1,400.00			

	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -			$ -			
13	Lavandera Electric Company												
	Travel/Parking		$ 400.00	$ 400.00	$ -	$ -	$ -	$ 800.00	$ -	$ 800.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
14	Master Consulting Engineers, Inc.												
	Travel/Parking		$ 210.00	$ 210.00	$ 210.00	$ 266.00	$ 112.00	$ 1,008.00	$ 150.00	$ 1,158.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
15	OHC												
	Travel/Parking		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
16A	TLC Engineers												
	Travel/Parking		$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 1,500.00	$ 150.00	$ 1,650.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
16B	VINCO Engineering												
	Travel/Parking		$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 1,500.00	$ 150.00	$ 1,650.00			
	Hotel/Meals		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
			$ -	$ -	$ -	$ -	$ -		$ -				
17	TransSolutions, LLC												
	Travel/Parking		$ 1,600.00	$ 3,200.00	$ 3,200.00	$ -	$ -	$ 8,000.00	$ -	$ 8,000.00			
	Hotel/Meals		$ 788.00	$ 1,576.00	$ 1,576.00	$ -	$ -	$ 3,940.00	$ -	$ 3,940.00			
Allowances													
1	Testing / Investigation (X-Ray) / Selective Demo		$ 250,000.00	$ -	$ -	$ -	$ -	$ 250,000.00		$ 250,000.00			
2	Site Testing - Tag/Trace/Monitor (LAVANDERA)		$ 264,500.00	$ 235,000.00	$ -	$ -	$ -	$ 499,500.00		$ 499,500.00	3.82%		
3	Surveying		$ 100,000.00	$ -	$ -	$ -	$ -	$ 100,000.00		$ 100,000.00			
4	Building Permit		$ -	$ -	$ -	$ 250,000.00	$ -	$ 250,000.00		$ 250,000.00			
5	Laser Scanning & Modeling (DBS)		$ 43,000.00	$ 67,000.00	$ -	$ -	$ -	$ 110,000.00		$ 110,000.00			
6	Building Permit Expedited Approvals		$ -	$ -	$ -	$ 95,000.00	$ -	$ 95,000.00		$ 95,000.00			
7	Third Party Drawing Peer Review		$ -	$ -	$ -	$ 60,000.00	$ -	$ 60,000.00		$ 60,000.00			
8	Miscellaneous Allowance		$ 500,000.00	$ -	$ -	$ -	$ -	$ 500,000.00		$ 500,000.00			
9	Material Testing (AREHNA)		$ 200,000.00	$ 25,000.00	$ -	$ -	$ -	$ 225,000.00		$ 225,000.00	1.72%		
10	Design for Protected Walkways		$ 50,000.00	$ 25,000.00	$ -	$ -	$ -	$ 75,000.00		$ 75,000.00			
11	Vertical Transportation Consultant		$ 50,000.00	$ -	$ -	$ -	$ -	$ 50,000.00		$ 50,000.00			
Sub Total			$ 1,508,802.00	$ 397,811.75	$ 35,857.00	$ 431,106.75	$ 23,152.75	$ 2,396,730.25	$ 12,800.00	$ 2,409,530.25			
Total Fee, Allowances, Reimbursable Expenses			$ 3,282,937.28	$ 2,324,899.55	$ 2,318,008.33	$ 2,626,787.16	$ 1,162,842.49	$ 11,715,474.80	$ 853,823.23	$ 12,569,298.03	12.08%		

Owner Allowances		$ 1,350,000.00
Totals		$ 13,065,474.80

*Use of the allowance funds would be authorized by the owner issuing a supplemental WO.

Tampa International Airport
8660 27 - Concessions Space Redevelopment
Design-Builder Scope of Work

October 20, 2026

1. Overall Project Description

This Scope of Work is submitted by Manhattan Construction Company (Manhattan), the Design-Builder selected by the Hillsborough County Aviation Authority (HCAA, the Owner) under the Concessions Space Redevelopment and Airline Club Space Development Request for Qualifications. Manhattan will provide planning, design, and preconstruction professional services for the concession areas identified in the attached color-coded Scope of Work Markup (Exhibit A), and Scope of Work Checklist (Exhibit D).

The work includes redevelopment, conversion, removal, or reconfiguration of existing and new concession areas in the Main Terminal and Airsides A, C, E, and F, together with the base-building, utility, life-safety, technology, signage, finishes, and other enabling work required for the specific tasks assigned to each location. The Owner's Concessions Design Criteria Manual (CDCM) dated 9/1/2026 as prepared by HOK, the Scope of Work Markup, the Scope of Work , current concessions planning information, and approved program decisions available at the time of fee development establish the basis of design. Subsequent changes affecting scope, level of effort, schedule, or limits of work may require an adjustment to scope and compensation.

2. Scope Classification and Design Deliverables

The location-specific scope of work is established by the attached Scope of Work Markups (Exhibit A) and the Scope of Work Checklist (Exhibit D).

The color-coded Scope of Work Markup identifies each concession location, the limits of work, its Full, Limited, or No Scope classification. These classifications establish the design process and milestone sequence. They do not mean that all spaces within the same classification have the same work scope.

The Space Scope Checklist (Exhibit D) identifies location-specific architectural, engineering, code, life-safety and other tasks. The scope varies by space; the classification determines the milestone path, not a uniform work package.

FULL SCOPE (F): Services will have the following deliverables: 15% Project Definition/Validation, 30% Schematic Design, 60% Design Development/Final Owner Approval, 90% Final Permit Package, and 100% Construction Documents | Issued for Construction (IFC).

LIMITED SCOPE (L): Services will have the following deliverables: 15% validation of scope, 30% Schematic Design, 60% Design Development/Final Owner Approval, 90% Construction Documents | Permit Package, and 100% Construction Documents | IFC. The work at each Limited Scope location is only the specific work items identified for that space in the Scope of Work .

NO SCOPE (NS): No design services are included. These locations are excluded from this Scope of Work unless Owner directs otherwise in writing.

3. Scope Documents and Work Limits

The color-coded Scope of Work Markup and the Space Scope Checklist (Exhibit D) are the primary location-specific scope references attached to this narrative.

The Scope of Work Markup identifies the locations and limits of work and their respective scope classifications. The Scope of Work lists the specific tasks that apply to each space, including removal, new work, modification, or relocation where identified. A task applies only to the space where it is marked. A Full or Limited label alone does not add work to a space.

Contract Documents

The following documents collectively establish the Design-Builder's scope of services:

1. Scope of Work Narrative
2. Exhibit A – Scope of Work Markups
3. Exhibit B – TPA Concessions and Airside A Club Space Design Schedule
4. Exhibit C - Project-Wide General Requirements
5. Exhibit D – Scope of Work Checklist
6. Exhibit E – CMC Proposal Dated 10/6/2026
7. Exhibit F – C&S Companies Proposal Dated 10/8/2026

The Scope of Work Narrative establishes the design process and overall responsibilities.

Exhibit A establishes the physical limits of work and scope classifications.

Exhibit B establishes the design milestone sequence, review periods, and planned design durations.

Exhibit C - The Project-Wide General Requirements, Sections 5 and 6, are incorporated into this Scope of Work and establish the common design coordination, preconstruction, stakeholder management, procurement, and GMP requirements. The project-specific provisions of this Scope of Work and its exhibits supplement these requirements and govern the applicable scope, deliverables, exclusions, and milestone sequencing, subject to the Part 1 Agreement

Exhibit D establishes the location-specific work items applicable to each concession space.

Where a discrepancy exists regarding location-specific work items, Exhibit D shall govern. Where a discrepancy exists regarding milestone sequencing or durations, Exhibit B shall govern.

.

4. Design Team Services

Manhattan, as Design-Builder, shall provide the coordinated professional services required for the location-specific work in Exhibit D. PGAL will serve as Manhattan's prime design consultant, responsible for coordinating the design disciplines. The following disciplines and consultants will support the Design-Builder, as applicable:

- Architectural planning and design; interior finishes and limited furniture coordination – **PGAL, Inc.**
- Structural engineering – **Master Consulting Engineers.**
- Mechanical/HVAC, electrical, fire protection, technology/low-voltage, lighting, acoustics and public address – **TLC Engineering Solutions.**
- Plumbing – **Vinco.**
- Code and life-safety – **Jensen Hughes.**
- LiDAR/existing-conditions scanning & Modeling – **Digital Building Services (DBS).**
- Passenger flow modeling – **TransSolutions.**
- Signage & Wayfinding – **Apple Designs.**
- Survey and SUE investigations – **Element Engineering Group.**
- Building Envelope consulting – **Construction Moisture Consulting (CMC).**
- Structural floor-framing feasibility assessment - Main Terminal – **C&S Companies.**
- Environmental/hazardous-material investigation – **OHC Environmental**, where required.
- Geotechnical | Materials Testing – **Arehna Engineering.**

- Tag & Trace – **Lavandera Electric Company**, where required.
- Sustainability – **PGAL.**
- Stakeholder coordination – **Dealtura LLC**

5. Concessions design, preconstruction and stakeholder coordination

The following requirements supplement the Project-Wide General Requirements and apply to the Concessions Redevelopment scope.

a. Concessionaire and Stakeholder Coordination: Manhattan shall coordinate with the Owner, concession vendors, airlines, airport operations and maintenance, and applicable stakeholders, with support from Dealtura as required. Coordination shall address location-specific requirements, scope classifications, operational dependencies, turnover conditions, and Owner decisions. Manhattan, with support from Dealtura, shall facilitate cost optimization, coordinate Work Orders and scope changes, and track associated Owner decisions.

b. Concessions Implementation and Phasing: The Design-Builder shall develop and update the concessions implementation sequence, including concession turnover dependencies, temporary closures, relocation requirements, passenger circulation, and operational continuity. Implementation requirements shall be coordinated with the Owner and concession vendors as information becomes available, including anticipated concessionaire selections and lease conditions.

c. Location-Specific Scope Coordination: PGAL and the design team shall coordinate the work identified in Exhibits A and D, including Full and Limited Scope classifications, validated limits of work, affected building systems, and necessary modifications extending beyond the identified concession footprints. Recommended scope or boundary changes shall be documented and submitted for Owner review and approval.

d. Owner Reviews and Comment Resolution: The 15% and 100% page-turn reviews shall occur before completion of their respective phases. Intermediate milestone reviews, comment responses, and page-turn activities shall follow Exhibit B – Concessions Design Schedule. The Design-Builder shall coordinate location-specific Owner comments and decisions in accordance with the approved scope classifications and design milestones.

6. Concessions Procurement Strategy and Bid Process

The following requirements supplement the Project-Wide General Requirements and apply to the Concessions Redevelopment scope.

a. Concession Implementation Coordination: Manhattan shall coordinate procurement and construction packages with the Owner's concessionaire selection process, anticipated lease conditions, turnover requirements, temporary closures, and operational dependencies as information becomes available. Procurement planning shall account for the anticipated concessionaire RFQ and subsequent implementation requirements.

b. Location-Specific Bid Packages: Procurement packages shall reflect the approved Full and Limited Scope classifications, location-specific work identified in Exhibits A and D, and associated enabling work. Package boundaries shall be coordinated with the concessions implementation sequence to minimize operational disruptions, maintain continuity of active concessions, and avoid scope gaps.

7. Program Validation

The Design-Builder shall review and validate the Owner-provided Program Definition Document (PDD) dated 4/6/2026 as prepared by RS&H, PDD Supplement, Utility Matrix, and Concessions Design Criteria Manual (CDCM), together with Exhibits A and D, available lease and implementation information, and existing-condition records. Validation shall address the architectural planning concept and mechanical, plumbing, electrical, structural, and IT/low-voltage systems analyses and recommendations. The 15% Project Definition / Validation phase includes a validation charrette with Owner and its planning team, addressing Full Scope locations and program-wide dependencies affecting Limited Scope locations.

Validation shall confirm each location's scope classification, work items, limits of work, and implementation dependencies, including the MEP conditions identified in Exhibit D. Design decisions, unresolved conditions and any resulting changes shall be documented for Owner direction.

The 15% Project Definition / Validation tasks and deliverables are detailed in Section 8.1. Validation findings and recommendations shall establish the preliminary Basis of Design, identify required scope and classification adjustments, and document Owner decisions necessary to advance into 30% Schematic Design.

8. Design Phases

8.1 Task A-1 – Concessions Requiring Full Scope

Task A-1 applies to Full Scope locations in Exhibits A and D. The Full Scope designation establishes design milestones; Exhibit D defines each location's work. MEP/roof, soffit-air-distribution and other complex interfaces identified in the coordinated checklist shall be evaluated during validation and advanced only as required by the confirmed location-specific scope.

As applicable to each space, Full Scope design may include existing-condition verification; tenant turnover and demolition; code and life-safety review; architectural partitions, doors, storefronts, finishes, flooring, ceilings, signage, graphics, furniture, circulation, and queuing; MEP and fire-protection evaluation and design; utility removal, capping, new work, modification, or relocation; roof or envelope coordination; structural review; and temporary separation and phasing. The Scope of Work Checklist identifies which items apply at each location.

Phase submissions shall include drawings, specifications, calculations, and coordination documents only to the extent required by the Scope of Work Checklist, the applicable consultant scopes of services, the CDCM, and Owner review requirements. The limits shown in Exhibit A define the primary areas of work. Work extending beyond these limits, where necessary to support the identified scope, shall be evaluated during design, documented, and coordinated with the Owner for approval.

15% – Project Definition | Validation

The Design-Builder shall review and validate the existing program, investigate existing conditions, confirm the scope and limits of work for each concession location, and establish the Basis of Design (BOD) for advancement into the 30% Schematic Design phase.

The 15% phase shall include:

A. Program and Document Review: Review the Owner-provided PDD, PDD Supplement, Utility Matrix, Concessions Design Criteria Manual (CDCM), Exhibits A and B, available as-built drawings, and other existing-condition documentation. Identify discrepancies, missing information, and design constraints.

B. Existing-Condition Investigations: Initiate and coordinate applicable site investigations during the 15% phase, continuing through 30% Schematic Design as required. Investigations include LiDAR scanning and existing-condition modeling, SUE/GPR, utility trace-and-tag, structural assessment, building-envelope and roof investigations, and environmental/materials investigations where included in the approved scope. Preliminary findings shall inform validation recommendations, with completed investigations and reports incorporated into the 30% Schematic Design. Evaluate concession locations interfacing with existing exterior façades, roof assemblies, or waterproofing systems to identify potential building-envelope impacts and determine whether additional investigation or consulting services by CMC are required.

C. Scope and Location Validation: Evaluate each concession location against Exhibits A and D, including architectural, MEP, structural, life-safety, technology, signage, and operational requirements. Identify work extending beyond the concession footprints and recommend revisions to the limits of work and location-specific scope.
D. Scope Classification Recommendations: Evaluate whether individual concession locations should remain Full or Limited Scope, or be reclassified based on investigation findings, system impacts, and anticipated design requirements. Document recommended changes for Owner review and approval.
E. Concessionaire RFQ Coordination: Identify and recommend changes to concession footprints, boundaries, intended uses, utility provisions, and scope requirements that should be resolved before the Owner issues its concessionaire/operator RFQ in early 2027.
F. Basis of Design Development: Establish the preliminary architectural, engineering, life-safety, utility, technology, and operational design criteria for each applicable location, including identified constraints, proposed improvements, and recommendations for advancement into 30% Schematic Design.
G. Validation Charrette: Conduct a workshop with the Owner, Owner's planning team, and applicable stakeholders to review investigation findings, scope classifications, proposed boundary and scope changes, Basis of Design recommendations, and decisions required before advancement.
H. Cost, Schedule, and Constructability Validation: Identify initial value engineering opportunities, evaluate implementation sequencing and operational constraints, and update the design schedule and preliminary construction phasing approach.
I. Design Coordination and QA/QC: Coordinate the design disciplines, BIM/VDC and existing-condition models, code and life-safety review, constructability, and interdisciplinary QA/QC. Update the Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log. Identify outstanding investigations and their anticipated completion dates.
J. Owner Review and Comment Resolution: Coordinate the 15% Owner review, respond to comments, and conduct the 15% page-turn review before completion of the Validation phase and advancement into 30% Schematic Design.

15% Deliverables:

1. Consolidated validation report,
2. Available preliminary investigation findings,
3. Updated space scope checklist and work-limit recommendations,
4. Proposed full/limited scope reclassifications,
5. Preliminary basis of design,
6. Concessionaire RFQ-related recommendations,
7. Preliminary order of magnitude estimate and initial value engineering opportunities,
8. Updated design schedule and preliminary construction phasing approach,
9. Applicable QA/QC findings, and
10. Updated design action log, decision log, risk register, and criteria compliance log.

Owner comments and decisions required for advancement into 30% Schematic Design shall be addressed during the 15% Validation review process. Remaining comments and follow-up actions shall be incorporated into the developing 30% design, as applicable.

30% – Schematic Design

The Design-Builder shall advance the validated scope and preliminary Basis of Design (BOD) into coordinated Schematic Design documents for the applicable Full Scope concession locations, incorporating Owner decisions, comments, and findings from the 15% validation phase.

The 30% phase shall include:

A. Existing-Condition Investigations: Complete the investigations initiated during the 15% phase, including LiDAR scanning and existing-condition modeling, SUE/GPR, utility trace-and-tag, structural assessment, building-envelope and roof investigations, and applicable geotechnical, materials, and environmental investigations. Review consultant findings and incorporate applicable results into the Schematic Design documents and updated Basis of Design. Complete applicable building-envelope investigations identified during the 15% Validation phase and incorporate findings and recommendations into the Schematic Design, where required.
B. Architectural and Interior Design: Develop schematic demolition and floor plans, reflected ceiling concepts, preliminary finish palettes, storefront and entrance concepts, circulation and seating layouts, signage interfaces, and

white-box requirements, as applicable to each location in Exhibit D. Establish the overall architectural and interior design intent.

C. Engineering and Life-Safety Design: Develop and coordinate preliminary structural, mechanical, electrical, plumbing, fire protection, technology/low-voltage, and life-safety design, including utility distribution, system capacities, required modifications, and connections to existing infrastructure.
D. Design Alternatives and Owner Review: Evaluate design alternatives where required to resolve significant architectural, operational, utility, or life-safety constraints. Present recommended solutions to the Owner using drawings, diagrams, finish boards, or selected visualizations as appropriate.
E. Passenger-Flow Modeling and Phasing: Review passenger circulation at locations potentially affected by concession redevelopment, including the Main Terminal, Airsides A, C, E, and F. During validation, identify and confirm with the Owner the locations and construction-phasing scenarios requiring passenger-flow data collection and modeling. Evaluate applicable circulation, queueing, temporary routing, and operational impacts during Schematic Design.
F. Implementation Sequencing and Constructability: Develop preliminary construction sequencing, temporary separation and passenger protection strategies, operational constraints, and enabling-work requirements in coordination with Manhattan's construction team.
G. Cost and Schedule Coordination: Prepare the updated construction cost estimate, reconcile with the Owner's independent estimator, identify cost optimization opportunities, and update the design and preliminary construction schedules.
H. Design Coordination and QA/QC: Coordinate architectural, engineering, and specialty consultants, including BIM/VDC development and clash detection, code and life-safety review, constructability, and interdisciplinary QA/QC. Update the Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log.
I. Owner Review: Submit the 30% Schematic Design documents for Owner review and document comments for resolution during 60% Design Development.

30% Deliverables:

1. Coordinated schematic demolition,
2. Architectural/interior, structural, MEP/FP, technology/low-voltage, and preliminary life-safety drawings.
3. Outline technical specifications;
4. Completed investigation reports and updated BOD;
5. Applicable design diagrams and presentations;
6. Preliminary construction phasing and passenger-flow findings;
7. Construction cost estimate and design schedule, and reconciliation with the previous estimate and Owner's Independent Cost Estimating team, and supporting documentation for the FY28 project construction budget
8. QA/QC and constructability findings; and updated project logs.

Owner review comments shall be addressed during the 60% Design Development phase.

60% – Design Development

The Design-Builder shall advance the Owner-reviewed 30% Schematic Design into coordinated Design Development documents, resolving major architectural, engineering, life-safety, operational, and construction-phasing requirements for the applicable Full Scope concession locations.

The 60% phase shall include:

A. Architectural and Interior Design: Develop demolition plans, floor plans, reflected ceiling plans, storefronts, doors, architectural details, finish plans, material selections, signage interfaces, and applicable furniture/seating layouts. Establish the coordinated architectural and interior design for Owner approval.
B. Engineering and Life-Safety Design: Advance structural, mechanical, electrical, plumbing, fire protection, technology/low-voltage, and life-safety systems, including equipment locations, utility distribution, connections, and modifications to existing infrastructure.
C. Technical Specifications: Develop coordinated 60% technical specifications based on the approved schematic design, including principal materials, systems, equipment, and performance requirements.
D. Passenger-Flow Modeling: Update applicable passenger-flow modeling to evaluate the developed design, circulation, queueing, temporary routing, and construction-phasing conditions identified in Exhibit B.
E. Construction Phasing and Logistics: Advance construction sequencing, temporary separation, passenger protection, operational continuity, and enabling-work requirements in coordination with Design-Builder's construction team.

F. Cost and Schedule Coordination: Prepare the 60% budgetary construction cost estimate to support establishment of the Owner's FY28 project construction budget. Reconcile the estimate with the previous design-phase estimate and coordinate with Owner's Independent Cost Estimating team to identify cost variances and optimization opportunities. Update the design and construction schedules accordingly.
G. Procurement and Outreach: Manhattan shall conduct bidder outreach and inclusion events and advance subcontractor prequalification in coordination with the procurement schedule.
H. Permitting Strategy: Manhattan shall coordinate a permitting strategy meeting with the City of Tampa, the Owner, and applicable design consultants to confirm permitting requirements, submission procedures, and anticipated review milestones.
I. Design Coordination and QA/QC: Coordinate interdisciplinary BIM/VDC models, resolve major clashes, conduct constructability and QA/QC reviews, and update the Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log.
J. Owner Review and Comment Resolution: Respond to and incorporate comments from the 30% submission, maintain the comment-response log, and conduct the 30% page-turn review in accordance with Exhibit C. Submit the 60% Design Development documents for Owner review and comments.

60% Deliverables:

1. Coordinated 60% demolition, architectural/interior, structural, MEP/FP, technology/low-voltage, and life-safety drawings; technical specifications;
2. Applicable finish boards, furniture/seating layouts, and design visualizations;
3. Updated passenger-flow and phasing studies;
4. 60% budgetary construction cost estimate,;
5. Updated design and construction schedules;
6. QA/QC and constructability findings; and updated project logs,
7. Owner approval of the 60% submission shall establish the approved design basis for advancement into 90% Construction Documents.

90% – Construction Documents | Permit Package

The Design-Builder shall advance the Owner-reviewed 60% Design Development documents into coordinated 90% Construction Documents for permitting and construction, incorporating applicable Owner comments and resolving outstanding architectural, engineering, life-safety, and technical coordination requirements.

The 90% phase shall include:

A. Construction Documents: Prepare coordinated demolition, architectural/interior, structural, mechanical, electrical, plumbing, fire protection, technology/low-voltage, and life-safety drawings, including plans, details, schedules, and applicable temporary-work requirements identified in Exhibit D.
B. Materials, Finishes, and Interior Design: Finalize architectural finishes, flooring, ceilings, storefronts, doors, material transitions, and applicable furniture/seating layouts, signage interfaces, and interior details. Incorporate Owner-approved selections into the construction documents.
C. Technical Specifications: Prepare coordinated 90% technical specifications, including materials, systems, equipment, installation requirements, and applicable performance criteria.
D. Permit and AHJ Coordination: Coordinate permit requirements with the applicable authorities having jurisdiction, including code compliance, life-safety documentation, and responses to preliminary permit-related comments.
E. Construction Phasing and Logistics: Advance construction sequencing, temporary partitions, passenger protection, circulation, operational continuity, and enabling-work documentation in coordination with Manhattan's construction team.
F. Cost, Schedule, and Procurement Coordination: Prepare the 90% construction cost estimate, reconcile with the Owner's independent estimator, update design and construction schedules, and coordinate design documentation with bid packages, procurement activities, and GMP development.
G. Design Coordination and QA/QC: Complete interdisciplinary coordination, BIM/VDC clash resolution, constructability reviews, and QA/QC of the 90% documents. Update the Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log.

H. Owner Review and Comment Resolution: Respond to and incorporate comments from the 60% submission, maintain the comment-response log, and conduct the 60% page-turn review in accordance with Exhibit C. Submit the 90% Construction Documents for Owner review and comments.

90% Deliverables:

1. Coordinated 90% demolition, architectural/interior, structural, MEP/FP, technology/low-voltage, and life-safety drawings;
2. Technical specifications;
3. Applicable finish and furniture/seating schedules;
4. Construction phasing and temporary circulation plans;
5. Updated construction cost estimate and reconciliation;
6. Updated design and construction schedules; QA/QC and constructability findings; and updated project logs

100% – Construction Documents | Issued for Construction (IFC)

The Design-Builder shall finalize the coordinated Construction Documents, incorporating approved 90% Owner and AHJ review comments, and issue the 100% IFC package for the applicable Full Scope concession locations.

The 100% phase shall include:

A. Final Construction Documents: Complete demolition, architectural/interior, structural, mechanical, electrical, plumbing, fire protection, technology/low-voltage, and life-safety drawings, including final details, schedules, and applicable construction-phasing requirements identified in Exhibit B.
B. Final Technical Specifications: Complete and coordinate technical specifications, including approved architectural finishes, materials, equipment, systems, and performance requirements.
C. 90% Owner Review and Page-Turn: Review and respond to applicable Owner and AHJ comments from the 90% submission, incorporate approved comments into the 100% documents, maintain the comment-response log, and conduct the scheduled 90% Page-Turn Review Meeting
D. BIM/VDC and QA/QC: Complete final model coordination, clash resolution, interdisciplinary QA/QC, and constructability verification prior to IFC issuance.
E. Construction Phasing and Logistics: Finalize applicable construction sequencing, temporary separation, passenger circulation, operational continuity, and enabling-work documentation in coordination with Manhattan's construction team.
F. Cost, Schedule, and Procurement Coordination: Prepare the 100% construction cost estimate, reconcile with the Owner's independent estimator, update the design and construction schedules, and coordinate IFC documentation with procurement and GMP development.
G. 100% Owner Review and IFC Issuance: Submit the coordinated 100% Construction Documents for final Owner review, respond to and incorporate applicable comments, conduct the scheduled 100% Page-Turn Review Meeting, and issue the final IFC documents.

100% Deliverables:

1. Final demolition, architectural/interior, structural, MEP/FP, technology/low-voltage, and life-safety drawings;
2. Technical specifications;
3. Applicable construction-phasing documents;
4. Updated construction cost estimate and construction schedule;
5. Final QA/QC verification; and updated project logs, as required by Exhibit D.

8.2 Task A-2 – Concessions Requiring Partial | Limited Scope

Limited Scope locations are identified in Exhibits A and D. The work at each location is limited to the specific architectural, engineering, utility, life-safety, and other modifications identified in the Space Scope Checklist.

15% – Project Definition / Validation

During the 15% phase, Limited Scope locations shall be evaluated to confirm their classification, considering the identified work, existing conditions, utility and building-system dependencies, and potential impacts from adjacent improvements, construction phasing, passenger circulation, and airport operations.

The Design-Builder shall recommend any necessary reclassification to Full Scope or adjustments to the limits of work for Owner review and approval. No separate 15% design submission is required for Limited Scope locations.

30% – Schematic Design

Develop the identified Limited Scope work into coordinated schematic design documents, incorporating applicable existing-condition investigation findings and Owner-approved scope recommendations.

The 30% submission shall establish the proposed architectural, engineering, and operational approach for Owner review and direction before advancement into 60% Design Development. Comments shall be incorporated into the 60% Design Development.

60% – Design Development

Advance the reviewed 30% design into coordinated Design Development documents, resolving the applicable technical requirements, utility connections, building-system modifications, life-safety conditions, and interfaces with adjacent improvements.

The 60% submission shall establish the approved design basis for each Limited Scope location. Comments shall be incorporated into the 90% Construction Documents.

90% – Construction Documents | Permit Package

Prepare the coordinated construction documents required for permitting and construction of the identified Limited Scope work, incorporating approved 60% comments and applicable architectural, engineering, life-safety, and construction-phasing requirements.

The 90% submission shall be provided for Owner review and applicable permit review. Comments shall be incorporated into the 100% IFC documents.

100% – Construction Documents | Issued for Construction (IFC)

Incorporate approved 90% Owner and AHJ comments, complete final interdisciplinary coordination and QA/QC, and issue the applicable 100% IFC documents.

The 100% phase shall include the final Owner review and comment-resolution cycle established in Section 8.1, limited to the applicable Limited Scope documents, prior to IFC issuance.

Design Tasks and Deliverables

Beginning at 30% Schematic Design, Limited Scope locations shall follow the applicable tasks, coordination requirements, and milestone deliverables established in Section 8.1, limited to the work identified for each location in Exhibits A and D.

Submissions shall include only the drawings, specifications, calculations, reports, and supporting documentation required for the affected disciplines and systems. Work unrelated to the identified location-specific scope is excluded.

9. Project Timeline

The Design-Builder shall maintain and update the design schedule and develop construction sequencing and logistics during Part 1, in coordination with the Owner and subject to concessionaire selections and implementation requirements. Design milestones, review periods, and planned durations shall be governed by Exhibit B.

10. Design Builder Clarifications and Assumptions

1. Exhibits A and D establish included locations, classifications and tasks. Validated utility, life-safety, soffit and roof interfaces outside the concession footprints shall be identified for Owner review. Changes to authorized limits, scope or effort shall be documented through the agreed change process. Work not identified in the approved scope shall require separate authorization.

2. Construction phasing, sequencing, logistics, and preliminary implementation schedules shall be developed and progressively refined during the Part 1 design phase in coordination with the Owner. Construction dates, turnover requirements, and implementation durations shall be further refined as concessionaire selections, lease conditions, and individual concession requirements are confirmed.

3. Construction Administration services are not included in this Scope of Work. The current Concessions scope is limited to Part 1 planning, design, preconstruction, and related procurement planning services through issuance of the applicable 100% Construction Documents | IFC package.

4. NOT USED

5. The Owner shall provide current program information, lease and implementation data, and planning documents; facilitate access to existing concession spaces and other areas required for site investigations and design verification; and coordinate access to concessionaires and other stakeholders for programming and design activities. Scheduling, facilitation, and internal airport coordination for stakeholder meetings shall be led by Manhattan/PGAL with the help of the Owner or its designated representative. Underground infrastructure replacement and airport-wide utility capacity studies are excluded; tie-ins required to serve included concession work are included only where identified in the Scope of Work . Active telecommunications equipment, tenant-specific access control/CCTV/alarm equipment, concessionaire furniture/equipment selection, concession lease documents, relocation labor/moving services, and detailed concession business/staffing analyses are excluded unless specifically added by amendment or work order.

    a. Existing-condition investigations shall be limited to the locations and work identified in Exhibits A and D and coordinated with the design schedule:
        i. DBS shall provide LiDAR scanning, point clouds and existing-condition Revit modeling for its identified Main Terminal and Airside areas.
        ii. Element Engineering shall perform interior SUE/GPR where feasible using available as-built drawings and coordinated survey control; at upper levels, GPR is limited to facilities detectable

within concrete slabs. Nighttime access is anticipated. Dedicated utility coordination staffing is excluded from Element's current fee.

iii. CMC's services shall be limited to building-envelope conditions identified during Project Validation as requiring further investigation or design consultation. Additional services beyond the approved scope shall be subject to Owner authorization.

iv. C&S shall assess the Main Terminal floor framing for tile-to-terrazzo feasibility and issue a structural report; strengthening design and material testing are excluded.

v. Lavandera shall provide trace-and-tag investigations at identified Main Terminal and Airside locations.

vi. Passenger-flow modeling shall be limited to the locations and construction-phasing scenarios identified during validation and approved by the Owner, consistent with the agreed consultant scope of services.

6. Existing architectural materials and finishes requiring restoration or match-adjacent conditions shall be investigated during design.

11. Reference Exhibits

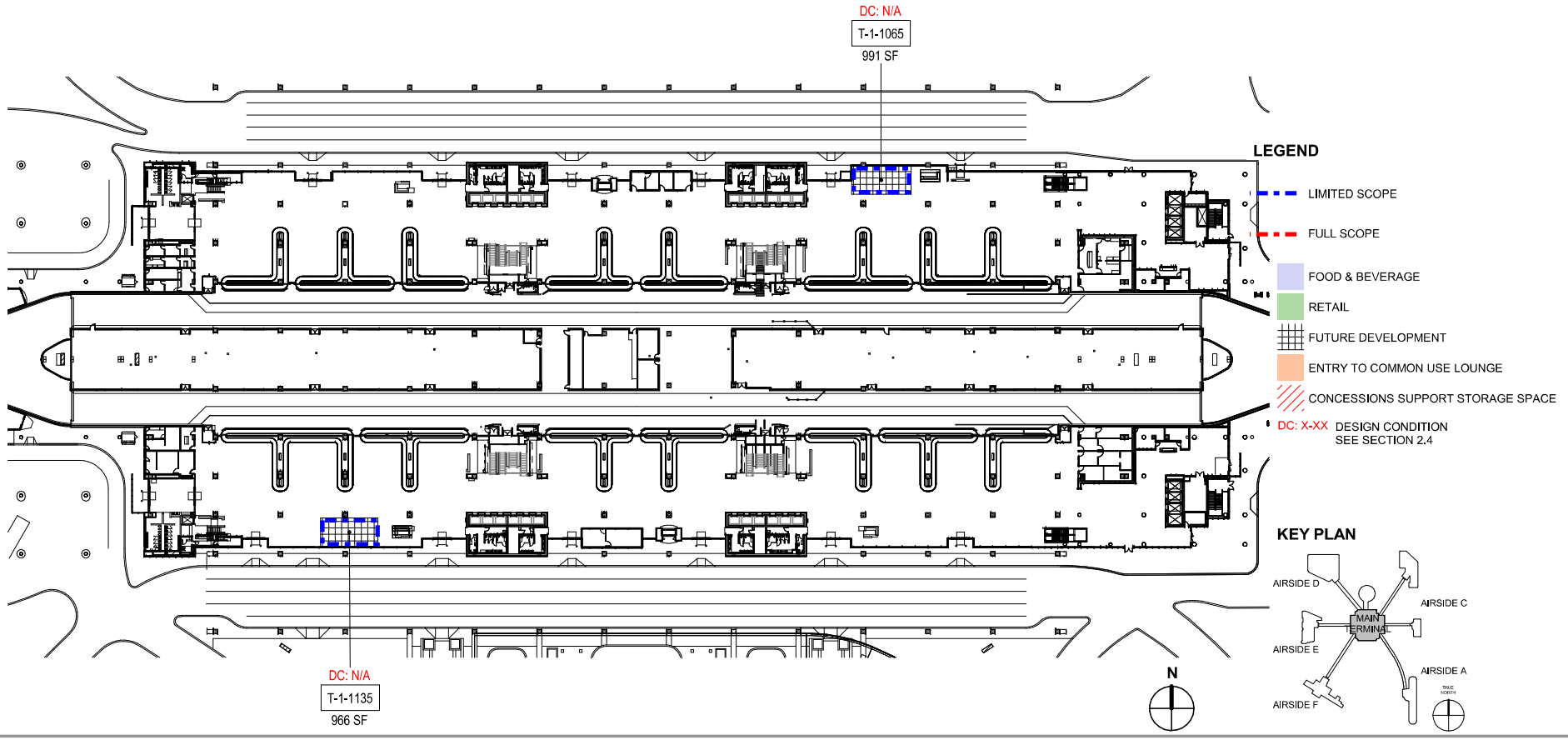
Exhibit A – Scope of Work Markups
Exhibit B – TPA Concessions and Airside A Club Space Design Schedule
Exhibit C - Project-Wide General Requirements
Exhibit D – Space Scope Checklist

EXHIBIT A - SCOPE OF WORK MARKUPS

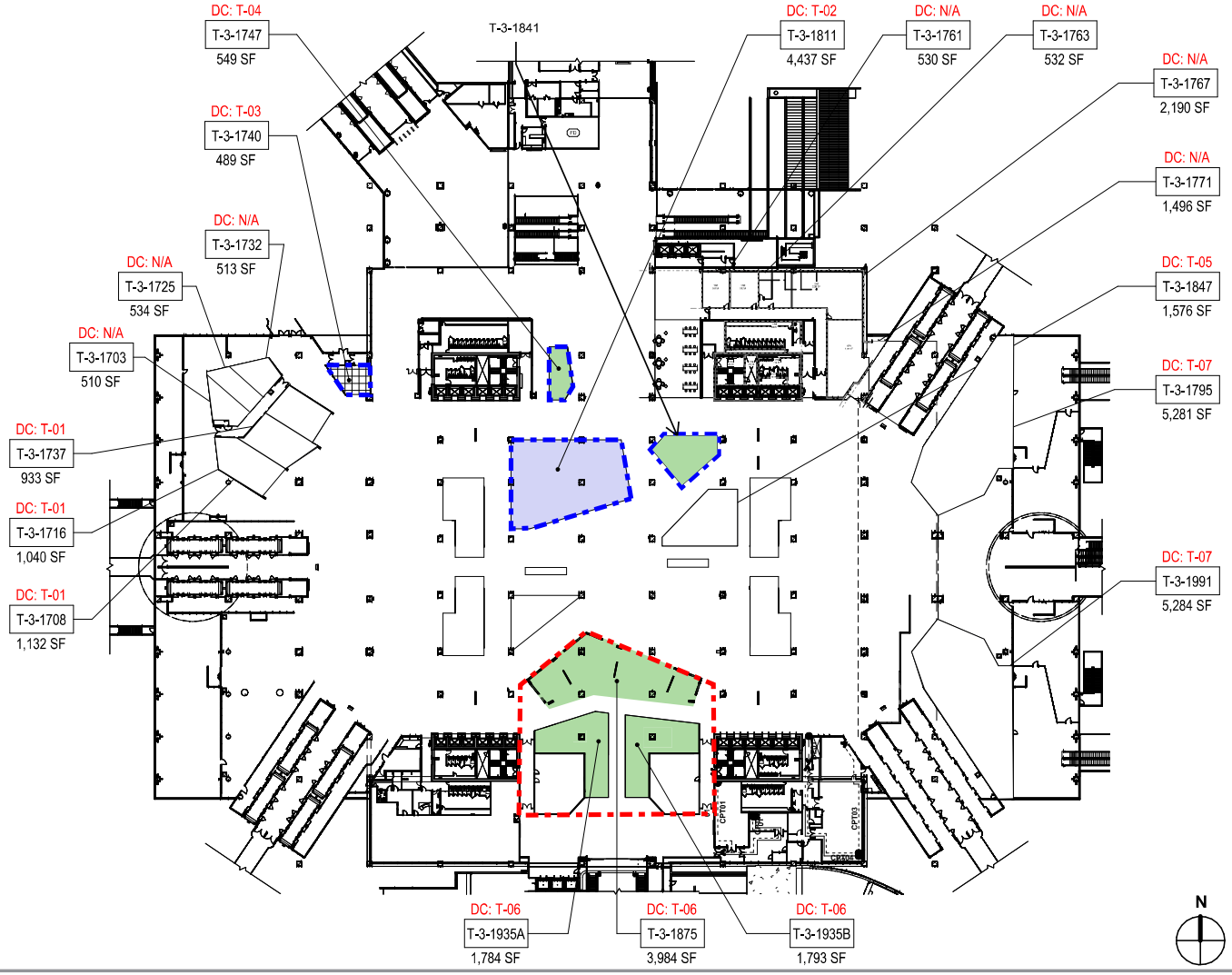
2. BUILDING CONDITIONS

2.4.MT Space Plans – Main Terminal

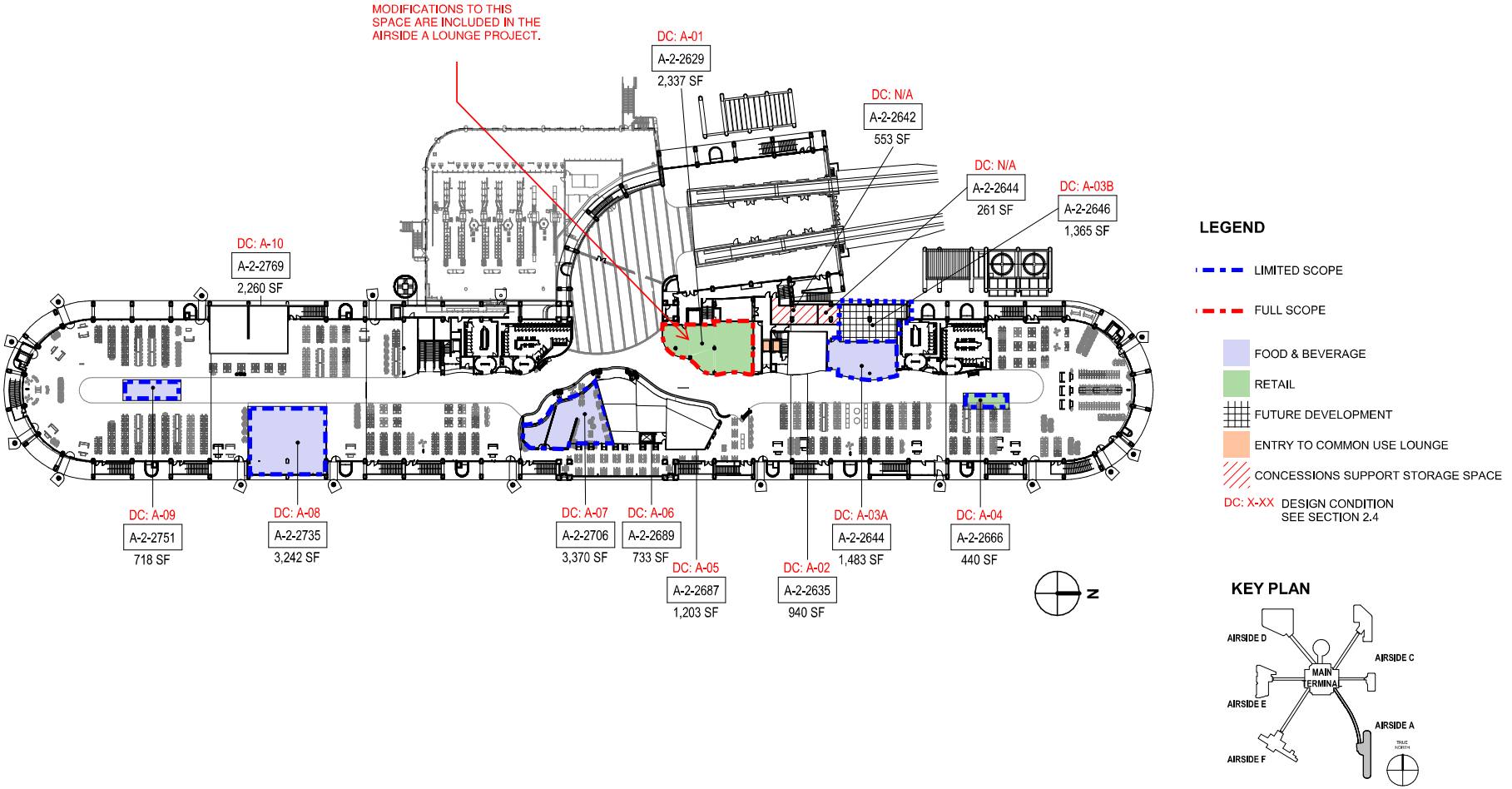
2.4.MT.2.1 Baggage Level 1 Plan – Main Terminal



2.4.MT.2.2 Transfer Level 3 Plan – Main Terminal



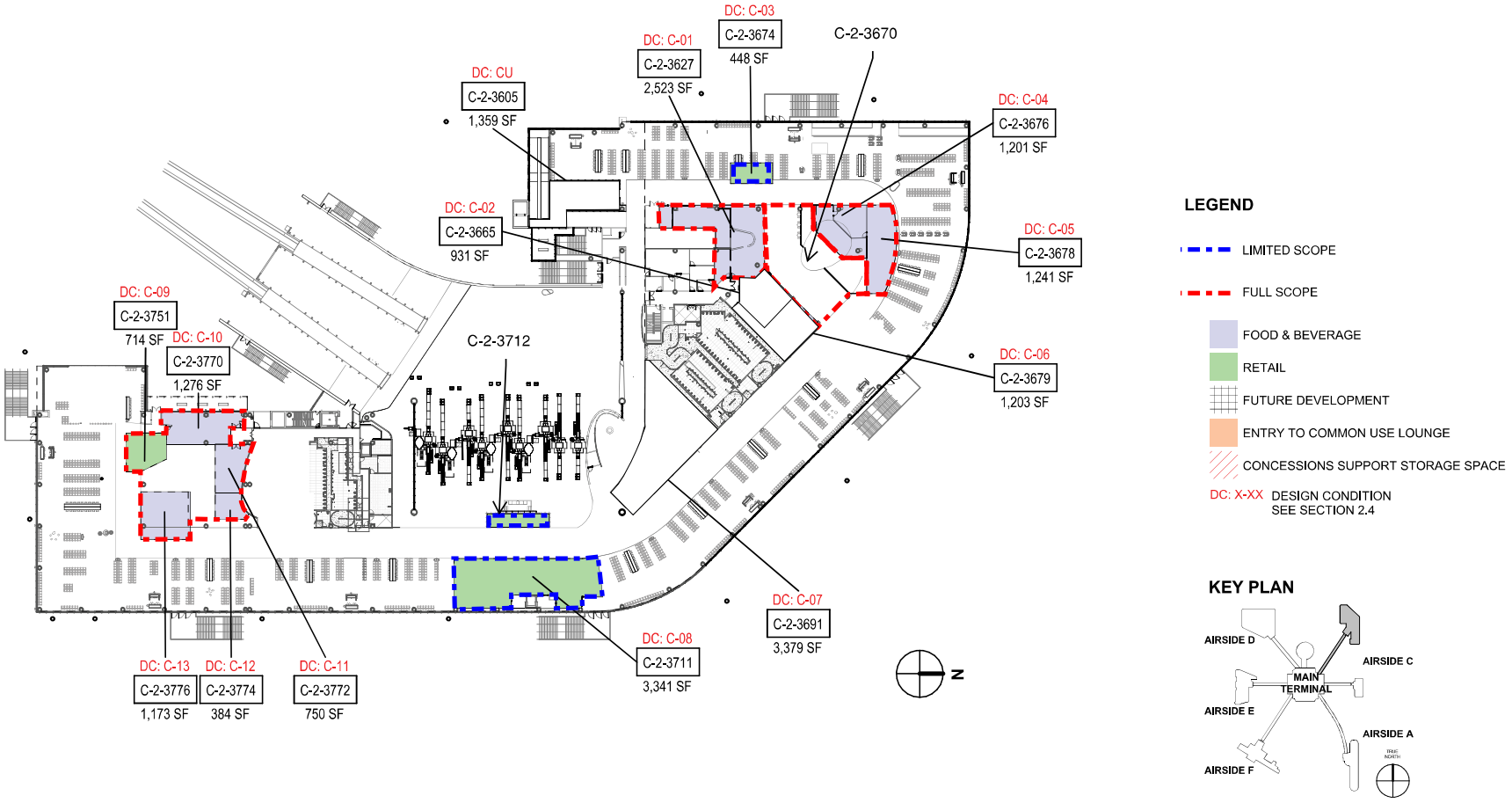
2.4.A.2.2 Boarding Level Plan – Airside A



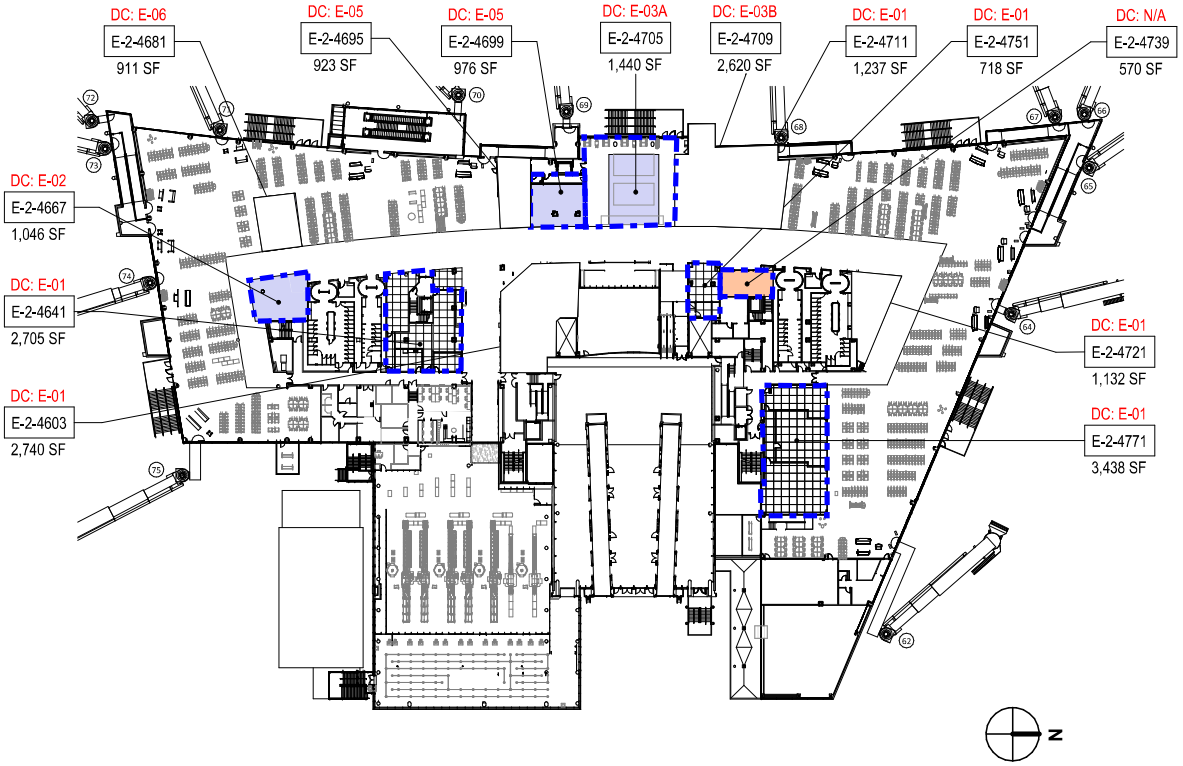
2.4.C.2.2 Boarding Level Plan – Airside C

General notes on how to maintain the modern characteristics of this airside include:

a. Columns are to float in the space as much as possible
b. No signage is to be secured to any column
c. Floating venues are to permit views to gate lounges where possible



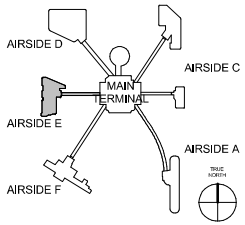
2.4.E.2 Boarding Level Plan – Airside E



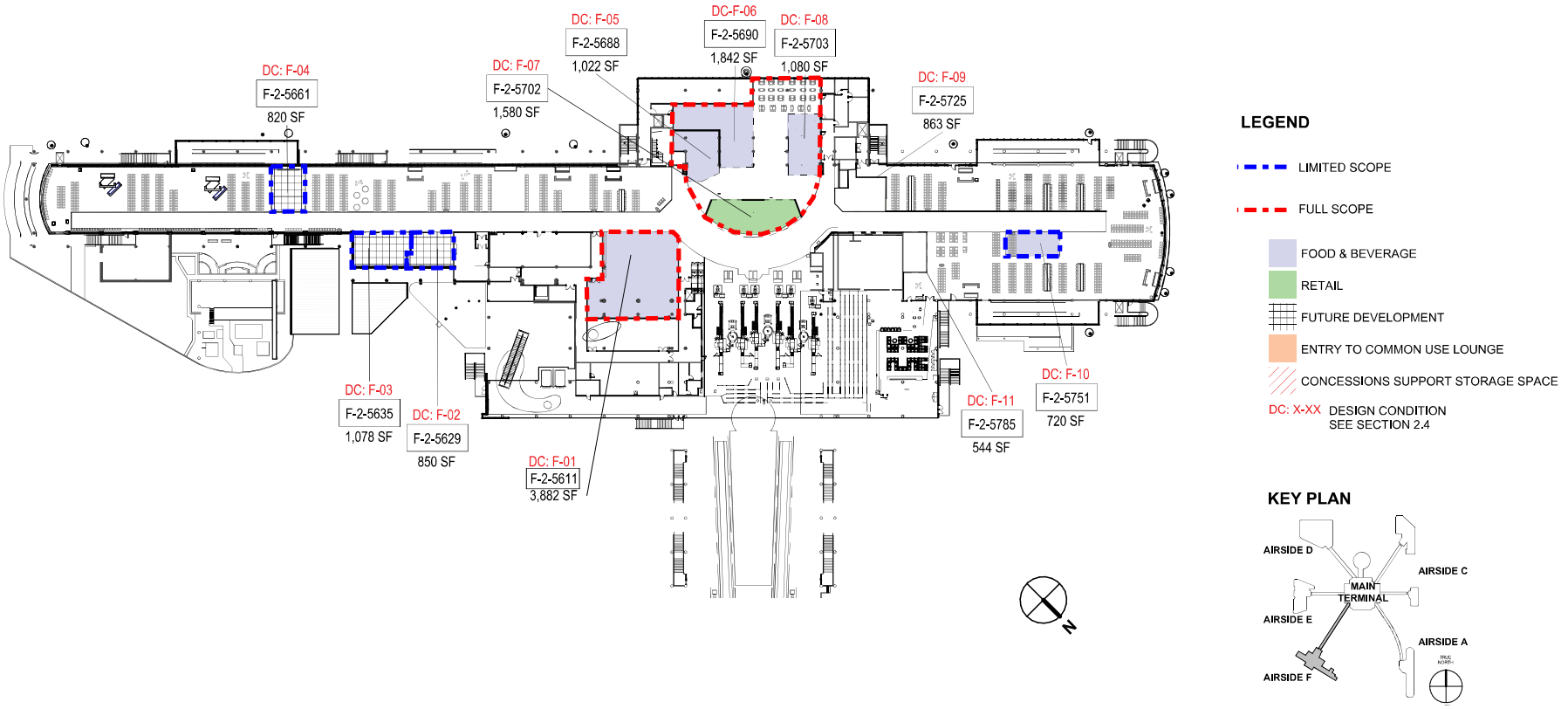
LEGEND

- LIMITED SCOPE
- FULL SCOPE
- FOOD & BEVERAGE
- RETAIL
- FUTURE DEVELOPMENT
- ENTRY TO COMMON USE LOUNGE
- CONCESSIONS SUPPORT STORAGE SPACE
- DC: X-XX DESIGN CONDITION SEE SECTION 2.4

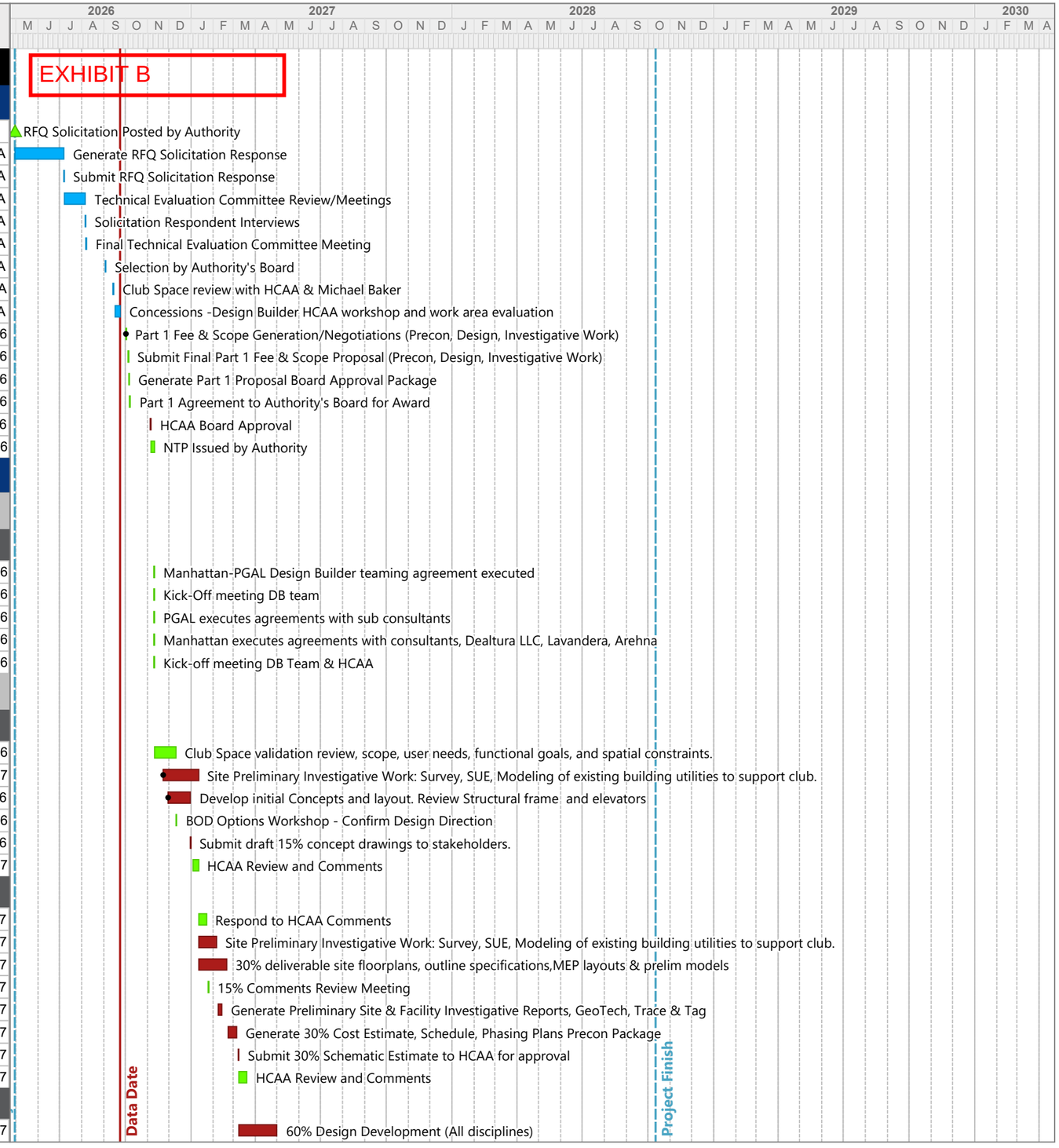
KEY PLAN



2.4.F.2 Boarding Level Plan – Airside F



Activity ID	Activity Name	Org Dur	Start	Finish
TPA Concessions and Airside A Club Space				
ADMINISTRATION				
A-010	RFQ Solicitation Posted by Authority	0	30-Apr-26A	
A-020	Generate RFQ Solicitation Response	1	30-Apr-26A	06-Jul-26A
A-030	Submit RFQ Solicitation Response	1	07-Jul-26A	07-Jul-26A
A-040	Technical Evaluation Committee Review/Meetings	1	08-Jul-26A	05-Aug-26A
A-050	Solicitation Respondent Interviews	1	06-Aug-26A	06-Aug-26A
A-060	Final Technical Evaluation Committee Meeting	1	07-Aug-26A	07-Aug-26A
A-070	Selection by Authority's Board	1	03-Sep-26A	03-Sep-26A
A-090	Club Space review with HCAA & Michael Baker	1	14-Sep-26A	14-Sep-26A
A-100	Concessions -Design Builder HCAA workshop and work area evaluation	1	17-Sep-26A	23-Sep-26A
A-080	Part 1 Fee & Scope Generation/Negotiations (Precon, Design, Investigative Work)	1	02-Oct-26	02-Oct-26
A-110	Submit Final Part 1 Fee & Scope Proposal (Precon, Design, Investigative Work)	1	05-Oct-26	05-Oct-26
A-120	Generate Part 1 Proposal Board Approval Package	1	06-Oct-26	06-Oct-26
A-130	Part 1 Agreement to Authority's Board for Award	1	07-Oct-26	07-Oct-26
A-135	HCAA Board Approval	1	05-Nov-26	05-Nov-26
A-140	NTP Issued by Authority	3	06-Nov-26	10-Nov-26
PRECONSTRUCTION				
Project Kick-off				
DESIGN				
PC-1000	Manhattan-PGAL Design Builder teaming agreement executed	1	10-Nov-26	10-Nov-26
PC-1010	Kick-Off meeting DB team	1	10-Nov-26	10-Nov-26
PC-1020	PGAL executes agreements with sub consultants	1	10-Nov-26	10-Nov-26
PC-1030	Manhattan executes agreements with consultants, Dealtura LLC, Lavandera, Arehna	1	10-Nov-26	10-Nov-26
PC-1040	Kick-off meeting DB Team & HCAA	1	10-Nov-26	10-Nov-26
AIRSIDE A: Club Space				
15% Airside A Club Space Project Validation program				
PCA-1000	Club Space validation review, scope, user needs, functional goals, and spatial constraints.	20	11-Nov-26	10-Dec-26
PCA-1045	Site Preliminary Investigative Work: Survey, SUE, Modeling of existing building utilities to support club.	32	23-Nov-26	11-Jan-27
PCA-1020	Develop initial Concepts and layout. Review Structural frame and elevators	22	30-Nov-26	30-Dec-26
PCA-1010	BOD Options Workshop - Confirm Design Direction	1	11-Dec-26	11-Dec-26
PCA-1030	Submit draft 15% concept drawings to stakeholders.	1	31-Dec-26	31-Dec-26
PCA-1040	HCAA Review and Comments	6	04-Jan-27	11-Jan-27
30% Schematic Club Space Design (All Disciplines)				
PCA-1060	Respond to HCAA Comments	9	12-Jan-27	22-Jan-27
PCA-1050	Site Preliminary Investigative Work: Survey, SUE, Modeling of existing building utilities to support club.	19	12-Jan-27	05-Feb-27
PCA-1090	30% deliverable site floorplans, outline specifications,MEP layouts & prelim models	29	12-Jan-27	19-Feb-27
PCA-1070	15% Comments Review Meeting	1	25-Jan-27	25-Jan-27
PCA-1080	Generate Preliminary Site & Facility Investigative Reports, GeoTech, Trace & Tag	5	08-Feb-27	12-Feb-27
PCA-1110	Generate 30% Cost Estimate, Schedule, Phasing Plans Precon Package	10	22-Feb-27	05-Mar-27
PCA-1120	Submit 30% Schematic Estimate to HCAA for approval	1	08-Mar-27	08-Mar-27
PCA-1130	HCAA Review and Comments	9	09-Mar-27	19-Mar-27
60% Design Development Club Space				
PCA-1210	60% Design Development (All disciplines)	39	09-Mar-27	30-Apr-27



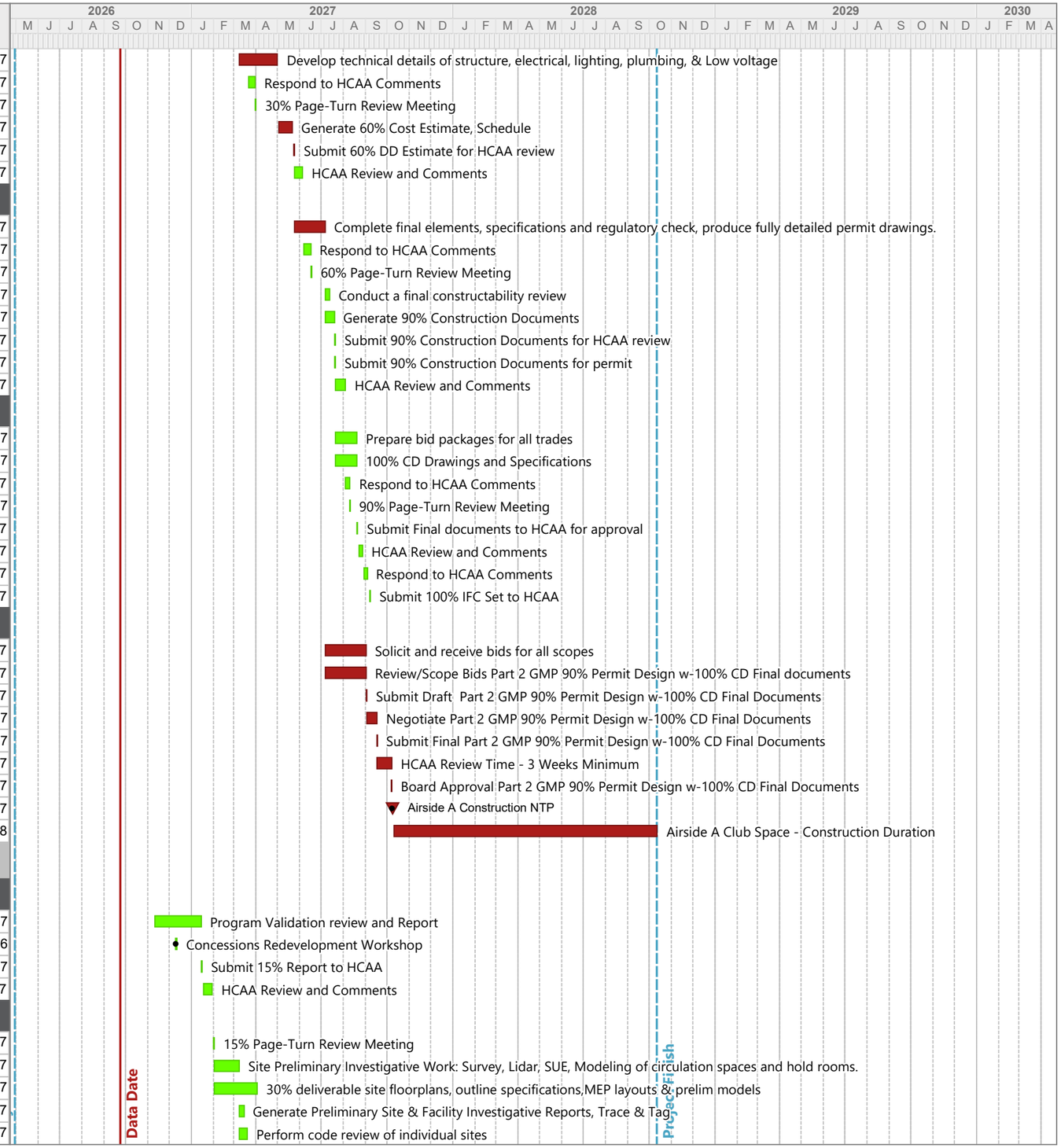
Start Date: 30-Apr-26
Finish Date: 11-Oct-28

TPA Concessions and Airside A Club Space
Tampa International Airport - Tampa, FL
MCC Design Schedule 8860-8865

Tampa International Airport

Manhattan
Building excellence.

Activity ID	Activity Name	Org Dur	Start	Finish
PCA-1220	Develop technical details of structure, electrical, lighting, plumbing, & Low voltage	39	09-Mar-27	30-Apr-27
PCA-1190	Respond to HCAA Comments	7	22-Mar-27	30-Mar-27
PCA-1200	30% Page-Turn Review Meeting	1	31-Mar-27	31-Mar-27
PCA-1230	Generate 60% Cost Estimate, Schedule	15	03-May-27	21-May-27
PCA-1240	Submit 60% DD Estimate for HCAA review	1	24-May-27	24-May-27
PCA-1250	HCAA Review and Comments	8	25-May-27	04-Jun-27
90% Permit Drawings Club Space				
PCA-1280	Complete final elements, specifications and regulatory check, produce fully detailed permit drawings.	29	25-May-27	06-Jul-27
PCA-1260	Respond to HCAA Comments	8	07-Jun-27	16-Jun-27
PCA-1270	60% Page-Turn Review Meeting	1	17-Jun-27	17-Jun-27
PCA-1290	Conduct a final constructability review	4	07-Jul-27	12-Jul-27
PCA-1300	Generate 90% Construction Documents	9	07-Jul-27	19-Jul-27
PCA-1310	Submit 90% Construction Documents for HCAA review	1	20-Jul-27	20-Jul-27
PCA-1330	Submit 90% Construction Documents for permit	1	20-Jul-27	20-Jul-27
PCA-1320	HCAA Review and Comments	10	21-Jul-27	03-Aug-27
100% Construction Documents Club Space				
PCA-1360	Prepare bid packages for all trades	22	21-Jul-27	19-Aug-27
PCA-1370	100% CD Drawings and Specifications	22	21-Jul-27	19-Aug-27
PCA-1340	Respond to HCAA Comments	4	04-Aug-27	09-Aug-27
PCA-1350	90% Page-Turn Review Meeting	1	10-Aug-27	10-Aug-27
PCA-1380	Submit Final documents to HCAA for approval	1	20-Aug-27	20-Aug-27
PCA-1385	HCAA Review and Comments	5	23-Aug-27	27-Aug-27
PCA-1387	Respond to HCAA Comments	5	30-Aug-27	03-Sep-27
PCA-1388	Submit 100% IFC Set to HCAA	1	07-Sep-27	07-Sep-27
Submit Construction Part 2 GMP				
PCA-1390	Solicit and receive bids for all scopes	41	07-Jul-27	01-Sep-27
PCA-1400	Review/Scope Bids Part 2 GMP 90% Permit Design w-100% CD Final documents	41	07-Jul-27	01-Sep-27
PCA-1405	Submit Draft Part 2 GMP 90% Permit Design w-100% CD Final Documents	1	02-Sep-27	02-Sep-27
PCA-1410	Negotiate Part 2 GMP 90% Permit Design w-100% CD Final Documents	9	03-Sep-27	16-Sep-27
PCA-1420	Submit Final Part 2 GMP 90% Permit Design w-100% CD Final Documents	1	17-Sep-27	17-Sep-27
PCA-1430	HCAA Review Time - 3 Weeks Minimum	15	17-Sep-27	07-Oct-27
PCA-1440	Board Approval Part 2 GMP 90% Permit Design w-100% CD Final Documents	1	07-Oct-27	07-Oct-27
PCA-1460	Airside A Construction NTP	0		08-Oct-27
PCA-1470	Airside A Club Space - Construction Duration	256	11-Oct-27	11-Oct-28
CONCESSIONS				
15% Concessions Project Validation of Scope & TPA_CDCM program				
PCC-1000	Program Validation review and Report	43	11-Nov-26	14-Jan-27
PCC-1020	Concessions Redevelopment Workshop	2	10-Dec-26	11-Dec-26
PCC-1010	Submit 15% Report to HCAA	1	15-Jan-27	15-Jan-27
PCC-1030	HCAA Review and Comments	10	18-Jan-27	29-Jan-27
30% Schematic Concessions Design (All Disciplines)				
PCC-1050	15% Page-Turn Review Meeting	1	01-Feb-27	01-Feb-27
PCC-1040	Site Preliminary Investigative Work: Survey, Lidar, SUE, Modeling of circulation spaces and hold rooms.	25	02-Feb-27	08-Mar-27
PCC-1090	30% deliverable site floorplans, outline specifications,MEP layouts & prelim models	44	02-Feb-27	02-Apr-27
PCC-1060	Generate Preliminary Site & Facility Investigative Reports, Trace & Tag	5	09-Mar-27	15-Mar-27
PCC-1070	Perform code review of individual sites	9	09-Mar-27	19-Mar-27



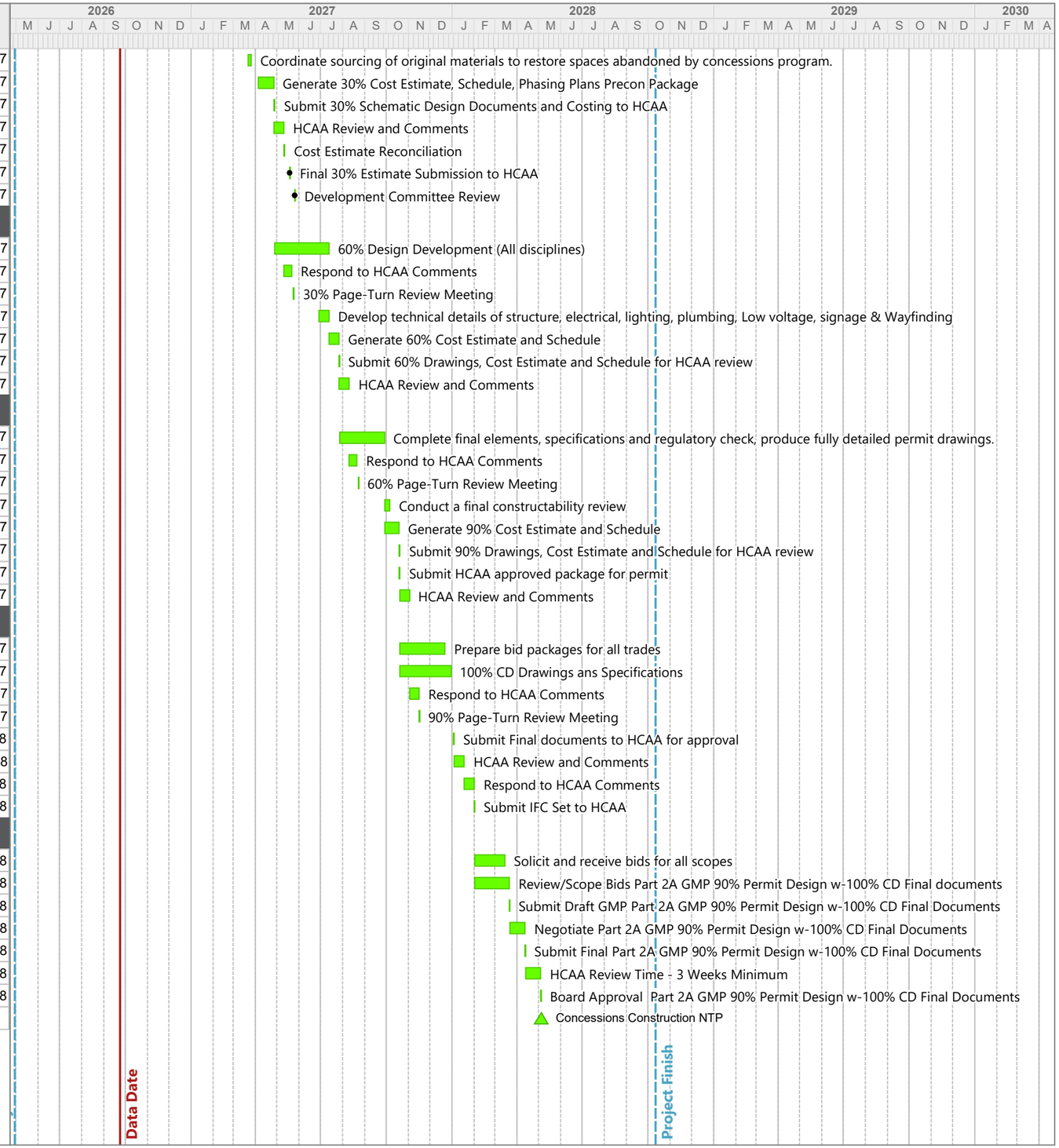
Start Date: 30-Apr-26
Finish Date: 11-Oct-28

TPA Concessions and Airside A Club Space
Tampa International Airport - Tampa, FL
MCC Design Schedule 8860-8865

Tampa International Airport

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Activity ID	Activity Name	Org Dur	Start	Finish
PCC-1080	Coordinate sourcing of original materials to restore spaces abandoned by concessions program.	4	22-Mar-27	25-Mar-27
PCC-1100	Generate 30% Cost Estimate, Schedule, Phasing Plans Precon Package	16	05-Apr-27	26-Apr-27
PCC-1110	Submit 30% Schematic Design Documents and Costing to HCAA	1	27-Apr-27	27-Apr-27
PCC-1120	HCAA Review and Comments	10	27-Apr-27	10-May-27
PCC-1126	Cost Estimate Reconciliation	1	11-May-27	11-May-27
PCC-1127	Final 30% Estimate Submission to HCAA	1	19-May-27	19-May-27
PCC-1128	Development Committee Review	1	26-May-27	26-May-27
60% Design Development Concessions				
PCC-1150	60% Design Development (All disciplines)	52	28-Apr-27	12-Jul-27
PCC-1130	Respond to HCAA Comments	9	11-May-27	21-May-27
PCC-1140	30% Page-Turn Review Meeting	1	24-May-27	24-May-27
PCC-1160	Develop technical details of structure, electrical, lighting, plumbing, Low voltage, signage & Wayfinding	9	29-Jun-27	12-Jul-27
PCC-1170	Generate 60% Cost Estimate and Schedule	10	13-Jul-27	26-Jul-27
PCC-1180	Submit 60% Drawings, Cost Estimate and Schedule for HCAA review	1	27-Jul-27	27-Jul-27
PCC-1190	HCAA Review and Comments	10	27-Jul-27	09-Aug-27
90% Permit Drawings Concessions				
PCC-1220	Complete final elements, specifications and regulatory check, produce fully detailed permit drawings.	44	28-Jul-27	28-Sep-27
PCC-1200	Respond to HCAA Comments	9	10-Aug-27	20-Aug-27
PCC-1210	60% Page-Turn Review Meeting	1	23-Aug-27	23-Aug-27
PCC-1230	Conduct a final constructability review	5	29-Sep-27	05-Oct-27
PCC-1240	Generate 90% Cost Estimate and Schedule	14	29-Sep-27	18-Oct-27
PCC-1250	Submit 90% Drawings, Cost Estimate and Schedule for HCAA review	1	19-Oct-27	19-Oct-27
PCC-1270	Submit HCAA approved package for permit	1	19-Oct-27	19-Oct-27
PCC-1260	HCAA Review and Comments	10	20-Oct-27	02-Nov-27
100% Construction Documents Concessions				
PCC-1280	Prepare bid packages for all trades	43	20-Oct-27	21-Dec-27
PCC-1310	100% CD Drawings ans Specifications	49	20-Oct-27	30-Dec-27
PCC-1290	Respond to HCAA Comments	9	03-Nov-27	15-Nov-27
PCC-1300	90% Page-Turn Review Meeting	1	16-Nov-27	16-Nov-27
PCC-1320	Submit Final documents to HCAA for approval	1	03-Jan-28	03-Jan-28
PCC-1325	HCAA Review and Comments	10	04-Jan-28	17-Jan-28
PCC-1327	Respond to HCAA Comments	10	18-Jan-28	31-Jan-28
PCC-1328	Submit IFC Set to HCAA	1	01-Feb-28	01-Feb-28
Submit Construction Part 2A GMP Concessions				
PCC-1330	Solicit and receive bids for all scopes	30	02-Feb-28	14-Mar-28
PCC-1340	Review/Scope Bids Part 2A GMP 90% Permit Design w-100% CD Final documents	34	02-Feb-28	20-Mar-28
PCC-1345	Submit Draft GMP Part 2A GMP 90% Permit Design w-100% CD Final Documents	1	21-Mar-28	21-Mar-28
PCC-1350	Negotiate Part 2A GMP 90% Permit Design w-100% CD Final Documents	15	22-Mar-28	11-Apr-28
PCC-1360	Submit Final Part 2A GMP 90% Permit Design w-100% CD Final Documents	1	12-Apr-28	12-Apr-28
PCC-1370	HCAA Review Time - 3 Weeks Minimum	15	13-Apr-28	03-May-28
PCC-1380	Board Approval Part 2A GMP 90% Permit Design w-100% CD Final Documents	1	04-May-28	04-May-28
PCC-1400	Concessions Construction NTP	0	05-May-28	



Start Date: 30-Apr-26
Finish Date: 11-Oct-28

TPA Concessions and Airside A Club Space
Tampa International Airport - Tampa, FL
MCC Design Schedule 8860-8865

Tampa International Airport

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Tampa International Airport
Concessions Space Redevelopment and Airside A Lounge Development
Project-Wide General Requirements

The following General Requirements apply to the Part 1 design and preconstruction services for the Concessions Redevelopment and Airside A Lounge Development projects at Tampa International Airport. Manhattan Construction Company (Manhattan), as Design-Builder, shall provide the services identified herein, supported by PGAL as prime design consultant and its multidisciplinary consulting team.

These requirements are incorporated into each project's Scope of Work and shall be applied in accordance with the respective authorized scope, design schedule, and applicable agreement. Project-specific requirements, deliverables, exclusions, and milestone sequencing shall remain governed by the corresponding Scope of Work and its exhibits. Construction Administration services apply only where expressly included in the applicable project Scope of Work.

Section numbering corresponds to the applicable project Scope of work (SOW) documents.

5. Project-Wide Design, Preconstruction and Stakeholder Coordination

a) Design Management and Peer Review: PGAL shall coordinate the design disciplines and milestone submissions. Discipline reviews, including structural, building-envelope, and code reviews, shall be coordinated at applicable milestones. Discipline self-checks do not constitute independent peer reviews unless separately authorized.
b) Preconstruction Services: Manhattan shall lead construction logistics, constructability reviews, work sequencing, procurement, bidding, subcontractor outreach and qualification, GMP preparation, and review of Design Team payment applications. PGAL and its consultants shall provide design coordination and technical support within their authorized scopes.
c) Stakeholder Coordination: Manhattan shall coordinate with the Owner, airport operations and maintenance, airlines, concession operators, separate contractors, authorities having jurisdiction (AHJs), and other applicable stakeholders. The Design-Builder shall track stakeholder requests, design decisions, associated scope and schedule impacts, and required follow-up actions throughout Part 1.

d) Meetings and Records: The Design-Builder shall conduct weekly – or as otherwise needed - Owner/design coordination meetings during Part 1, including preparation of meeting agendas and presentations as required, issuance of meeting minutes, and tracking of action items.
e) Planning, Estimates and Schedule: The Design-Builder shall maintain an integrated Part 1 design and preconstruction schedule, construction Work Breakdown Structure (WBS), and preliminary phasing and logistics plan. Construction cost estimates shall follow an Owner-approved format, include milestone cost-variance reporting and reconciliation with the Owner's Independent Cost Estimating team, and align with procurement packages and GMP development. The Design-Builder shall prepare milestone design presentations and supporting diagrams in Owner-acceptable formats.
f) BIM/VDC and Quality Control: The Design-Builder shall establish a BIM/VDC Execution Plan, including model coordination standards, clash-detection procedures, a common data environment, and integration of existing-condition models. Interdisciplinary QA/QC, BIM/VDC coordination, and constructability reviews shall occur throughout design and at applicable milestones.
g) Safety, Security and Operational Continuity: Manhattan shall develop and maintain applicable project-specific construction safety and quality control plans. The Design-Builder shall coordinate construction phasing, temporary protection, passenger circulation, work-zone separation, access and security requirements, and operational continuity with the Owner and applicable airport stakeholders. Construction means, methods, sequencing, and site safety shall remain Manhattan's responsibility.
h) Owner Reviews and Comment Resolution: The Design-Builder shall coordinate Owner reviews at each design milestone in accordance with the applicable project Design Schedule. Following each submission, the Design-Builder shall review, respond to, and incorporate applicable Owner comments, maintain a comment-response log, and conduct scheduled comment-review or page-turn meetings. The timing of comment resolution, milestone decisions, and page-turn reviews shall be governed by the applicable project Design Schedule.

6. Procurement Strategy and Bid Process

a) Procurement Planning: Manhattan shall develop and maintain the Procurement Plan, Stakeholder Management Plan, and applicable procurement procedures for each project. The Procurement Plan shall identify early enabling-work packages,

remaining construction packages, procurement milestones, long-lead items, bid release dates, associated design deliverables, and required Owner decision points. Procurement activities shall be coordinated with the applicable design and construction schedules.

b) Subcontractor Outreach and Prequalification: Manhattan shall solicit qualified local, regional, and specialty subcontractors and vendors, including Disadvantaged Business Enterprise (DBE) and Small Business Enterprise (SBE) firms. Prequalification shall consider financial capacity, experience, available resources, workload, safety, quality, and references. Manhattan shall coordinate bidder outreach and inclusion activities, including applicable outreach events and opportunities for DBE and SBE participation, and establish qualified bidder lists in coordination with the Owner.

c) Bid Package Development: Manhattan, supported by PGAL and the design team as applicable, shall prepare bid packages containing the applicable drawings, specifications, scope narratives, bid forms, schedule requirements, temporary-work provisions, security and badging requirements, and Owner-required procurement documentation. Bid packages shall be coordinated with the construction WBS, phasing, and procurement schedule to support competitive pricing and minimize scope gaps.

d) Bid Process Management: Manhattan shall manage competitive bid solicitation through Autodesk BuildingConnected or other Owner-approved procedures. Bid releases shall be coordinated with the Owner. Manhattan shall conduct pre-bid conferences, coordinate bidder questions and responses, and issue applicable clarifications and addenda, with design-team support as required.

e) Bid Evaluation and Award Recommendations: Manhattan shall evaluate bids for qualifications, scope completeness, pricing, schedule, alternates, exceptions, and applicable inclusion requirements. The Design-Builder shall conduct trade-partner scope reviews, evaluate bid comparisons, and prepare subcontractor award recommendations for Owner review and approval.

f) Cost Optimization and Trade-Partner Coordination: Manhattan shall engage trade partners to evaluate constructability, construction methods, material availability, procurement alternatives, schedule implications, and potential cost savings. PGAL and its consultants shall provide technical evaluation and design coordination within their authorized scopes. Recommendations affecting the approved design, project scope, cost, or schedule shall be coordinated with the Owner.

g) Part 2 GMP Development: Manhattan shall prepare applicable GMP and supplemental GMP proposals, including supporting estimates, bid documentation, scope narratives, allowances, contingencies, construction schedules, procurement

assumptions, and required Owner forms. GMP development shall be coordinated with applicable design milestones, construction phasing, and procurement packages. The scope, design completeness, bid release, and submission dates for early enabling-work and remaining GMP packages shall be established in the Procurement Plan and coordinated with the Owner.

h) Procurement Documentation and Owner Requirements: Bid manuals and GMP documentation shall incorporate applicable Owner requirements, including bidder instructions, DBE assurances, equal opportunity provisions, E-Verify, applicable wage requirements, Owner Direct Purchase procedures, security and badging requirements, insurance, supplementary conditions, general provisions, Division 01 requirements, quality control, and BIM coordination requirements, as applicable to each package.

Procurement and GMP activities shall remain subject to the applicable Part 1 Agreement, approved project scope, and design schedule. Completion of a design milestone shall not, by itself, establish that an early enabling-work package is permit-ready or construction-ready. Package readiness and authorization for procurement shall be coordinated with the Owner.

EXHIBIT D

TPA Concessions Redevelopment - Space Scope Checklist

				Architectural																MEP									
Building	**Space / ID**	**Area / Use**	**Design Level**	**Existing Conditions**	**Code / Life Safety**	**Envelope / Roof / Curtain Wall**	**Passenger Flow Modeling**	**Survey / LiDAR / Tag & Trace**	**Temporary Walls / Phasing**	**Tenant Turnover / Demo**	**White Box / Shell**	**Walls / Drywall**	**Doors / Storefront**	**Floor / Terrazzo / Carpet**	**Paint / Wall Finishes**	**Ceiling / Overhead**	**Lighting Coordination**	**Signage / Graphics / Artwork**	**Furniture / Seating**	**Circulation / Queueing**	**General Utility Review**	**Plumbing / Water**	**Sanitary / Grease**	**HVAC**	**Exhaust / Hood**	**Electrical - Power**	**Technology / Data / Low Voltage**	**Fire Protection**	**Structural**	**Closeout / Turnover**
MT	T-1-1135	Public circulation	L	✓	✓	✓	✓	✓	✓	✓				✓	✓				✓	✓	✓	R	R	M		M	M	M		✓
MT	T-1-1065	Public circulation	L	✓	✓	✓	✓	✓	✓	✓				✓		✓	✓		✓	✓	✓	R	R	M		M	M	M		✓
MT	T-03-1747	Retail	L	✓																	✓	M	N	M		N	N	M		✓
MT	T-03-1875/1935A/1935B	Public Circulation / Entrance / Retail	F	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	M	N	M		M	M	M	✓	✓
MT	Quick-Serve Area	Roof Repair	L	✓		✓		✓	✓			✓			✓	✓					✓	M	M						✓	✓
MT	Terrazzo	Floor Replacement	F	✓	✓			✓	✓					✓					✓	✓	✓					M	M		✓	✓
MT	T-3-1811	Food & Beverage	L	✓	✓			✓	✓	✓	✓	✓						✓			✓	N	N			M	M			✓
MT	T-3-1841	Retail	L	✓	✓			✓	✓	✓				✓						✓	✓					M	M			✓
MT	T-3-1740	Future Development	L	✓					✓	✓					✓	✓	✓	✓		✓	✓					M	M			✓
A	A-2-2751	Food & Beverage	L	✓	✓			✓		✓				✓							✓	M	M			M	M	M		✓
A	A-2-2735	Food & Beverage	L	✓	✓	✓		✓													✓	R	R	M	R	M	M	M		✓
A	A-2-2706	Food & Beverage	L	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	N	N	M	N	M	M	M		✓
A	A-2-2644	Food & Beverage	L	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓		✓			✓	✓	R	R	M	R	M	M	M	✓	✓
A	A-2-2646	Future Development	L	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	M	M	M		M	M	M	✓	✓
A	A-2-2666	Retail / Kiosk	L	✓	✓														✓	✓	✓		N			N	N			✓
C	C-2-3751/3770/3776/3774/3772	Retail / Food & Beverage	F	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	M	M	M	M	M	M	M	✓	✓
C	C-2-3711	Retail	L	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓					M	M	M		✓
C	C-2-3712	Retail	L	✓					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓					M	M	M		✓
C	C-2-3627/3670/3676/3678	Food & Beverage/Public Circulation	F	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M	M	M	M	M	M	M	✓	✓
C	C-2-3674	Retail	L	✓															✓	✓	✓		N			N	N			✓
E	E-2-4667	Food & Beverage	L	✓				✓	✓	✓											✓	N	N	N	N	M	M	M	✓	✓
E	E-2-4641	Future Development	L	✓				✓	✓	✓	✓	✓	✓		✓						✓	R	R					M		✓
E	E-2-4699	Food & Beverage / Circulation	L	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	R	R	M	R	M	M	M	✓	✓
E	E-4705	Food & Beverage	L	✓	✓			✓	✓	✓				✓					✓		✓	N	N	M		N	N	M		✓
E	E-2-4751	Future Development	L	✓	✓			✓		✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	R	R			M	M	M		✓
E	E-4739	Entry to Common Use Lounge	L	✓	✓			✓		✓	✓	✓		✓	✓	✓	✓	✓		✓	✓			M		M	M	M		✓
E	E-4771	Future Development	L	✓				✓		✓	✓	✓	✓		✓			✓			✓	R	R	R	R	M	M	M		✓
F	F-2-5661	Future Development	L	✓	✓	✓		✓	✓	✓				✓	✓				✓	✓	✓	R	R			M	M	M		✓
F	F-5635/5629	Future Development	L	✓	✓			✓	✓	✓	✓	✓	✓		✓			✓			✓	R	R	R	R	M	M	M		✓
F	F-2-5611	Existing concession	F	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	N	N	M	N	M	M	M	✓	✓
F	F-2-5702/5688/5690/5703	Food & Beverage / Retail / Circulation	F	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M	M	M	M	M	M	M	✓	✓
F	F-2-5751	Food & Beverage	L	✓				✓	✓	✓				✓					✓	✓	✓	M	M			M	M			✓

F = Full Scope
L = Limited Scope

R = Remove, demolish, disconnect, or cap
N = New work or add
M = Modify or relocate existing work

SCOPE OF WORK CHECKLIST DEFINITIONS

Architectural

Existing Conditions: Field-verify dimensions, existing walls, finishes, utilities, and current conditions.
Code / Life Safety: Occupant load, egress, accessibility, fire ratings, travel distances, or code upgrades.
Envelope / Roof / Curtain Wall: Roof, exterior wall, curtain wall, glazing, mullions, sealants, or penetrations
Survey / LiDAR / Tag & Trace: Scanning, field survey, MEP tracing, utility verification, or existing-condition modeling.
Temporary Walls / Phasing: Dust walls, temporary closures, construction barriers, sequencing, or passenger protection.
Tenant Turnover / Demo: Remove tenant items, kiosks, counters, finishes, or other existing concession elements.
White Box / Shell: Prepare the space for a future concession with basic walls, floors, utilities, life safety, and other base-building provisions.
Walls / Drywall: New, modified, or repaired partitions and drywall.
Doors / Storefront: New or modified doors, storefront, automatic doors, glazing, or entrances.
Floor / Terrazzo / Carpet: Floor demolition, terrazzo preservation, leveling, patching, carpet, tile, or transitions.
Paint / Wall Finishes: Painting, wall repairs, finish restoration, or match-adjacent finishes.
Ceiling / Overhead: Ceiling work, open-to-structure conditions, overhead features, or access above the ceiling.
Lighting Coordination: New, relocated, or modified lighting; architecture coordinates with the electrical/lighting consultant.
Signage / Graphics / Artwork: Wayfinding, concession signage, graphics, artwork relocation, or viewshed coordination.
Furniture / Seating: Seating, high-tops, counters, furniture layouts, or furniture impacts.
Circulation / Queueing: Passenger flow, queues, holdroom seating, clear paths, and public circulation.

MEP

General Utility Review: Review the overall utility infrastructure serving the space.
Plumbing / Water: New or modified domestic water, drains, sinks, or plumbing fixtures.
Sanitary / Grease: Sanitary waste, grease lines, floor drains, branch lines, or grease waste capacity.
HVAC: Air-conditioning, ventilation, supply/return air, or equipment changes.
Exhaust / Hood: Cooking hoods, exhaust fans, ductwork, makeup air, or roof exhaust connections.
Power: New or modified electrical service, panels, outlets, equipment power, or tenant power.
Data / Low Voltage: Data, communications, Wi-Fi, technology, digital displays, or low-voltage systems.
Fire Protection: Sprinklers, fire alarm interfaces, fire suppression, or fire protection modifications.

Structural

Structural: Structural review for walls, doors, floor loads, terrazzo, penetrations, or other modifications.

Closeout / Turnover: Punch list, record documents, as-builts, final photos, utility documentation, and turnover requirements.

Project Fee Proposal - Manhattan/PGAL Team - Summary Sheet

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

	Basic Design Services		Project	30%	60%	90%	IFC	**Total**	Construction	Total	SBE %	% SBE	% Construction
	Engineering & Preconstruction Services		Definition	Schematic	Design Dev.	Const. Docs	Final Docs	**Part 1**	Administration		of Design Fee	Goal	Cost
1	Manhattan Construction Company		$ 315,403.59	$ 249,383.15	$ 290,803.63	$ 196,924.34	$ 147,323.01	$ 1,199,837.72	$ -	$ 1,199,837.72			
2	Dealtura LLC		$ 37,237.20	$ 36,936.90	$ 41,441.40	$ 21,021.00	$ 23,123.10	$ 159,759.60	$ -	$ 159,759.60			
3	PGAL		$ 357,219.62	$ 370,316.89	$ 462,487.34	$ 593,365.90	$ 293,622.79	$ 2,077,012.54	$ -	$ 2,077,012.54			
4	AERO Systems Engineering (NOT REQ'D		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
5	Apple Designs		$ 18,481.96	$ 7,926.80	$ 13,058.36	$ 22,430.46	$ 6,859.96	$ 68,757.54	$ -	$ 68,757.54			
6	AREHNA Engineering, Inc.(See Allowance)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
7	Argus Consulting (NOT REQ'D)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
8	C&S Engineers, Inc.		$ 84,039.43	$ -	$ -	$ -	$ -	$ 84,039.43	$ -	$ 84,039.43			
9	Construction Moisture Consulting		$ 8,810.79	$ 28,976.42	$ 22,323.90	$ 34,954.32	$ 4,702.32	$ 99,767.74	$ -	$ 99,767.74	1.35%		
10	Digital Building Services, LLC (See Allowance)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
11	ELEMENT Engineering Group		$ -	$ -	$ 98,235.02	$ -	$ -	$ 98,235.02	$ -	$ 98,235.02			
12	Jensen Hughes		$ 32,879.04	$ 53,064.48	$ 38,862.72	$ 45,093.36	$ 42,748.20	$ 212,647.80	$ -	$ 212,647.80			
13	Lavandera Electric Company (See Allowance)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
14	Master Consulting Engineers, Inc.		$ 15,440.01	$ 17,177.30	$ 21,348.82	$ 18,119.67	$ 12,060.44	$ 84,146.24	$ -	$ 84,146.24	1.14%		
15	OHC (NOT REQ'D)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
16A	TLC Engineers		$ 68,616.47	$ 92,749.56	$ 145,282.60	$ 139,190.92	$ 50,300.93	$ 496,140.47	$ -	$ 496,140.47			
16B	VINCO Engineering		$ 23,699.52	$ 40,812.53	$ 41,170.55	$ 50,470.29	$ 32,049.81	$ 188,202.69	$ -	$ 188,202.69	2.54%		
17	TransSolutions, LLC		$ 42,513.73	$ 39,069.62	$ 29,056.57	$ 21,816.19	$ -	$ 132,456.11	$ -	$ 132,456.11			
	Design Phase	Sub Total	$ 1,004,341.37	$ 936,413.62	$ 1,204,070.91	$ 1,143,386.45	$ 612,790.56	$ 4,901,002.90	$ -	$ 4,901,002.90			
	Reimbursable Expenses												
1	Manhattan												
	Travel / Parking		$ 7,000.00	$ 7,000.00	$ 3,500.00	$ 2,500.00	$ 2,500.00	$ 22,500.00		$ 22,500.00			
	Hotel/Meals		$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 1,500.00	$ 9,000.00		$ 9,000.00			
	Document Printing		$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 4,000.00	$ 16,000.00		$ 16,000.00			
	Postage		$ 500.00	$ 500.00	$ 650.00	$ 650.00	$ 750.00	$ 3,050.00		$ 3,050.00			
2	Dealtura LLC												
	Travel/Parking		$ 1,421.50	$ 1,421.50	$ 690.75	$ 460.50	$ 460.50	$ 4,454.75		$ 4,454.75			
	Hotel/Meals		$ 310.00	$ 424.00				$ 734.00		$ 734.00			
3	PGAL												
	Travel/Parking		$ 5,000.00	$ 5,000.00	$ 3,500.00	$ 2,000.00	$ 1,500.00	$ 17,000.00		$ 17,000.00			
	Hotel/Meals		$ 1,250.00	$ 1,250.00	$ 750.00	$ 750.00	$ 500.00	$ 4,500.00		$ 4,500.00			
	Printing/Shipping		$ 3,500.00	$ 3,500.00	$ 2,500.00	$ 1,500.00	$ 1,500.00	$ 12,500.00		$ 12,500.00			
4	AERO Systems Engineering												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
5	Apple Designs												
	Travel/Parking		$ 1,118.25	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 1,518.25		$ 1,518.25			
	Hotel/Meals		$ 180.00					$ 180.00		$ 180.00			
6	AREHNA Engineering, Inc.												
	Travel/Parking		$ 100.00	$ 100.00				$ 200.00		$ 200.00			
	Hotel/Meals							$ -		$ -			
7	Argus Consulting												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
8	C&S Engineers, Inc.												
	Travel/Parking		$ 1,600.00					$ 1,600.00		$ 1,600.00			
	Hotel/Meals		$ 450.00					$ 450.00		$ 450.00			
9	Construction Moisture Consulting												
	Travel/Parking		$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 750.00		$ 750.00			
	Hotel/Meals							$ -		$ -			
10	Digital Building Services, LLC												
	Travel/Parking		$ 200.00	$ 200.00				$ 400.00		$ 400.00			
	Hotel/Meals							$ -		$ -			
11	ELEMENT Engineering Group												
	Travel/Parking				$ 200.00			$ 200.00		$ 200.00			
	Hotel/Meals							$ -		$ -			
12	Jensen Hughes												

	Travel/Parking		$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 500.00		$ 500.00			
	Hotel/Meals							$ -		$ -			
13	Lavandera Electric Company												
	Travel/Parking		$ 200.00	$ 200.00				$ 400.00		$ 400.00			
	Hotel/Meals							$ -		$ -			
14	Master Consulting Engineers, Inc.												
	Travel/Parking		$ 100.00	$ 100.00	$ 100.00	$ 156.00		$ 456.00		$ 456.00			
	Hotel/Meals							$ -		$ -			
15	OHC												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
16A	TLC Engineers												
	Travel/Parking		$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 750.00		$ 750.00			
	Hotel/Meals							$ -		$ -			
16B	VINCO Engineering												
	Travel/Parking		$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 750.00		$ 750.00			
	Hotel/Meals							$ -		$ -			
17	TransSolutions, LLC												
	Travel/Parking		$ 1,600.00	$ 1,600.00	$ 1,600.00			$ 4,800.00		$ 4,800.00			
	Hotel/Meals		$ 788.00	$ 788.00	$ 788.00			$ 2,364.00		$ 2,364.00			
Allowances													
1	Testing / Investigation (X-Ray) / Selective Demo		$ 150,000.00					$ 150,000.00		$ 150,000.00			
2	Site Testing - Tag/Trace/Monitor (LAVANDERA)		$ 225,000.00	$ 225,000.00				$ 450,000.00		$ 450,000.00	6.08%		
3	Surveying		$ 50,000.00					$ 50,000.00		$ 50,000.00			
4	Building Permit					$ 125,000.00		$ 125,000.00		$ 125,000.00			
5	Laser Scanning & Modeling (DBS)		$ 35,000.00	$ 55,000.00				$ 90,000.00		$ 90,000.00			
6	Building Permit Expedited Approvals					$ 75,000.00		$ 75,000.00		$ 75,000.00			
7	Third Party Drawing Peer Review					$ 30,000.00		$ 30,000.00		$ 30,000.00			
8	Miscellaneous Allowance		$ 250,000.00					$ 250,000.00		$ 250,000.00			
9	Material Testing (AREHNA)		$ 50,000.00	$ 25,000.00				$ 75,000.00		$ 75,000.00	1.01%		
10	Design for Protected Walkways							$ -		$ -			
Sub Total			$ 789,867.75	$ 332,233.50	$ 20,428.75	$ 244,166.50	$ 13,360.50	$ 1,400,057.00	$ -	$ 1,400,057.00			
Total Fee, Allowances, Reimbursable Expenses			$ 1,794,209.12	$ 1,268,647.12	$ 1,224,499.66	$ 1,387,552.95	$ 626,151.06	$ 6,301,059.90	$ -	$ 6,301,059.90	12.12%		

Owner Allowance*		$ 1,100,000.00
Totals		$ 7,401,059.90

*Use of the allowance funds would be authorized by the owner issuing a supplemental WO.

MANHATTAN CONSTRUCTION

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Craig Bryant	J. Michael Miller	Nabeel Aboulhousn	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
			Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbing	SME - HVAC/Plumbing	SME - Aviation		
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Weekly Design Build Meetings		5	10	20	20	8	8	8	8	8	8	8		20		20	8		8	8	20			20						215
1.02	Bi-Weekly OAC Meetings		5	10	20	20		8	8	8					8		8					20			20						135
1.03	PDD Evaluation					8		8	8	8												8									40
1.04	Site Investigation / document existing conditions					16									12		12					16									56
1.05	Development of structural/Architectural/MEP options				10	6		6	8	8	8	8	8									6									68
1.06	Validation workshop				10	10	16	10	8	8	8	8	8									10									96
1.07	Development of preferred concept					16		16	8	8	16	16	16					16		16	16	16									160
1.08	Schedule/Phasing				8	16		16	8	8	16	16	16	40	40	40	40					16			80				20		380
1.09	Design Team coordination						16																			16	16	16			64
1.11	Quality Control		5	8	8	16		16	8	8	8	8	8						80			16									189
1.12	Presentation to HCAA / Deliverable		5	8		32		32	8	8	8	8	8									32				16	16	16			197
1.13	Response to HCAA comments					16		16	8	8	8	8	8									16				8	8	8			112
1.14	BIM Management																						40	40							80
1.15	Project Management			4	4	24		24										16		16	16	24									128
																															0
																															0
																															0
	Subtotal Hours		20.00	40.00	80.00	200.00	40.00	160.00	80.00	80.00	80.00	80.00	80.00	40.00	80.00	40.00	80.00	40.00	80.00	40.00	40.00	200.00	40.00	40.00	120.00	40.00	40.00	40.00	20.00	-	1920
	Rate		$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor		$ 3,951.00	$ 5,394.00	$ 9,613.60	$ 19,306.00	$ 3,981.20	$ 18,312.00	$ 6,966.40	$ 5,971.20	$ 5,772.00	$ 4,976.00	$ 3,582.40	$ 3,255.60	$ 7,822.40	$ 2,308.80	$ 5,066.40	$ 2,587.60	$ 6,369.60	$ 1,662.00	$ 1,592.40	$ 19,030.00	$ 3,074.80	$ 1,870.80	$ 6,444.00	$ 3,460.40	$ 3,224.40	$ 3,124.80	$ 2,200.40	$ -	$ 160,920.20
	Subtotal Burdened Labor @	1.96	$ 7,743.96	$ 10,572.24	$ 18,842.66	$ 37,839.76	$ 7,803.15	$ 35,891.52	$ 13,654.14	$ 11,703.55	$ 11,313.12	$ 9,752.96	$ 7,021.50	$ 6,380.98	$ 15,331.90	$ 4,525.25	$ 9,930.14	$ 5,071.70	$ 12,484.42	$ 3,257.52	$ 3,121.10	$ 37,298.80	$ 6,026.61	$ 3,666.77	$ 12,630.24	$ 6,782.38	$ 6,319.82	$ 6,124.61	$ 4,312.78	$ -	$ 315,403.59

DEALTURA LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Hector Yanez																											Total
			President																											
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Kickoff meetings (DB team and HCAA), badging, document intake		8																											8
1.02	Program validation report input (owner and operations side)		16																											16
1.03	Review of existing HCAA concession agreements (terms, expirations, early termination, relocation and access provisions) to inform the move matrix and phasing		16																											16
1.04	Move matrix v1, all concessions units (lease dates, phases, closures, turnovers, revenue at risk)		16																											16
1.05	Work Area Overview: update to CDCM unit IDs, set up as live document		12																											12
1.06	Phasing and sequencing framework by building		22																											22
1.07	Revenue protection basis: traffic by airside, seasonality, F&B vs retail, interim options		10																											10
1.08	Operations and phasing review of 15% package		8																											8
1.09	Bi-Weekly Mtgs / stakeholder coordination with HCAA (shared with Manhattan)		16																											16
																														0
	Subtotal Hours		124.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	124
	Rate		$ 130.00																											
	Subtotal Direct Labor		$ 16,120.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,120.00
	Subtotal Burdened Labor @	2.31	$ 37,237.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,237.20

PGAL

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			QA/QC	Lead PM	Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer I	Designer III	Project Administrator II																	Total
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours																	
Task 1 - Project Definition																															
1.01	Design Kickoff & Mobilization			8	8			16			16																					48
1.02	Weekly OAC Meetings			16	16			16		8			16		24																	96
1.03	PDD Review & Report			16	24	16	16			32	32		32	24	16																	208
1.04	Scope | Task Matrix Validation			4	8								32																			44
1.05	Site | Existing Conditions Investigation			8	16			24		16	16		24																			104
1.06	Basis Of Design (BOD) Options Development			8	24	8	8			16	32		40	80																		216
1.07	PDD Validation Workshop			8	8			8			8		16		32																	80
1.08	BOD Development			8	16	8	8	32			40		40	40																		192
1.10	Schedule | Phasing			4	16			24						32	16																	92
1.11	Code Analysis | Code Coordination				8			16			24			16																			64
1.12	Consultant Coordination			8	16			24			16		24		24																	112
1.13	Design Team Coordination | Team Meetings			16	16	4	4	32			32		32		32																	168
1.14	QA | QC Reviews		24																													24
1.15	15% Project Definition Report and BOD Drawings Submittal			8	8	2	2	16		8	16		24	40																		124
1.16	Risk | Action | Decision Log Coordination			8	8			16			16																					48
1.17	BIM | VDC Management								32																							32
1.18	Cost Estimate Coordination Support			4	8			16							16																	44
																																0
	Subtotal Hours		24.00	124.00	200.00	38.00	38.00	240.00	32.00	80.00	248.00	-	280.00	232.00	160.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1696
	Rate		$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.66	$ 57.69	$ 54.57	$ 53.49	$ 45.67	$ 36.66	$ 37.50																	
	Subtotal Direct Labor		$ 2,520.00	$ 13,020.00	$ 21,000.00	$ 3,990.00	$ 3,990.00	$ 17,307.70	$ 1,973.08	$ 4,615.20	$ 13,532.69	$ -	$ 12,787.99	$ 8,504.82	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 109,241.48
	Subtotal Burdened Labor @	3.27	$ 8,240.40	$ 42,575.40	$ 68,670.00	$ 13,047.30	$ 13,047.30	$ 56,596.17	$ 6,451.97	$ 15,091.70	$ 44,251.90	$ -	$ 41,816.73	$ 27,810.76	$ 19,620.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 357,219.62

AERO SYSTEMS ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Principal	Senior Project Manager	Mechanical Engineer	Drafter/Design er	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Design er	Drafter/Design er	Mechanical Engineer																	
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Design Kick-Off		2		2																									4
1.02	Project Meetings and Coordination		8		8																									16
1.03	Review PDD, Concessions Design Criteria Manual (CDCM)		4	4	4																									12
1.04	Existing Signage Inventory and Field Verification				16																									16
1.05	Identify signage to remain, remove, relocate, or replace				8		8																							16
1.06	Develop Preliminary signage/wayfinding requirements				16																									16
1.07	Support validation charrette			4	4																									8
1.08	Construction Phasing Coordination			4	4																									8
1.09	Prepare Signage & Wayfinding Scope and Strategy Report				16																									16
1.10	Quality Control		4																											4
1.11	Response to HCAA Comments				4																									4
																														0
																														0
	Subtotal Hours		18.00	12.00	82.00	-	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120
	Rate		$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																					
	Subtotal Direct Labor		$ 1,152.00	$ 630.00	$ 4,100.00	$ -	$ 320.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,202.00
	Subtotal Burdened Labor @	2.98	$ 3,432.96	$ 1,877.40	$ 12,218.00	$ -	$ 953.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,481.96

AREHNA Engineering, Inc

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical						
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00						
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager - Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer															
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																															
1.01	Weekly Design Meetings											14		14																	28
1.02	Weekly OAC Meetings											28		14																	42
1.03	Review existing structural conditions											8	80	40	80																208
1.04	Define structural investigation requirements (Site Investigation)											24	24	24																	72
1.05	Design Team coordination												20	20	20																60
1.06	Project Management											20																			20
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	94.00	124.00	112.00	100.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	430
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50																
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,388.40	$ 8,370.00	$ 8,624.00	$ 4,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,682.40
	Subtotal Burdened Labor @	2.93	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,648.01	$ 24,524.10	$ 25,268.32	$ 12,599.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 84,039.43

Construction Moisture Consulting

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Engineer	Department Manager																											
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																															
1.01	Design Kick-Off		20	8																											28
1.02	Project Meetings and Coordination		1	1																											2
1.03	Review PDD, Concessions Design Criteria Manual (CDCM)		20	8																											28
1.04	Support validation charrette		1	1																											2
1.05	Construction Phasing Coordination																														0
1.06	Quality Control																														0
1.07	Response to HCAA Comments																														0
																															0
																															0
																															0
																															0
																															0
																															0
	Subtotal Hours		42.00	18.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	60
	Rate		$ 59.19	$ 62.50																											
	Subtotal Direct Labor		$ 2,485.98	$ 1,125.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,610.98
	Subtotal Burdened Labor @	2.44	$ 6,065.79	$ 2,745.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,810.79

Digital Building Services, LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																									
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																																
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 48.08	$ 57.69	$ 35.00	$ 30.00	$ 30.00																									
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.55	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ELEMENT Engineering Group

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Senior Surveyor	SUE Project Manager	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	Survey Project Manager	Surveyor	Surveyor	4-Person Survey Crew	3-Person Survey (SUE) Crew	3-Person Designating Crew	3-Person Locating Crew													
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																																
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.92	$ 60.00	$ 33.00	$ 38.50	$ 65.01	$ 48.00	$ 35.30	$ 34.00	$ 33.25	$ 38.50	$ 55.90	$ 50.50	$ 61.00	$ 111.00	$ 90.00	$ 97.00	$ 142.00													
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.90	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

JENSEN HUGHES

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Principal Eng./Team Leader	Sr. Engineer	Sr.Engineer	Lead Consultant	Lead Consultant	Senior Consultant																						
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Design Kick-Off		2																											2
1.02	BIM Management																													0
1.03	Project Management		4																											4
1.04	Project Meetings/Coordination		4	4																										8
1.05	PDD Code Review		8	16																										24
1.06	Site/Existing Conditions Investigation																													0
1.07	15% Code Review		4	40																										44
1.08	Schedule/Phasing Review and Comments																													0
1.09	Quality Control			4																										4
1.10	Response to HCAA Comments			4																										4
1.11	Accessibility Consulting							24																						24
																														0
	Subtotal Hours		22.00	68.00	-	-	-	24.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	114
	Rate		$ 140.64	$ 90.22	$ 77.59	$ 62.50	$ 62.50	$ 72.11																						
	Subtotal Direct Labor		$ 3,094.08	$ 6,134.96	$ -	$ -	$ -	$ 1,730.64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,959.68
	Subtotal Burdened Labor @	3.00	$ 9,282.24	$ 18,404.88	$ -	$ -	$ -	$ 5,191.92	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 32,879.04

Lavandera Electric Company

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Superintendent	Journeyman	Apprentice	Helper																								Total
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 60.00	$ 39.50	$ 29.50	$ 25.50																								
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.81	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Master Consulting Engineers, Inc.

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Sr. Principal Structural Engineer	Sr. Principal	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Senior Structural Engineer	Structural Engineer	Civil Engineer / Sr. Civil Designer	Structural Engineer	Structural Engineer	Structural Engineer	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	CAD Technician	CAD Technician	CAD Technician	Administration / Accounting	Treasurer	Administration / Marketing	Administration / Marketing	Administration / Marketing	
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																														
1.01	Weekly Design Meetings		1		3																									4
1.02	Weekly OAC Meetings		2		6																									8
1.03	PDD Evaluation				4																									4
1.04	Site Investigation / document existing conditions / foundation capacity		6		6					6																				18
1.05	Development of structural options		1		2					2						8														13
1.06	Validation workshop				2																									2
1.07	Development of preferred structural concept		1		2					4						8														15
1.08	Schedule/Phasing				1																									1
1.09	Design Team coordination		0.5		1					1						1														4
1.11	Quality Control		0.5		0.5					1																				2
1.12	Presentation to HCAA / Deliverable		1		1																									2
1.13	Response to comments				0.5																									1
1.14	BIM Management									0.5						1														2
1.15	Project Management		0.5		1																									2
																									0.5					1
																														0
	Subtotal Hours		13.50	-	30.00	-	-	-	-	14.50	-	-	-	-	-	18.00	-	-	-	-	-	-	-	-	0.50	-	-	-	-	77
	Rate		$ 81.71	$ 65.40	$ 79.50	$ 71.31	$ 71.31	$ 64.00	$ 64.69	$ 64.38	$ 61.06	$ 56.95	$ 42.54	$ 43.26	$ 34.81	$ 39.45	$ 39.26	$ 37.74	$ 32.50	$ 31.99	$ 32.45	$ 19.64	$ 11.73	$ 24.98	$ 27.30	$ 64.38	$ 65.40	$ 35.19	$ 26.52	$ 34.50	
	Subtotal Direct Labor		$ 1,103.09	$ -	$ 2,385.00	$ -	$ -	$ -	$ -	$ 933.51	$ -	$ -	$ -	$ -	$ -	$ 710.10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 32.19	$ -	$ -	$ -	$ -	$ 5,163.88
	Subtotal Burdened Labor @	2.99	$ 3,298.22	$ -	$ 7,131.15	$ -	$ -	$ -	$ -	$ 2,791.19	$ -	$ -	$ -	$ -	$ -	$ 2,123.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 96.24	$ -	$ -	$ -	$ -	$ 15,440.01

OHC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			[redacted]																													
			Civil Engineer / Sr. Civil Designer	Structural Engineer	Structural Engineer	Structural Engineer	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician																							
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																																
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.00	$ 69.00	$ 41.00	$ 31.00	$ 28.00	$ 27.00	$ 26.00																							
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task (Quantity of concessions: MT - 6, ASA-8, ASC-11, ASE-9, ASF-9)			Senior Electrical Engineer	Electrical Specialty Designer	Electrical Designer	Senior Technology Project Manager	Technology Engineer II	Technology Engineer I	Senior Mechanical Engineer	Mechanical Engineer II	Mechanical Engineer I	Senior Fire Protection Engineer	Fire Protection Engineer II	Project Engineer, Manager	CX	Director	Administrative Assistant	BIM	Senior Acoustical Consultant	Senior Energy Engineer												Total
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																																
1.01	Weekly Design Meetings		12			12			12																							36
1.02	Weekly OAC Meetings																															0
1.03	PDD Evaluation		2	8		2	6		2	8																						28
1.04	Site Investigation		8			8			8			2																				26
1.05	Dcoumentation of existing conditions for relocations		4	14		2	8		4	12		1	2					24														71
1.06	Validation Workshop		2			2			2			1																				7
1.07	M/E/FP/T concept validation		2	4		2	4		2	4		1	2																			21
1.09	Schedule/Phasing		1			1			1			1																				4
1.10	Coordination with Architectural PM		2	2		2	2		2	6		1	2																			19
1.11	Cost budget control with Manhattan		1			1			1			1																				4
1.12	Quality Control		2			2			2			1																				7
1.13	Presentation to HCAA		2			2			2			1																				7
1.14	Response to comments		2			2			2			1					6															13
1.15	Project Management		1			1			1					12		2																17
1.16	Lighting Design		1																													1
1.17	Acoustics																		10													10
																																0
	Subtotal Hours		42.00	28.00	-	39.00	20.00	-	41.00	30.00	-	11.00	6.00	12.00	-	2.00	6.00	24.00	10.00	-	-	-	-	-	-	-	-	-	-	-	-	271
	Rate		$ 91.98	$ 53.88	$ 41.35	$ 89.99	$ 57.55	$ 36.57	$ 85.87	$ 66.54	$ 43.75	$ 93.75	$ 47.57	$ 91.98	$ 66.54	$ 107.23	$ 31.63	$ 33.90	$ 64.38	$ 68.22												
	Subtotal Direct Labor		$ 3,863.16	$ 1,508.64	$ -	$ 3,509.61	$ 1,151.00	$ -	$ 3,520.67	$ 1,996.20	$ -	$ 1,031.25	$ 285.42	$ 1,103.76	$ -	$ 214.46	$ 189.78	$ 813.60	$ 643.80	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,831.35
	Subtotal Burdened Labor @	3.46	$ 13,366.53	$ 5,219.89	$ -	$ 12,143.25	$ 3,982.46	$ -	$ 12,181.52	$ 6,906.85	$ -	$ 3,568.13	$ 987.55	$ 3,819.01	$ -	$ 742.03	$ 656.64	$ 2,815.06	$ 2,227.55	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 68,616.47

VINCO ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			TBD	TBD	TBD	TBD	TBD																									Total
			PRINCIPAL	SENIOR PROJECT MANAGER	SENIOR ENGINEER	CADD/BIM TECHNICIAN	ADMINISTRATIVE ASSISTANT																									
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																																
1.01	Weekly Design Meetings		0	4	4	0	0																									8
1.02	Weekly OAC Meetings		0	4	4	0	0																									8
1.03	PDD Evaluation		0	16	28	0	0																									44
1.04	Site Investigation		0	16	28	0	0																									44
1.07	Dcoumentation of existing conditions for relocations		0	12	12	0	0																									24
1.08	Validation Workshop		0	4	4	0	0																									8
1.09	Plumbing concept validation		0	8	24	0	0																									32
1.11	Schedule/Phasing		0	0	0	0	0																									0
1.12	Coordination with Architectural PM		0	0	0	0	0																									0
1.13	Cost budget control with Manhattan		0	8	0	0	0																									8
1.14	Quality Control		0	4	4	0	8																									16
1.15	Presentation to HCAA		4	4	0	0	0																									8
1.16	Response to comments		0	4	4	0	0																									8
1.17	Project Management		0	8	0	0	0																									8
																																0
	Subtotal Hours		4.00	92.00	112.00	-	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	216
	Rate		$ 31.50	$ 31.50	$ 31.50	$ 25.00	$ 25.00																									
	Subtotal Direct Labor		$ 126.00	$ 2,898.00	$ 3,528.00	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,752.00
	Subtotal Burdened Labor @	3.51	$ 442.26	$ 10,171.98	$ 12,383.28	$ -	$ 702.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,699.52

TransSolutions, LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			[redacted]																													
			Project Executive	Project Manager	Lead Simulation Modeler	Simulation Modeler	Simulation Modeler	Data Collector																								
PDD Validation - 15% Design - (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 1 - Project Definition																																
1.01	Design Kick-Off		1	1	1																											3
1.02	Project Meetings and Coordination			8																												8
1.03	Review PDD, SOW, and Proposed Construction Schedule			8	8																											16
1.04	Develop Assumptions and Flight Schedule for identified areas		1	12		24																										37
1.05	Data Collection Effort																															0
1.06	Build Demand and Create Project Input Files			4		40																										44
1.07	Build Initial Passenger Flow Models			5	40																											45
1.08	Evaluate Initial Results			8	40																											48
1.09	15% Design Final Report and Presentation		1	16	16																											33
1.10	Construction Phasing Coordination			4																												4
1.11	Schedule/Phasing Review and Comments			4																												4
1.12	Quality Control		1	4	8																											13
1.13	Response to HCAA Comments			4																												4
																																0
	Subtotal Hours		4.00	78.00	113.00	64.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	259
	Rate		$ 100.96	$ 81.73	$ 40.38	$ 38.46	$ 38.46	$ 38.46																								
	Subtotal Direct Labor		$ 403.84	$ 6,374.94	$ 4,562.94	$ 2,461.44	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,803.16
	Subtotal Burdened Labor @	3.08	$ 1,243.83	$ 19,634.82	$ 14,053.86	$ 7,581.24	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 42,513.73

MANHATTAN CONSTRUCTION

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Craig Bryant	J. Michael Miller	Naheel Aboulhosun	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
		Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbing	SME - HVAC/Plumbing	SME - Aviation		
Basic Services - 30% Design (Approx 12 weeks)		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																														
2.01	Weekly Design Meetings		4	4	20		8							20		8					20			16						100
2.02	Bi-Weekly OAC Meetings				20		8							16		8					20			4						76
2.03	Main Terminal Floor Replacement | Roof Repair Investigation				8		8							8	8	8			8		8									56
2.04	Review Passenger Flow via Data Collection and Monitoring				16									8	8	8			8		16									64
2.05	Meet with AHJ to define Permit Requirements				6																6									12
2.06	Identify Long Lead Procurement items				8		8	8	8	8	8	8									8									64
2.07	Schedule/Phasing		8	8	8									52	24	32			24		8			80						244
2.08	Coordinate enabling work				8																8									16
2.09	Multidisciplinary coordination				16																16									32
2.1	Design Team coordination				16		16														16									48
2.11	Constructability Review				16	8	16							16		16					16			20						108
2.12	Quality Control	10	20	20			16											80							40	20	20	20		246
2.13	Construction Cost Estimate and Cost Reconciliation				24	8	16	16	16	16	16	16									24									152
2.14	Submittal to HCAA / Deliverable				16	4	16	16	16	16	16	16									16									132
2.15	Response to comments						8																							8
2.16	BIM management																					40	40							80
2.17	Project Management		8	8	18																18									52
																														0
																														0
																														0
																														0
	Subtotal Hours	10.00	40.00	40.00	200.00	20.00	120.00	40.00	40.00	40.00	40.00	40.00	-	120.00	40.00	80.00	-	80.00	40.00	-	200.00	40.00	40.00	120.00	40.00	20.00	20.00	20.00	-	1490
	Rate	$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor	$ 1,975.50	$ 5,394.00	$ 4,806.80	$ 19,306.00	$ 1,990.60	$ 13,734.00	$ 3,483.20	$ 2,985.60	$ 2,886.00	$ 2,488.00	$ 1,791.20	$ -	$ 11,733.60	$ 2,308.80	$ 5,066.40	$ -	$ 6,369.68	$ 1,662.00	$ -	$ 19,030.00	$ 3,074.80	$ 1,870.80	$ 6,444.00	$ 3,460.40	$ 1,612.20	$ 1,562.40	$ 2,200.40	$ -	$ 127,236.38
	Subtotal Burdened Labor @ 1.96	$ 3,871.98	$ 10,572.24	$ 9,421.33	$ 37,839.76	$ 3,901.58	$ 26,918.64	$ 6,827.07	$ 5,851.78	$ 5,656.56	$ 4,876.48	$ 3,510.75	$ -	$ 22,997.86	$ 4,525.25	$ 9,930.14	$ -	$ 12,484.42	$ 3,257.52	$ -	$ 37,298.80	$ 6,026.61	$ 3,666.77	$ 12,630.24	$ 6,782.38	$ 3,159.91	$ 3,062.30	$ 4,312.78	$ -	$ 249,383.15
		10	40	40	200	20																								

DEALTURA LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Hector Yanez																												Total
		President																												
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																														
2.01	30% phasing plans and phasing diagrams by building	28																												28
2.02	Interim options where units close (kiosks, vending, temporary wayfinding)	10																												10
2.03	30% logistics plans by work area (access, staging, deliveries, badging, work windows)	24																												24
2.04	Provide phasing and logistics details to Manhattan (closures, night work, temporary walls and barricades, temporary facilities, escorts) for use in preparing the 30% cost estimate	14																												14
2.05	Move matrix update	8																												8
2.06	Work Area Overview updates	6																												6
2.07	Operations and phasing review of 30% package before submittal	14																												14
2.08	Bi-Weekly Mtgs./ stakeholder coordination with HCAA	19																												19
																														0
	Subtotal Hours	123.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	123
	Rate	$ 130.00																												
	Subtotal Direct Labor	$ 15,990.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,990.00
	Subtotal Burdened Labor @ 2.31	$ 36,936.90	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 36,936.90

PGAL

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		QA/QC	Lead PM	Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer I	Designer III	Interior Designer III	Project Administrator II															Total
Basic Services - 30% Design		Hours	Hours	Hours			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours															
Task 2 - Project Definition																														
2.01	Weekly OAC Meetings		24	24			24		16	24					32															144
2.02	15% Review Comments Resolution		8	16	4	4	16		8			40			16															112
2.03	15% Page Turn Review Meeeting with HCAA		8	8			8								16															40
2.04	Site | Existing Conditions Modeling + Report		8	16				40	16	36		36			16															168
2.05	Main Terminal Floor Replacement | Roof Repair Investigation			8			16			24		24			16															88
2.06	30% Schematic Design Drawings & Documentation		16	32	8	8	40		32	80		40	80	40																376
2.07	30% Schematic Design Outline Specifications					4			8	24	60																			96
2.08	Schedule | Phasing Update		8	8			16			8		24			16															80
2.09	Code Analysis | Code Coordination		8	8			24			32																				64
2.10	Consultant Coordination		8	16			60			60		24			24															192
2.11	Design Team Coordination | Team Meetings		8	16	4	4	40		8	32		32			24															168
2.12	QA | QC Reviews	40																												40
2.13	30% Schematics Design Submittal & Presentation		4	8	4	4	8		16	40		40		32	16															172
2.14	BIM | VDC Management							20																						20
2.15	SD Cost Estimate Coordination Support		8	8			16								20															52
																														0
	Subtotal Hours	40.00	100.00	168.00	20.00	24.00	268.00	60.00	104.00	360.00	60.00	260.00	80.00	72.00	196.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1812
	Rate	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.66	$ 57.69	$ 54.57	$ 53.49	$ 45.67	$ 36.66	$ 31.25	$ 37.50																
	Subtotal Direct Labor	$ 4,200.00	$ 10,500.00	$ 17,640.00	$ 2,100.00	$ 2,520.00	$ 19,326.93	$ 3,699.52	$ 5,999.76	$ 19,644.23	$ 3,209.14	$ 11,874.56	$ 2,932.70	$ 2,249.92	$ 7,350.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 113,246.75
	Subtotal Burdened Labor @ 3.27	$ 13,734.00	$ 34,335.00	$ 57,682.80	$ 6,867.60	$ 8,240.40	$ 63,199.05	$ 12,097.44	$ 19,619.22	$ 64,236.63	$ 10,493.87	$ 38,829.82	$ 9,589.92	$ 7,357.24	$ 24,034.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 370,316.89

AERO SYSTEMS ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinboualay	Desmond Palaphanh	Jason Plotter																	Total
		Principal	Senior Project Manager	Mechanical Engineer	Drafter/Design er	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Design er	Drafter/Design er	Mechanical Engineer																	
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																														
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate	105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @ 3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
		Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																														
2.01	Design Kick-Off			2																										2
2.02	Project Meetings and Coordination	2		2																										4
2.03	Field verification																													0
2.04	Preliminary signage locations and types			8																										8

| | | |

Scope/Task																																						
			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																															
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																																						
1.01	Up Front Work																																					0
1.02	Field Work																																					0
1.03	Material Testing																																					0
1.04	Workshop																																					0
1.07	Bi-Weekly Mtgs (4 meetings)																																					0
1.08	Review Mtg																																					0
1.09.01	Site Investigation																																					0
1.09.02	PM and Oversight																																					0
1.09.03	Schedule/Phasing																																					0
1.09.04	Cost Estimating																																					0
1.09.05	PARCS Vendor RFP																																					0
1.09.06	Procure Vendor																																					0
																																						0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 48.08	$ 57.69	$ 35.00	$ 30.00	$ 30.00																															
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.55	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ELEMENT Engineering Group

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task																																						
			Senior Surveyor	SUE Project Manager	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	Survey Project Manager	Surveyor	Surveyor	4-Person Survey Crew	3-Person Survey (SUE) Crew	4-Person Designating Crew	3-Person Locating Crew																	
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																																						
1.01	Up Front Work																																					0
1.02	Field Work																																					0
1.03	Material Testing																																					0
1.04	Workshop																																					0
1.07	Bi-Weekly Mtgs (4 meetings)																																					0
1.08	Review Mtg																																					0
1.09.01	Site Investigation																																					0
1.09.02	PM and Oversight																																					0
1.09.03	Schedule/Phasing																																					0
1.09.04	Cost Estimating																																					0
1.09.05	PARCS Vendor RFP																																					0
1.09.06	Procure Vendor																																					0
																																						0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.92	$ 60.00	$ 33.00	$ 38.50	$ 65.01	$ 48.00	$ 35.30	$ 34.00	$ 33.25	$ 38.50	$ 55.90	$ 50.50	$ 61.00	$ 111.00	$ 90.00	$ 97.00	$ 142.00																				
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.90	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

JENSEN HUGHES

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task																																						
			Principal Eng./Team Leader	Sr. Engineer	Sr.Engineer	Lead Consultant	Lead Consultant	Senior Consultant																															
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																																						
2.01	Design Kick-Off		2																																			2
2.02	BIM Management																																					0
2.03	Project Management		8																																			8
2.04	Project Meetings/Coordination		4	12																																		16
2.05	AHJ Meeting		8																																			8
2.06	Site/Existing Conditions Investigation			40																																		40
2.07	30% Design Document Review		8	40		16																																64
2.08	Schedule/Phasing Review and Comments		4																																			4
2.09	Quality Control			4																																		4
2.10	Response to HCAA Comments			4																																		4
2.11	Accessibility Consulting							40																														40
																																						0
	Subtotal Hours		34.00	100.00	-	16.00	-	40.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	190
	Rate		$ 140.64	$ 90.22	$ 77.59	$ 62.50	$ 62.50	$ 72.11																														
	Subtotal Direct Labor		$ 4,781.76	$ 9,022.00	$ -	$ 1,000.00	$ -	$ 2,884.40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,688.16
	Subtotal Burdened Labor @	3.00	$ 14,345.28	$ 27,066.00	$ -	$ 3,000.00	$ -	$ 8,653.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 53,064.48

Lavandera Electric Company

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task																																						Total
			Superintendent	Journeyman	Apprentice	Helper																																
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																																						
1.01	Up Front Work																																					0
1.02	Field Work																																					0
1.03	Material Testing																																					0
1.04	Workshop																																					0
1.07	Bi-Weekly Mtgs (4 meetings)																																					0
1.08	Review Mtg																																					0
1.09.01	Site Investigation																																					0
1.09.02	PM and Oversight																																					0
1.09.03	Schedule/Phasing																																					0
1.09.04	Cost Estimating																																					0
1.09.05	PARCS Vendor RFP																																					0
1.09.06	Procure Vendor																																					0
																																						0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 60.00	$ 39.50	$ 29.50	$ 25.50																																
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.81	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Master Consulting Engineers, Inc.

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task																																						
			Sr. Principal Structural Engineer	Sr. Principal	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Senior Structural Engineer	Structural Engineer	Civil Engineer / Sr. Civil Designer	Structural Engineer	Structural Engineer	Structural Engineer	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	CAD Technician	CAD Technician	CAD Technician	Administration / Accounting	Treasurer	Administration / Marketing	Administration / Marketing	Administration / Marketing	
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2 - Project Definition																																						
2.01	Weekly Design Meetings				7																																	7
2.02	Weekly OAC Meetings		2		14																																	16
2.03	30% Design & documentation		0.5		4					8	8					16					24																	61
2.04	30% Phase outline specs		0.5		1																																	2
2.05	Schedule/Phasing				1																																	1
2.06	Design Team coordination				1					1						1																							3
2.07	Quality Control		0.5		1					1						1																							4
2.08	Submittal to HCAA / Deliverable				0.5					1						1																							3
2.09	Response to comments		0.5		0.5					1						1					1																	4
2.10	BIM management									0.5						1																							2
2.11	Project Management				1																					0.5												2

| | | |

MANHATTAN CONSTRUCTION

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Craig Bryant	J. Michael Miller	Nabeel Aboulhosn	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
			Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbing	SME - HVAC/Plumbing	SME - Aviation		
Basic Services - 60% Design (Approx 13 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
3.01	Weekly Design Meetings			8	16	16		8							16		16					16									96
3.02	Bi-Weekly OAC Meetings		4	8	8	8		4							8		8					8		8							64
3.03	Hold public outreach and inclusion events for bidders					8		8	8	8	8	8	8		4		4					8									72
3.04	Prequalify subcontractors for procurement					8		8	8	8	8	8	8									8									64
3.05	Implement project procedures and systems					8																8									16
3.06	Permitting strategy meeting with City of Tampa.				4	8									8		8					8									36
3.07	Multidisciplinary coordination				4	8		8	8	8	8	8	8		4		4					8		16							92
3.08	Design Team coordination				4	16		16	8	8	8	8	8		4	4	4		8	4		16		40							156
3.09	Constructability Review				4	8		16	8	8	8	8	8		4	4	4		24	4		8		16	16						132
3.10	Quality Control		16	24	16	16	8	16							32	32	8		48	32		16		40	40	40		20			404
3.11	Construction Cost Estimate and Cost Reconciliation				16	32		32	16	16	16	16	16									32									192
3.12	Submittal to HCAA / Deliverable				8	32	8	32	16	16	16	16	16									32									192
3.13	Response to comments					24	4	12	8	8	8	8	8									24									104
3.14	BIM management																						40	40							80
3.15	Project Management					8											24					8									40
																															0
																															0
																															0
	Subtotal Hours		20.00	40.00	80.00	200.00	20.00	160.00	80.00	80.00	80.00	80.00	80.00	-	80.00	40.00	80.00	-	80.00	40.00	-	200.00	40.00	40.00	120.00	40.00	40.00	-	20.00	-	1740
	Rate		$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor		$ 3,951.00	$ 5,394.00	$ 9,613.60	$ 19,306.00	$ 1,990.60	$ 18,312.00	$ 6,966.40	$ 5,971.20	$ 5,772.00	$ 4,976.00	$ 3,582.40	$ -	$ 7,822.40	$ 2,308.80	$ 5,066.40	$ -	$ 6,369.60	$ 1,662.00	$ -	$ 19,030.00	$ 3,074.80	$ 1,870.80	$ 6,444.00	$ 3,460.40	$ 3,224.40	$ -	$ 2,200.40	$ -	$ 148,369.20
	Subtotal Burdened Labor @	1.96	$ 7,743.96	$ 10,572.24	$ 18,842.66	$ 37,839.76	$ 3,901.58	$ 35,891.52	$ 13,654.14	$ 11,703.55	$ 11,313.12	$ 9,752.96	$ 7,021.50	$ -	$ 15,331.90	$ 4,525.25	$ 9,930.14	$ -	$ 12,484.42	$ 3,257.52	$ -	$ 37,298.80	$ 6,026.61	$ 3,666.77	$ 12,630.24	$ 6,782.38	$ 6,319.82	$ -	$ 4,312.78	$ -	$ 290,803.63

DEALTURA LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Hector Yanez																												Total
			President																												
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
3.01	60% phasing plans and diagrams (egress, circulation, temporary holdroom seating)		36																												36
3.02	Interim offerings refined against updated phasing		10																												10
3.03	Logistics plan development (work windows, containment, deliveries, staging)		20																												20
3.04	Move matrix updated with HCAA's current lease and turnover information		8																												8
3.05	Support Manhattan on alignment with the restroom and grease line project		10																												10
3.06	Provide updated phasing and logistics details to Manhattan for use in preparing the 60% cost estimate		8																												8
3.07	Work Area Overview updates		6																												6
3.08	Operations and phasing review before submittal; HCAA comments		14																												14
3.09	Bi-Weekly Mtgs / stakeholder coordination with HCAA		26																												26
																															0
	Subtotal Hours		138.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	138
	Rate		$ 130.00																												
	Subtotal Direct Labor		$ 17,940.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,940.00
	Subtotal Burdened Labor @	2.33	$ 41,441.40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,441.40

PGAL

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			QA/QC	Lead PM	Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer I	Designer III	Interior Designer III	Project Administrator II															Total
Basic Services - 60% Design			Hours	Hours	Hours			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
3.01	Weekly OAC Meetings			24	24			32		16	24					40															160
3.02	50% Review Comments Resolution			8	16	4	4	32		16			40	60		32															212
3.03	30% Pure Turn Review Meeting with HCAA			8	8			8								16															40
3.04	60% Design Development Drawings & Documentation			16	40	8	8	60		24	60		160	180	100	24															680
3.05	60% Technical Specifications						4			16	32	100																			152
3.06	Schedule | Phasing Update			4	8			16			32		40			16															116
3.07	Code Analysis | Code Coordination | Meeting with AHJ				16			40			40					32															128
3.08	Consultant Coordination			8	8			60		16	40		40			40															212
3.09	Design Team Coordination | Team Meetings			16	24	4	4	40		24	40		40			40															232
3.10	QA | QC Reviews		40																												40
3.11	60% Design Development Submittal			4	8	4	4	24		16	24		32	32	16																164
3.12	BIM | VDC Management								80																						80
3.13	Constructability Review			8	16			24		8	32					24															112
3.14	DD Cost Estimate Coordination Support			4	8			16			16		24			24															92
																															0
	Subtotal Hours		40.00	100.00	176.00	20.00	24.00	352.00	80.00	136.00	340.00	100.00	376.00	272.00	116.00	288.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2420
	Rate		$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.66	$ 57.69	$ 54.57	$ 53.49	$ 45.67	$ 36.66	$ 31.25	$ 37.50																
	Subtotal Direct Labor		$ 4,200.00	$ 10,500.00	$ 18,480.00	$ 2,100.00	$ 2,520.00	$ 25,384.62	$ 4,932.70	$ 7,845.84	$ 18,552.88	$ 5,348.56	$ 17,172.45	$ 9,971.52	$ 3,624.87	$ 10,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 141,433.44
	Subtotal Burdened Labor @	3.27	$ 13,734.00	$ 34,335.00	$ 60,429.60	$ 6,867.00	$ 8,240.40	$ 83,007.71	$ 16,129.92	$ 25,655.90	$ 60,667.92	$ 17,489.79	$ 56,153.90	$ 32,606.87	$ 11,853.33	$ 35,316.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 462,487.34

AERO SYSTEMS ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinboualay	Desmond Palaphanh	Jason Plotter																	Total
			Principal	Senior Project Manager	Mechanical Engineer	Drafter/Designer	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Designer	Drafter/Designer	Mechanical Engineer																	
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours														-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
			Project Manager III	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
3.01	Design Kick-Off		2		2																										4
3.02	Project Meetings and Coordination				12																										12
3.03	Develop signage plans, types, and messaging		2		16	4	8																								30
3.04	Coordinate mounting, power/lighting, storefronts, and finishes			4																											4
3.05	Refine Phasing Plans for temporary Signage and Wayfinding				4																										4
3.06	60% Design Final plans, schedules, details, and specifications		2		16	4	8																								30
3.07	Construction Phasing Coordination				2																										2

3.08	Quality Control		2																																					2
3.09	Response to HCAA Comments				2																																			2
																																								0
																																								0
																																								0
																																								0
																																								0
	Subtotal Hours		8.00	4.00	54.00	8.00	16.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90
	Rate		$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																															
	Subtotal Direct Labor		$ 512.00	$ 210.00	$ 2,700.00	$ 320.00	$ 640.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,382.00
	Subtotal Burdened Labor (@	2.98	$ 1,525.76	$ 625.80	$ 8,046.00	$ 953.60	$ 1,907.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,058.36

AREHNA Engineering, Inc

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical								
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
1.01	Up Front Work																																	0
1.02	Field Work																																	0
1.03	Material Testing																																	0
1.04	Workshop																																	0
1.07	Bi-Weekly Mtgs (4 meetings)																																	0
1.08	Review Mtg																																	0
1.09.01	Site Investigation																																	0
1.09.02	PM and Oversight																																	0
1.09.03	Schedule/Phasing																																	0
1.09.04	Cost Estimating																																	0
1.09.05	PARCS Vendor RFP																																	0
1.09.06	Procure Vendor																																	0
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00										
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor (@	3.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager - Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																				
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
1.01	Up Front Work																																	0
1.02	Field Work																																	0
1.03	Material Testing																																	0
1.04	Workshop																																	0
1.07	Bi-Weekly Mtgs (4 meetings)																																	0
1.08	Review Mtg																																	0
1.09.01	Site Investigation																																	0
1.09.02	PM and Oversight																																	0
1.09.03	Schedule/Phasing																																	0
1.09.04	Cost Estimating																																	0
1.09.05	PARCS Vendor RFP																																	0
1.09.06	Procure Vendor																																	0
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																				
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor (@	3.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer																				
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
1.01	Up Front Work																																	0
1.02	Field Work																																	0
1.03	Material Testing																																	0
1.04	Workshop																																	0
1.07	Bi-Weekly Mtgs (4 meetings)																																	0
1.08	Review Mtg																																	0
1.09.01	Site Investigation																																	0
1.09.02	PM and Oversight																																	0
1.09.03	Schedule/Phasing																																	0
1.09.04	Cost Estimating																																	0
1.09.05	PARCS Vendor RFP																																	0
1.09.06	Procure Vendor																																	0
			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50																				
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor (@	3.06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Construction Moisture Consulting

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Engineer	Department Manager																														
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
3.01	Design Kick-Off		2																															2
3.02	Project Meetings and Coordination		8	4																														12
3.03	Develop envelope and roof-repair details		35	16																														51
3.04	Coordinate storefront, glazing, waterproofing, and sealant systems		20	10																														30
3.05	Prepare 60% Design, Details and Specifications		30	16																														46
3.06	Construction Phasing Coordination		3																															3
3.07	Quality Control		5																															5
3.08	Response to HCAA Comments		3																															3
																																		0
	Subtotal Hours		106.00	46.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	152
	Rate		$ 59.19	$ 62.50																														
	Subtotal Direct Labor		$ 6,274.14	$ 2,875.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,149.14
	Subtotal Burdened Labor (@	2.44	$ 15,308.90	$ 7,015.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,323.90

Digital Building Services, LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																											
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	

Task	Project Definition																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 48.08	$ 57.69	$ 35.00	$ 30.00	$ 30.00																									
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.55	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ELEMENT Engineering Group

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			[redacted]																													
			Senior Surveyor	SUE Project Manager	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	SUE/SVY Analyst	Survey Project Manager	Surveyor	Surveyor	4-Person Survey Crew	3-Person Survey SUE) Crew	3-Person Designating Crew	3-Person Locating Crew											
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
3.01	Design Kick-Off		10	10	0	2	0	1	0	0	0	0	1	0	0	0	3	3	0													30
3.02	Update Survey/SUE Information if required		15	40	0	70	0	10	0	0	0	0	15	0	0	0	130	130	0													410
3.03	Support Utility Coordination																															0
3.04	Project Meetings and Team Coordination		20	20	0	10	0	10	0	0	0	0	1	0	0	0	0	0	0													61
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		45.00	70.00	-	82.00	-	21.00	-	-	-	-	17.00	-	-	-	133.00	133.00	-	-	-	-	-	-	-	-	-	-	-	-	-	501
	Rate		$ 79.92	$ 60.00	$ 33.00	$ 38.50	$ 65.01	$ 48.00	$ 35.30	$ 34.00	$ 33.25	$ 38.50	$ 55.90	$ 50.50	$ 61.00	$ 111.00	$ 90.00	$ 97.00	$ 142.00														
	Subtotal Direct Labor		$ 3,596.40	$ 4,200.00	$ -	$ 3,157.00	$ -	$ 1,008.00	$ -	$ -	$ -	$ -	$ 950.30	$ -	$ -	$ -	$ 11,970.00	$ 12,901.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 37,782.70
	Subtotal Burdened Labor @	2.60	$ 9,350.64	$ 10,920.00	$ -	$ 8,208.20	$ -	$ 2,620.80	$ -	$ -	$ -	$ -	$ 2,470.78	$ -	$ -	$ -	$ 31,122.00	$ 33,542.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 98,235.02

JENSEN HUGHES

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			[redacted]																													
			Principal Eng./Team Leader	Sr. Engineer	Sr.Engineer	Lead Consultant	Lead Consultant	Senior Consultant																								
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
3.01	Design Kick-Off		2																													2
3.02	BIM Management																															0
3.03	Project Management		8																													8
3.04	Project Meetings/Coordination		4	12																												16
3.05	Drawing Code Review																															0
3.06	60% Cost Estimate Coordination/Support																															0
3.07	60% Design Document Review		8	40		16																										64
3.08	Schedule/Phasing Review and Comments		4																													4
3.09	Quality Control			4																												4
3.10	Response to HCAA Comments			4																												4
3.11	Accessibility Consulting							40																								40
																																0
	Subtotal Hours		26.00	60.00	-	16.00	-	40.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	142
	Rate		$ 140.64	$ 90.22	$ 77.59	$ 62.50	$ 62.50	$ 72.11																								
	Subtotal Direct Labor		$ 3,656.64	$ 5,413.20	$ -	$ 1,000.00	$ -	$ 2,884.40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,954.24
	Subtotal Burdened Labor @	3.00	$ 10,969.92	$ 16,239.60	$ -	$ 3,000.00	$ -	$ 8,653.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,862.72

Lavandera Electric Company

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task																																Total
			Superintendent	Journeyman	Apprentice	Helper																										
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 60.00	$ 39.50	$ 29.50	$ 25.50																										
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.81	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Master Consulting Engineers, Inc.

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			[redacted]																													
			Sr. Principal Structural Engineer	Sr. Principal	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Principal Structural Engineer	Senior Structural Engineer	Structural Engineer	Civil Engineer / Sr. Civil Designer	Structural Engineer	Structural Engineer Engineer	Structural Engineer	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician	CAD Technician	CAD Technician	CAD Technician	Administration / Accounting	Treasurer	Administration / Marketing	Administration / Marketing	Administration / Marketing	
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
3.01	Weekly Design Meetings				10																											10
3.02	Weekly OAC Meetings		2		20																											22
3.03	60% Design & documentation		0.5		2					12	16					16				32												79
3.05	Schedule/Phasing				1																											1
3.06	Design Team coordination				1					1						1																3
3.07	Quality Control		0.5		0.5					1	1					1																4
3.08	Submittal to HCAA				0.5					0.5						1																2
3.09	Response to comments		0.5		0.5					1						1																3
3.10	BIM management									0.5						1																2
3.11	Project Management				1																					0.5						2
																																0
	Subtotal Hours		3.50	-	36.50	-	-	-	-	16.00	17.00	-	-	-	-	21.00	-	-	-	32.00	-	-	-	-	-	0.50	-	-	-	-	-	127
	Rate		$ 81.71	$ 65.40	$ 79.50	$ 71.31	$ 71.31	$ 64.00	$ 64.69	$ 64.38	$ 61.06	$ 56.95	$ 42.54	$ 43.26	$ 34.81	$ 39.45	$ 39.26	$ 37.74	$ 32.50	$ 31.99	$ 32.45	$ 19.64	$ 11.73	$ 24.98	$ 27.30	$ 64.38	$ 65.40	$ 35.19	$ 26.52	$ 34.50	
	Subtotal Direct Labor		$ 285.99	$ -	$ 2,901.75	$ -	$ -	$ -	$ -	$ 1,030.08	$ 1,037.96	$ -	$ -	$ -	$ -	$ 828.45	$ -	$ -	$ -	$ 1,023.66	$ -	$ -	$ -	$ -	$ -	$ 32.19	$ -	$ -	$ -	$ -	$ -	$ 7,140.07
	Subtotal Burdened Labor @	2.99	$ 855.10	$ -	$ 8,676.23	$ -	$ -	$ -	$ -	$ 3,079.94	$ 3,103.50	$ -	$ -	$ -	$ -	$ 2,477.07	$ -	$ -	$ -	$ 3,060.75	$ -	$ -	$ -	$ -	$ -	$ 96.24	$ -	$ -	$ -	$ -	$ -	$ 21,348.82

OHC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task			[redacted]																													
			Civil Engineer / Sr. Civil Designer	Structural Engineer	Structural Engineer	Structural Engineer	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician																							
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.00	$ 69.00	$ 41.00	$ 31.00	$ 28.00	$ 27.00	$ 26.00																							
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.95	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task	(Quantity of concessions: MT - 6, ASA-8, ASC-11, ASE-9, ASF-9)																															Total
			Senior Electrical Engineer	Electrical Engineer II	Electrical Engineer I	Senior Technology Project Manager	Technology Engineer II	Technology Engineer I	Senior Mechanical Engineer	Mechanical Engineer II	Mechanical Engineer I	Senior Fire Protection Engineer	Fire Protection Engineer II	Project Engineer, Manager	CX	Director	Administrative Assistant	BIM	Senior Acoustical Consultant	Senior Energy Engineer											
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours											
Task	**Project Definition**																															
3.01	Weekly Design Meetings		12			12			12																							36
3.02	Weekly OAC Meetings																															0
3.03	M/E/FP/T Design/Modeling		12	20	40	2	14	28	2	44	80	2	14					120		30												408
3.04	Specifications		6	16		4			6	16		2	6				10															66
3.05	Schedule/Phasing		4			2			4																							10
3.06	Coordination		2	4		2	2		2	4		2	3																			21
3.07	Cost budget control with Manhattan		2			2			2																							6
3.08	Quality Control		6			8			6																							20
3.09	Presentation to HCAA		2			2			2																							6
3.10	Response to comments		2	4		2	4		2	3		2					6															25
3.11	Project Management		2			2			2					24		4																34
3.12	Lighting Design		4	8	16																											28
3.13	Acoustics																		20													20
3.14	CX														38																	38
																																0
	Subtotal Hours		54.00	52.00	56.00	38.00	20.00	28.00	40.00	67.00	80.00	8.00	23.00	24.00	38.00	4.00	16.00	120.00	20.00	30.00	-	-	-	-	-	-	-	-	-	-	-	718
	Rate		$ 91.98	$ 63.88	$ 41.88	$ 80.00	$ 57.88	$ 36.87	$ 85.87	$ 68.54	$ 43.75	$ 93.75	$ 47.87	$ 91.88	$ 66.54	$ 107.23	$ 31.83	$ 33.00	$ 64.38	$ 68.22											
	Subtotal Direct Labor		$ 4,966.92	$ 2,801.76	$ 2,315.60	$ 3,419.62	$ 1,151.00	$ 1,023.96	$ 3,434.80	$ 4,458.18	$ 3,500.00	$ 750.00	$ 1,094.11	$ 2,207.52	$ 2,528.52	$ 428.92	$ 506.08	$ 4,068.00	$ 1,287.60	$ 2,046.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,989.19
	Subtotal Burdened Labor @	3.46	$ 17,185.54	$ 9,694.09	$ 8,011.98	$ 11,831.89	$ 3,982.46	$ 3,542.90	$ 11,884.41	$ 15,425.30	$ 12,110.00	$ 2,595.00	$ 3,785.62	$ 7,638.02	$ 8,748.68	$ 1,484.06	$ 1,751.04	$ 14,075.28	$ 4,455.10	$ 7,081.24	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 145,282.60

YINCO ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task			TBD	TBD SENIOR PROJECT MANAGER	TBD SENIOR ENGINEER	TBD CADD/BIM TECHNICIAN	TBD ADMINISTRATIVE ASSISTANT																									Total
			PRINCIPAL																													
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
3.01	Weekly Design Meetings		0	8	8	0	0																									16
3.02	Weekly OAC Meetings		0	8	8	0	0																									16
3.03	Plumbing Design/Modeling		0	10	85	80	0																									175
3.04	Specifications		0	8	8	0	0																									16
3.05	Schedule/Phasing		0	8	8	0	0																									16
3.06	Coordination		0	8	16	0	0																									24
3.07	Cost budget control with Manhattan		0	8	8	0	12																									28
3.08	Quality Control		0	16	16	0	0																									32
3.09	Presentation to HCAA		8	8	0	0	0																									16
3.10	Response to comments		0	8	8	0	0																									16
3.11	Project Management		0	30	0	0	8																									38
																																0
	Subtotal Hours		8.00	120.00	165.00	80.00	20.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393
	Rate		$ 31.50	$ 31.50	$ 31.50	$ 25.00	$ 25.00																									
	Subtotal Direct Labor		$ 252.00	$ 3,780.00	$ 5,197.50	$ 2,000.00	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,729.50
	Subtotal Burdened Labor @	3.51	$ 884.52	$ 13,267.80	$ 18,243.23	$ 7,020.00	$ 1,755.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 41,170.55

TransSolutions, LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task			[redacted]																													
			Project Executive	Project Manager	Lead Simulation	Simulation Modeler	Simulation Modeler	Simulation Modeler																								
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
3.01	Design Kick-Off																															0
3.02	Project Meetings and Coordination			8																												8
3.03	Constrict Detailed Simulation Model of Design			5	40																											45
3.04	Analyze Detailed Model of Design			5	40																											45
3.05	Animate Detailed Model of Design			5	40																											45
3.06	60% Design Final Report and Presentation		1	16	16																											33
3.09	Schedule/Phasing Review and Comments			4																												4
3.11	Response to HCAA Comments			4																												4
																																0
																																0
																																0
																																0
																																0
	Subtotal Hours		1.00	47.00	136.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	184
	Rate		$ 100.96	$ 81.73	$ 40.38	$ 38.46	$ 38.46	$ 38.46																								
	Subtotal Direct Labor		$ 100.96	$ 3,841.31	$ 5,491.68	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,433.95
	Subtotal Burdened Labor @	3.08	$ 310.96	$ 11,831.23	$ 16,914.37	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,056.57

MANHATTAN CONSTRUCTION

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660.27, 8665.27

10/2/2026

Scope/Task			Craig Bryant	J. Michael Miller	Nabeel Aboulhosun	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
			Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbing	SME - HVAC/Plumbing	SME - Aviation		
Basic Services - 90% Design (Approx 12 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours		
Task	**Project Definition**																														
4.01	Weekly Design Meetings		2	2	16	16		16							8	8	4	8				16		8						104
4.02	Bi-Weekly OAC Meetings		4	4	8	16		16									4					16		8						76
4.03	Design Team coordination				8	16		8														16								48
4.04	Constructability Review					8	8	16			8				16	16	16	16	8	8	8	16									144
4.05	Final Phasing					8		8			8				16	16	16	16	8	8	8				16	40		40			208
4.06	Quality Control		4	4	8														24	24	24				24						112
4.07	Construction Cost Estimate and Cost Reconciliation					32	32	32			32											32			24						184
4.08	90% Permit Submittal to HCAA / Deliverable					32		32			32											32									128
4.09	Response to Permit comments					16		16														16									48
4.10	BIM management																						40	40							80
4.11	Project Management					16		16														16									48
																															0
																															0
																															0
	Subtotal Hours		10.00	10.00	40.00	160.00	40.00	160.00	-	-	80.00	-	-	-	40.00	40.00	40.00	40.00	40.00	40.00	40.00	160.00	40.00	40.00	80.00	40.00	-	40.00	-	-	1180
	Rate		$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor		$ 1,975.50	$ 1,348.50	$ 4,806.80	$ 15,444.80	$ 3,981.20	$ 18,312.00	$ -	$ -	$ 5,772.00	$ -	$ -	$ -	$ 3,911.20	$ 2,308.80	$ 2,533.20	$ 2,587.60	$ 3,184.80	$ 1,662.00	$ 1,592.40	$ 15,224.00	$ 3,074.80	$ 1,870.80	$ 4,296.00	$ 3,460.40	$ -	$ 3,124.80	$ -	$ -	$ 100,471.60
	Subtotal Burdened Labor @	1.96	$ 3,871.98	$ 2,643.06	$ 9,421.33	$ 30,271.81	$ 7,803.15	$ 35,891.52	$ -	$ -	$ 11,313.12	$ -	$ -	$ -	$ 7,665.95	$ 4,525.25	$ 4,965.07	$ 5,071.70	$ 6,242.21	$ 3,257.52	$ 3,121.10	$ 29,839.04	$ 6,026.61	$ 3,666.77	$ 8,420.16	$ 6,782.38	$ -	$ 6,124.61	$ -	$ -	$ 196,924.34

DEALTURA LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660.27, 8665.27

10/2/2026

Scope/Task			Hector Yanez																												Total
			President																												
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
4.01	90% phasing diagrams for the permit milestone		20																												20
4.02	Provide final phasing and logistics details to Manhattan for use in preparing the permit budget		6																												6
4.03	Work Area Overview updates		6																												6
4.04	Operations and phasing review of 90% package; HCAA comments		16																												16
4.05	Bi-Weekly Mtgs / stakeholder coordination with HCAA		22																												22
																															0
	Subtotal Hours		70.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70
	Rate		$ 130.00																												
	Subtotal Direct Labor		$ 9,100.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,100.00
	Subtotal Burdened Labor @	2.31	$ 21,021.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,021.00

PGAL

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660.27, 8665.27

10/2/2026

Scope/Task			QA/QC	Lead PM	Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer I	Designer III	Designer III	Interior Designer III	Project Administrator II															Total
Basic Services - 90% Design			Hours	Hours	Hours			Hours	Hours	Hours	Hours	Hours	Hours			Hours	Hours														
Task	**Project Definition**																														
4.01	Weekly OAC Meetings			24	24			32		16	24						40														160
4.02	60% Review Comments Resolution			8	16	4	4			16	20		40	40			32														180
4.03	60% Page Turn Review Meeting with HCAA			8	8			8									16														40
4.04	90% Construction Documents Drawings & Documentation			16	40	16	16	80		60	120		160	260	260	260	24														1312
4.05	90% Technical Specifications						4			8	36	100																			148
4.06	Div 1 | General Conditions Coordination with HCAA											40																			40
4.07	Schedule | Phasing Update			8	16			32			32		32				16														136
4.08	Code Analysis | Code Coordination | Meeting with AHJ				16			32			32						32														112
4.09	Consultant Coordination			8	32			60			60		40				40														240
4.10	Design Team Coordination | Team Meetings			16	24	4	4	40		32	40		40				40														240
4.11	QA | QC Reviews		80			8	8																								96
4.12	90% Construction Documents Submittal			8	16	4	4	24		8	16		40	24	24	24															192
4.13	BIM | VDC Management								100																						100
4.14	Constructability Review			8	16			24		8	32						24														112
4.15	CD Cost Estimate Coordination Support			8	16			16		8	40			24			24														136
																															0
	Subtotal Hours		80.00	112.00	224.00	36.00	40.00	348.00	100.00	156.00	452.00	140.00	352.00	348.00	284.00	284.00	288.00	-	-	-	-	-	-	-	-	-	-	-	-	-	3244
	Rate		$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.66	$ 57.69	$ 54.57	$ 53.49	$ 45.67	$ 36.66	$ 31.25	$ 31.25	$ 37.50															
	Subtotal Direct Labor		$ 8,400.00	$ 11,760.00	$ 23,520.00	$ 3,780.00	$ 4,200.00	$ 25,096.16	$ 6,165.87	$ 8,999.64	$ 24,664.42	$ 7,487.98	$ 16,076.33	$ 12,757.68	$ 8,874.69	$ 8,874.69	$ 10,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 181,457.46
	Subtotal Burdened Labor @	3.27	$ 27,468.00	$ 38,455.20	$ 76,910.40	$ 12,360.60	$ 13,734.00	$ 82,064.44	$ 20,162.39	$ 29,428.82	$ 80,652.65	$ 24,485.71	$ 52,569.61	$ 41,717.81	$ 29,020.23	$ 29,020.23	$ 35,316.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 593,365.90

AERO SYSTEMS ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660.27, 8665.27

10/2/2026

Scope/Task			Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinbouakay	Desmond Palapharnh	Jason Pizber																	Total
			Principal	Senior Project Manager	Mechanical Engineer	Drafter/Design er	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Design er	Drafter/Design er	Mechanical Engineer																	
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660.27, 8665.27

10/2/2026

Scope/Task			Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
			Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
4.01	Design Kick-Off		2	2																											4
4.02	Project Meetings and Coordination			12																											12
4.03	Develop signage plans, types, and messaging		2	16		4		8																							30
4.04	Coordinate mounting, power/lighting, storefronts, and finishes			4																											4
4.05	90% Design Final Signage Plans, Schedules, details, and specifications			40	4	24		40																							108
4.06	Construction Phasing Coordination			2																											2
4.07	Quality Control		2																												2
4.08	Response to HCAA Comments			2																											2
																															0
																															0
																															0
																															0
																															0
	Subtotal Hours		6.00	78.00	4.00	28.00	-	48.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	164
	Rate		$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																						
	Subtotal Direct Labor		$ 384.00	$ 4,095.00	$ 200.00	$ 1,120.00	$ -	$ 1,728.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,527.00
	Subtotal Burdened Labor @	2.99	$ 1,144.32	$ 12,203.10	$ 596.00	$ 3,337.60	$ -	$ 5,149.44	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,430.46

AREHNA Engineering, Inc

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical							
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00								
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager - Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																		
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																		
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer																
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50																		
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Construction Moisture Consulting

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Project Engineer	Department Manager																												
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
4.01	Design Kick-Off		2																													2
4.02	Project Meetings and Coordination		12	6																												18
4.03	90% Design Final Design, Details and Specifications		67	32																												99
4.04	Construction Phasing Coordination		30	16																												46
4.05	Quality Control		50	18																												68
4.06	Response to HCAA Comments		5																													5
																																0
	Subtotal Hours		166.00	72.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	238
	Rate		$ 59.19	$ 62.50																												
	Subtotal Direct Labor		$ 9,825.54	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,325.54
	Subtotal Burdened Labor @	2.44	$ 23,974.32	$ 10,980.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,954.32

Digital Building Services, LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																									
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Procure Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0

| | | |

1.08	Review Mtg																																				0
1.09.01	Site Investigation																																				0
1.09.02	PM and Oversight																																				0
1.09.03	Schedule/Phasing																																				0
1.09.04	Cost Estimating																																				0
1.09.05	PARCS Vendor RFP																																				0
1.09.06	Procure Vendor																																				0
																																					0
	Subtotal Hours		-	-	-	-	28.00	-	27.00	26.00																												0
	Rate		$ 76.00	$ 69.00	$ 41.00	$ 31.00	$ 28.00	$ -	$ 27.00	$ 26.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	2.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

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CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

Scope/Task	(Quantity of concessions: MT - 6, ASA-8, ASC-11, ASE-9, ASF-9)		Senior Electrical Engineer	Electrical Engineer II	Electrical Engineer I	Senior Technology Project Manager	Technology Engineer II	Technology Engineer I	Senior Mechanical Engineer	Mechanical Engineer II	Mechanical Engineer I	Senior Fire Protection Engineer	Fire Protection Engineer II	Project Engineer, Manager	CX	Director	Administrative Assistant	BIM	Senior Acoustical Consultant	Senior Energy Engineer												Total
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																				
4.01	Weekly Design Meetings		12			12			12																												36
4.02	Weekly OAC Meetings																																				0
4.03	ME/FPT Design/Modeling		12	40	80	2	10	14	4	52	92	2	14					48		15																	385
4.04	Specifications		6	20		4			4	12		2	6				10																				64
4.05	Schedule/Phasing		4			2			4																												10
4.06	Coordination		2	4		2	2		2	4		2	3																								21
4.07	Cost budget control with Manhattan		2			2			2																												6
4.08	Quality Control		8			6			6																												20
4.09	Presentation to HCAA		2			2			2																												6
4.10	Response to HCAA and AHJ comments		2	4		2	4		2	4		2					6																				26
4.11	Project Management		2			2			2					24		4																						34
4.12	Lighting Design		4	8	12																																24
4.13	Acoustics																			20																	20
4.14	CX														20																						20
																																					0
	Subtotal Hours		56.00	76.00	92.00	36.00	16.00	14.00	40.00	72.00	92.00	8.00	23.00	24.00	20.00	4.00	16.00	48.00	20.00	15.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	672
	Rate		$ 91.98	$ 53.88	$ 41.36	$ 89.99	$ 57.55	$ 36.57	$ 85.97	$ 66.54	$ 43.75	$ 93.75	$ 47.57	$ 91.98	$ 66.54	$ 107.23	$ 31.63	$ 33.90	$ 64.38	$ 68.22																		
	Subtotal Direct Labor		$ 5,150.88	$ 4,094.88	$ 3,804.20	$ 3,239.64	$ 920.80	$ 511.98	$ 3,434.80	$ 4,790.88	$ 4,025.00	$ 750.00	$ 1,094.11	$ 2,207.52	$ 1,330.80	$ 428.92	$ 506.08	$ 1,627.20	$ 1,287.60	$ 1,023.30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,228.59
	Subtotal Burdened Labor @	3.46	$ 17,822.04	$ 14,168.28	$ 13,162.53	$ 11,209.15	$ 3,185.97	$ 1,771.45	$ 11,884.41	$ 16,576.44	$ 13,926.50	$ 2,595.00	$ 3,785.62	$ 7,638.02	$ 4,604.57	$ 1,484.06	$ 1,751.04	$ 5,630.11	$ 4,455.10	$ 3,540.62	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 139,190.92

VINCO ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			PRINCIPAL	SENIOR PROJECT MANAGER	SENIOR ENGINEER	CADD/BIM TECHNICIAN	ADMINISTRATIVE ASSISTANT																														Total
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																				
4.01	Weekly Design Meetings		0	12	12	0	0																														24
4.02	Weekly OAC Meetings		0	12	12	0	0																														24
4.03	Plumbing Design/Modeling		0	0	70	70	0																														140
4.04	Specifications		0	17	16	0	0																														33
4.05	Schedule/Phasing		0	16	24	0	0																														40
4.06	Coordination		0	18	18	8	0																														44
4.07	Cost budget control with Manhattan		0	8	8	0	12																														28
4.08	Quality Control		5	24	24	8	0																														61
4.09	Presentation to HCAA		8	8	0	0	0																														16
4.10	Response to HCAA and AHJ comments		0	8	16	16	0																														40
4.11	Project Management		4	26	0	0	0																														30
																																					0
	Subtotal Hours		17.00	149.00	200.00	102.00	12.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	480
	Rate		$ 31.50	$ 31.50	$ 31.50	$ 25.00	$ 25.00																														
	Subtotal Direct Labor		$ 535.50	$ 4,693.50	$ 6,300.00	$ 2,550.00	$ 300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,379.00
	Subtotal Burdened Labor @	3.51	$ 1,879.61	$ 16,474.19	$ 22,113.00	$ 8,950.50	$ 1,053.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,470.29

TransSolutions, LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Executive	Project Manager	Lead Simulation	Simulation Modeler	Simulation Modeler	Simulation Modeler																														
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																				
4.01	Design Kick-Off																																				0
4.02	Project Meetings and Coordination			4																																	4
4.03	Update Detailed Simulation Model of Design to Suit Construction Phasing			5	40																																45
4.04	Analyze Detailed Model of Design			5	40																																45
4.05	Update Final Report for Construction Sequencing		1	16	16																																33
4.06	Schedule/Phasing Review and Comments			4																																	4
4.07	Response to HCAA Comments			4																																	4
																																					0
																																					0
																																					0
																																					0
																																					0
																																					0
	Subtotal Hours		1.00	38.00	96.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135
	Rate		$ 100.96	$ 81.73	$ 40.38	$ 38.46	$ 38.46	$ 38.46																														
	Subtotal Direct Labor		$ 100.96	$ 3,105.74	$ 3,876.48	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,083.18
	Subtotal Burdened Labor @	3.08	$ 310.96	$ 9,565.68	$ 11,939.56	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,816.19

MANHATTAN CONSTRUCTION

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Craig Bryant	J. Michael Miller	Nabeel Aboulhosn	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
			Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbing	SME - HVAC/Plumbing	SME - Aviation		
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
5.01	Weekly Design Meetings		2	2	4	16	4	16			8								8			16									76
5.02	Bi-Weekly OAC Meetings		4	4	8	8		8							8		8			8		8									64
5.03	Design Team coordination				8	16	16	16			16											8									80
5.04	Constructability Review					16		16							16		16			16		8									88
5.05	Incorporate approved 90% comments and issue the final IFC documents					16		16														8									40
5.06	Quality Control		4	4	4	8	4	8			8				16		16		32	16											120
5.07	Construction Cost Estimate and Cost Reconciliation				8	16	8	16			16											16			24						104
5.08	100% Submittal to HCAA / Deliverable				8	32	8	32			32														16						128
5.09	Response to comments					16		16																							32
5.10	BIM management																						20	20							40
5.11	Project Management					16		16														16									48
																															0
																															0
																															0
																															0
																															0
																															0
	Subtotal Hours		10.00	10.00	40.00	160.00	40.00	160.00	-	-	80.00	-	-	-	40.00	-	40.00	-	40.00	40.00	-	80.00	20.00	20.00	40.00	-	-	-	-	-	820
	Rate		$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02	-	-	
	Subtotal Direct Labor		$ 1,975.50	$ 1,348.50	$ 4,806.80	$ 15,444.80	$ 3,981.20	$ 18,312.00	$ -	$ -	$ 5,772.00	$ -	$ -	$ -	$ 3,911.20	$ -	$ 2,533.20	$ -	$ 3,184.80	$ 1,662.00	$ -	$ 7,612.00	$ 1,537.40	$ 935.40	$ 2,148.00	$ -	$ -	$ -	$ -	$ -	$ 75,164.80
	Subtotal Burdened Labor @	1.96	$ 3,871.98	$ 2,643.06	$ 9,421.33	$ 30,271.81	$ 7,803.15	$ 35,891.52	$ -	$ -	$ 11,313.12	$ -	$ -	$ -	$ 7,665.95	$ -	$ 4,965.07	$ -	$ 6,242.21	$ 3,257.52	$ -	$ 14,919.52	$ 3,013.30	$ 1,833.38	$ 4,210.08	$ -	$ -	$ -	$ -	$ -	$ 147,323.01

DEALTURA LLC

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Hector Yanez																												Total
			President																												
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
5.01	Airport operating requirements for trade bid packages		16																												16
5.02	Phasing and logistics check of trade bid scopes		6																												6
5.03	Final move matrix and turnover schedule (with HCAA and awarded concessionaires)		12																												12
5.04	Turnover checklist template, concessions white boxes		10																												10
5.05	Work Area Overview updates		6																												6
5.06	Final operations and phasing review		8																												8
5.07	Bi-Weekly Mtgs / stakeholder coordination with HCAA		19																												19
																															0
	Subtotal Hours		77.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	77
	Rate		$ 130.00																												
	Subtotal Direct Labor		$ 10,010.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,010.00
	Subtotal Burdened Labor @	2.31	$ 23,123.10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,123.10

PGAL

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			QA/QC	Lead PM	Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer I	Designer III	Interior Designer III	Project Administrator II															Total
Basic Services - 100% Design			Hours	Hours	Hours			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
5.01	Weekly OAC Meetings			20	20			20		8	20					32															120
5.02	90% Review Comments Resolution			4	8	2	2			8	16		16	20	20	24															120
5.03	90% Page Turn Review Meeting with HCAA			8	8			8								16															40
5.04	100% Construction Documents Drawings & Documentation			4	8		4	32		8	40		60	60	40	16															272
5.05	100% Technical Specifications						2			4		40																			46
5.06	Schedule | Phasing Update			4	8			16			16																				44
5.07	Code Analysis | Code Coordination | Permit Packages Prep				8			16		8	16	8	32	40	20																	148
5.08	Consultant Coordination			8	16			32			32		24	16		16															144
5.09	Design Team Coordination | Team Meetings			8	8	2	2	32		16	32		16	16		16															148
5.10	QA | QC Reviews		20			4	4																								28
5.11	100% Construction Documents Submittal			4	8	2	2			8	16		24	24																	88
5.12	100% Review Comments Resolution			2	8	2	2			8	8		8	16	8	16															78
5.13	100% Page Turn Review Meeting with HCAA			8	8			8								16															40
5.14	BIM | VDC Management								40																						40
5.15	CD Cost Estimate Coordination Support			4	8			16						16																	44
5.16	GMP Support			8	8			32		8	16	16		16		24															128
																															0
	Subtotal Hours		20.00	82.00	124.00	12.00	18.00	212.00	40.00	76.00	212.00	64.00	180.00	224.00	88.00	176.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1528
	Rate		$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.68	$ 57.69	$ 54.57	$ 53.49	$ 45.07	$ 36.68	$ 31.25	$ 37.50																
	Subtotal Direct Labor		$ 2,100.00	$ 8,610.00	$ 13,020.00	$ 1,260.00	$ 1,890.00	$ 15,288.46	$ 2,466.35	$ 4,384.44	$ 11,568.27	$ 3,423.08	$ 8,220.85	$ 8,211.55	$ 2,749.90	$ 6,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 89,792.90
	Subtotal Burdened Labor @	3.27	$ 6,867.00	$ 28,154.70	$ 42,575.40	$ 4,120.20	$ 6,180.30	$ 49,993.28	$ 8,064.96	$ 14,337.12	$ 37,828.24	$ 11,193.47	$ 26,882.19	$ 26,851.76	$ 8,992.18	$ 21,582.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 293,622.79

AERO SYSTEMS ENGINEERING

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jaremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinboualay	Desmond Palaghanh	Jason Plotter																	Total
			Principal	Senior Project Manager	Mechanical Engineer	Drafter/Designer	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Designer	Drafter/Designer	Mechanical Engineer																	
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

CONCESSIONS SPACE REDEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
			Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
5.01	Design Kick-Off		2	2																											4
5.02	Project Meetings and Coordination			8																											8
5.03	Issue IFC signage package			16				16																							32
5.04	Construction Phasing Coordination			2																											2
5.05	Quality Control		2																												2
																															0
																															0
																															0
																															0
																															0
																															0
																															0
	Subtotal Hours		4.00	28.00	-	-	-	16.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	48

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Tampa International Airport
8665 27 - Airline Club Space Development
Design-Builder Scope of Work

October 20, 2026

1. Overall Project Description

This Scope of Work is submitted by Manhattan Construction Company (Manhattan), the Design-Builder selected by the Hillsborough County Aviation Authority (HCAA, the Owner) under the Concessions Space Redevelopment and Airline Club Space Development Request for Qualifications. Manhattan, supported by PGAL as its prime design consultant, shall provide the planning, design, engineering, preconstruction, and Construction Administration services identified herein for the Airside A Airline Lounge Development at Tampa International Airport.

The project advances the preferred Option A – Interior Mezzanine Build-Out described in the Airside A Airline Club Study Technical Memorandum (Exhibit A), as a warm-shell development for a future airline lounge operator. The current concept joins two existing mezzanine shell areas by a new bridge above the central concourse and expands the mezzanine floor plates, creating approximately 15,000 square feet of warm-shell space, subject to validation. Future airline/operator tenant improvements are excluded unless separately authorized.

The work includes the bridge and its structural connections, mezzanine cantilever extensions, one new elevator and rehabilitation of two existing elevators, vertical circulation, building systems, fire/life safety, architectural integration, and enabling work (Mobilization, Maintenance of Traffic for safety of Passengers) required for the authorized warm-shell project. Enabling work may affect the Boarding Level, Ramp Level, BOH spaces, adjacent public spaces, affected concessions, service corridors, restrooms, utilities and other building elements; the necessity, limits and cost implications of such work shall be validated and coordinated with the Owner.

The Lounge, bridge, adjacent public spaces and affected Boarding Level areas shall be developed as an integrated architectural composition consistent with the character and operational requirements of Airside A. This includes review of existing suspended ceiling artwork (copper birds) within affected areas and recommendations for retention, protection, relocation or modification, subject to Owner direction.

2. Basis of Design

The preferred design option is established in Exhibit A; applicable Owner design criteria and standards; applicable codes; available as-built and existing-condition documentation; Owner-approved program decisions; and the design schedule in Exhibit B. The concept and existing-condition assumptions are preliminary until verified. The 15% Validation phase establishes the Basis of Design; the 30% Schematic Design phase advances the preferred approach identified during Validation; and the 60% Design Development submission establishes the coordinated design basis for Construction Documents, subject to Owner review and comment resolution.

The project is a warm-shell base-building scope. Tenant-specific finishes, branding, food-service equipment, furnishings, specialty equipment and operational fit-out are not included unless expressly authorized. BOH and adjacent-area work is included only to the extent necessary to enable the approved Lounge scope.

3. Scope Documents and Work Limits

The following documents collectively establish the Design-Builder's scope of services:

1. Scope of Work Narrative – design process, deliverables and responsibilities.
2. Exhibit A – Airside A Airline Club Study Technical Memorandum, dated June 8, 2026 (Prepared by Michael Baker International) – preferred concept and preliminary technical criteria.
3. Exhibit B – TPA Concessions and Airside A Club Space Design Schedule

4. Exhibit C - Tampa International Airport Concessions Space Redevelopment and Airside A Lounge Development Project-Wide General Requirements
5. Exhibit D – Arehna Engineering, Inc. Proposal for Geotechnical Engineering Services dated 9/28/2026

Exhibit B governs project milestone sequence and planned durations where inconsistent with this narrative. Where field investigations identify conflicts with the concept in Exhibit A, the Design-Builder shall document findings and obtain Owner direction before incorporating substantive revisions. Work beyond the primary Lounge footprint and adjacent affected areas shall be evaluated, documented and coordinated with the Owner for approval.

Exhibit C - The Project-Wide General Requirements, Sections 5 and 6, are incorporated into this Scope of Work and establish the common design coordination, preconstruction, stakeholder management, procurement, and GMP requirements. The project-specific provisions of this Scope of Work and its exhibits supplement these requirements and govern the applicable scope, deliverables, exclusions, and milestone sequencing, subject to the Part 1 Agreement.

4. Design Team Services

Manhattan, as Design-Builder, shall lead overall project management, construction planning, logistics, constructability, procurement, bidding, GMP development, and construction execution. PGAL shall serve as Manhattan's prime design consultant, responsible for leading architectural design and coordinating the multidisciplinary design team, including engineering and specialty consultants, within the authorized scope of services.

- Architectural planning and design; interior finishes and limited furniture coordination – **PGAL, Inc**.
- Structural engineering – **Master Consulting Engineers.**
- Mechanical/HVAC, electrical, fire protection, technology/low-voltage, lighting, acoustics and public address – **TLC Engineering Solutions.**
- Plumbing – **Vinco.**
- Code and life-safety – **Jensen Hughes.**
- LiDAR/existing-conditions scanning & Modeling – **Digital Building Services (DBS).**
- Passenger flow modeling – **TransSolutions.**
- Signage & Wayfinding – **Apple Designs.**
- Survey and SUE investigations – **Element Engineering Group.**
- Building Envelope consulting – **Construction Moisture Consulting (CMC).**
- Environmental/hazardous-material investigation – **OHC Environmental**, where required.
- Geotechnical | Materials Testing – **Arehna Engineering**.
- Tag & Trace – **Lavandera Electric Company**, where required.
- Sustainability – **PGAL, Inc**.
- Vertical Transportation Consultant - TBD

5. Airside A Lounge Design, Preconstruction and Stakeholder Coordination

The following requirements supplement the Project-Wide General Requirementsand apply to the Airside A Lounge Development scope.

A. Airline and Stakeholder Coordination: Manhattan shall coordinate with the Owner, airline/operator representatives as available, airport operations and maintenance, TSA/security/SIDA personnel, concession operators, and other affected stakeholders. Coordination shall address warm-shell requirements, operational interfaces, affected adjacent spaces, and Owner decisions. Available airline/operator requirements affecting the approved warm-shell design shall be coordinated, with tenant-specific improvements excluded unless separately authorized.

B. Airport Operations and Construction Interfaces: The Design-Builder shall coordinate the bridge, mezzanine extensions, elevator improvements, and associated enabling work (Mobilization, Maintenance of Traffic for safety of Passengers) with airport operations, including protected passenger circulation, sterile access, temporary work-zone separation, construction staging, and operational continuity. Particular attention shall be given to maintaining passenger movement between the APM station, TSA checkpoint, and boarding areas during construction.

C. Adjacent-Area and Building-System Coordination: PGAL and the design team shall coordinate architectural, structural, MEP/FP, technology, life-safety, and building-envelope interfaces affecting adjacent public spaces, BOH areas, concessions, vertical circulation, and existing airport systems within the authorized scope.

D. Owner Reviews and Comment Resolution: The 15%, 30%, 60%, and 90% review and comment-resolution activities shall occur during the subsequent design phase in accordance with Exhibit B – Airside A Lounge Design Schedule. The 100% submission shall undergo a separate final Owner review and comment-resolution cycle before issuing the final IFC documents.

6. Airside A Lounge Procurement Strategy and Bid Process

The following requirements supplement the Project-Wide General Requirements and apply to the Airside A Lounge Development scope.

A. Structural and Specialty Procurement: Manhattan shall evaluate procurement requirements and long-lead considerations for the bridge, mezzanine structural systems, new and rehabilitated elevators, specialty enclosure components, and other significant construction elements identified during design. Procurement planning shall consider fabrication requirements, installation constraints, material availability, and construction sequencing within the active airport environment.

B. Early Enabling-Work Packages: Manhattan will evaluate and may coordinate and develop early enabling-work packages associated with structural and foundation work, elevator construction and rehabilitation, utility modifications, and affected existing facilities. Package boundaries, required design documentation, and procurement milestones shall be established in coordination with the Owner and applicable design phases.

C. GMP Development: Any potential early enabling-work remaining GMP packages shall be coordinated with the approved architectural and structural design, construction phasing, airport operational constraints, and the Airside A Lounge Design Schedule. Package content, design completeness, and submission dates shall be established through the Procurement Plan and approved by the Owner. GMP development will begin at the 90% phase and incorporate any Owner comments or AHJ permit comments via addendum. **Certain design contingencies will be required at this 90% GMP stage until the documents are at 100%.**

7. Program Validation

The 15% Project Definition / Validation phase shall review the Owner's preferred concept, technical memorandum, existing documentation, design criteria, structural and MEP capacity assumptions, code/life-safety, operations, phasing and enabling work. A two-day validation workshop shall review findings and alternatives with the Owner and relevant stakeholders, followed by a presentation of the recommended approach for Owner and airline leadership direction.

The investigation program shall begin at 15% and continue through 30% where required. Preliminary findings and limitations shall be reported at 15%, with remaining investigations, testing and final consultant reports tracked to completion. Section 8 provides detailed 15% tasks and deliverables.

8. Design Phases

15% – Project Definition | Validation

A. The Design-Builder shall validate the feasibility of the preferred Option A, identify alternatives where investigation findings warrant, establish a preliminary Basis of Design, and document decisions required to proceed into 30% Schematic Design.

B. Program and document review: Review Exhibit A, applicable design criteria, existing as-builts, prior structural and utility studies, operational constraints, existing elevator documentation, and relevant Owner requirements; identify gaps and assumptions. Document discipline-specific findings, identified deficiencies, proposed improvements, and outstanding information required for subsequent design phases.

C. Existing-condition investigations: Initiate DBS LiDAR/point-cloud and model work, Element survey/SUE, MEP trace-and-tag where authorized, CMC envelope and elevator-pit investigations, AREHNA foundation/geotechnical and

concrete testing, and MCE structural verification. Record inaccessible areas and remaining work. Final investigation results may continue into 30%. Coordinate investigation requirements, access limitations, and dependencies between disciplines, and identify outstanding investigations and anticipated completion dates.

D. Bridge, Mezzanine and Structural Feasibility: Evaluate the proposed bridge structural system, connections, load paths, cantilever extensions, existing columns and foundations, deflection and vibration, structural depth, and available headroom. Assess area-specific constraints and potential strengthening requirements. Evaluate alternative structural approaches for the bridge and cantilever extensions, including trusses, girders, and conventional stick-built framing, considering structural feasibility, available ceiling heights, constructability, installation sequencing, cost, and impacts to existing airport operations. Coordinate structural loading information and investigation requirements.

E. Architectural and Structural Design Alternatives: Based on the validation findings, develop and evaluate architectural and structural alternatives for the Lounge expansion, considering spatial configuration, structural feasibility, ceiling heights, constructability, operational impacts, and preliminary cost implications.

F. Vertical Circulation and Enabling Work: Evaluate the proposed new elevator and rehabilitation of two existing elevators, including preliminary accessibility and operational requirements, structural support, pit and foundation conditions, and impacts to the Boarding and Ramp Levels. Identify associated modifications to adjacent BOH spaces, concessions, restrooms, utilities, and circulation areas. Evaluate the impact of the proposed new elevator and associated access corridor on existing retail spaces, TSA circulation, and adjacent public areas, including required demolition or reconfiguration.

G. MEP and Life Safety: Review available mechanical, electrical, plumbing, fire protection, technology, and security infrastructure to assess anticipated warm-shell requirements, existing capacities, connection points, routing constraints, and potential modifications. Evaluate preliminary occupancy, occupant loads, egress, accessibility, and fire/life-safety requirements. Identify conditions requiring additional investigation or verification.

H. Architecture, Interior Design, artwork and passenger experience: Evaluate bridge and Lounge integration, architectural treatment of adjacent areas, suspended ceiling artwork retention/modification, signage and wayfinding interfaces, and preliminary warm-shell design intent. Identify existing architectural materials and finishes affected by the proposed work, including conditions requiring selective demolition, repair, or restoration to match adjacent construction.

I. Validation Workshop: Conduct a workshop with the Owner and applicable stakeholders to review the existing program, preliminary investigation findings, design constraints, operational requirements, and project risks. Identify issues requiring further investigation, potential design opportunities, and decisions necessary to advance the validation process.

J. Cost, Schedule, and Constructability Validation: Prepare preliminary Rough Order of Magnitude (ROM) cost estimates, identify initial value engineering opportunities, evaluate implementation sequencing and operational constraints, and update the design schedule and preliminary construction phasing approach.

K. Design Coordination and QA/QC: Coordinate the design disciplines, BIM/VDC and existing-condition models, code and life-safety review, constructability, and interdisciplinary QA/QC. Update the Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log.

L. Owner Review: Submit the 15% Validation Report and supporting documentation for Owner review. Comments shall be addressed during 30% Schematic Design in accordance with Exhibit B.

M. Design Options Presentation: At the conclusion of the 15% Validation phase, present architectural and structural design alternatives to the Owner, Owner's planning team, and airline leadership for comparison and discussion, including relevant technical, operational, constructability, and cost considerations. Obtain direction on the preferred approach to advance into 30% Schematic Design.

15% Deliverables:

1. Consolidated Validation Report,
2. Available preliminary investigation findings and outstanding investigation requirements;
3. Preliminary structural, foundation, elevator, MEP, and life-safety feasibility findings;
4. Architectural and structural design alternatives presentation to the Owner and airline leadership, with documented direction on the preferred approach;
5. Preliminary Basis of Design and affected-area/work-limit recommendations;
6. Preliminary Order of Magnitude estimate and initial value engineering opportunities;
7. Updated design schedule and preliminary construction phasing and logistics approach;
8. Preliminary permitting strategy and early procurement considerations;
9. Applicable QA/QC and constructability findings; and
10. Updated Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log.

Owner review comments shall be addressed during the 30% Schematic Design phase.

30% – Schematic Design

Advance the preferred approach identified during 15% Validation into coordinated Schematic Design documents, establishing the principal architectural, structural, engineering, and operational requirements for advancement into 60% Design Development.

A. Complete Investigations: Complete applicable investigations initiated during 15%, including scanning and existing-condition modeling, structural/materials/geotechnical assessments, survey/SUE, utility verification, and applicable building-envelope and elevator investigations. Incorporate findings into the Schematic Design, update the Basis of Design, and document outstanding conditions, capacity limitations, and design dependencies.

B. 15% Owner Review and Comment Resolution: Review and respond to Owner comments from the 15% Validation submission, incorporate applicable comments into the developing Schematic Design, maintain the comment-response log, and conduct the scheduled 15% Comments Review Meeting while advancing the 30% design.

C. Architectural and Interior Design: Develop schematic demolition plans, floor plans, principal sections and elevations, reflected ceiling concepts, mezzanine and bridge geometry, circulation, preliminary materials and finishes, warm-shell boundaries, adjacent-area treatments, signage and wayfinding, and preliminary 3D visualizations. Develop the architectural treatment of the bridge underside and its integration with the existing concourse, including applicable soffit, finish, and enclosure interfaces. Establish the architectural design intent based on the preferred approach identified during 15% Validation.

D. Bridge, Structural and Elevators: Advance the selected bridge and cantilever structural concepts, including preliminary framing, structural depths, connections, support/load paths, and required strengthening of existing construction. Develop the schematic design for the new elevator and rehabilitation of two existing elevators, coordinating structural, foundation, elevator-pit, accessibility, and Ramp Level interfaces.

E. Engineering and Life Safety: Develop schematic MEP/FP, plumbing, electrical, technology/low-voltage, vertical transportation, and life-safety design, including preliminary system layouts, equipment and space requirements, utility connections, and anticipated modifications to existing infrastructure. Document available system-capacity findings, outstanding verification requirements, and the preliminary code, accessibility, and egress strategy.

F. Passenger Circulation and Phasing: Evaluate authorized passenger-flow and construction-phasing scenarios, including temporary circulation, protected routes, work-zone separation, sterile circulation, egress, and operational impacts. Develop preliminary sequencing and phasing diagrams in coordination with the Owner.

G. Early Packages and Constructability: Identify and coordinate the design information required for proposed early enabling-work procurement and GMP packages, including package limits, preliminary scope narratives, applicable drawings, and technical specifications. Evaluate major construction constraints, long-lead items, and preliminary installation strategies.

H. Cost and Schedule Coordination: Prepare the updated construction cost estimate, reconcile with the Owner's independent estimator, identify cost optimization opportunities, and update the design and preliminary construction schedules.

I. Design Coordination and QA/QC: Coordinate architectural, engineering, and specialty consultants, including BIM/VDC development and clash detection, code and life-safety review, constructability, and interdisciplinary QA/QC. Update the Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log.

J. Owner Review: Submit the 30% Schematic Design documents for Owner review and document comments for resolution during 60% Design Development.

30% Deliverables**:**

1. Coordinated schematic demolition, architectural/interior, structural, MEP/FP, plumbing, technology/low-voltage, vertical transportation, and preliminary life-safety drawings;
2. Schematic bridge, mezzanine, elevator, and enabling-work design concepts;
3. Preliminary architectural materials, finishes, signage/wayfinding, and 3D visualizations;
4. Outline technical specifications and applicable early enabling-work package specifications;
5. Completed applicable investigation reports and updated Basis of Design;
6. Preliminary construction phasing, logistics, and passenger-flow findings;
7. Preliminary permitting strategy and applicable design diagrams;
8. Updated construction cost estimate and design/construction schedules;

9. Applicable QA/QC, BIM/VDC, and constructability findings; and
10. Updated Design Action Log, Decision Log, Risk Register, and Criteria Compliance Log.

Owner review comments shall be addressed during the 60% Design Development phase.

60% – Design Development

Advance the Owner-reviewed Schematic Design into coordinated Design Development documents, establishing the design basis for 90% Construction Documents, subject to Owner review and comment resolution.

A. Architectural and Integrated Design: Advance the approved Schematic Design into coordinated architectural and interior Design Development documents, including floor plans, sections, elevations, reflected ceiling plans, material and finish selections, bridge enclosure and mezzanine interfaces, signage/wayfinding, warm-shell boundaries, and affected adjacent areas.
B. 30% Owner Review and Page-Turn: Review and respond to Owner comments from the 30% Schematic Design submission, incorporate applicable comments into the developing Design Development documents, maintain the comment-response log, and conduct the scheduled 30% Page-Turn Review Meeting.
C. Structural and Vertical Transportation: Advance the bridge, cantilever, and supporting structural design, including preliminary member sizing, connections, strengthening requirements, foundation interfaces, and construction considerations. Develop the new elevator and rehabilitation of two existing elevators to the applicable Design Development level, coordinating structural, architectural, MEP, accessibility, and operational requirements.
D. Engineering and Life Safety: Advance coordinated mechanical, electrical, plumbing, fire protection, technology/low-voltage, and life-safety designs, including equipment requirements, system distribution, utility connections, capacity considerations, and required modifications to existing infrastructure. Develop the applicable code, accessibility, fire-resistance, and egress documentation.
E. Technical Specifications: Develop coordinated 60% technical specifications, including architectural materials, structural systems, building systems, equipment, and applicable specialty construction requirements.
F. Construction Phasing and Logistics: Advance construction sequencing, logistics, temporary protection, passenger circulation, sterile routing, and operational continuity requirements in coordination with the Owner. Incorporate authorized passenger-flow modeling and wayfinding recommendations, as applicable.
G. Cost, Schedule and Procurement: Prepare the 60% construction cost estimate, reconcile with the previous estimate and the Owner's Independent Cost Estimating team, and identify cost variances and optimization opportunities. Update the design and construction schedules, construction phasing, procurement packages, and GMP development requirements.
H. Permitting: Coordinate the permitting strategy meeting with the Owner, City of Tampa, and applicable design consultants, if not previously completed. Confirm permitting requirements, submission procedures, and anticipated review milestones.
I. Design Coordination and QA/QC: Advance interdisciplinary design coordination, BIM/VDC integration and clash resolution, and conduct constructability and QA/QC reviews.
J. Owner Review: Submit the 60% Design Development documents for Owner review and document comments for resolution during 90% Construction Documents.

60% Deliverables:

1. Coordinated 60% demolition, architectural/interior, structural, MEP/FP, plumbing, technology/low-voltage, vertical transportation, and life-safety drawings; technical specifications;
2. Developed bridge, mezzanine, elevator, and enabling-work details;
3. Applicable finish boards, signage/wayfinding, and updated design visualizations;
4. Updated passenger-flow, construction phasing, and logistics studies;
5. 60% construction cost estimate, reconciliation with the previous estimate and Owner's Independent Cost Estimating team;
6. Updated design and construction schedules;
7. QA/QC, BIM/VDC, and constructability findings; and updated project logs.

Owner review comments shall be addressed during the 90% Construction Documents phase.

90% – Construction Documents

Advance the approved 60% design into coordinated permit-ready construction documents, incorporating prior Owner comments and resolving major technical coordination items.

A. Construction Documents: Advance the approved 60% design into coordinated 90% Construction Documents, including architectural/interior, structural, MEP/FP, plumbing, technology/low-voltage, vertical transportation, life-safety, and enabling-work drawings, details, and schedules. Resolve major technical interfaces associated with the bridge, mezzanine extensions, structural strengthening, elevators, existing building systems, and adjacent BOH and concession areas.
B. 60% Owner Review and Page-Turn: Review and respond to Owner comments from the 60% Design Development submission, incorporate applicable comments into the developing Construction Documents, maintain the comment-response log, and conduct the scheduled 60% Page-Turn Review Meeting.
C. Specifications and Finishes: Develop coordinated 90% technical specifications, material and finish schedules, architectural details, building-envelope and waterproofing interfaces, signage/wayfinding, and applicable elevator and equipment requirements.
D. Permitting: Coordinate the 90% permit package with the Owner and applicable AHJs, including the City of Tampa. With Owner authorization, submit the permit documents and coordinate agency review comments and responses in accordance with the agreed permitting strategy.
E. Construction Phasing and Logistics: Advance the construction phasing and logistics documentation, including temporary passenger routing, sterile circulation, work-zone separation, access and staging requirements, and operational continuity measures. Coordinate with the Owner to maintain airport operations throughout construction.
F. Procurement and GMP Coordination: Coordinate design-team support for subcontractor bidding, scope reviews, procurement planning, and GMP development, including design clarifications, technical information, and coordination of applicable construction packages.
G. Design Coordination and QA/QC: Complete interdisciplinary design coordination, BIM/VDC clash resolution, constructability reviews, and milestone QA/QC verification. Document outstanding items and incorporate applicable coordination findings into the 90% submission.
H. Owner Review: Submit the 90% Construction Documents for Owner review and document comments for resolution during 100% Construction Documents.

90% Deliverables:

1. Coordinated 90% demolition, architectural/interior, structural, MEP/FP, plumbing, technology/low-voltage, vertical transportation, and life-safety drawings;
2. Technical specifications;
3. Applicable finish schedules and design visualizations;
4. Construction phasing and temporary circulation plans;
5. Updated design and construction schedules; and
6. QA/QC and constructability findings, and updated project logs.

Owner and AHJ comments received during the 90% review shall be addressed during the 100% Construction Documents phase.

100% – Construction Documents | Issued for Construction (IFC)

Finalize the coordinated Construction Documents, incorporate approved 90% review comments, and submit 100% documents for one final Owner review and comment-resolution cycle prior to IFC issuance.

A. 100% Construction Documents: Complete the coordinated Construction Documents for all applicable disciplines, including final drawings, details, schedules, and supporting documentation. Incorporate approved design revisions and resolve remaining interdisciplinary coordination items.
B. Final Technical Specifications: Complete and coordinate technical specifications, including approved architectural finishes, materials, equipment, systems, and performance requirements.
C. 90% Owner Review and Page-Turn: Review and respond to Owner and applicable AHJ comments from the 90% Construction Documents submission, incorporate approved comments into the 100% documents, maintain the comment-response log, and conduct the scheduled 90% Page-Turn Review Meeting.

D. Design Coordination and QA/QC: Complete final interdisciplinary coordination, BIM/VDC clash resolution, constructability reviews, and QA/QC verification. Confirm consistency with the approved design and resolve outstanding coordination items prior to final submission.

E. Cost, Schedule, and Procurement Coordination: Prepare the final construction cost estimate and reconciliation, update the construction schedule, and coordinate remaining procurement and GMP documentation.

F. 100% CD Submission: Issue the coordinated 100% Construction Documents, technical specifications, and supporting documentation for Owner review and comments.

G. Owner Review and Comment Resolution: Respond to and incorporate comments from the 100% submission. Conduct the 100% page-turn review before issuing the final IFC package.

H. IFC Submission: Issue 100% IFC Documents, technical specifications, and supporting documentation for construction.

100% Deliverables:

1. Final coordinated demolition, architectural/interior, structural, MEP/FP, plumbing, technology/low-voltage, vertical transportation, and life-safety drawings;
2. Final technical specifications;
3. Applicable construction phasing and temporary circulation documents;
4. Final construction cost estimate and updated construction schedule;
5. Final QA/QC verification and updated project logs; and
6. Final 100% Owner review submission, comment resolution, and coordinated IFC package.

9. Construction Administration

The Design-Builder shall provide Construction Administration services for the Airside A Lounge Development during the construction period established in Exhibit B. Manhattan shall lead construction management, coordination, sequencing, logistics, safety, and implementation, supported by PGAL as prime design consultant and its multidisciplinary consulting team.

A. Construction Administration services shall include:

B. Participate in scheduled OAC, progress, and discipline coordination meetings; conduct periodic site observations appropriate to the progress of construction and in accordance with the agreed scope of services for each consultant.

C. Review RFIs, submittals, shop drawings, product data, samples, delegated design submissions, and proposed substitutions for general conformance with design intent and the Contract Documents.

D. Provide design clarifications, sketches, and bulletins for field conditions or authorized changes; support the Design-Builder's change management process as applicable.

E. Coordinate design matters relating to bridge erection and tie-ins, mezzanine cantilevers, new and rehabilitated elevators, structural/foundation interfaces, roof/envelope/waterproofing, BOH/affected concessions, and airport life-safety/operations.

F. Support implementation of approved construction phasing, temporary wayfinding, sterile passenger routing, protection, and security requirements. Additional simulation/modeling during construction requires specific authorization unless included in the applicable consultant scope.

G. Participate in substantial-completion inspections, punch lists, final acceptance, and closeout; review contractor-provided record information as required by the Contract.

H. Pay Application Review and Approvals.

I. Prepare and submit record documents.

10. Design Clarifications and Assumptions

1. The approved scope is a warm shell based on Option A; tenant-specific fit-out, FF&E, food-service equipment, branding and specialty airline operational systems are excluded unless authorized.
2. NOT USED
3. Existing-condition investigations shall begin during 15% Validation and continue through 30% Schematic Design as required. Intrusive testing and materials investigations shall be coordinated with the Owner and performed in accordance with approved access and safety requirements.
4. DBS scanning/modeling is limited to the area and elements identified in its proposal; concealed interstitial areas above inaccessible hard ceilings are excluded unless separately opened and authorized. DBS survey control must be provided and coordinated before scanning.
5. AREHNA's foundation and materials investigations shall be performed in accordance with its approved scope, **(See Exhibit D**) including applicable drilled-pier evaluation, concrete testing, and supplemental borings. Foundation conclusions depend on structural loading information provided by the structural engineer. Environmental remediation and unforeseen foundation strengthening are not included unless separately authorized.
6. CMC's building-envelope consulting services shall be limited to conditions affected by the Lounge development, including applicable exterior wall and roof interfaces, elevator-pit waterproofing, penetrations, flashings, sealants, and related enclosure transitions. Services include targeted existing-condition assessments, design recommendations and document reviews, and periodic construction-phase observations where applicable. Comprehensive building-envelope rehabilitation or replacement is not anticipated.
7. Passenger-flow modeling, construction-stage modeling, signage/wayfinding, and other specialty consultant services shall be provided in accordance with their respective scopes of work which will be developed for owner concurrence. Additional services beyond those scopes shall require Owner authorization.
8. Changes to the bridge, mezzanine, elevator, foundation, adjacent-area, artwork, enabling-work or warm-shell limits beyond the authorized scope shall be documented and approved under the contractual change process.
9. Underground utility replacement, airport-wide infrastructure upgrades and expansion of central utility capacity not required by the approved project are excluded unless separately authorized.
10. Unused Part 1 design fees may, at the sole discretion of the Authority, be transferred to Part 2 for continued utilization through project completion.
11. Exhibit B provides an estimate for the construction duration (PCA-1470). This allotted time is an estimate only and will be validated and corrected as necessary with each design deliverable.

11. Reference Exhibits

Exhibit A – Airside A Airline Club Study Technical Memorandum, dated June 8, 2026.

Exhibit B – TPA Concessions and Airside A Club Space Design Schedule

Exhibit C - Tampa International Airport Concessions Space Redevelopment and Airside A Lounge Development Project-Wide General Requirements

Exhibit D – Arehna Engineering, Inc. Proposal for Geotechnical Engineering Services dated 9/28/2026

EXHIBIT A

TECHNICAL MEMORANDUM

AS A Airline Club Study

TAMPA INTERNATIONAL AIRPORT (TPA)

Prepared for:

Tampa International Airport

Prepared by:

Michael Baker INTERNATIONAL

4010 W. BOY SCOUT BLVD., SUITE 400
TAMPA, FL 33607

JUNE 8, 2026

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I. INTRODUCTION

This technical memorandum addresses the addition of an Airline Club to Airside A at the Tampa International Airport (TPA). The intent was to provide approximately 15,000 sf of leasable space. As was done on Airside D, the Hillsborough County Aviation Authority (HCAA) intends to provide a warm shell for an intended user, and the user will fit out the space as required to meet their own design standards for the club.

A Warm Shell is defined as an enclosed space, separate and contained within the existing footprint of the main terminal that will include it's own mechanical and electrical systems. Plumbing is to be incorporated into the existing building systems. It will include the character defining design elements and necessary engineering elements necessary for the design. These elements are to be respectful of the existing interior architecture of Terminal A but also express that this space is intended to be different.

II. ALTERNATIVES EVALUATION

To add an airline club to Airside A, there were two options investigated, an interior option and a building expansion option.

OPTION A: INTERIOR MEZZANINE BUILD-OUT

When Airside A was initially constructed, two mezzanine level spaces, up one level from the boarding level, were established to be used as future airline clubs. The 2 existing spaces are currently unused storage spaces. Both spaces were to be accessed by both a single elevator and a stairwell. The spaces flank the ingress/egress corridor that connects the Boarding Area and the APM Station and TSA Security Screening area. The southern space is located above the restrooms and escalators to Gate A1. The northern space is located above the concession space for Inmotion, Ron Jon Surf Shop and Stellar Bay News and the secure employee entrance hallway. Both spaces are undersized by current standards, with the southern space measuring 5,460 sf and the northern space measuring 4,507 sf.



Figure 1 Airside A Location Map

To achieve the desired 15,000 sf of leasable space, the alternate engaged adding 5,700 SF to the existing 9,400 SF of existing leasable space. To achieve the additional requested square footage, the two existing spaces will need to be reconfigured and add two significant additions to the design. First is the addition of an enclosed bridge over the ingress/egress space between the APM station and the concourse boarding level of approximately 3,400 SF that will span between the two existing mezzanine level storage spaces. Second is the footprint of the two existing club level spaces will need to be widenend.

As a unified club, the design establishes a highly visible and desirable premium tenant environment, anchored by the bridge, expanded floorplate, and glass façade to create a defined arrival experience with outward views and a dynamic sense of approach from the boarding level below. This program represents the minimum leasable area required for economic viability and will support airline club spaces that enhance the passenger experience, encourage earlier arrivals, and help distribute activity more evenly throughout the airside.

As part of the internal expansion, several aspects were evaluated to determine the viability of the option. These aspects included building codes, life safety/emergency egress, structural and building system impacts. The following summarizes the investigation into these aspects.

A. BUILDING CODE REVIEW

The following codes were reviewed as part of the initial study and space layouts incorporated applicable elements.

- Florida Building Code (FBC), 8th Edition (2023)
- ASCE 7-22 – Minimum Design Loads and Associated Criteria for Buildings and Other Structures (Wind, Flood, and Seismic Loads)
- Florida Building Code – Mechanical, 8th Edition (2023)
- Florida Accessibility Code for Building Construction
- Florida Fire Prevention Code (FFPC), 8th Edition (2023)
- NFPA 1 Fire Code (Florida-Specific Edition)
- NFPA 101 Life Safety Code (Florida-Specific Edition)
- NFPA 13 Standard for the Installation of Sprinkler Systems
- NFPA 14 Standard for the Installation of Standpipe and Hose Systems
- NFPA 70 National Electrical Code (NEC)
- NFPA 72 National Fire Alarm and Signaling Code
- NFPA 80 Fire Doors and Other Opening Protectives
- NFPA 90A Installation of Air-Conditioning and Ventilating Systems
- NFPA 221 High Challenge Fire Walls, Fire Walls and Fire Barrier Walls
- NFPA 241 Safeguarding Construction, Alteration, and Demolition Operations
- Florida Product Approval or Miami-Dade Notice of Acceptance (NOA) for exterior envelope components
- Tampa International Airport (TPA) Design Criteria Manual – Hillsborough County Aviation Authority (HCAA)
- City of Tampa and Hillsborough County Local Amendments
- Transportation Security Administration (TSA)

B. EXISTING CONDITION

Airside A's airline club buildout occurs within the Mezzanine level's shell space above the restrooms and retail spaces, opposite Gates A11 and A12. The existing Mezzanine level has two separate sides with footprints that will be expanded to overhang the current primary path of the concourse. The buildout incorporates a bridge element which spans above the center core of the Airside A terminal in the circulation path between the train boarding platform security wall and the concourse. This connection serves as a seamless link between the north and south wings of the buildout, while hosting airline club amenities and expanding the footprint of the club space. The newly constructed bridge element requires a coordinated phasing plan to facilitate construction activities while maintaining passenger traffic within an active Terminal.



Figure 2 Existing Club Space (South)



Figure 3 Existing Club Space (North)

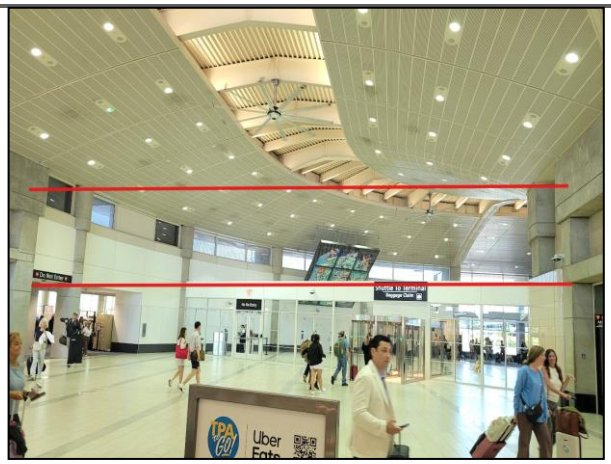


Figure 4 AS A Club Proposed Bridge Connection



Figure 5 AS A Existing Club Space Interior

C. LIFE SAFETY/EMERGENCY EGRESS

A preliminary review was conducted to determine the viability of development assessing egress/life safety access. The assessment considered a preliminary design that connected the two separated club spaces with a “bridge” that spanned over the central concourse. The emergency egress load was reviewed for the combined space. Using NFPA 101, the Occupancy is Assembly with a load of 15 SF / person.

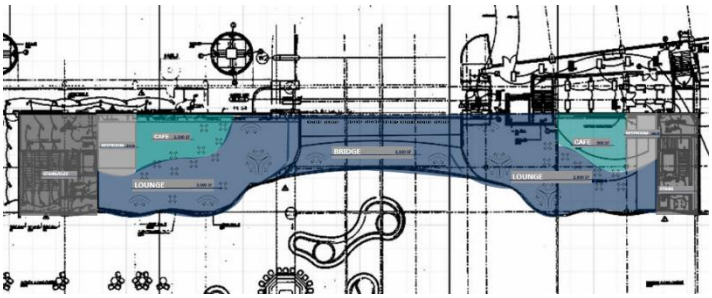


Figure 6 Preliminary Bridge Concept

The existing mezzanine level footprint was analyzed with the addition of the bridge and cantilevered floor space for egress. The existing club levels have a total of 13,152 SF (leasable and non-leasable) with an Occupant Load of 680 people per the exit load/capacity analysis performed with the AS A Security Checkpoint Expansion. It also has an exit capacity of 1,075 people, meaning that the exits can handle an additional 395 people (1,075 people – 680 people). Treating the additional space as the same assembly occupancy as existing, at 15 SF/person occupancy load, would allow for an additional 5,925 SF of space (395 people * 15 SF/Person). The proposed bridge (3,502 SF) and cantilevers (1,337 SF + 744 SF) add a total of 5,583 SF to the club level, which is within the available 5,925 SF additional capacity. As such, the existing egress points would need to remain accessible to service the area designated for the club.

LIFE SAFETY - OCCUPANT LOAD CALCULATIONS - CLUB LEVEL

ROOM NAME	USE	SQFT / PERSON	AREA	OCCUPANT LOAD	NFPA 101 OCCUPANCY	IBC OCCUPANCY
CLUB LEVEL (1)	WAITING AREAS (SEATING)	15 SF	5460 SF	364	ASSEMBLY	A-3
STAIR/ELEVATOR (1)	ELEVATORS, ESCALATORS, STAIRS	0 SF	234 SF	0	BUSINESS	B
STAIR (1)	ELEVATORS, ESCALATORS, STAIRS	0 SF	245 SF	0	BUSINESS	B
NEW STAIR	ELEVATORS, ESCALATORS, STAIRS	0 SF	163 SF	0	BUSINESS	B
CLUB EGRESS 2891	CONCOURSE (CIRCULATION AREA)	100 SF	1573 SF	16	BUSINESS	B
CLUB LEVEL (2)	WAITING AREAS (SEATING)	15 SF	4507 SF	300	ASSEMBLY	A-3
STAIR/ELEVATOR (2)	ELEVATORS, ESCALATORS, STAIRS	0 SF	574 SF	0	BUSINESS	B
STAIR (2)	ELEVATORS, ESCALATORS, STAIRS	0 SF	170 SF	0	BUSINESS	B
STAIR/ELEVATOR (3)	ELEVATORS, ESCALATORS, STAIRS	0 SF	226 SF	0	BUSINESS	B
TOTAL			13152 SF	680		

Figure 7 Existing Club Life Safety Analysis

CLUB LEVEL EXIT LOAD / CAPACITY

EXIT NAME	EXIT LOAD	EXIT CAPACITY
EXIT 1	130	140
EXIT 2	125	165
EXIT 3	125	220
EXIT 4	75	165
EXIT 5	75	165
EXIT 6	150	220
TOTAL:	680	1075

Exit Load - Exit Capacity: 1075 - 680 = 395 Available load
Allowable additional allowable SF without additional exiting capacity

395 * 15 SF/Person = 5,925 SF

Figure 8 Existing Club Egress Load/Capacity

All existing stairs within the project limits are expected to be evaluated for compliance with current handrail requirements and updated with new handrail systems. The two staircases providing direct access between the boarding level and mezzanine level will also receive new finishes.

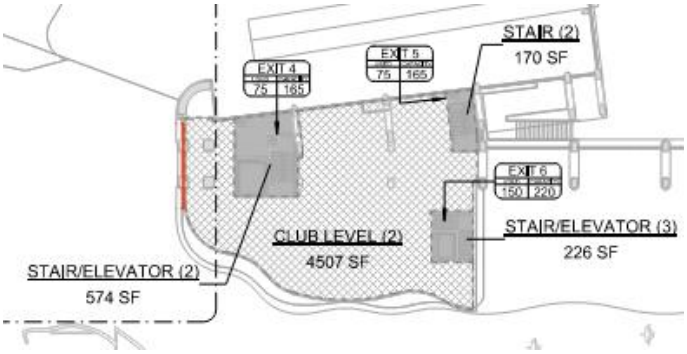


Figure 9 Existing Club North Emergency Egress

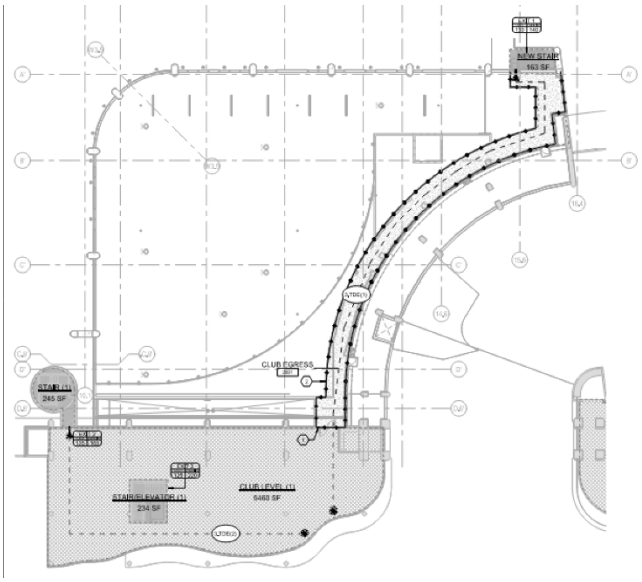


Figure 10 Existing Club South Emergency Egress

D. STRUCTURAL CONSIDERATIONS

With confirmation of emergency egress the focus shifted to the structrual design of the bridge element. The structural loading was reviewed. Per the review, a steel beam system can be added between the concrete mezzanines and will support people and furniture. The proposed bridge structure will be

supported by primary structural beams extending in the north–south direction and connected to existing structural columns, with a composite deck system forming the walking surface above. Perimeter beams along the east and west edges will support columns and secondary framing spanning east–west above, contributing to an arched structural grid that defines the overall bridge form. This system will support a metal deck and establish a service zone below the existing roof to accommodate mechanical, electrical, plumbing, fire protection, and communications systems, as well as the finished ceiling assembly below consisting of a metal panel ceiling system.

The initial sketch of the potential steel structure is shown in Figure 11 with associated details shown in Figure 12.

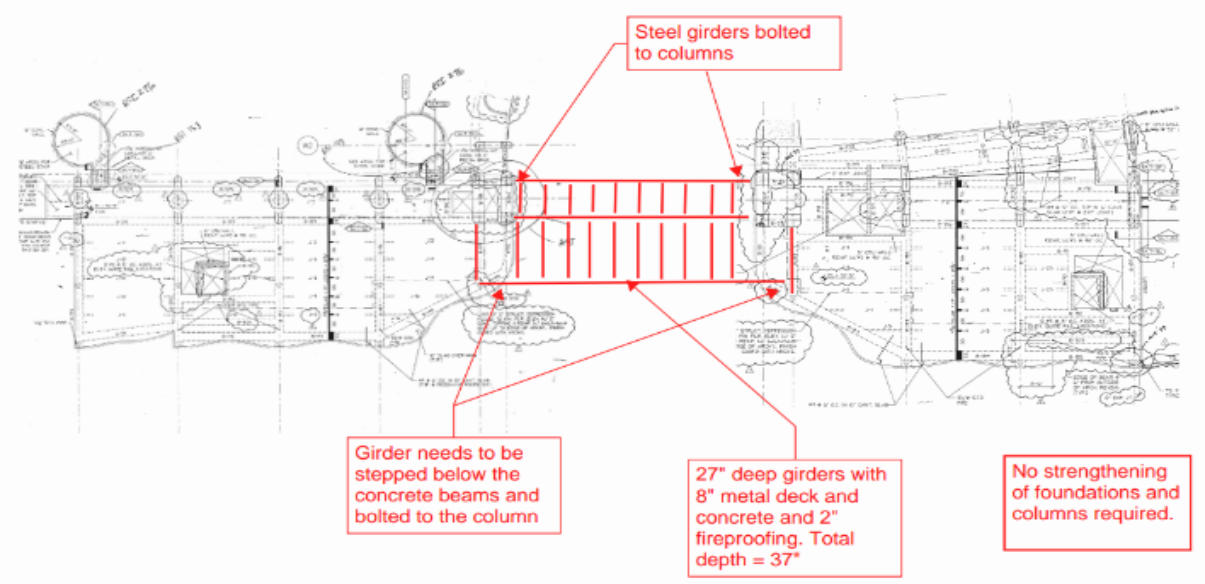


Figure 12 Supporting Structure Concept

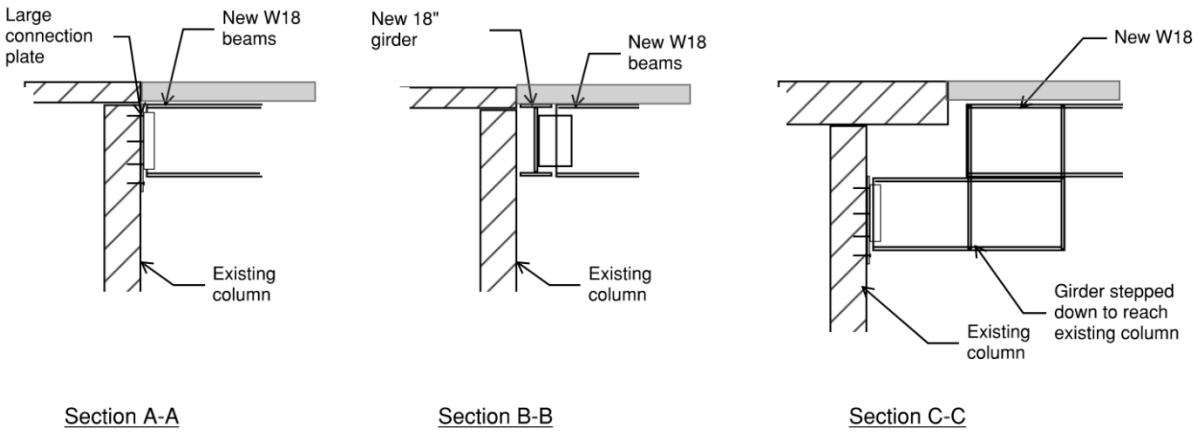


Figure 11 Conceptual Structural Details

No formal structural calculations were done; however, preliminary calculations were run for the bridge size to get an approximate load. They looked at the capacity of the existing columns and footings based on the existing AS A As-builts. Professional judgement determined that there is available capacity in the existing structure to carry the additional load from the proposed expansion. This bridge addition between the north and south mezzanine wings will utilize existing structural columns to attach the bridge beams. Final calculations will need to be determined by the successful engineer. The following outlines the structure of the building and the structural modifications that were reviewed as part of the structural analysis:

1. Existing Building

The existing structure consists of:

- Drilled pier foundation with a slab-on-grade first floor Apron level.
- Boarding Level – cast-in-place concrete beam and slab system.
- Mezzanine Level – there are two mezzanine levels that are not currently occupied. These are concrete beam and slab system.
- Mezzanine Level interior ceiling structure – steel beams and light gage metal joist supported by steel columns.
- Roof Structure – long-span steel trusses with steel beams and long span metal roof deck.

2. Expansion of Existing Mezzanine Level Floor and Ceiling Structure

The structural system for the proposed expansion of the Mezzanine Level system consists of:

- The interior slab edge of the existing south and north mezzanines will be extended with steel beams and composite concrete 3 ½" slab and 2" metal deck (5 ½" total). Steel beams and struts will cantilever off the perimeter columns.
- A new one level elevator will be added in the north mezzanine. Structural modifications at the Boarding Level and the Mezzanine will be required for the elevator pit and floor opening.
- The existing interior ceiling structure consists of steel beams and light gage steel joists and metal deck. These need to be removed and a new similar, but larger, ceiling structure provided.

3. New Floor and Interior Ceiling between Existing South and North Mezzanines

A long-span floor structure is required to link the two existing mezzanines, to provide a single continuous floor. The floor will be over the primary passenger entry/exit area. Temporary secure protective passageways will be required in this area during all construction.

There is minimal headroom and no new columns will be installed on the Boarding Level to support the new floor. The structural system for the proposed new floor consists of:

- 30" deep steel beams spanning 74 feet with 3 ½" composite concrete slab and 2" metal deck (5 ½" total). Steel beams need to be cambered and shored until the concrete deck has been completed. The beams will be fireproofed with intumescent paint.
- Tuned mass dampers suspended between the beams may be required to dampen vibrations.
- The steel beams will be supported by heavy steel plate connections bolted to the existing concrete columns.
- The perimeter steel beams will support columns that support the interior ceiling structure.
- The new interior ceiling structure will consist of steel beams and light gage steel joist and metal deck.

4. Construction Equipment and Installation.

The existing Boarding Level floor was designed for a live load of 100psf with some concentrated point load capacity. Construction equipment and materials shall not overload the floor, including steel members being brought out in smaller sections and spliced together prior to installation. The structural steel would be lifted onto the bridge between the APM lines and then conveyed into the Airside via the doorway between the APM lines and then moved into place for splicing and raising into its final position using lifts.

E. MEP CONSIDERATIONS

Concurrent to the analysis of the adequacy of the structure, the adequacy of the existing building systems was also evaluated. As part of the warm shell development, the building systems were evaluated to address the overall space. When the warm shell is constructed, services will be brought to space, but final routing of distribution systems will be determined by the airline's club designer. The various building systems and the considerations to be considered during the design of the systems is provided below:

Mechanical

The following Mechanical elements will be further evaluated during the design phase;

- Existing AHU serving Pei Wei to remain.
- Potential relocation required for HVLS fan in proximity above new connector.
- Potential raising of existing chilled water piping in mezzanine space.
- Potential raising of existing fire sprinkler piping above bottom of structure.
- Specifically if the design for Clubs lands on exposed ceilings.
- New mechanical space(s), approx 20'x15', will be required on each side of connector to install new mechanical systems dedicated to serve the new club/connector.
- Potential to serve from a single mech (30' x 20') room on North side if connector ceiling plenum space permits.
- If we are serving two separate mechanical rooms on each side of connector, chilled water piping would need to be extended to South side of connector.

Electrical

The following Electrical elements will be further evaluated during the design phase;

- Requested Service Size: 400A 480V, Minimum (1) 3" Conduit pathway to space with nylon pull-string and submeter for future tenant connection. Nearest Electrical Room: B120 on the Ramp Level, switchboard MDP-B. Need to assess existing Switchboard for spare capacity and mounting space.
- Existing overhead lighting in location of new bridge to be removed, inspected, and salvaged, possibly relocated beneath new bridge pending new design.
- Provide two 2" conduits with pull string to shell space from existing terminal MDF/IDF on ramp level. Assumed location is MDF 2561 on the Ramp Level. Capacity must be verified.

Plumbing

The following Plumbing elements will be further evaluated during the design phase;

- Extend domestic water and sanitary from nearby restrooms (directly below) to new restrooms.
- Provide new grease waste piping from (2) new Cafe spaces to tie into existing Airside A grease trap.
- Tie into existing vent piping. New vent thru roofs are not anticipated.

Fire Protection

The following Fire Protection elements will be further evaluated during the design phase;

- Modify sprinklers in area of new bridge. Limited to no sprinkler work anticipated in existing shell spaces.

OPTION B: BUILDING EXPANSION

The second option evaluated an alternative footprint expansion opportunity to grow the terminal to the South. This alternate added the desired Airline Club space as well as two additional aircraft gates by changing the rounded bullnose end of the building to a hammerhead style end. This is a 15'-4" building extension that allows for two additional aircraft parking positions.

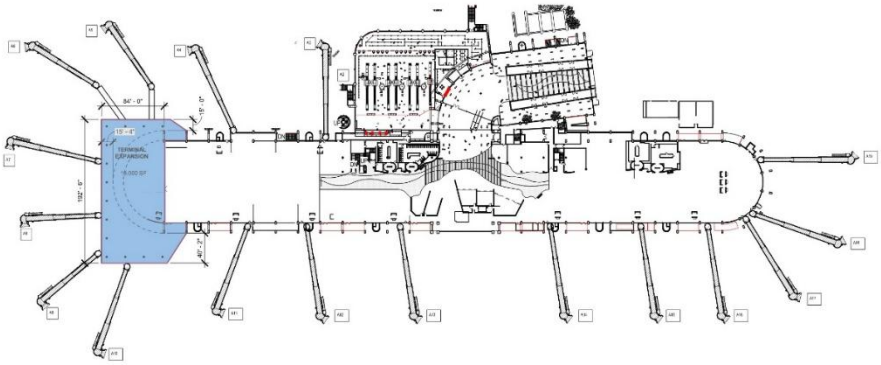


Figure 13 AS A Club Option B: Building Expansion

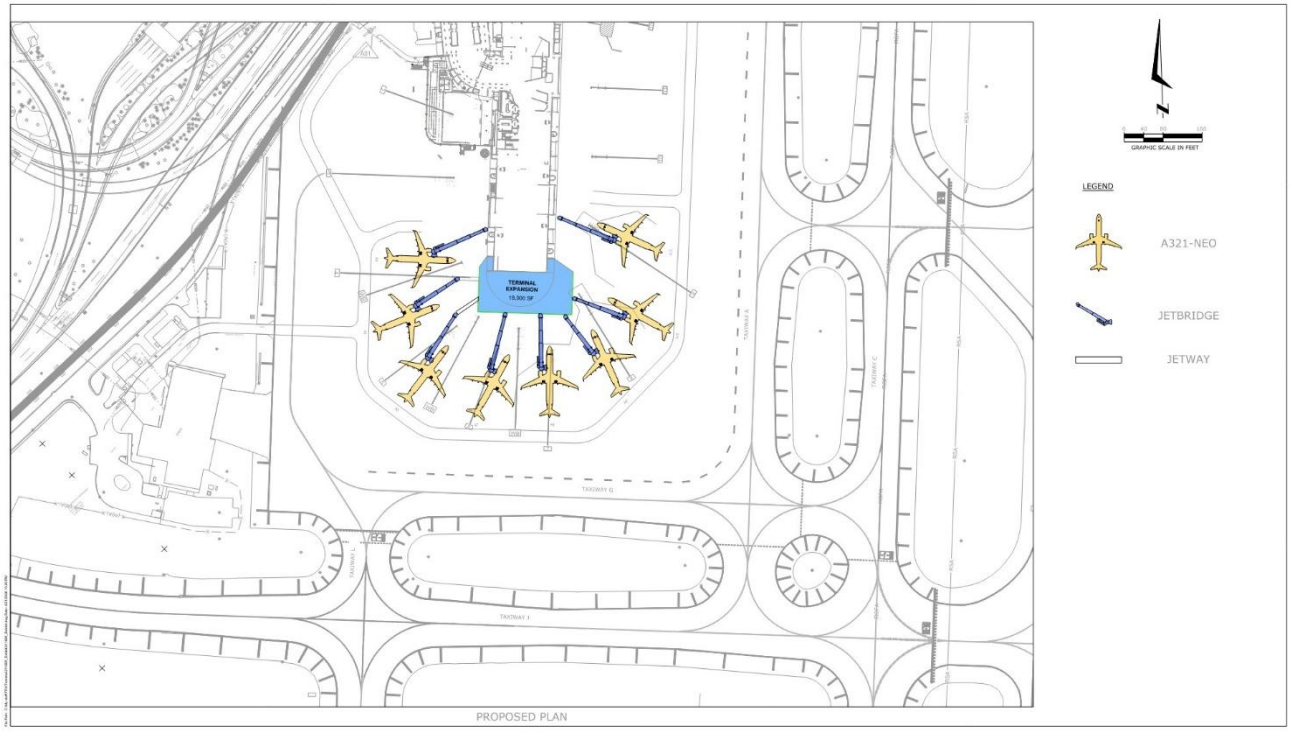


Figure 14 AS A Club Option B: Aircraft Parking Positions

Limiting the building extension to 15'-4" allows the aircraft parking positions to stay within the existing apron vehicle service road. It also maintains a taxilane around the perimeter of the existing ramp. A concern with the sight line from the ATCT to Taxiway J was also a consideration in limiting the terminal extension.

With this concept, the Airline Club would be added at a mezzanine level. However, with the limitation of roof height for the sight line from the ATCT, the current visual of large interior space/volume would be split with shorter ceiling heights in the boarding level and the club. The club would provide expansive views of the airfield and City of Tampa skyline. While doing the extension would create an isolated work area with minimal impact to existing AS A patrons, the expansion would impact 4 existing aircraft gates during construction. The expansion would also require additional support spaces at the Ground level for the added gates, additional emergency egress stairs, additional public restrooms to accommodate the new gates, new elevators and stairs to access the club, new foundations, building structure changes and added HVAC and electrical capacity.

III. PREFERRED ALTERNATIVE

The two options were reviewed with HCAA staff. As a result of that meeting, the decision was made to further develop and refine Option A, the interior mezzanine build-out. Part of the further development was to address comments received on the conceptual layout and to further develop the warm shell concept, including the best locations to bring building systems into the club space, structural system updates and refinements, as well as construction considerations/temporary construction measures.

ARCHITECTURAL REFINEMENTS

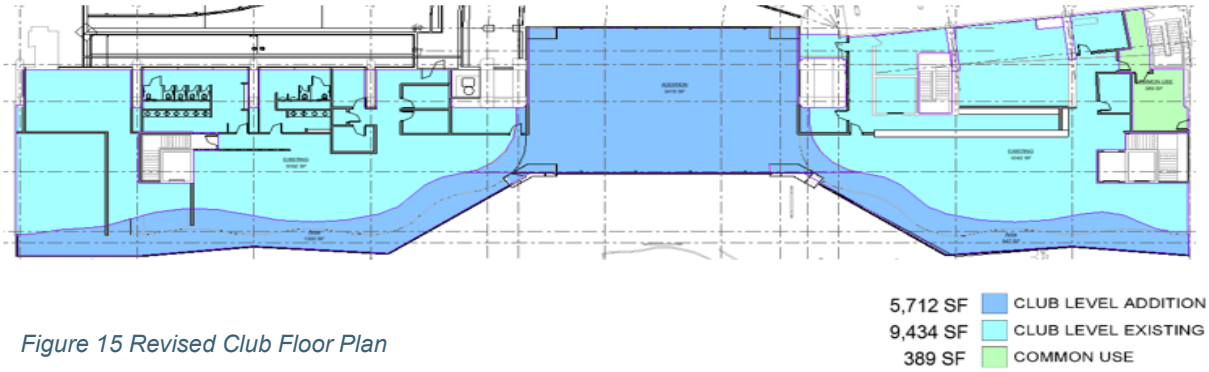


Figure 15 Revised Club Floor Plan

The proposed Airside A interior buildout was to provide approximately 15,000 SF minimum of leasable area as a client threshold for project economic viability. When removing the existing elevators, stairwells and the existing common use MEP space, there was a need to expand the footprint of the club space to meet this minimum threshold. To meet the threshold, the floor plan was revised to consist of 9,400 SF within the existing mezzanine shell, 3,400 SF added via a bridge over an existing open-air volume, and 2,300 SF of cantilevered floor extending the mezzanine slab edge out over the existing curving tile walls on the boarding level. Work will include removal of the existing curved tile wall and modifications to the slab edge to support the expanded floorplate. Select existing suspended art installations within the project limits will require relocation and coordination with the Authority to maintain the integrity of the terminal's art program.

From the Boarding Level the bridge will serve as a focal point not only to the club level space contained within the bridge but also serving as a gateway between the main concourse and the security and APM boarding areas. The proposed bridge element is configured as an arching ribbon connecting the 2 existing mezzanine level spaces and tying back to the boarding level through sloped pier elements. The inclined piers are positioned to maintain required clearances below and are coordinated to avoid conflict with existing circulation paths and building systems within the concourse level.

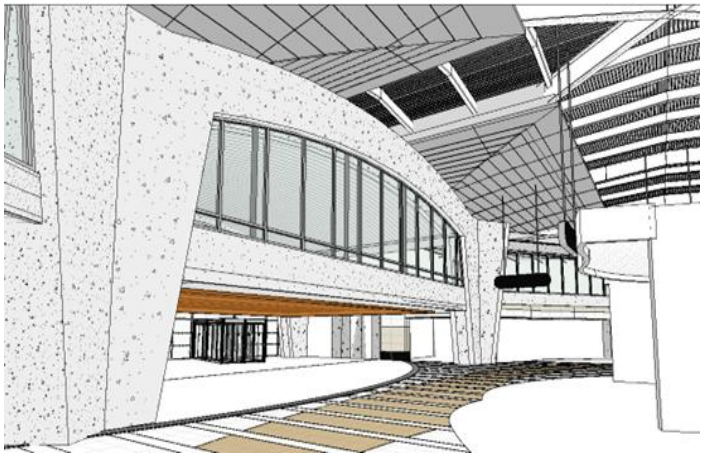


Figure 16 Club Bridge

The exterior enclosure of the bridge consists of a continuous glazed assembly aligned with the curved profile of the structure providing visual connectivity to the terminal and maximizing views into the adjacent volume. The curtain wall system enclosing or interfacing with the bridge and arch must be selected to accommodate the geometry of the design. A system capable of following curved profiles – whether through faceted segments or true curved glazing – should be evaluated based on performance, cost, and

constructability. The complexity of tying the curtain wall into the ribbon arch geometry will require close coordination between façade consultants, structural engineers, and fabricators to resolve anchorage, tolerances and thermal movement. Overall, while each of these elements is technically viable, the success of the bridge concept depends on early coordination, realistic assessment of construction logistics within an active airport environment, and engagement of experienced specialty contractors to execute the design intent without compromising safety or operations.

A light-gauge or cold-formed framing system clad in GFRC or ACM panels is a practical approach for achieving complex curvature while controlling weight. Detailed shop drawing coordination will be essential to resolve penalization, joints, and transitions, particularly at tight radii or interfaces with adjacent systems. Material availability and lead times for GFRC or specialty ACM panels should be verified early in the procurement process, as these systems often have long fabrication durations and limited qualified vendors. Engaging experienced contractors familiar with custom façade or feature elements in aviation environments will be critical to mitigate risk and ensure constructability.



Figure 17 GFRC Panels



Figure 18 ACM Panels

For the underside of the bridge, the design intent includes a combination of perimeter soffits and a central feature ceiling element that contributes to the architectural character of the space. This feature ceiling is envisioned as a custom-fabricated system and will require coordination with the routing of building systems within the available cavity but introduces coordination challenges. The ceiling must accommodate dense MEP, communications, and fire protection systems within a constrained plenum depth. This requires early interdisciplinary coordination to align diffuser locations, lighting layouts, sprinkler coverage, and access panels without disrupting the intended design. Modifications to existing wayfinding signage within the project limits are anticipated to maintain visibility, legibility, and alignment with revised ceiling configurations and sightlines.



Figure 19 Underside of Bridge Accent Concept

In the interior, spatial articulation will include varied ceiling heights, with elevated ceiling zones at the perimeter glazing to enhance openness and daylight penetration, transitioning to lower ceiling areas within interior program spaces. The bridge ceiling follows the curvature of the arch ribbon that reinforces the geometry of the space and conceals structural and mechanical distribution where required. The ceiling system is intended to be a sealed lid over the space supported by structural beams and minimal columns at the perimeter against the curtain wall system leaving a vast interrupted space. The ceiling will be coordinated with lighting, fire protection, and air distribution to maintain required clearances within the constrained depth between the occupied floor and the roof structure above. Vertical clearances at the highest point of the bridge are limited by the proximity of the existing roof framing, requiring careful alignment of structural depth, ceiling systems, and MEP components.



Figure 20 Curvilinear Ceiling Forms

STRUCTURAL REFINEMENTS

With the expanded footprint, the structure was modified to account for the wider bridge and the cantilevered floor extensions (See Appendix C). The proposed cantilever floor extensions for the airport club have been reviewed conceptually and will require careful structural design, phasing, and integration with the existing Airside A building conditions in the final design. Extending the floor plate outward will rely on robust cantilevered framing members that must be engineered to manage both gravity loads and vibration criteria typical of assembly occupancies. Similarly, the roof or lid framing associated with the cantilever must be further designed as a complementary system to maintain overall stiffness and limit deflection, particularly where glazing or architectural finishes are sensitive to movement. The incorporation of structural brackets at the club level and additional columns to hold up the lid/roof will likely be required to transfer loads back to the primary structure and reduce cantilever demands. These elements must be thoughtfully located in the final design to avoid conflicts with program areas and sightlines while still providing the necessary structural performance. Structural enhancements will be coordinated with the existing construction and incorporated into the architectural expression of the space below. New walls in this space are intended to be constructed of light gauge framing and drywall.

From an architectural and interior standpoint, the cantilever introduces opportunities and constraints in ceiling design. Variations in ceiling heights, particularly in transition zones, restrooms, or service areas—must be balanced against the structural depth of the cantilever framing and the need to integrate MEP, communications, and fire protection systems. Achieving a cohesive ceiling design will require early coordination to manage plenum depth, diffuser placement, lighting integration, and maintenance access. The soffit at the underside of the cantilever is a particularly critical condition, as it will be highly visible from the concourse below. Detailing must account for structural tolerances, joint alignment, and integration of finishes to create a clean, continuous appearance. The fascia at the cantilever edge provides an opportunity to visually tie the extension back to the ribbon arch elements; using consistent materials or complementary finishes (such as GFRC or ACM mentioned above) can reinforce design continuity but will require precise detailing and coordination with both structure and envelope systems.

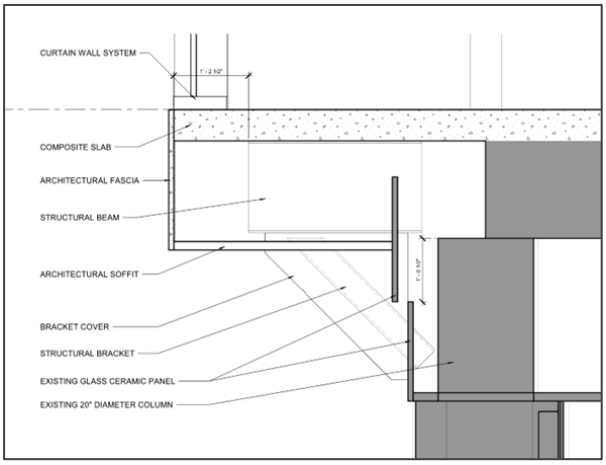


Figure 21 Structural Bracket Detail

The interface with existing construction presents additional challenges that must be addressed early in the design process. Demolition of existing walls to accommodate the new extension must be carefully sequenced to avoid disruption to adjacent operations and to verify existing substrate conditions. Tying new construction into existing surfaces introduces risks related to differential movement, alignment tolerances, and finish continuity. It may be necessary to provide transition details or expansion joints to accommodate these conditions while maintaining a high-quality appearance within the club environment. In addition, verification of existing structural capacity and anchorage points will be essential to confirm that the building can support the new cantilever loads without significant reinforcement.

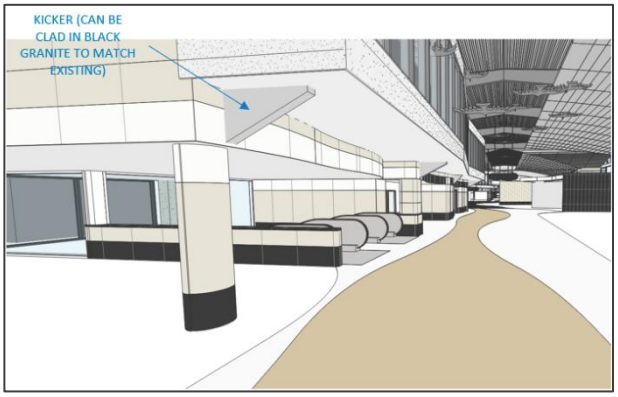


Figure 22 Cantilevered Slab with Structural Bracket

The curtain wall system associated with the cantilevered edge must be selected and detailed to accommodate both the geometry and movement of the structure. Because cantilevered elements are more susceptible to deflection, the glazing system must be capable of tolerating anticipated movement without compromising performance or aesthetics. If the curtain wall aligns with the ribbon arch geometry, coordination becomes even more critical to resolve anchorage, curvature, and tolerances between systems. Overall, while the cantilever floor extension is viable, its success depends on early structural validation, careful demolition and tie-in planning, and rigorous interdisciplinary coordination to ensure that architectural intent, performance requirements, and constructability are fully aligned within the constraints of an active airport environment.

TWO ELEVATOR OPTION

The proposed airline club program includes providing a preferred dual-elevator entry sequence with a dedicated stair connection from the boarding level to the mezzanine level. There are currently two single elevators serving the mezzanine/club level. The analysis looked at adding a second elevator to one of these two locations and evaluated overall feasibility and impact to existing conditions. Locating the new elevator adjacent to the existing North Elevator (Elevator A2) was identified as the most viable option based on constructability and minimal disruption to existing building features and systems.

Alternative locations were studied but determined to present greater constraints. Placement adjacent to the South Elevator (Elevator A7) would require removal of existing escalators serving the apron level to the south and significant reconfiguration of the adjacent men's restroom to the north. An additional option within the southern exterior mezzanine volume was also evaluated; however, this approach would adversely impact boarding level circulation and encroach upon the existing waiting area serving Gate A3.

Accordingly, addition of the elevator at the Elevator A2 location is considered the preferred approach, but does require realignment of the existing egress corridor just south of the existing elevator as well as reconfiguration of the adjacent concession space to accommodate the new corridor.

Select portions of the existing curved wall at the boarding level will require demolition to accommodate the proposed corridor configuration.

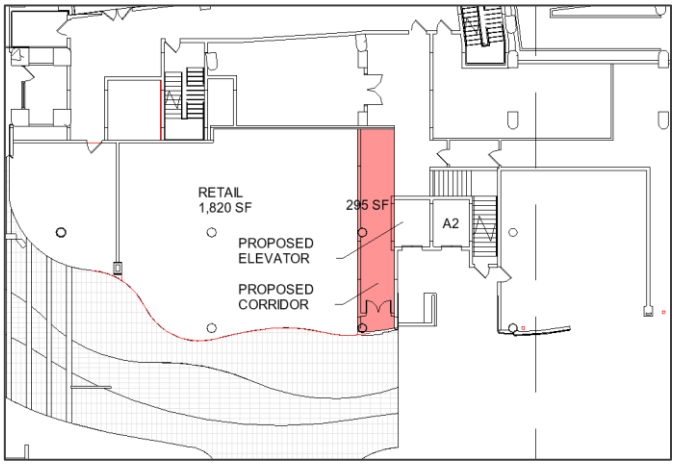


Figure 23 AS A Realigned Security Access Corridor

A new elevator is anticipated to provide service between the boarding level and the mezzanine level. The proposed system is intended to be a machine room-less (MRL) hydraulic elevator utilizing the existing elevator machine room on the ramp level below. New shaft enclosures are anticipated to be constructed of CMU, with an opening formed in the existing mezzanine level slab. Structural considerations will be required to accommodate the elevator pit and support requirements at the ground level. Existing elevators within the project limits are anticipated to be refurbished to provide a consistent appearance and user experience aligned with the new installation.

The viability of incorporating an elevator into the airport club design is strongly influenced by spatial constraints, life safety requirements, and integration with existing building systems. Reconfiguration of the exit corridor at the boarding level is likely required to accommodate both the new elevator footprint and maintain compliant means of egress. This corridor also serves as the primary secure entrance for AS A employees. Im,provements may include widening, rerouting, or re-rating corridor construction to ensure continuity of fire-resistive assemblies and clear path requirements under IBC and NFPA 101. Because airport environments are typically highly constrained and heavily trafficked, any modification to an exit

corridor must be carefully phased to maintain safe occupant flow during construction and avoid disruption to adjacent operational areas.

The addition of a new elevator is feasible but introduces several planning variables that must be resolved early. Determining whether the elevator will serve two levels (Boarding and Club) or extend to a third level (Apron) directly impacts shaft height, structural integration, and cost. A new pit will be required, which raises coordination challenges with existing slab-on-grade or structural systems, including potential conflicts with below-slab utilities or restrictions due to existing structural framing. The location of the machine room—or selection of a machine room-less (MRL) system—must also be evaluated in the context of available adjacent space, maintenance access, and acoustic separation from occupied areas. At the apron level, reconfiguration of adjacent spaces may be necessary to accommodate shaft construction, equipment clearances, and code-required access. Additionally, elevator operation within an airport environment must be coordinated with security and access control systems, ensuring that vertical circulation aligns with secure and non-secure zones without creating conflicts in passenger flow or violating TSA or airport authority requirements.

Consideration should also be given to the condition and capability of existing elevator systems within the facility. The existing elevators are to be refurbished. This would include modernization of controls, upgrades to meet current code and ADA requirements, or replacement of cab interiors to align with the club aesthetic. However, the feasibility of this approach depends on the age, capacity, and performance of the existing equipment. At a minimum, detailed information on the existing elevators – including structural capacity, travel limits, available shaft space, and equipment condition – will be required to determine whether refurbishment is sufficient or if full replacement is warranted.

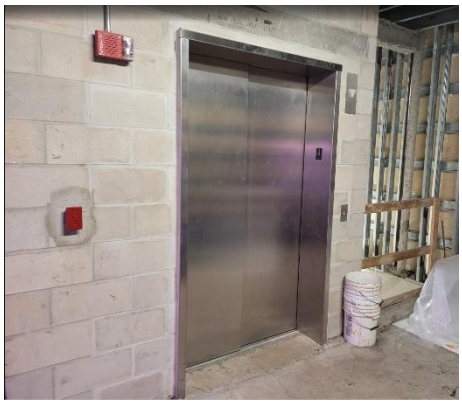


Figure 24 Elevator A7 at Mezzanine Level

Overall, the elevator scope is technically achievable but requires a comprehensive assessment of existing conditions, early code analysis, and close coordination across architectural, structural, vertical transportation, and security disciplines in the final design. Success will depend on balancing space limitations, operational constraints, and life safety requirements while maintaining a seamless and efficient user experience within the airport environment.

STAIR REFURBISHMENT

The refinement and upgrade of existing stairwells to support the airport club are generally viable and comparatively lower risk than new structural interventions, but still require careful attention to code compliance, durability, and integration with the existing building fabric. Refinishing of stairwell walls – including furring out to provide a new finish surface – offers an opportunity to improve aesthetics and align with the overall club lounge design language. However, this must be evaluated against the required clear width of the egress path; any furring or added finishes cannot reduce the stair enclosure below minimum code-required dimensions. Additionally, modifications within rated stair enclosures must maintain or restore the required fire-resistance rating, including proper detailing at penetrations, joints, and transitions.

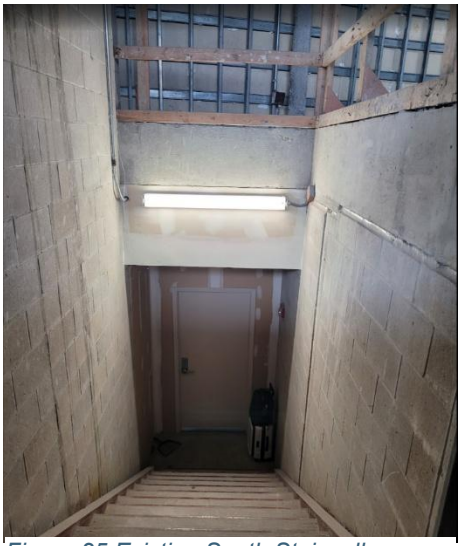


Figure 25 Existing South Stairwell

The introduction of new handrails, including the potential requirement for dual handrails on both sides, is a straightforward but important upgrade to ensure compliance with IBC and ADA accessibility requirements. Handrail design must account for continuity, graspability, extensions at landings, and clearances from adjacent surfaces. Given the public nature of the space and expected passenger volumes, material selection should prioritize durability, ease of maintenance, and resistance to wear. Coordination with wall refinishing is also essential to ensure that rail attachments are properly anchored without compromising rated assemblies or finish integrity.

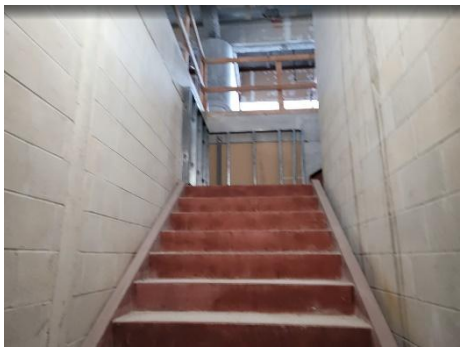


Figure 26 Existing South Stairwell

While the scope is relatively contained, construction phasing and operational considerations remain important in an active airport environment. Stairwells often serve as critical egress components, so any temporary closures or modifications must be carefully sequenced to maintain life safety and potentially require temporary rerouting or fire watch measures. Overall, the stairwell upgrades are highly achievable but must be executed with strict adherence to code requirements and a focus on maintaining continuous, compliant means of egress throughout construction.

MEP REFINEMENTS

The mechanical provisions anticipated to create a warm shell for the future club addition include (2) 9,000 CFM Air Handling Units located on opposite sides of the proposed bridge, these units will be in dedicated mechanical rooms. The North Mechanical room will also house existing equipment that currently serves other tenant spaces. There is existing chilled water infrastructure within the space that may need to be raised to avoid future conflicts. Existing plant capacity is expected to be sufficient for the proposed expansion.

Plumbing provisions include domestic water and sanitary lines that will be extended from restroom spaces below both shell spaces. Plumbing is not anticipated to be required in the new bridge space. Grease piping will be routed to proposed food service spaces and connect to the current Airside A grease trap.

Fire protection provisions include extension of the existing sprinkler system to cover the bridge area and the new area below the bridge. Fire mains located in the exposed ceiling areas may need to be raised to avoid conflicts with the future buildout.

Electrically, the requested service size is 400A-480V-3PH/4-Wire, with a minimum (1) 3” conduit pathway to space with nylon pull-string and submeter for future tenant connection. The nearest Electrical Room is B120 on the Ramp Level, switchboard MDP-B. This project requires an assessment on existing Switchboard for spare capacity and mounting space. The existing overhead lighting in the location of the new bridge is to be removed, inspected, and salvaged; possibly relocated beneath the new bridge pending final design.

Telecom will require (2) 2" conduits with pull string to the shell space from the existing terminal MDF/IDF on ramp level, which is assumed to be MDF 2561. Capacity must be verified, however.

RESTROOM FACILITIES

The proposed restroom configuration for the airport club is generally viable but requires careful coordination with existing building systems, code requirements, and user experience expectations. The

design intent is to align new restroom plumbing with the existing vertical chases below to achieve feasibility. Leveraging these existing chases will significantly reduce the need for extensive slab penetrations or long horizontal waste runs, which can be difficult to accommodate within an active terminal structure. However, this approach is dependent on the exact location and capacity of existing sanitary, vent, and domestic water systems. Early verification of these conditions is essential to confirm that fixture loads can be supported and that routing constraints do not compromise ceiling heights or adjacent program spaces.

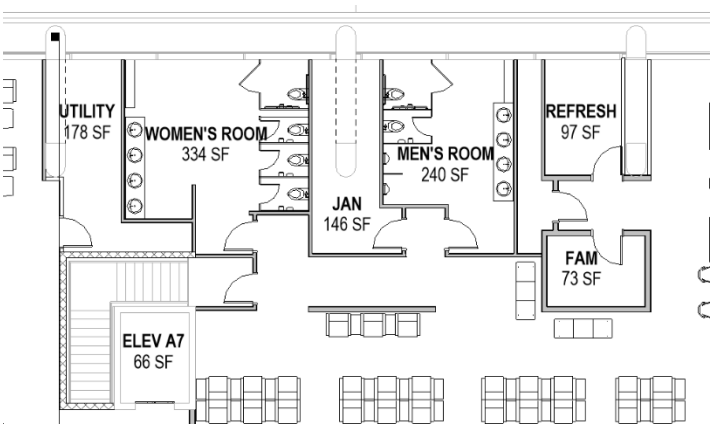


Figure 27 Club Restroom Layout

Overall, the restroom scope is achievable but depends heavily on early confirmation of existing utilities, careful alignment with code-driven fixture requirements, and thoughtful design that balances premium user experience with durability and operational efficiency.

TEMPORARY CONSTRUCTION WALLS

To maintain uninterrupted airport operations during construction, the scope includes the installation of temporary partitions separating the active airside from the construction zone. These temporary enclosures located on the interior side of the terminal will ensure continued safe and efficient daily operations within the existing airside.

Temporary construction barriers are anticipated to maintain a minimum width of 15 feet for the boarding level circulation path on Airside A. Temporary tunneling or protected pedestrian pathways will be required to maintain access between the TSA checkpoint, APM Station and boarding areas and during bridge construction. The full-height temporary walls will contain all construction of the new club space, providing not only visual but physical separation between the public and construction area. The walls will also provide space around the new perimeter of the club to allow for construction of the expanded floorplate and continuous glazed assembly.

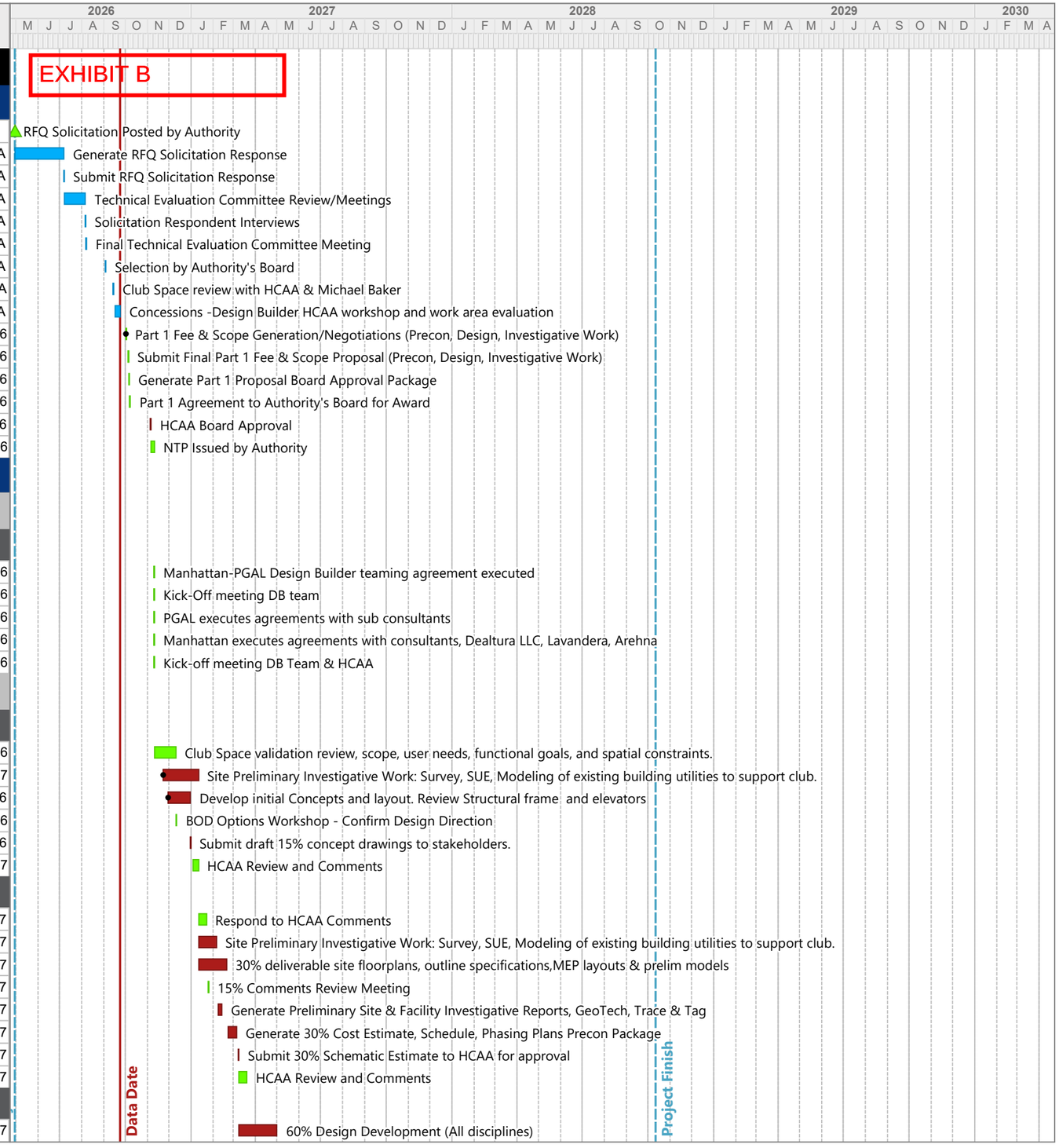
Installation of bridge structural members will occur at night to avoid disruption to passengers. Temporary shoring, enclosed by temporary walls, is anticipated during the installation of the structural beams running the length of the bridge. Providing of tunnels under the bridge is expected to protect passengers from falling debris from the overhead construction site.

IV. CONCLUSION

The addition of an Airline club to Airside A is possible within the current building. An airline club will provide an enhanced experience for Airline patrons as well as generating revenue for the Authority from currently unleased space. The improvements provide an opportunity to create a visually appealing element to the building as well.



Activity ID	Activity Name	Org Dur	Start	Finish
TPA Concessions and Airside A Club Space				
ADMINISTRATION				
A-010	RFQ Solicitation Posted by Authority	0	30-Apr-26A	
A-020	Generate RFQ Solicitation Response	1	30-Apr-26A	06-Jul-26A
A-030	Submit RFQ Solicitation Response	1	07-Jul-26A	07-Jul-26A
A-040	Technical Evaluation Committee Review/Meetings	1	08-Jul-26A	05-Aug-26A
A-050	Solicitation Respondent Interviews	1	06-Aug-26A	06-Aug-26A
A-060	Final Technical Evaluation Committee Meeting	1	07-Aug-26A	07-Aug-26A
A-070	Selection by Authority's Board	1	03-Sep-26A	03-Sep-26A
A-090	Club Space review with HCAA & Michael Baker	1	14-Sep-26A	14-Sep-26A
A-100	Concessions -Design Builder HCAA workshop and work area evaluation	1	17-Sep-26A	23-Sep-26A
A-080	Part 1 Fee & Scope Generation/Negotiations (Precon, Design, Investigative Work)	1	02-Oct-26	02-Oct-26
A-110	Submit Final Part 1 Fee & Scope Proposal (Precon, Design, Investigative Work)	1	05-Oct-26	05-Oct-26
A-120	Generate Part 1 Proposal Board Approval Package	1	06-Oct-26	06-Oct-26
A-130	Part 1 Agreement to Authority's Board for Award	1	07-Oct-26	07-Oct-26
A-135	HCAA Board Approval	1	05-Nov-26	05-Nov-26
A-140	NTP Issued by Authority	3	06-Nov-26	10-Nov-26
PRECONSTRUCTION				
Project Kick-off				
DESIGN				
PC-1000	Manhattan-PGAL Design Builder teaming agreement executed	1	10-Nov-26	10-Nov-26
PC-1010	Kick-Off meeting DB team	1	10-Nov-26	10-Nov-26
PC-1020	PGAL executes agreements with sub consultants	1	10-Nov-26	10-Nov-26
PC-1030	Manhattan executes agreements with consultants, Dealtura LLC, Lavandera, Arehna	1	10-Nov-26	10-Nov-26
PC-1040	Kick-off meeting DB Team & HCAA	1	10-Nov-26	10-Nov-26
AIRSIDE A: Club Space				
15% Airside A Club Space Project Validation program				
PCA-1000	Club Space validation review, scope, user needs, functional goals, and spatial constraints.	20	11-Nov-26	10-Dec-26
PCA-1045	Site Preliminary Investigative Work: Survey, SUE, Modeling of existing building utilities to support club.	32	23-Nov-26	11-Jan-27
PCA-1020	Develop initial Concepts and layout. Review Structural frame and elevators	22	30-Nov-26	30-Dec-26
PCA-1010	BOD Options Workshop - Confirm Design Direction	1	11-Dec-26	11-Dec-26
PCA-1030	Submit draft 15% concept drawings to stakeholders.	1	31-Dec-26	31-Dec-26
PCA-1040	HCAA Review and Comments	6	04-Jan-27	11-Jan-27
30% Schematic Club Space Design (All Disciplines)				
PCA-1060	Respond to HCAA Comments	9	12-Jan-27	22-Jan-27
PCA-1050	Site Preliminary Investigative Work: Survey, SUE, Modeling of existing building utilities to support club.	19	12-Jan-27	05-Feb-27
PCA-1090	30% deliverable site floorplans, outline specifications,MEP layouts & prelim models	29	12-Jan-27	19-Feb-27
PCA-1070	15% Comments Review Meeting	1	25-Jan-27	25-Jan-27
PCA-1080	Generate Preliminary Site & Facility Investigative Reports, GeoTech, Trace & Tag	5	08-Feb-27	12-Feb-27
PCA-1110	Generate 30% Cost Estimate, Schedule, Phasing Plans Precon Package	10	22-Feb-27	05-Mar-27
PCA-1120	Submit 30% Schematic Estimate to HCAA for approval	1	08-Mar-27	08-Mar-27
PCA-1130	HCAA Review and Comments	9	09-Mar-27	19-Mar-27
60% Design Development Club Space				
PCA-1210	60% Design Development (All disciplines)	39	09-Mar-27	30-Apr-27



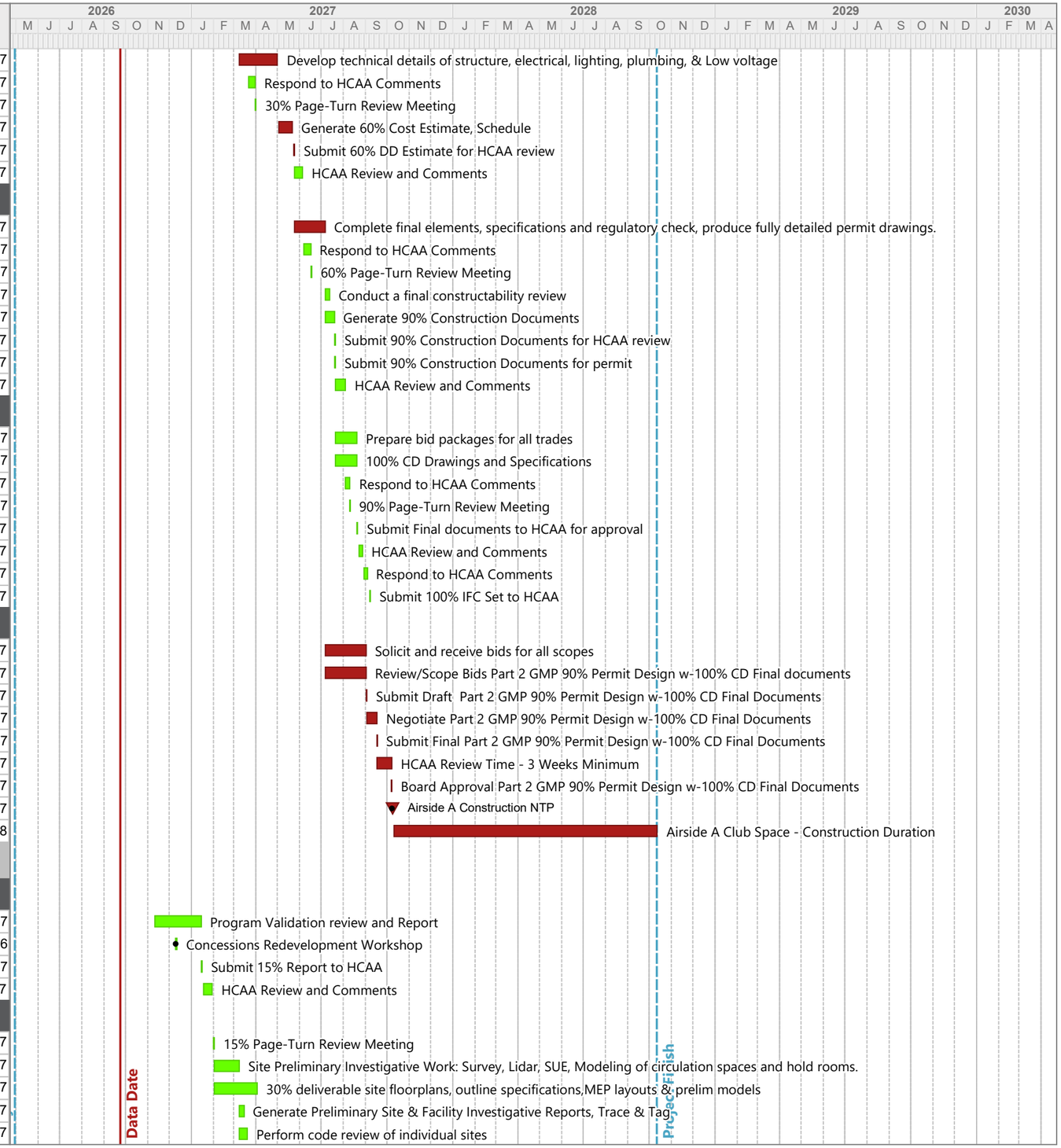
Start Date: 30-Apr-26
Finish Date: 11-Oct-28

TPA Concessions and Airside A Club Space
Tampa International Airport - Tampa, FL
MCC Design Schedule 8860-8865

Tampa International Airport

Manhattan
Building excellence.

Activity ID	Activity Name	Org Dur	Start	Finish
PCA-1220	Develop technical details of structure, electrical, lighting, plumbing, & Low voltage	39	09-Mar-27	30-Apr-27
PCA-1190	Respond to HCAA Comments	7	22-Mar-27	30-Mar-27
PCA-1200	30% Page-Turn Review Meeting	1	31-Mar-27	31-Mar-27
PCA-1230	Generate 60% Cost Estimate, Schedule	15	03-May-27	21-May-27
PCA-1240	Submit 60% DD Estimate for HCAA review	1	24-May-27	24-May-27
PCA-1250	HCAA Review and Comments	8	25-May-27	04-Jun-27
90% Permit Drawings Club Space				
PCA-1280	Complete final elements, specifications and regulatory check, produce fully detailed permit drawings.	29	25-May-27	06-Jul-27
PCA-1260	Respond to HCAA Comments	8	07-Jun-27	16-Jun-27
PCA-1270	60% Page-Turn Review Meeting	1	17-Jun-27	17-Jun-27
PCA-1290	Conduct a final constructability review	4	07-Jul-27	12-Jul-27
PCA-1300	Generate 90% Construction Documents	9	07-Jul-27	19-Jul-27
PCA-1310	Submit 90% Construction Documents for HCAA review	1	20-Jul-27	20-Jul-27
PCA-1330	Submit 90% Construction Documents for permit	1	20-Jul-27	20-Jul-27
PCA-1320	HCAA Review and Comments	10	21-Jul-27	03-Aug-27
100% Construction Documents Club Space				
PCA-1360	Prepare bid packages for all trades	22	21-Jul-27	19-Aug-27
PCA-1370	100% CD Drawings and Specifications	22	21-Jul-27	19-Aug-27
PCA-1340	Respond to HCAA Comments	4	04-Aug-27	09-Aug-27
PCA-1350	90% Page-Turn Review Meeting	1	10-Aug-27	10-Aug-27
PCA-1380	Submit Final documents to HCAA for approval	1	20-Aug-27	20-Aug-27
PCA-1385	HCAA Review and Comments	5	23-Aug-27	27-Aug-27
PCA-1387	Respond to HCAA Comments	5	30-Aug-27	03-Sep-27
PCA-1388	Submit 100% IFC Set to HCAA	1	07-Sep-27	07-Sep-27
Submit Construction Part 2 GMP				
PCA-1390	Solicit and receive bids for all scopes	41	07-Jul-27	01-Sep-27
PCA-1400	Review/Scope Bids Part 2 GMP 90% Permit Design w-100% CD Final documents	41	07-Jul-27	01-Sep-27
PCA-1405	Submit Draft Part 2 GMP 90% Permit Design w-100% CD Final Documents	1	02-Sep-27	02-Sep-27
PCA-1410	Negotiate Part 2 GMP 90% Permit Design w-100% CD Final Documents	9	03-Sep-27	16-Sep-27
PCA-1420	Submit Final Part 2 GMP 90% Permit Design w-100% CD Final Documents	1	17-Sep-27	17-Sep-27
PCA-1430	HCAA Review Time - 3 Weeks Minimum	15	17-Sep-27	07-Oct-27
PCA-1440	Board Approval Part 2 GMP 90% Permit Design w-100% CD Final Documents	1	07-Oct-27	07-Oct-27
PCA-1460	Airside A Construction NTP	0		08-Oct-27
PCA-1470	Airside A Club Space - Construction Duration	256	11-Oct-27	11-Oct-28
CONCESSIONS				
15% Concessions Project Validation of Scope & TPA_CDCM program				
PCC-1000	Program Validation review and Report	43	11-Nov-26	14-Jan-27
PCC-1020	Concessions Redevelopment Workshop	2	10-Dec-26	11-Dec-26
PCC-1010	Submit 15% Report to HCAA	1	15-Jan-27	15-Jan-27
PCC-1030	HCAA Review and Comments	10	18-Jan-27	29-Jan-27
30% Schematic Concessions Design (All Disciplines)				
PCC-1050	15% Page-Turn Review Meeting	1	01-Feb-27	01-Feb-27
PCC-1040	Site Preliminary Investigative Work: Survey, Lidar, SUE, Modeling of circulation spaces and hold rooms.	25	02-Feb-27	08-Mar-27
PCC-1090	30% deliverable site floorplans, outline specifications,MEP layouts & prelim models	44	02-Feb-27	02-Apr-27
PCC-1060	Generate Preliminary Site & Facility Investigative Reports, Trace & Tag	5	09-Mar-27	15-Mar-27
PCC-1070	Perform code review of individual sites	9	09-Mar-27	19-Mar-27



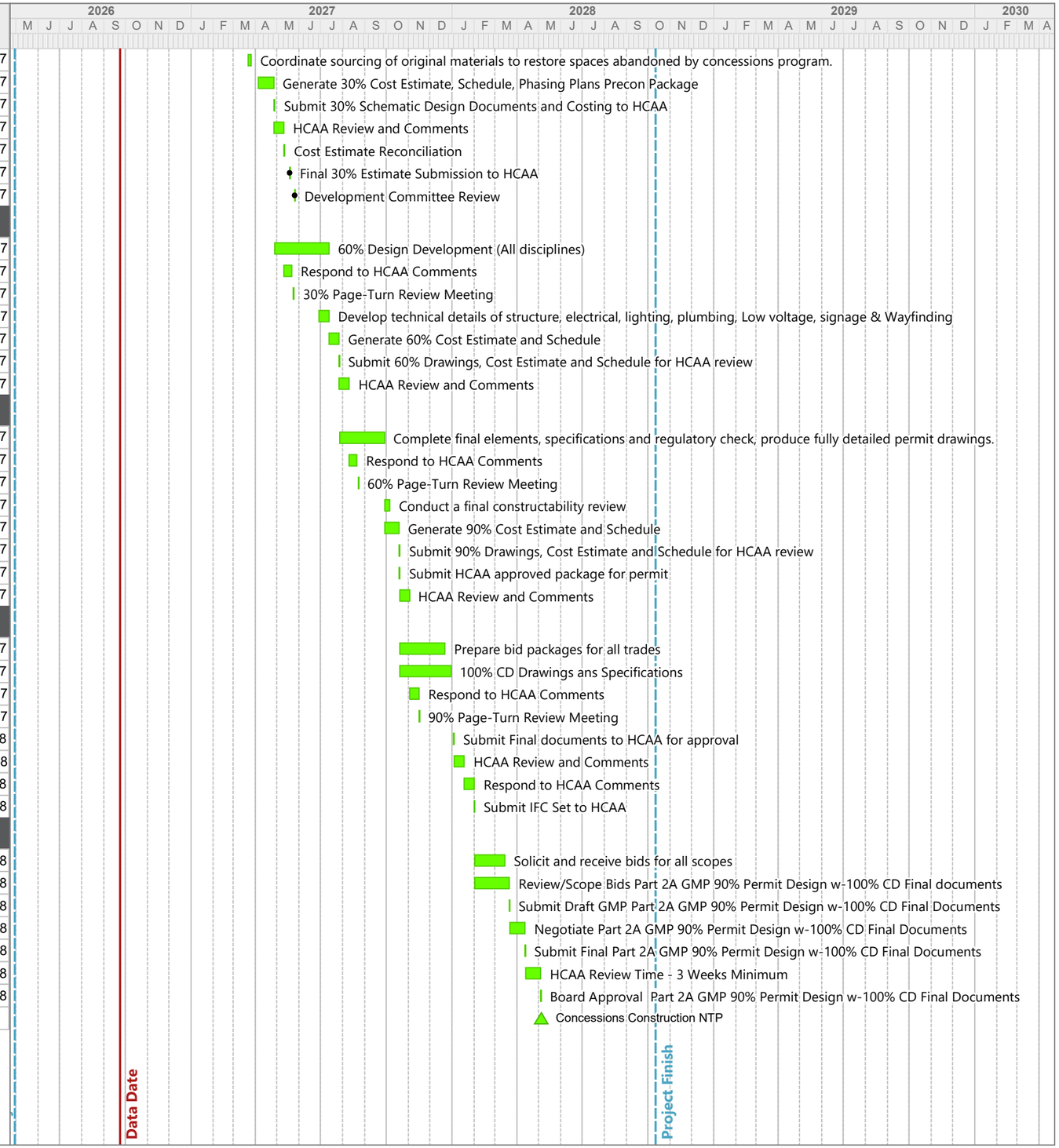
Start Date: 30-Apr-26
Finish Date: 11-Oct-28

TPA Concessions and Airside A Club Space
Tampa International Airport - Tampa, FL
MCC Design Schedule 8860-8865

Tampa International Airport

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Activity ID	Activity Name	Org Dur	Start	Finish
PCC-1080	Coordinate sourcing of original materials to restore spaces abandoned by concessions program.	4	22-Mar-27	25-Mar-27
PCC-1100	Generate 30% Cost Estimate, Schedule, Phasing Plans Precon Package	16	05-Apr-27	26-Apr-27
PCC-1110	Submit 30% Schematic Design Documents and Costing to HCAA	1	27-Apr-27	27-Apr-27
PCC-1120	HCAA Review and Comments	10	27-Apr-27	10-May-27
PCC-1126	Cost Estimate Reconciliation	1	11-May-27	11-May-27
PCC-1127	Final 30% Estimate Submission to HCAA	1	19-May-27	19-May-27
PCC-1128	Development Committee Review	1	26-May-27	26-May-27
60% Design Development Concessions				
PCC-1150	60% Design Development (All disciplines)	52	28-Apr-27	12-Jul-27
PCC-1130	Respond to HCAA Comments	9	11-May-27	21-May-27
PCC-1140	30% Page-Turn Review Meeting	1	24-May-27	24-May-27
PCC-1160	Develop technical details of structure, electrical, lighting, plumbing, Low voltage, signage & Wayfinding	9	29-Jun-27	12-Jul-27
PCC-1170	Generate 60% Cost Estimate and Schedule	10	13-Jul-27	26-Jul-27
PCC-1180	Submit 60% Drawings, Cost Estimate and Schedule for HCAA review	1	27-Jul-27	27-Jul-27
PCC-1190	HCAA Review and Comments	10	27-Jul-27	09-Aug-27
90% Permit Drawings Concessions				
PCC-1220	Complete final elements, specifications and regulatory check, produce fully detailed permit drawings.	44	28-Jul-27	28-Sep-27
PCC-1200	Respond to HCAA Comments	9	10-Aug-27	20-Aug-27
PCC-1210	60% Page-Turn Review Meeting	1	23-Aug-27	23-Aug-27
PCC-1230	Conduct a final constructability review	5	29-Sep-27	05-Oct-27
PCC-1240	Generate 90% Cost Estimate and Schedule	14	29-Sep-27	18-Oct-27
PCC-1250	Submit 90% Drawings, Cost Estimate and Schedule for HCAA review	1	19-Oct-27	19-Oct-27
PCC-1270	Submit HCAA approved package for permit	1	19-Oct-27	19-Oct-27
PCC-1260	HCAA Review and Comments	10	20-Oct-27	02-Nov-27
100% Construction Documents Concessions				
PCC-1280	Prepare bid packages for all trades	43	20-Oct-27	21-Dec-27
PCC-1310	100% CD Drawings ans Specifications	49	20-Oct-27	30-Dec-27
PCC-1290	Respond to HCAA Comments	9	03-Nov-27	15-Nov-27
PCC-1300	90% Page-Turn Review Meeting	1	16-Nov-27	16-Nov-27
PCC-1320	Submit Final documents to HCAA for approval	1	03-Jan-28	03-Jan-28
PCC-1325	HCAA Review and Comments	10	04-Jan-28	17-Jan-28
PCC-1327	Respond to HCAA Comments	10	18-Jan-28	31-Jan-28
PCC-1328	Submit IFC Set to HCAA	1	01-Feb-28	01-Feb-28
Submit Construction Part 2A GMP Concessions				
PCC-1330	Solicit and receive bids for all scopes	30	02-Feb-28	14-Mar-28
PCC-1340	Review/Scope Bids Part 2A GMP 90% Permit Design w-100% CD Final documents	34	02-Feb-28	20-Mar-28
PCC-1345	Submit Draft GMP Part 2A GMP 90% Permit Design w-100% CD Final Documents	1	21-Mar-28	21-Mar-28
PCC-1350	Negotiate Part 2A GMP 90% Permit Design w-100% CD Final Documents	15	22-Mar-28	11-Apr-28
PCC-1360	Submit Final Part 2A GMP 90% Permit Design w-100% CD Final Documents	1	12-Apr-28	12-Apr-28
PCC-1370	HCAA Review Time - 3 Weeks Minimum	15	13-Apr-28	03-May-28
PCC-1380	Board Approval Part 2A GMP 90% Permit Design w-100% CD Final Documents	1	04-May-28	04-May-28
PCC-1400	Concessions Construction NTP	0	05-May-28	



Start Date: 30-Apr-26
Finish Date: 11-Oct-28

TPA Concessions and Airside A Club Space
Tampa International Airport - Tampa, FL
MCC Design Schedule 8860-8865

Tampa International Airport

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EXHIBIT C

Tampa International Airport
Concessions Space Redevelopment and Airside A Lounge Development
Project-Wide General Requirements

The following General Requirements apply to the Part 1 design and preconstruction services for the Concessions Redevelopment and Airside A Lounge Development projects at Tampa International Airport. Manhattan Construction Company (Manhattan), as Design-Builder, shall provide the services identified herein, supported by PGAL as prime design consultant and its multidisciplinary consulting team.

These requirements are incorporated into each project's Scope of Work and shall be applied in accordance with the respective authorized scope, design schedule, and applicable agreement. Project-specific requirements, deliverables, exclusions, and milestone sequencing shall remain governed by the corresponding Scope of Work and its exhibits. Construction Administration services apply only where expressly included in the applicable project Scope of Work.

Section numbering corresponds to the applicable project Scope of work (SOW) documents.

5. Project-Wide Design, Preconstruction and Stakeholder Coordination

a) Design Management and Peer Review: PGAL shall coordinate the design disciplines and milestone submissions. Discipline reviews, including structural, building-envelope, and code reviews, shall be coordinated at applicable milestones. Discipline self-checks do not constitute independent peer reviews unless separately authorized.
b) Preconstruction Services: Manhattan shall lead construction logistics, constructability reviews, work sequencing, procurement, bidding, subcontractor outreach and qualification, GMP preparation, and review of Design Team payment applications. PGAL and its consultants shall provide design coordination and technical support within their authorized scopes.
c) Stakeholder Coordination: Manhattan shall coordinate with the Owner, airport operations and maintenance, airlines, concession operators, separate contractors, authorities having jurisdiction (AHJs), and other applicable stakeholders. The Design-Builder shall track stakeholder requests, design decisions, associated scope and schedule impacts, and required follow-up actions throughout Part 1.

d) Meetings and Records: The Design-Builder shall conduct weekly – or as otherwise needed - Owner/design coordination meetings during Part 1, including preparation of meeting agendas and presentations as required, issuance of meeting minutes, and tracking of action items.
e) Planning, Estimates and Schedule: The Design-Builder shall maintain an integrated Part 1 design and preconstruction schedule, construction Work Breakdown Structure (WBS), and preliminary phasing and logistics plan. Construction cost estimates shall follow an Owner-approved format, include milestone cost-variance reporting and reconciliation with the Owner's Independent Cost Estimating team, and align with procurement packages and GMP development. The Design-Builder shall prepare milestone design presentations and supporting diagrams in Owner-acceptable formats.
f) BIM/VDC and Quality Control: The Design-Builder shall establish a BIM/VDC Execution Plan, including model coordination standards, clash-detection procedures, a common data environment, and integration of existing-condition models. Interdisciplinary QA/QC, BIM/VDC coordination, and constructability reviews shall occur throughout design and at applicable milestones.
g) Safety, Security and Operational Continuity: Manhattan shall develop and maintain applicable project-specific construction safety and quality control plans. The Design-Builder shall coordinate construction phasing, temporary protection, passenger circulation, work-zone separation, access and security requirements, and operational continuity with the Owner and applicable airport stakeholders. Construction means, methods, sequencing, and site safety shall remain Manhattan's responsibility.
h) Owner Reviews and Comment Resolution: The Design-Builder shall coordinate Owner reviews at each design milestone in accordance with the applicable project Design Schedule. Following each submission, the Design-Builder shall review, respond to, and incorporate applicable Owner comments, maintain a comment-response log, and conduct scheduled comment-review or page-turn meetings. The timing of comment resolution, milestone decisions, and page-turn reviews shall be governed by the applicable project Design Schedule.

6. Procurement Strategy and Bid Process

a) Procurement Planning: Manhattan shall develop and maintain the Procurement Plan, Stakeholder Management Plan, and applicable procurement procedures for each project. The Procurement Plan shall identify early enabling-work packages,

remaining construction packages, procurement milestones, long-lead items, bid release dates, associated design deliverables, and required Owner decision points. Procurement activities shall be coordinated with the applicable design and construction schedules.

b) Subcontractor Outreach and Prequalification: Manhattan shall solicit qualified local, regional, and specialty subcontractors and vendors, including Disadvantaged Business Enterprise (DBE) and Small Business Enterprise (SBE) firms. Prequalification shall consider financial capacity, experience, available resources, workload, safety, quality, and references. Manhattan shall coordinate bidder outreach and inclusion activities, including applicable outreach events and opportunities for DBE and SBE participation, and establish qualified bidder lists in coordination with the Owner.

c) Bid Package Development: Manhattan, supported by PGAL and the design team as applicable, shall prepare bid packages containing the applicable drawings, specifications, scope narratives, bid forms, schedule requirements, temporary-work provisions, security and badging requirements, and Owner-required procurement documentation. Bid packages shall be coordinated with the construction WBS, phasing, and procurement schedule to support competitive pricing and minimize scope gaps.

d) Bid Process Management: Manhattan shall manage competitive bid solicitation through Autodesk BuildingConnected or other Owner-approved procedures. Bid releases shall be coordinated with the Owner. Manhattan shall conduct pre-bid conferences, coordinate bidder questions and responses, and issue applicable clarifications and addenda, with design-team support as required.

e) Bid Evaluation and Award Recommendations: Manhattan shall evaluate bids for qualifications, scope completeness, pricing, schedule, alternates, exceptions, and applicable inclusion requirements. The Design-Builder shall conduct trade-partner scope reviews, evaluate bid comparisons, and prepare subcontractor award recommendations for Owner review and approval.

f) Cost Optimization and Trade-Partner Coordination: Manhattan shall engage trade partners to evaluate constructability, construction methods, material availability, procurement alternatives, schedule implications, and potential cost savings. PGAL and its consultants shall provide technical evaluation and design coordination within their authorized scopes. Recommendations affecting the approved design, project scope, cost, or schedule shall be coordinated with the Owner.

g) Part 2 GMP Development: Manhattan shall prepare applicable GMP and supplemental GMP proposals, including supporting estimates, bid documentation, scope narratives, allowances, contingencies, construction schedules, procurement

assumptions, and required Owner forms. GMP development shall be coordinated with applicable design milestones, construction phasing, and procurement packages. The scope, design completeness, bid release, and submission dates for early enabling-work and remaining GMP packages shall be established in the Procurement Plan and coordinated with the Owner.

h) Procurement Documentation and Owner Requirements: Bid manuals and GMP documentation shall incorporate applicable Owner requirements, including bidder instructions, DBE assurances, equal opportunity provisions, E-Verify, applicable wage requirements, Owner Direct Purchase procedures, security and badging requirements, insurance, supplementary conditions, general provisions, Division 01 requirements, quality control, and BIM coordination requirements, as applicable to each package.

Procurement and GMP activities shall remain subject to the applicable Part 1 Agreement, approved project scope, and design schedule. Completion of a design milestone shall not, by itself, establish that an early enabling-work package is permit-ready or construction-ready. Package readiness and authorization for procurement shall be coordinated with the Owner.

EXHIBIT D

AREHNA | Engineering, Inc.

5012 W. Lemon Street
Tampa, Florida 33609
Ph 813.944.3464 | Fax 813.944.4959

September 28, 2026

James A Brindle, PE, LEED, AP, BD+C
Manhattan Construction Company
3705-1 Westview Drive
Naples, FL 34104

Via Email: jbrindle@manhattanconstruction.com

Subject: Proposal for Geotechnical Engineering Services
Airside A Airline Club Expansion
4100 George J. Bean Parkway, Tampa, FL 33607
Tampa, Florida
AREHNA B.Prop-26-329

AREHNA Engineering, Inc. (AREHNA) is pleased to present this proposal to provide geotechnical engineering and materials testing services for the referenced project. This proposal summarizes our understanding of the project, presents our scope of services, and provides a proposed fee estimate.

Project Description

The project site is located within Airside A at Tampa International Airport. The proposed improvements will expand the existing approximately 9,400-square-foot mezzanine-level area by approximately 5,700 square feet for development of a new airline club. The expansion is anticipated to include an approximately 3,400-square-foot free-span bridge connecting the two existing mezzanine areas above the boarding-level passenger circulation space, as well as cantilevered floor extensions that will widen the existing mezzanine areas. The proposed improvements will be supported by connections to the existing building structure and may impose additional loads on the existing columns and drilled-pier foundations.

The objective of AREHNA's services will be to evaluate the available geotechnical information and the geotechnical capacity and anticipated performance of the existing drilled-pier foundations under the proposed additional loading. Supplemental subsurface exploration and concrete materials testing will be performed to supplement the available information and provide data for AREHNA's evaluation of the existing drilled-pier foundations and the project structural engineer's evaluation of the existing concrete columns and foundation system.

Scope of Services

The purpose of our services will be to evaluate the geotechnical capacity and anticipated performance of the existing foundation system under the additional loads associated with the proposed Airside A airline club improvements. The proposed bridge and mezzanine extensions are anticipated to transfer additional loads through the existing concrete columns to the existing drilled-pier foundations. The available study indicates that the bridge framing will connect to existing concrete columns and that final structural calculations will be required to verify the adequacy of the existing structure.

The services will be performed as described below:

Review of Existing Information and Preliminary Evaluation

- Review of available historical geotechnical information, including previous subsurface borings, laboratory test results, and geotechnical recommendations applicable to the existing Airside A structure.
- Review of available foundation plans, as-built drawings, drilled-pier schedules, load-test results, and other documentation pertaining to the existing foundation system.
- Perform a preliminary evaluation of the geotechnical axial capacity of the existing drilled-pier foundations supporting the columns affected by the proposed mezzanine expansion, cantilevered floor extensions, and long-span bridge.
- Comparison of the existing and proposed service-level foundation reactions provided by the structural engineer with the available geotechnical capacities of the affected drilled-pier foundations.
- Evaluation of the potential for additional total and differential settlement associated with the proposed loading conditions, including potential differential movement between the existing mezzanine areas and the proposed bridge and cantilevered extensions.
- Development of geotechnical design parameters necessary for the structural engineer's evaluation of the existing drilled-pier foundations.
- Preparation of a geotechnical engineering memorandum summarizing the information reviewed, evaluation methods, conclusions, recommendations, and applicable limitations.

Structural Design Support & Data Collection

- Conduct a site reconnaissance to determine sample/testing locations.
- Perform Non-Destructive Testing (NDT), scanning of the existing structure as needed to determine locations of reinforcement, embedded conduits, and/or voids. The best testing method for each application will be identified, including radiographic (X-ray) testing of select concrete elements and Ground Penetrating Radar (GPR) locates.
- Collect up to six (6) concrete core samples from existing columns at locations identified or approved by the project structural engineer in accordance with ASTM C42.
- Repair the resulting core openings using an approved non-shrink repair material.
- Provide rebound hammer (Schmidt Hammer) testing of existing concrete to assess relative surface hardness and variability, including field testing and documentation in accordance with ASTM C805.
- Provide Windsor Probe testing to estimate in-place concrete compressive strength in accordance with ASTM C803.
- Provide laboratory compressive strength testing of extracted concrete core samples, including preparation, testing, and reporting in accordance with ASTM C42 and ASTM C39.
- Provide petrographic testing and analysis of concrete from the existing structure, including sampling, laboratory evaluation, and reporting in accordance with ASTM C856.
- Provide laboratory chloride content testing of concrete samples in accordance with ASTM C1152 to evaluate chloride ion concentration and potential corrosion risk.
- Report the results of the materials testing and evaluation in written reports signed and sealed by a professional engineer specializing in materials engineering.

Supplemental Subsurface Exploration

- Perform site reconnaissance and access coordination.
- Coordinate boring locations with the Client.
- Request utility location services from Sunshine811.
- Perform private utility location near the proposed boring locations.

- Perform up to eight (8) Standard Penetration Test (SPT) borings to a depth of 80 feet below existing grades in general accordance with ASTM D1586. Obtain soil samples and record SPT resistances continuously for the upper 10 feet and at approximate 5-foot intervals thereafter.
- Evaluate and verify existing foundations, depending on access and as applicable. Techniques may include low-strain pile integrity testing (PIT) in accordance with ASTM D5882 and borehole geophysical logging, where required, in accordance with ASTM D5753 to characterize subsurface conditions and verify existing foundation elements.
- Visually classify and stratify soil and/or rock samples in the laboratory in accordance with ASTM D2488 and perform laboratory classification and index testing as required to verify soil types.
- Report the results of the field exploration and engineering analysis. The results of the subsurface exploration will be presented in a written report signed and sealed by a professional engineer specializing in geotechnical engineering.

Assumptions/Limitations

- Existing and proposed service-level column and foundation reactions will be furnished by the project structural engineer. Final conclusions regarding available geotechnical foundation capacity cannot be completed until adequate loading information is provided.
- The project structural engineer will identify or approve the columns and concrete core locations and will be responsible for interpreting the concrete test results.
- The proposal assumes that the borings can be performed using a limited-access drilling rig at the designated locations and that no clearing or demolition will be required.
- The boring depths are based on the assumptions used in the fee estimate. If conditions requiring materially deeper exploration are encountered, the resulting change in scope will be coordinated with the Client.
- Rock coring is not included in our scope of services.
- This proposal assumes that access, security escort requirements, and badging will be coordinated in advance with the Owner. Time associated with training and badge credentialing is included in the proposed fee estimate; delays in sponsorship or badge processing outside AREHNA's control may affect the proposed schedule.
- This proposal assumes existing utilities can be adequately located via Sunshine811 and supplemental private utility locating/GPR scanning. AREHNA is not responsible for damage to utilities that are unmarked, mismarked, or inaccurately depicted on utility records.
- This scope is limited to geotechnical engineering services and does not include environmental site assessment, characterization, or remediation. If contaminated soil, groundwater, or other unanticipated hazardous materials are encountered, AREHNA will notify the client and pause work in the affected area pending direction.
- Soil cuttings and drilling fluids are assumed to be non-hazardous. Handling and disposition will be coordinated with the Client. Containerization, off-site disposal, analytical testing, or special handling is not included unless specifically requested.
- This proposal assumes a single mobilization for the fieldwork described herein. Additional mobilizations due to site access restrictions, weather, or scheduling changes outside AREHNA's control may be billed as additional services.
- Samples obtained during this exploration will be retained for 90 days following submission of our report and then discarded, unless other arrangements are made in writing.

Service Fee

We propose to complete our geotechnical engineering services for a lump sum fee of $148,000.00. Please make checks payable to AREHNA Engineering.

We appreciate the opportunity to support you on this project. If you have any questions regarding this proposal, please do not hesitate to contact us at 813.944.3464.

Sincerely,
AREHNA Engineering, Inc.



Gordon Appleton, E.I.
Engineering Intern



Jordan Fox, P.E.
Senior Geotechnical Engineer

Attachments: Work Order

Project Fee Proposal - Manhattan/PGAL Team - Summary Sheet

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

	Basic Design Services		Project	30%	60%	90%	IFC	**Total**	Construction	Total	SBE %	% SBE	% Construction
	Engineering & Preconstruction Services		Definition	Schematic	Design Dev.	Const. Docs	Final Docs	**Part 1**	Administration		of Design Fee	Goal	Cost
1	Manhattan Construction Company		$ 245,376.22	$ 227,198.89	$ 257,477.65	$ 175,155.30	$ 117,274.95	$ 1,022,483.02	$ -	$ 1,022,483.02			
2	Dealtura LLC		$ 9,009.00	$ 9,009.00	$ 5,405.40	$ 4,204.20	$ 5,405.40	$ 33,033.00	$ -	$ 33,033.00			
3	PGAL		$ 256,757.98	$ 495,415.59	$ 490,636.51	$ 613,089.43	$ 258,272.27	$ 2,114,171.78	$ 509,948.39	$ 2,624,120.16			
4	AERO Systems Engineering (NOT REQ'D)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
5	Apple Designs		$ 6,722.88	$ 6,520.24	$ 7,295.04	$ 10,275.04	$ 3,510.44	$ 34,323.64	$ 9,699.90	$ 44,023.54			
6	AREHNA Engineering, Inc.(See Allowance)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
7	Argus Consulting (NOT REQ'D)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
8	C&S Engineers, Inc. (NOT REQ'D)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
9	Construction Moisture Consulting		$ 9,549.06	$ 9,549.06	$ 4,405.40	$ 8,666.37	$ 2,351.16	$ 34,521.05	$ 25,565.83	$ 60,086.88	0.61%		
10	Digital Building Services, LLC (See Allowance)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
11	ELEMENT Engineering Group		$ -	$ -	$ 17,286.46	$ -	$ -	$ 17,286.46	$ -	$ 17,286.46			
12	Jensen Hughes		$ 8,545.20	$ 13,533.48	$ 14,731.44	$ 19,940.04	$ 12,692.16	$ 69,442.32	$ 17,141.52	$ 86,583.84			
13	Lavandera Electric Company (See Allowance)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
14	Master Consulting Engineers, Inc.		$ 89,746.05	$ 71,115.55	$ 85,716.54	$ 68,375.00	$ 44,343.96	$ 359,297.11	$ 86,485.47	$ 445,782.58	6.34%		
15	OHC (NOT REQ'D)		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -			
16A	TLC Engineers		$ 99,283.45	$ 102,695.22	$ 137,629.94	$ 109,674.73	$ 67,857.55	$ 517,140.91	$ 154,174.35	$ 671,315.26			
16B	VINCO Engineering		$ 11,316.24	$ 17,479.80	$ 22,421.88	$ 22,116.51	$ 15,191.28	$ 88,525.71	$ 19,224.27	$ 107,749.98	1.56%		
17	TransSolutions, LLC		$ 33,487.82	$ 38,157.35	$ 35,074.15	$ 20,797.33	$ -	$ 127,516.65	$ 18,783.50	$ 146,300.15			
	Design Phase	Sub Total	$ 769,793.91	$ 990,674.18	$ 1,078,080.42	$ 1,052,293.96	$ 526,899.18	$ 4,417,741.65	$ 841,023.23	$ 5,258,764.87			
	Reimbursable Expenses												
1	Manhattan												
	Travel / Parking		$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 1,500.00	$ 1,500.00	$ 12,000.00		$ 12,000.00			
	Hotel/Meals		$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 1,500.00	$ 9,000.00		$ 9,000.00			
	Document Printing		$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 2,500.00	$ 9,500.00		$ 9,500.00			
	Postage		$ 500.00	$ 500.00	$ 650.00	$ 650.00	$ 750.00	$ 3,050.00		$ 3,050.00			
2	Dealtura LLC												
	Travel/Parking		$ 460.50	$ 230.25	$ 230.25	$ 230.25	$ 230.25	$ 1,381.50		$ 1,381.50			
	Hotel/Meals							$ -		$ -			
3	PGAL												
	Travel/Parking		$ 7,000.00	$ 4,000.00	$ 2,000.00	$ 2,000.00	$ 1,000.00	$ 16,000.00	$ 7,500.00	$ 23,500.00			
	Hotel/Meals		$ 1,250.00	$ 750.00	$ 750.00	$ 750.00	$ 500.00	$ 4,000.00	$ 3,000.00	$ 7,000.00			
	Printing Shipping		$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 1,000.00	$ 10,500.00	$ 1,500.00	$ 12,000.00			
4	AERO Systems Engineering												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
5	Apple Designs												
	Travel/Parking		$ 1,863.75	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 2,463.75	$ 100.00	$ 2,563.75			
	Hotel/Meals		$ 300.00					$ 300.00		$ 300.00			
6	AREHNA Engineering, Inc.												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
7	Argus Consulting												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
8	C&S Engineers, Inc.												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
9	Construction Moisture Consulting												
	Travel/Parking		$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 100.00	$ 500.00	$ 100.00	$ 600.00			
	Hotel/Meals							$ -		$ -			
10	Digital Building Services, LLC												
	Travel/Parking		$ 200.00	$ 200.00				$ 400.00		$ 400.00			
	Hotel/Meals							$ -		$ -			
11	ELEMENT Engineering Group												
	Travel/Parking				$ 100.00			$ 100.00		$ 100.00			
	Hotel/Meals							$ -		$ -			
12	Jensen Hughes												

	Travel/Parking		$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 750.00	$ 150.00	$ 900.00			
	Hotel/Meals							$ -		$ -			
13	Lavandera Electric Company												
	Travel/Parking		$ 200.00	$ 200.00				$ 400.00		$ 400.00			
	Hotel/Meals							$ -		$ -			
14	Master Consulting Engineers, Inc.												
	Travel/Parking		$ 110.00	$ 110.00	$ 110.00	$ 110.00	$ 112.00	$ 552.00	$ 150.00	$ 702.00			
	Hotel/Meals							$ -		$ -			
15	OHC												
	Travel/Parking							$ -		$ -			
	Hotel/Meals							$ -		$ -			
16A	TLC Engineers												
	Travel/Parking		$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 750.00	$ 150.00	$ 900.00			
	Hotel/Meals							$ -		$ -			
16B	VINCO Engineering												
	Travel/Parking		$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 750.00	$ 150.00	$ 900.00			
	Hotel/Meals							$ -		$ -			
17	TransSolutions, LLC												
	Travel/Parking			$ 1,600.00	$ 1,600.00			$ 3,200.00		$ 3,200.00			
	Hotel/Meals			$ 788.00	$ 788.00			$ 1,576.00		$ 1,576.00			
Allowances													
1	Testing / Investigation (X-Ray) / Selective Demo		$ 100,000.00					$ 100,000.00		$ 100,000.00			
2	Site Testing - Tag/Trace/Monitor (LAVANDERA)		$ 39,500.00	$ 10,000.00				$ 49,500.00		$ 49,500.00	0.87%		
3	Surveying		$ 50,000.00					$ 50,000.00		$ 50,000.00			
4	Building Permit					$ 125,000.00		$ 125,000.00		$ 125,000.00			
5	Laser Scanning & Modeling (DBS)		$ 8,000.00	$ 12,000.00				$ 20,000.00		$ 20,000.00			
6	Building Permit Expedited Approvals					$ 20,000.00		$ 20,000.00		$ 20,000.00			
7	Third Party Drawing Peer Review (Lounges/Elevator Structure)					$ 30,000.00		$ 30,000.00		$ 30,000.00			
8	Miscellaneous Allowance		$ 250,000.00					$ 250,000.00		$ 250,000.00			
9	Material Testing (AREHNA)		$ 150,000.00					$ 150,000.00		$ 150,000.00	2.65%		
10	Design for Protected Walkways		$ 50,000.00	$ 25,000.00				$ 75,000.00		$ 75,000.00			
11	Vertical Transportation Consultant		$ 50,000.00					$ 50,000.00		$ 50,000.00			
Sub Total			$ 718,934.25	$ 65,578.25	$ 15,428.25	$ 186,940.25	$ 9,792.25	$ 996,673.25	$ 12,800.00	$ 1,009,473.25			
Total Fee, Allowances, Reimbursable Expenses			$ 1,488,728.16	$ 1,056,252.43	$ 1,093,508.67	$ 1,239,234.21	$ 536,691.43	$ 5,414,414.90	$ 853,823.23	$ 6,268,238.12	12.03%		

Owner Allowance*		$ 250,000.00
Totals		$ 5,664,414.90

*Use of the allowance funds would be authorized by the owner issuing a supplemental WO.

MANHATTAN CONSTRUCTION

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

	Scope/Task		Craig Bryant	J. Michael Miller	Nabeel Aboulhosun	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
			Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbing	SME - HVAC/Plumbing	SME - Aviation		
	PDD Validation - 15% Design - (Approx 9 weeks)		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
1.01	Weekly Design Build Meetings				16	16	8	16	8		4	4	4	4	8	4	8					16									116
1.02	Bi-Weekly OAC Meetings				8	8	4	8	4		2				8	4	8					8									62
1.03	PDD Evaluation		4	8		8		8	4		2	4	4									8									50
1.04	Site Investigation / document existing conditions / foundation capacity							8	4		2	2	2	8	16	8	16		12	12											90
1.05	Development of structural/Architectural/MEP options					16		16	8		4	4	4									16									68
1.06	Validation workshop				8	8		8	4		2	2	2	8	16	8						8									74
1.07	Development of Permitting Strategy		4	8	8	8	8	8	4		2	2	2									8									62
1.08	Development of work zone concepts					16		16	8		4	4	4									16									68
1.09	Schedule/Phasing				8	16	8	16	8		4	4	4		32	16	32	16				16	8	8	40						228
1.10	Design Team coordination				8	8	12	8	4		2	2	2									8									54
1.11	Quality Control		7	14	8	8		8	4		4	4	4					16	48	28		8				40		40	20		261
1.12	Presentation to HCAA / Deliverable					24		32	16		8	8	8									24	8	8	24						160
1.13	Response to HCAA comments					16		8	4													16			16						60
1.14	BIM Management																						24	24							48
1.15	Project Management				4	8											16	8				8									44
																															0
																															0
																															0
	Subtotal Hours		15.00	30.00	60.00	160.00	40.00	160.00	80.00	-	40.00	40.00	40.00	20.00	80.00	40.00	80.00	40.00	60.00	40.00	-	160.00	40.00	40.00	80.00	40.00	-	40.00	20.00	-	1445
	Rate		$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor		$ 2,963.25	$ 4,045.50	$ 7,210.20	$ 15,444.80	$ 3,981.20	$ 18,312.00	$ 6,966.40	$ -	$ 2,886.00	$ 2,488.00	$ 1,791.20	$ 1,627.80	$ 7,822.40	$ 2,308.80	$ 5,066.40	$ 2,587.60	$ 4,777.20	$ 1,662.00	$ -	$ 15,224.00	$ 3,074.80	$ 1,870.80	$ 4,296.00	$ 3,460.40	$ -	$ 3,124.80	$ 2,200.40	$ -	$ 125,191.95
	Subtotal Burdened Labor @	1.96	$ 5,807.97	$ 7,929.18	$ 14,131.99	$ 30,271.81	$ 7,803.15	$ 35,891.52	$ 13,654.14	$ -	$ 5,656.56	$ 4,876.48	$ 3,510.75	$ 3,190.49	$ 15,331.90	$ 4,525.25	$ 9,930.14	$ 5,071.70	$ 9,363.31	$ 3,257.52	$ -	$ 29,839.04	$ 6,026.61	$ 3,666.77	$ 8,420.16	$ 6,782.38	$ -	$ 6,124.61	$ 4,312.78	$ -	$ 245,376.22

DEALTURA LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

	Scope/Task		Hector Yanez President																												Total
	PDD Validation - 15% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
1.01	Club kickoff and document intake		4																												4
1.02	Airline coordination through HCAA: identify airline requirements affecting the warm shell and schedule; set up airline request and feedback log		8																												8
1.03	Assist Manhattan with passenger impact input for the Airside A corridor (peak flows, restroom and Gate A1 elevator closures, A-2-2629 considerations)		12																												12
1.04	Bi-Weekly Mtgs / stakeholder coordination		6																												6
																															0
	Subtotal Hours		30.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30
	Rate		$ 130.00																												
	Subtotal Direct Labor		$ 3,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900.00
	Subtotal Burdened Labor @	2.31	$ 9,009.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,009.00

PGAL

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

	Scope/Task		Principal | QA/QC	Principal | PM	Principal | Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III	Sr. Designer I	Designer III	Project Administrator II																Total
	PDD Validation - 15% Design		Hours	Hours	Hours			Hours	Hours	Hours		Hours	Hours	Hours	Hours																
Task	**Project Definition**																														
1.01	Design Kickoff & Mobilization			8	8			16																							32
1.02	Weekly OAC Meetings			16	16			16			16				16																80
1.03	PDD Validation & Report			16	32	8	8	8		8	16	32	32	32	32																224
1.07	Site | Existing Conditions Investigation			8	16							16	32																		72
1.08	Basis Of Design (BOD) Options Development			8	16	4	8			16	16	24	32	60																	184
1.10	Validation Workshop			8	8		8					24	24		8																80
1.11	BOD Development			8	32	4	8			16	16	32	16	40																	172
1.12	Schedule | Phasing			8	8			16							8																40
1.13	Code Analysis | Code Coordination											8																			8
1.14	Consultant Coordination			4	8			24				16		24	16																92
1.15	Design Team Coordination | Team Meetings			8	8							16		16																	48
1.16	QA | QC Reviews		8																												8
1.17	15% Project Definition Report and BOD Drawings Submittal			4	8		4			8		32	32																		88
1.19	15% Presentation to HCAA			8	8	4	4				8																				32
1.20	BIM Management								32																						32
1.21	Cost Estimate Coordination Support							8							8																16
																															0
	Subtotal Hours		8.00	104.00	168.00	20.00	40.00	88.00	32.00	48.00	112.00	160.00	208.00	132.00	88.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1208
	Rate		$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.66	$ 57.69	$ 54.57	$ 49.88	$ 46.67	$ 36.88	$ 37.50																
	Subtotal Direct Labor		$ 840.00	$ 10,920.00	$ 17,640.00	$ 2,100.00	$ 4,200.00	$ 6,346.16	$ 1,973.08	$ 2,769.12	$ 6,111.54	$ 7,980.77	$ 9,699.65	$ 4,838.95	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,519.26
	Subtotal Burdened Labor @	3.27	$ 2,746.80	$ 35,708.40	$ 57,682.80	$ 6,867.00	$ 13,734.00	$ 20,751.93	$ 6,451.97	$ 9,055.02	$ 19,984.73	$ 26,097.11	$ 31,063.86	$ 15,823.36	$ 10,791.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 256,757.99

AERO SYSTEMS ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

	Scope/Task		Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Khat Le	Nima Rashidi	Davis Sirbousley	Desmond Palapinarh	Jason Plotter																	Total
			Principal	Senior Project Manager	Mechanical Engineer	Drafter/Designer	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Designer	Drafter/Designer	Mechanical Engineer																	
	PDD Validation - 15% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Possum Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

	Scope/Task		Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsey Medford	Jaylene Franco																						Total
			Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
	PDD Validation - 15% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																														
1.01	Design Kick-Off		2		2																										4
1.02	Project Meetings and Coordination				8																										8
1.03	Review PDD, project timeline, and proposed phasing				2																										2
1.04	Existing Signage Inventory and Field Verification				8																										8
1.05	Identify signage to remain, remove, relocate, or replace				4																										4
1.06	Develop Preliminary signage/way finding requirements				4																										4
1.08	Construction Phasing Coordination				2																										2
1.09	Prepare Signage & Wayfinding Scope and Strategy Report				8																										8
1.10	Quality Control		2																												2
1.11	Response to HCAA Comments				2																										2

																																											0
	Subtotal Hours		4.00			40.00					-		-		-		-		-		-		-		-		-		-		-		-		-		-		-		44
	Rate		$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																																
	Subtotal Direct Labor		$ 256.00	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,256.00
	Subtotal Burdened Labor @	2.98	$ 762.88	$ -	$ 5,960.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,722.88

AREHNA Engineering, Inc

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical							
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																															
1.01	Up Front Work																															0
1.02	Field Work																															0
1.03	Material Testing																															0
1.04	Workshop																															0
1.07	Bi-Weekly Mtgs (4 meetings)																															0
1.08	Review Mtg																															0
1.09.01	Site Investigation																															0
1.09.02	PM and Oversight																															0
1.09.03	Schedule/Phasing																															0
1.09.04	Cost Estimating																															0
1.09.05	PARCS Vendor RFP																															0
1.09.06	Possim Vendor																															0
																																0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00								
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager - Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																				
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
1.01	Up Front Work																																	0
1.02	Field Work																																	0
1.03	Material Testing																																	0
1.04	Workshop																																	0
1.07	Bi-Weekly Mtgs (4 meetings)																																	0
1.08	Review Mtg																																	0
1.09.01	Site Investigation																																	0
1.09.02	PM and Oversight																																	0
1.09.03	Schedule/Phasing																																	0
1.09.04	Cost Estimating																																	0
1.09.05	PARCS Vendor RFP																																	0
1.09.06	Possim Vendor																																	0
																																		0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																				
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer																				
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
1.01	Up Front Work																																	0
1.02	Field Work																																	0
1.03	Material Testing																																	0
1.04	Workshop																																	0
1.07	Bi-Weekly Mtgs (4 meetings)																																	0
1.08	Review Mtg																																	0
1.09.01	Site Investigation																																	0
1.09.02	PM and Oversight																																	0
1.09.03	Schedule/Phasing																																	0
1.09.04	Cost Estimating																																	0
1.09.05	PARCS Vendor RFP																																	0
1.09.06	Possim Vendor																																	0
																																		0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50																				
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Construction Moisture Consulting

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Project Engineer	Department Manager																														
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
1.01	Design Kick-Off		2																															2
1.02	Project Meetings and Coordination		3																															3
1.03	Review PDD and existing project documentation		15	10																														25
1.04	Review targeted existing roof, exterior wall, and future elevator pit conditions		15	10																														25
1.05	Identify envelope/waterproofing risks		6																															6
1.06	Support validation charrette		2																															2
1.07	Construction Phasing Coordination		0																															0
1.08	Quality Control		2																															2
1.09	Response to HCAA Comments		0																															0
																																		0
	Subtotal Hours		45.00	20.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65
	Rate		$ 59.19	$ 62.50																														
	Subtotal Direct Labor		$ 2,663.55	$ 1,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,913.55
	Subtotal Burdened Labor @	2.44	$ 6,499.06	$ 3,050.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,549.08

Digital Building Services, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																											
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																	
1.01	Up Front Work																																	0
1.02	Field Work																																	0
1.03	Material Testing																																	0

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AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Civil Engineer / Sr. Civil Designer	Structural Engineer	Structural Engineer	Structural Engineer	Senior CAD Technician	Senior CAD Technician	Senior CAD Technician																								
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																
1.01	Up Front Work																																0
1.02	Field Work																																0
1.03	Material Testing																																0
1.04	Workshop																																0
1.07	Bi-Weekly Mtgs (4 meetings)																																0
1.08	Review Mtg																																0
1.09.01	Site Investigation																																0
1.09.02	PM and Oversight																																0
1.09.03	Schedule/Phasing																																0
1.09.04	Cost Estimating																																0
1.09.05	PARCS Vendor RFP																																0
1.09.06	Procure Vendor																																0
																																	0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.00	$ 69.00	$ 41.00	$ 31.00	$ 28.00	$ 27.00	$ 26.00																								
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor (@	2.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Senior Electrical Engineer	Electrical Engineer II	Electrical Engineer I	Senior Technology Project Manager	Technology Engineer II	Technology Engineer I	Senior Mechanical Engineer	Mechanical Engineer II	Mechanical Engineer I	Senior Fire Protection Engineer	Fire Protection Engineer II	Project Engineer, Manager	CX	Director	Administrative Assistant	BIM	Senior Acoustical Consultant	Senior Energy Engineer													Total
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																
1.01	Weekly Design Meetings		16	16		8	16		16	16		8	16	16																			128
1.02	Weekly OAC Meetings																																0
1.03	PDD Evaluation		2	8		2	6		2	8		2	4							20													54
1.04	Site Investigation		8	4		2	2		8	4		2																					30
1.05	Documentation of existing conditions for relocations		4	10	24	1	2		8	24		1	1																				75
1.06	Validation Workshop		2			1			2			1								3													9
1.07	M/E/FP/T concept validation		4	6		2	2		4	6		1	1							20													46
1.09	Schedule/Phasing		1			1			1			1																					4
1.10	Coordination with Architectural PM		2			1			2			1																					6
1.11	Cost budget control with Manhattan		1			1			1			1																					4
1.12	Quality Control		2	2		1	1		2	2		1								2													13
1.13	Presentation to HCAA		1			1			2	2		1		2	2					4													15
1.14	Response to comments		1	1		1	1		1	1		1					5			4													16
1.15	Project Management		1			1			1					8		2																	13
1.16	Lighting Design		2	2		1	1																										6
1.17	Acoustics																		6														6
																																	0
	Subtotal Hours		47.00	49.00	24.00	24.00	31.00	-	50.00	63.00	-	21.00	22.00	26.00	2.00	2.00	5.00	-	6.00	53.00	-	-	-	-	-	-	-	-	-	-	-	-	425
	Rate		$ 90.18	$ 51.96	$ 39.91	$ 87.37	$ 54.81	$ 35.33	$ 83.23	$ 64.74	$ 39.42	$ 57.78	$ 54.24	$ 83.23	$ 64.74	$ 98.47	$ 30.18	$ 32.22	$ 62.50	$ 65.91													
	Subtotal Direct Labor		$ 4,238.46	$ 2,546.04	$ 957.84	$ 2,096.88	$ 1,699.11	$ -	$ 4,161.50	$ 4,078.62	$ -	$ 1,213.38	$ 1,193.28	$ 2,163.98	$ 129.48	$ 196.94	$ 150.90	$ -	$ 375.00	$ 3,493.23	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,694.04
	Subtotal Burdened Labor (@	3.46	$ 14,665.07	$ 8,809.30	$ 3,314.13	$ 7,255.20	$ 5,878.92	$ -	$ 14,398.79	$ 14,112.03	$ -	$ 4,198.29	$ 4,128.75	$ 7,487.37	$ 448.00	$ 681.41	$ 522.11	$ -	$ 1,297.50	$ 12,086.58	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 99,283.45

VINCO ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			TBD	TBD	TBD	TBD	TBD																									Total
			PRINCIPAL	SENIOR PROJECT MANAGER	SENIOR ENGINEER	CADD/BIM TECHNICIAN	ADMINISTRATIVE ASSISTANT																									
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																
1.01	Weekly Design Meetings		0	4	8	0	0																										12
1.02	Weekly OAC Meetings		0	0	0	0	0																										0
1.03	PDD Evaluation		0	8	16	0	0																										24
1.04	Site Investigation		0	8	16	0	0																										24
1.07	Documentation of existing conditions for relocations		0	0	8	0	0																										8
1.08	Validation Workshop		0	4	8	0	0																										12
1.09	Plumbing concept validation		0	0	0	0	0																										0
1.11	Schedule/Phasing		0	0	0	0	0																										0
1.12	Coordination with Architectural PM		0	0	0	0	0																										0
1.13	Cost budget control with Manhattan		0	0	4	0	0																										4
1.14	Quality Control		0	0	0	0	8																										8
1.15	Presentation to HCAA		4	4	0	0	0																										8
1.16	Response to comments		0	0	0	0	0																										0
1.17	Project Management		0	4	0	0	0																										4
																																	0
	Subtotal Hours		4.00	32.00	60.00	-	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	104
	Rate		$ 31.50	$ 31.50	$ 31.50	$ 25.00	$ 25.00																										
	Subtotal Direct Labor		$ 126.00	$ 1,008.00	$ 1,890.00	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,224.00
	Subtotal Burdened Labor (@	3.51	442.26	$ 3,538.08	$ 6,633.90	$ -	$ 702.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,316.24

TransSolutions, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Executive	Project Manager	Lead Simulation	Simulation Modeler	Simulation Modeler	Simulation Modeler																									
PDD Validation - 15% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task	**Project Definition**																																
1.01	Design Kick-Off		1	1	1	1																											4
1.02	Project Meetings and Coordination			8																													8
1.03	Review PDD, SOW, and Proposed Construction Schedule			8																													8
1.04	Develop Assumptions and Flight Schedule		1	24		40																											65
1.05	Data Collection Effort																																0
1.06	Build Model Framework and Create Project Input Files			5		40																											45
1.07	Build Initial Passenger Flow Models			5	40																												45
1.08	Evaluate Initial Results																																0
1.09	Construction Phasing Coordination			4																													4
1.10	Schedule/Phasing Review and Comments			4																													4
1.11	Quality Control		1	4	8																												13
1.12	Response to HCAA Comments			4																													4
																																	0
	Subtotal Hours		3.00	67.00	49.00	81.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200
	Rate		$ 100.96	$ 81.73	$ 40.38	$ 38.46	$ 38.46	$ 38.46																									
	Subtotal Direct Labor		$ 302.88	$ 5,475.91	$ 1,978.62	$ 3,115.26	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,872.67
	Subtotal Burdened Labor (@	3.08	$ 932.87	$ 16,865.80	$ 6,094.15	$ 9,595.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,487.82

MANHATTAN CONSTRUCTION

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Craig Bryant	J. Michael Miller	Nabeel Aboulhosun	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
		Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbin g	SME - HVAC/Plumbin g	SME - Aviation		
Basic Services - 30% Design (Approx 10 weeks)		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																													
2.01	Weekly Design Build Meetings		8	12	16	8	16	8						16		16	8		8		16									132
2.02	Bi-Weekly OAC Meetings		4	6	8	4	8	4						8							8									50
2.03	Site Investigation / document existing conditions / foundation capacity				8		8	4						40	20	20	10		10		8									128
2.04	Development of structural/Architectural/MEP options			8	16		16	8													16									64
2.05	Validation workshop	4	4		16		16	8													16									64
2.06	Development of Permitting Strategy			8	16		16	8													16									64
2.07	Development of work zone concepts			2	8		8											4			8									30
2.08	Schedule/Phasing			8										16		16	8	24	8					80						160
2.09	Design Team coordination				16		16	16								16	8	32	8		16				40	20					282
2.1	Quality Control	2	8	8	16	12	16			40	40					16	8	32	8		16									122
2.11	Presentation to HCAA / Deliverable	4	6	8	24	16	24	16													24									56
2.12	Response to HCAA comments				16		16	8													16									80
2.13	BIM Management																					40	40							24
2.14	Project Management															12	6		6											0
																														0
	Subtotal Hours	10.00	30.00	60.00	160.00	40.00	160.00	80.00	-	40.00	40.00	-	-	80.00	20.00	80.00	40.00	60.00	40.00	-	160.00	40.00	40.00	80.00	40.00	20.00	-	-	-	1320
	Rate	$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor	$ 1,975.50	$ 4,045.50	$ 7,210.20	$ 15,444.80	$ 3,981.20	$ 18,312.00	$ 6,966.40	$ -	$ 2,886.00	$ 2,488.00	$ -	$ -	$ 7,822.40	$ 1,154.40	$ 5,066.40	$ 2,587.60	$ 4,777.20	$ 1,662.00	$ -	$ 15,224.00	$ 3,074.80	$ 1,870.80	$ 4,296.00	$ 3,460.40	$ 1,612.20	$ -	$ -	$ -	$ 115,917.80
	Subtotal Burdened Labor @ 1.96	$ 3,871.98	$ 7,929.18	$ 14,131.99	$ 30,271.81	$ 7,803.15	$ 35,891.52	$ 13,654.14	$ -	$ 5,656.56	$ 4,876.48	$ -	$ -	$ 15,331.90	$ 2,262.62	$ 9,930.14	$ 5,071.70	$ 9,363.31	$ 3,257.52	$ -	$ 29,839.04	$ 6,026.61	$ 3,666.77	$ 8,420.16	$ 6,782.38	$ 3,159.91	$ -	$ -	$ -	$ 227,198.89

DEALTURA LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Hector Yanez President																												Total
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																													
2.01	Airline coordination: review 30% warm shell hand-off points against airline requirements; track requests	8																												8
2.02	Assist Manhattan with phasing and passenger protection input (protected routes, restroom closure, airline gate operations)	12																												12
2.03	Part 2 GMP Enabling: passenger and airline impact input to temporary walkway criteria	4																												4
2.04	Bi-Weekly Mtgs / stakeholder coordination	6																												6
																														0
	Subtotal Hours	30.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30
	Rate	$ 130.00																												
	Subtotal Direct Labor	$ 3,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900.00
	Subtotal Burdened Labor @ 2.31	$ 9,009.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,009.00

PGAL

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Principal | QA/QC	Principal | PM	Principal | Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer III	Sr. Designer I	Designer III	Interior Designer III	Project Administrator II														Total
Basic Services - 30% Design		Hours	Hours	Hours			Hours	Hours	Hours	Hours		Hours	Hours	Hours	Hours	Hours														
Task 2	**Project Definition**																													
2.01	Weekly OAC Meetings		16	24			32									32														104
2.02	15% Review Comments Resolution		8	16	4	4	24					24	40	60		16														196
2.03	15% Page Turn Review Meeting with HCAA		16	16			16									32														80
2.04	30% Schematic Design Drawings & Documentation		40	60	16	16	80		40	80	80	160	180	200	120	16														1088
2.05	30% Schematic Design Outline Specifications					4			24	40	120																			188
2.06	Schedule / Phasing Update		8	8			16					16				16														64
2.07	Code Analysis / Code Coordination			8			32			32																				72
2.08	Consultant Coordination		16	16			40					16	24			24														136
2.09	Design Team Coordination | Team Meetings		16	16	8	8	32		16				16			32														144
2.10	QA | QC Reviews	40			4	4																								48
2.11	30% Schematics Design Submittal & Presentation		16	16	4	4			32	40		80	40	40	60															332
2.12	BIM Management							60																						60
2.13	SD Cost Estimate Coordination Support		8	16			32									16														72
																														0
	Subtotal Hours	40.00	144.00	196.00	36.00	40.00	304.00	60.00	112.00	192.00	200.00	296.00	300.00	300.00	180.00	184.00	-	-	-	-	-	-	-	-	-	-	-	-	-	2584
	Rate	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.88	$ 57.69	$ 54.57	$ 53.49	$ 49.88	$ 45.67	$ 31.25	$ 31.25	$ 37.50														
	Subtotal Direct Labor	$ 4,200.00	$ 15,120.00	$ 20,580.00	$ 3,780.00	$ 4,200.00	$ 21,923.08	$ 3,699.52	$ 6,461.28	$ 10,476.92	$ 10,697.12	$ 14,764.42	$ 13,701.42	$ 9,374.67	$ 5,624.80	$ 6,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 151,503.24
	Subtotal Burdened Labor @ 3.27	$ 13,734.00	$ 49,442.40	$ 67,296.60	$ 12,360.60	$ 13,734.00	$ 71,688.48	$ 12,097.44	$ 21,128.59	$ 34,259.53	$ 34,979.58	$ 48,279.66	$ 44,803.64	$ 30,655.17	$ 18,393.10	$ 22,563.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 495,415.59

AERO SYSTEMS ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinbouakay	Daemond Palapharin	Jason Plotter																	Total
		Principal	Senior Project Manager	Mechanical Engineer	Drafter/Design er	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Design er	Drafter/Design er	Mechanical Engineer																	
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																													
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate	105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @ 3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
		Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																													
2.01	Design Kick-Off			2																										2
2.02	Project Meetings and Coordination			8																										8
2.03	Field verification																													0
2.04	Preliminary signage locations and types			4																										4
2.05	Identify required relocations/replacements			4																										4
2.06	Coordinate with architecture and passenger circulation			4																										4
2.07	Develop Phasing Plans for temporary Signage and Wayfinding			2																										2
2.08	Prepare 30% Design plans, schedules, details, and outline specifications			8		4																								12
2.09	Construction Phasing Coordination			4																										4
2.10	Quality Control	2																												2
2.11	Response to HCAA Comments			2																										2
																														0
																														0
	Subtotal Hours	2.00	-	38.00	-	4.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44
	Rate	$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																						
	Subtotal Direct Labor	$ 128.00	$ -	$ 1,900.00	$ -	$ 160.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,188.00
	Subtotal Burdened Labor @ 2.99	$ 381.44	$ -	$ 5,662.00	$ -	$ 476.80	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,520.24

AREHNA Engineering, Inc

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical						
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00							
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.68	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager - Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																	
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.68	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer															
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50															
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Construction Moisture Consulting

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Project Engineer	Department Manager																											
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																														
2.01	Design Kick-Off		2																												2
2.02	Project Meetings and Coordination		3																												3
2.03	Field verify envelope conditions		18	10																											28
2.04	Evaluate exterior wall and roof interfaces		8	5																											13
2.06	Develop preliminary elevator pit waterproofing and envelope details		10	5																											15
2.07	Prepare 30% Design Report, drawings, and outline specs		2																												2
2.08	Construction Phasing Coordination		0																												0
2.09	Quality Control		2																												2
2.10	Response to HCAA Comments		0																												0
																															0
	Subtotal Hours		45.00	20.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65
	Rate		$ 59.19	$ 62.50																											
	Subtotal Direct Labor		$ 2,663.55	$ 1,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,913.55
	Subtotal Burdened Labor @	2.44	$ 6,499.06	$ 3,050.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,549.06

Digital Building Services, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																								
Basic Services - 30% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0

| | | |

1.01	Up Front Work																																					0
1.02	Field Work																																					0
1.03	Material Testing																																					0
1.04	Workshop																																					0
1.07	Bi-Weekly Mtgs (4 meetings)																																					0
1.08	Review Mtg																																					0
1.09.01	Site Investigation																																					0
1.09.02	PM and Oversight																																					0
1.09.03	Schedule/Phasing																																					0
1.09.04	Cost Estimating																																					0
1.09.05	PARCS Vendor RFP																																					0
1.09.06	Procure Vendor																																					0
																																					0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.00	$ 69.00	$ 41.00	$ 31.00	$ 28.00	$ 27.00	$ 26.00																													
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor (@	2.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Senior Electrical Engineer	Electrical Engineer II	Electrical Engineer I	Senior Technology Project Manager	Technology Engineer II	Technology Engineer I	Senior Mechanical Engineer	Mechanical Engineer III	Mechanical Engineer I	Senior Fire Protection Engineer	Fire Protection Engineer II	Project Engineer, Manager	CX	Director	Administrative Assistant	BIM	Senior Acoustical Consultant	Senior Energy Engineer																			Total
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours																			
Task 2	**Project Definition**																																					
2.01	Weekly Design Meetings		8			8				8																												24
2.02	Weekly OAC Meetings																																					0
2.03	ME/FP/T 30 % Design/Modeling		4	16	28	2	6		4	16	40	2	16					14		40																		188
2.04	One-Line diagrams		2	4	4				8	16	24																											58
2.05	30% Outline Specs		2	4		1	2		8	4		1	1																									23
2.06	Schedule/Phasing		12			4			12			1																											29
2.07	Coordination with Architectural PM		8	1		1	1		8	1		1	1																										22
2.08	Cost budget control with Manhattan		8	4		4			8	8		4	4	12					2																				54
2.09	Quality Control		2			1			2			1		4	8																								18
2.10	Presentation to HCAA		1			1			4	4		1																											11
2.11	Response to comments		1	2		1	1		1	2		1					5																					14
2.12	Project Management		1			1			1					8		2																							13
2.13	Lighting Design		2	4																																		6
2.14	Acoustics																		6																				6
																																						0
	Subtotal Hours		51.00	35.00	32.00	24.00	10.00	-	56.00	59.00	64.00	12.00	22.00	24.00	8.00	2.00	5.00	14.00	8.00	40.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	466
	Rate		$ 90.18	$ 51.96	$ 39.91	$ 87.37	$ 54.81	$ 35.33	$ 83.23	$ 64.74	$ 39.42	$ 57.78	$ 54.24	$ 83.23	$ 64.74	$ 98.47	$ 30.18	$ 32.22	$ 62.50	$ 85.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Subtotal Direct Labor		$ 4,599.18	$ 1,818.60	$ 1,277.12	$ 2,096.88	$ 548.10	$ -	$ 4,660.88	$ 3,819.66	$ 2,522.88	$ 693.36	$ 1,193.28	$ 1,997.52	$ 517.92	$ 196.94	$ 150.90	$ 451.08	$ 500.00	$ 2,636.40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,680.70
	Subtotal Burdened Labor (@	3.46	$ 15,913.16	$ 6,292.36	$ 4,418.84	$ 7,255.20	$ 1,896.43	$ -	$ 16,126.64	$ 13,216.02	$ 8,729.16	$ 2,399.03	$ 4,128.75	$ 6,911.42	$ 1,792.00	$ 681.41	$ 522.11	$ 1,560.74	$ 1,730.00	$ 9,121.94	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 102,695.22

VINCO ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		TBD PRINCIPAL	TBD SENIOR PROJECT MANAGER	TBD SENIOR ENGINEER	TBD CADD/BIM TECHNICIAN	TBD ADMINISTRATIVE ASSISTANT																															Total
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																																				
2.01	Weekly Design Meetings	0	4	4	0	0																															8
2.02	Weekly OAC Meetings	0	4	4	0	0																															8
2.03	Plumbing 30% Design/Modeling	0	0	20	32	0																															52
2.04	One-Line diagrams	0	0	0	0	0																															0
2.05	30% Outline Specs	0	12	0	0	0																															12
2.06	Schedule/Phasing	0	0	0	0	0																															0
2.07	Coordination with Architectural PM	0	8	8	0	0																															16
2.08	Cost budget control with Manhattan	0	0	8	0	8																															16
2.09	Quality Control	0	8	8	0	0																															16
2.10	Presentation to HCAA	4	4	0	0	0																															8
2.11	Response to comments	0	8	8	8	0																															24
2.12	Project Management	0	8	0	0	0																															8
																																					0
	Subtotal Hours	4.00	56.00	60.00	40.00	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	168
	Rate	$ 31.50	$ 31.50	$ 31.50	$ 25.00	$ 25.00																															
	Subtotal Direct Labor	$ 126.00	$ 1,764.00	$ 1,890.00	$ 1,000.00	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,980.00
	Subtotal Burdened Labor (@	3.51	$ 442.26	$ 6,191.64	$ 6,633.90	$ 3,510.00	$ 702.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,479.80

TransSolutions, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Project Executive	Project Manager	Lead Simulation	Simulation Modeler	Simulation Modeler	Simulation Modeler																														
Basic Services - 30% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 2	**Project Definition**																																				
2.01	Design Kick-Off																																				0
2.02	Project Meetings and Coordination		8	8																																	16
2.03	Develop Assumptions and Flight Schedule																																				0
2.04	Data Collection Effort																																				0
2.05	Build/Update Framework and Create/Update Project Input Files		5		40																																45
2.06	Build/Update Initial Passenger Flow Models		5	40																																	45
2.07	Evaluate Initial Results		5	40																																	45
2.08	30% Design Final Report and Presentation	1	32	24																																	57
2.09	Construction Phasing Coordination		4																																		4
2.10	Schedule/Phasing Review and Comments		4																																		4
2.11	Quality Control	1	4	8																																	13
2.12	Response to HCAA Comments		4																																		4
																																					0
	Subtotal Hours	2.00	71.00	120.00	40.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	233
	Rate	$ 100.96	$ 81.73	$ 40.38	$ 38.46	$ 38.46	$ 38.46																														
	Subtotal Direct Labor	$ 201.92	$ 5,802.83	$ 4,845.60	$ 1,538.40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,388.75
	Subtotal Burdened Labor (@	3.08	$ 621.91	$ 17,872.72	$ 14,924.45	$ 4,738.37	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,157.35

MANHATTAN CONSTRUCTION

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Craig Bryant	J. Michael Miller	Nabeel Aboulhosun	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
		Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbing	SME - HVAC/Plumbing	SME - Aviation		
Basic Services - 60% Design (Approx 12 weeks)		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																													
3.01	Weekly Design Build Meetings		6	20	24		24							16	16	16	8		8		24									162
3.02	Bi-Weekly OAC Meetings		6	10	12		12							8		8	4	4	4		12			16						96
3.03	Complete coordination of building systems												16	32	16	32	16		16											128
3.04	Development of structural/Architectural/MEP options			8	8		8	8	8	4	4	4									8									60
3.05	Validation workshop			12	12		12	8	8	4	4	4									12									76
3.06	Review and confirm of Permitting Strategy		6		12		12														12									42
3.07	Finalize Construction Phasing			8	8		8	4	4												8			16						56
3.08	Design Team coordination			8	8		8	4	4	4	4	4					4	24	4		8									84
3.09	Quality Control	8	12		16	16	16	8	8	4	4	4	4	8	8	8	8	32	8		16			40		40				268
3.1	Presentation to HCAA / Deliverable	5		8	32	16	32	32	32	16	16	16		16		16					32			32						301
3.11	Response to HCAA comments	2		6	16	8	28	16	16	8	8	8									16			16						148
3.12	BIM Management																					40	40							80
3.13	Project Management				12																12									24
																														0
																														0
	Subtotal Hours	15.00	30.00	80.00	160.00	40.00	160.00	80.00	80.00	40.00	40.00	40.00	20.00	80.00	40.00	80.00	40.00	60.00	40.00	-	160.00	40.00	40.00	80.00	40.00	-	40.00	-	-	1525
	Rate	$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor	$ 2,963.25	$ 4,045.50	$ 9,613.60	$ 15,444.80	$ 3,981.20	$ 18,312.00	$ 6,966.40	$ 5,971.20	$ 2,886.00	$ 2,488.00	$ 1,791.20	$ 1,627.80	$ 7,822.40	$ 2,308.80	$ 5,066.40	$ 2,587.60	$ 4,777.20	$ 1,662.00	$ -	$ 15,224.00	$ 3,074.80	$ 1,870.80	$ 4,296.00	$ 3,460.40	$ -	$ 3,124.80	$ -	$ -	$ 131,366.15
	Subtotal Burdened Labor @ 1.96	$ 5,807.97	$ 7,929.18	$ 18,842.66	$ 30,271.81	$ 7,803.15	$ 35,891.52	$ 13,654.14	$ 11,703.55	$ 5,656.56	$ 4,876.48	$ 3,510.75	$ 3,190.49	$ 15,331.90	$ 4,525.25	$ 9,930.14	$ 5,071.70	$ 9,363.31	$ 3,257.52	$ -	$ 29,839.04	$ 6,026.61	$ 3,666.77	$ 8,420.16	$ 6,782.38	$ -	$ 6,124.61	$ -	$ -	$ 257,477.65

DEALTURA LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Hector Yanez President																												Total
Basic Services - 60% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																													
3.01	Airline coordination: 60% warm shell hand-off review; track requests	6																												6
3.02	Assist Manhattan with operational input on the interim restroom plan and A-2-2629 options	8																												8
3.03	Bi-Weekly Mtgs / stakeholder coordination	4																												4
																														0
	Subtotal Hours	18.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18
	Rate	$ 130.00																												
	Subtotal Direct Labor	$ 2,340.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,340.00
	Subtotal Burdened Labor @ 2.33	$ 5,405.40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,405.40

PGAL

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Principal | QA/QC	Principal | PM	Principal | Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer III	Sr. Designer I	Designer III	Interior Designer III	Project Administrator II														Total
Basic Services - 60% Design		Hours	Hours	Hours			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours														
Task 3	**Project Definition**																													
3.01	Weekly OAC Meetings		24	24			32									40														120
3.02	30% Review Comments Resolution		16	24	8	8			8			32	40	60		32														228
3.03	30% Page Turn Review Meeting with HCAA		16	16			16									32														80
3.04	60% Design Development Drawings & Documentation		24	32	16	16	60		24	60		180	180	240	80	24														936
3.05	60% Technical Specifications					4			24	40	120																			188
3.06	Div 1 | General Conditions Coordination with HCAA										40																			40
3.07	Schedule | Phasing Update		8	16			32					24				24														104
3.08	Code Analysis | Code Coordination | Meeting with AHJ		8	16			32			40						32														128
3.09	Consultant Coordination		16	24			40					24	32			32														168
3.10	Design Team Coordination | Team Meetings		16	24	8	8	32		32				40			40														200
3.11	QA | QC Reviews	40			4	4																								48
3.12	60% Design Development Submittal		8	16	4	4	24		8	16		32	40	40																192
3.13	BIM Management							40																						40
3.14	DD Cost Estimate Coordination Support		8	16			32									24														80
																														0
	Subtotal Hours	40.00	144.00	208.00	40.00	44.00	300.00	40.00	96.00	156.00	160.00	292.00	332.00	340.00	80.00	280.00	-	-	-	-	-	-	-	-	-	-	-	-	-	2552
	Rate	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.88	$ 57.69	$ 54.57	$ 53.49	$ 49.88	$ 45.67	$ 31.25	$ 31.25	$ 37.50														
	Subtotal Direct Labor	$ 4,200.00	$ 15,120.00	$ 21,840.00	$ 4,200.00	$ 4,620.00	$ 21,634.62	$ 2,466.35	$ 5,538.24	$ 8,512.50	$ 8,557.70	$ 14,564.90	$ 15,162.90	$ 10,624.63	$ 2,499.91	$ 10,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,041.72
	Subtotal Burdened Labor @ 3.27	$ 13,734.00	$ 49,442.40	$ 71,416.80	$ 13,734.00	$ 15,107.40	$ 70,745.21	$ 8,064.96	$ 18,110.04	$ 27,835.87	$ 27,983.67	$ 47,627.23	$ 49,582.70	$ 34,742.53	$ 8,174.71	$ 34,335.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 490,636.51

AERO SYSTEMS ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinbouakay	Daemond Palapharin	Jason Plotter																	Total
		Principal	Senior Project Manager	Mechanical Engineer	Drafter/Designer	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Designer	Drafter/Designer	Mechanical Engineer																	
Basic Services - 60% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																													
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate	105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @ 3.12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
		Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
Basic Services - 60% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																													
3.01	Design Kick-Off			2																										2
3.02	Project Meetings and Coordination			8																										8
3.03	Develop signage plans, types, and messaging			16		4																								20
3.04	Coordinate mounting, power/lighting, storefronts, and finishes																													0
3.05	Refine Phasing Plans for temporary Signage and Wayfinding			2																										2
3.06	60% Design Final plans, schedules, details, and specifications			8	4																									12
3.07	Construction Phasing Coordination			2																										2
3.08	Quality Control	2																												2
3.09	Response to HCAA Comments			2																										2
																														0
																														0
																														0
																														0
	Subtotal Hours	2.00	-	40.00	4.00	4.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50
	Rate	$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																						
	Subtotal Direct Labor	$ 128.00	$ -	$ 2,000.00	$ 160.00	$ 160.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,448.00
	Subtotal Burdened Labor @ 2.98	$ 381.44	$ -	$ 5,960.00	$ 476.80	$ 476.80	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,295.04

AREHNA Engineering, Inc

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical						
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours																									-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00						
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.66	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager - Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.66	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer															
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours																-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50															
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Construction Moisture Consulting

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Project Engineer	Department Manager																											
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																														
3.01	Design Kick-Off		1																												1
3.02	Project Meetings and Coordination		2	1																											3
3.03	Develop exterior wall, roof-interface, and elevator pit waterproofing details		8	4																											12
3.04	Coordinate envelope transitions and penetrations		4	2																											6
3.05	Prepare 60% Design, Details and Specifications		4	2																											6
3.06	Construction Phasing Coordination		0																												0
3.07	Quality Control		1																												1
3.08	Response to HCAA Comments		1																												1
																															0
	Subtotal Hours		21.00	9.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30
	Rate		$ 59.19	$ 62.50																											
	Subtotal Direct Labor		$ 1,242.99	$ 562.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,805.49
	Subtotal Burdened Labor @	2.44	$ 3,032.90	$ 1,372.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,405.40

Digital Building Services, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																								
Basic Services - 60% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 3	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0

| | | |

| | | |

MANHATTAN CONSTRUCTION

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Craig Bryant	J. Michael Miller	Nabeel Aboulhosun	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Jamua Shaffer	James Matthews		Total
			Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbin g	SME - HVAC/Plumbin g	SME - Aviation		
Basic Services - 90% Design (Approx 11 weeks)			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
4.01	Weekly Design Build Meetings			8	8	16		16							16	16	16	16				16									128
4.02	Bi-Weekly OAC Meetings			8	8	8		8							8		8	8				8									64
4.03	Final coordination of building systems														16	16	16	16	16												80
4.04	Finalize Construction Phasing				4	8		16	16													8			32						84
4.05	Design Team coordination				4	8		16	16											16		8									68
4.06	Quality Control		8	12		16										8			24	24		16			20		20				148
4.07	Construction Cost Estimate and Cost Reconciliation				8	24	24	32	16		24											24									152
4.08	90% Permit Submittal to HCAA / Deliverable		5		8	24	16	16	8		16											24			32						149
4.09	Response to Permit comments		2	2		16		16	4													16			16						72
4.10	BIM Management																						40	40							80
4.11	Project Management																														0
																															0
																															0
																															0
	Subtotal Hours		15.00	30.00	40.00	120.00	40.00	120.00	60.00	-	40.00	-	-	-	40.00	40.00	40.00	40.00	40.00	40.00	-	120.00	40.00	40.00	80.00	20.00	-	20.00	-	-	1025
	Rate		$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02			
	Subtotal Direct Labor		$ 2,963.25	$ 4,045.50	$ 4,806.80	$ 11,583.60	$ 3,981.20	$ 13,734.00	$ 5,224.80	$ -	$ 2,886.00	$ -	$ -	$ -	$ 3,911.20	$ 2,308.80	$ 2,533.20	$ 2,587.60	$ 3,184.80	$ 1,662.00	$ -	$ 11,418.00	$ 3,074.80	$ 1,870.80	$ 4,296.00	$ 1,730.20	$ -	$ 1,562.40	$ -	$ -	$ 89,364.95
	Subtotal Burdened Labor @ 1.96		$ 5,807.97	$ 7,929.18	$ 9,421.33	$ 22,703.86	$ 7,803.15	$ 26,918.64	$ 10,240.61	$ -	$ 5,656.56	$ -	$ -	$ -	$ 7,665.95	$ 4,525.25	$ 4,965.07	$ 5,071.70	$ 6,242.21	$ 3,257.52	$ -	$ 22,379.28	$ 6,026.61	$ 3,666.77	$ 8,420.16	$ 3,391.19	$ -	$ 3,062.30	$ -	$ -	$ 175,155.30

DEALTURA LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Hector Yanez																												Total
			President																												
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
4.01	Airline coordination: confirm warm shell hand-off points and turnover assumptions before permit		6																												6
4.02	Assist Manhattan with phasing review before permit		4																												4
4.03	Bi-Weekly Mtgs / stakeholder coordination		4																												4
																															0
	Subtotal Hours		14.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14
	Rate		$ 130.00																												
	Subtotal Direct Labor		$ 1,820.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,820.00
	Subtotal Burdened Labor @ 2.31		$ 4,204.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,204.20

PGAL

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Principal | QA/QC	Principal | PM	Principal | Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer III	Sr. Designer I	Designer III	Designer III	Interior Designer III	Project Administrator II														Total
Basic Services - 90% Design			Hours	Hours	Hours			Hours	Hours	Hours	Hours	Hours	Hours	Hours		Hours	Hours	Hours													
Task 4	**Project Definition**																														
4.01	Weekly OAC Meetings			24	24			32										48													128
4.02	60% Review Comments Resolution			16	24	4	4			16			24	40		40		32													200
4.03	60% Page Turn Review Meeting with HCAA			16	16			16										16													64
4.04	90% Construction Documents Drawings & Documentation			16	32	16	16	60		80	120		200	160	240	240	220	24														1424
4.05	90% Technical Specifications						4	16		8	40	140																				208
4.06	Div 1	General Conditions Coordination with HCAA										32																				32
4.07	Schedule | Phasing Update			16	24			40					40					24														144
4.08	Code Analysis | Code Coordination | Meeting with AHJ			8	16			32			40							32														128
4.09	Consultant Coordination			16	24			40					40	40				40														200
4.10	Design Team Coordination | Team Meetings			32	32	8	8	32		32				40				60														244
4.11	QA | QC Reviews		80			4	4																									88
4.12	90% Construction Documents Submittal			16	32	4	4			16	32		32	40	60	40																276
4.13	BIM Management								80																							80
4.14	CD Cost Estimate Coordination Support			8	16			40										24														88
																															0
	Subtotal Hours		80.00	168.00	240.00	36.00	40.00	308.00	80.00	152.00	232.00	172.00	336.00	320.00	300.00	320.00	220.00	300.00	-	-	-	-	-	-	-	-	-	-	-	-	-	3304
	Rate		$ 505.00	$ 505.00	$ 105.00	$ 505.00	$ 105.00	$ 72.12	$ 81.88	$ 57.69	$ 54.57	$ 53.40	$ 49.88	$ 45.47	$ 36.66	$ 31.25	$ 35.25	$ 37.50														
	Subtotal Direct Labor		$ 8,400.00	$ 17,640.00	$ 25,200.00	$ 3,780.00	$ 4,200.00	$ 22,211.54	$ 4,932.70	$ 8,768.88	$ 12,659.61	$ 9,199.52	$ 16,759.61	$ 14,614.85	$ 10,998.00	$ 9,999.65	$ 6,874.76	$ 11,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 187,489.12
	Subtotal Burdened Labor @ 3.27		$ 27,468.00	$ 57,682.80	$ 82,404.00	$ 12,360.60	$ 13,734.00	$ 72,631.75	$ 16,129.92	$ 28,674.24	$ 41,396.94	$ 30,082.44	$ 54,803.93	$ 47,790.55	$ 35,963.46	$ 32,698.85	$ 22,480.46	$ 36,787.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 613,089.43

AERO SYSTEMS ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinbouaiby	Desmond Palaphanh	Jason Plotter																	Total
			Principal	Senior Project Manager	Mechanical Engineer	Drafter/Design er	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Design er	Drafter/Design er	Mechanical Engineer																	
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @ 3.12		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
			Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD II	Technical/BIM II	Designer/EGD II																						
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
4.01	Design Kick-Off			2																											2
4.02	Project Meetings and Coordination			8																											8
4.03	Develop signage plans, types, and messaging			8		2		4																							14
4.04	Coordinate mounting, power/lighting, storefronts, and finishes			2																											2
4.05	90% Design Final Signage Plans, Schedules, details, and specifications			16	2	8		16																							42
4.06	Construction Phasing Coordination			2																											2
4.07	Quality Control		2																												2
4.08	Response to HCAA Comments			2																											2
																															0
																															0
																															0
																															0
	Subtotal Hours		2.00	40.00	2.00	10.00	-	20.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74
	Rate		$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																						
	Subtotal Direct Labor		$ 128.00	$ 2,100.00	$ 100.00	$ 400.00	$ -	$ 720.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,448.00
	Subtotal Burdened Labor @ 2.98		$ 381.44	$ 6,258.00	$ 298.00	$ 1,192.00	$ -	$ 2,145.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,275.04

AREHNA Engineering, Inc

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

Basic Services - 90% Design			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical						
			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg.																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00							
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

Basic Services - 90% Design			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager - Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																	
			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg.																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

Basic Services - 90% Design			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer															
			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg.																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50															
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Construction Moisture Consulting

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

Basic Services - 90% Design			Project Engineer	Department Manager																											
			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
4.01	Design Kick-Off		1																												1
4.02	Project Meetings and Coordination		2																												2
4.03	90% Design Final Design, Details and Specifications		34	18																											52
4.04	Construction Phasing Coordination		0																												0
4.05	Quality Control		2																												2
4.06	Response to HCAA Comments		2																												2
																															0
	Subtotal Hours		41.00	18.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	59
	Rate		$ 59.19	$ 62.50																											
	Subtotal Direct Labor		$ 2,426.79	$ 1,125.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,551.79
	Subtotal Burdened Labor @	2.44	$ 5,921.37	$ 2,745.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,666.37

Digital Building Services, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task

Basic Services - 90% Design			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																								
			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg.																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 48.08	$ 57.69	$ 35.00	$ 30.00	$ 30.00																								
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

| | | |

1.09.02	PM and Oversight																																					0
1.09.03	Schedule/Phasing																																					0
1.09.04	Cost Estimating																																					0
1.09.05	PARCS Vendor RFP																																					0
1.09.06	Procure Vendor																																					0
																																					0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.00	$ 69.00	$ 41.00	$ 31.00	$ 28.00	$ 27.00	$ 26.00																													
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor (@	2.91	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

TLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			Senior Electrical Engineer	Electrical Engineer II	Electrical Engineer I	Senior Technology Project Manager	Technology Engineer II	Technology Engineer I	Senior Mechanical Engineer	Mechanical Engineer II	Mechanical Engineer I	Senior Fire Protection Engineer	Fire Protection Engineer II	Project Engineer, Manager	CX	Director	Administrative Assistant	BIM	Senior Acoustical Consultant	Senior Energy Engineer																		Total
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																																					
4.01	Weekly Design Meetings		12				12			12																												36
4.02	Weekly OAC Meetings																																					0
4.03	M/E/FP/T Design/Modeling		12	56	70	2	12	6	12	42	100	2	12					40		24																		390
4.04	Specifications		6	12		2	4		6	12		2	4				8																				56
4.05	Schedule/Phasing		1	2		1	2		1	2		1	1																									11
4.06	Coordination		1			1			1			1																											4
4.07	Cost budget control with Manhattan		1	1		1	1		1	1		1																											7
4.08	Quality Control		1			1			1			1																											4
4.09	Presentation to HCAA		1			1			1			1																											4
4.10	Response to HCAA and AHJ comments		1	2		1			1	2		1	2				2																					12
4.11	Project Management		1			2			1			1				2																							7
4.12	Lighting Design		2	4	2									14																									22
4.13	Acoustics																		12																				12
4.14	CX														12																								12
																																						0
	Subtotal Hours		39.00	77.00	72.00	12.00	31.00	6.00	25.00	71.00	100.00	11.00	19.00	14.00	12.00	2.00	10.00	40.00	12.00	24.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	577
	Rate		$ 90.18	$ 51.96	$ 39.91	$ 87.37	$ 54.81	$ 35.33	$ 83.23	$ 64.74	$ 39.42	$ 57.78	$ 54.24	$ 83.23	$ 64.74	$ 98.47	$ 30.18	$ 32.22	$ 62.50	$ 65.91																		
	Subtotal Direct Labor		$ 3,517.02	$ 4,000.92	$ 2,873.52	$ 1,048.44	$ 1,699.11	$ 211.98	$ 2,080.75	$ 4,596.54	$ 3,942.00	$ 635.58	$ 1,030.56	$ 1,165.22	$ 776.88	$ 196.94	$ 301.80	$ 1,288.80	$ 750.00	$ 1,581.84	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,697.90
	Subtotal Burdened Labor (@	3.46	$ 12,168.89	$ 13,843.18	$ 9,942.38	$ 3,627.60	$ 5,878.92	$ 733.45	$ 7,199.40	$ 15,904.03	$ 13,639.32	$ 2,199.11	$ 3,565.74	$ 4,031.66	$ 2,688.08	$ 681.41	$ 1,044.23	$ 4,459.25	$ 2,595.00	$ 5,473.17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 109,674.73

VINCO ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			TBD	TBD	TBD	TBD	TBD																														Total
			PRINCIPAL	SENIOR PROJECT MANAGER	SENIOR ENGINEER	CADD/BIM TECHNICIAN	ADMINISTRATIVE ASSISTANT																														
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																																					
4.01	Weekly Design Meetings		0	4	4	0	0																															8
4.02	Weekly OAC Meetings		0	4	4	0	0																															8
4.03	Plumbing Design/Modeling		0	4	30	50	0																															84
4.04	Specifications		0	12	0	0	0																															12
4.05	Schedule/Phasing		0	0	4	0	0																															4
4.06	Coordination		0	8	8	0	0																															16
4.07	Cost budget control with Manhattan		0	8	8	0	0																															16
4.08	Quality Control		4	8	8	0	8																															28
4.09	Presentation to HCAA		0	4	4	0	0																															8
4.10	Response to HCAA and AHJ comments		0	8	8	0	0																															16
4.11	Project Management		0	12	0	0	0																															12
																																						0
	Subtotal Hours		4.00	72.00	78.00	50.00	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	212
	Rate		$ 31.50	$ 31.50	$ 31.50	$ 25.00	$ 25.00																															
	Subtotal Direct Labor		$ 126.00	$ 2,268.00	$ 2,457.00	$ 1,250.00	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,301.00
	Subtotal Burdened Labor (@	3.51	$ 442.26	$ 7,960.68	$ 8,624.07	$ 4,387.50	$ 702.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,116.51

TransSolutions, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task			[redacted]																																		
			Project Executive	Project Manager	Lead Simulation	Simulation Modeler	Simulation Modeler	Simulation Modeler																														
Basic Services - 90% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 4	**Project Definition**																																					
4.01	Design Kick-Off																																					0
4.02	Project Meetings and Coordination			4																																		4
4.03	Update Detailed Simulation Model of Design to Suit Construction Phasing Updates			5	40																																	45
4.04	Analyze Detailed Model of Design Results			5	40																																	45
4.05	Update Final Report for Construction Sequencing		1	8	24																																	33
4.06	Schedule/Phasing Review and Comments			4																																		4
4.07	Response to HCAA Comments			4																																		4
																																						0
																																						0
																																						0
																																						0
																																						0
																																						0
	Subtotal Hours		1.00	30.00	104.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135
	Rate		$ 100.96	$ 81.73	$ 40.38	$ 38.46	$ 38.46	$ 38.46																														
	Subtotal Direct Labor		$ 100.96	$ 2,451.90	$ 4,199.52	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,752.38
	Subtotal Burdened Labor (@	3.08	$ 310.96	$ 7,551.85	$ 12,934.52	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,797.33

MANHATTAN CONSTRUCTION

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Craig Bryant	J. Michael Miller	Nabeel Aboulhosun	Carl Giovenco	Andrew Halphen	John Begani	TBD	TBD	Brandon Pechacek	TBD	TBD	Tyler Girard	Tony Smith	Eric Vowels	Garrett Saunders	Joe Breheny	Johnny Gomes	Sydney DePaul	TBD	Jim Brindle	Andrew Schroeder	Brandon Cole	Zakia Atkins	Julian Jolly	Justin Edmonds	Janna Shaffer	James Matthews		Total
		Principal in Charge	Operations Manager	Project Director	Project Director	Preconstruction Director	Preconstruction Director	Senior Preconstruction Manager	Preconstruction Manager	Senior Estimator	Estimator 2	Estimator 1	General Superintendent	Senior Superintendent	MEP Superintendent	Project Manager 2	Project Manager 1	Senior QA/QC Manager	Project Engineer 2	Project Engineer 1	Senior Project Manager (Design Manager)	BIM Director	BIM Manager	Scheduler	SME - Electrical/Low Voltage	SME - HVAC/Plumbin g	SME - HVAC/Plumbin g	SME - Aviation		
Basic Services - 100% Design (Approx 14 weeks)		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																													
5.01	Weekly Design Meetings			16	16		16							16		16					16									96
5.02	Bi-Weekly OAC Meetings			8	8		8							8		8					8									48
5.03	Design Team coordination													8		8														16
5.04	Constructability Review			8	8	8	16	16		16				8		8			16		8									112
5.05	Incorporate approved 90% comments and issue the final IFC documents				8		8	8		8									8		8									48
5.06	Quality Control	4	16	8	8														16		8			24						84
5.07	Construction Cost Estimate and Cost Reconciliation				16	16	16	8		8											16			24						104
5.08	100% Submittal to HCAA / Deliverable	4	8		16	16	16	8		8											16			24						116
5.09	Response to comments																							8						8
5.10	BIM management																					24	24							48
5.11	Project Management																													0
																														0
																														0
	Subtotal Hours	8.00	24.00	40.00	80.00	40.00	80.00	40.00	-	40.00	-	-	-	40.00	-	40.00	-	-	40.00	-	80.00	24.00	24.00	80.00	-	-	-	-	-	680
	Rate	$ 197.55	$ 134.85	$ 120.17	$ 96.53	$ 99.53	$ 114.45	$ 87.08	$ 74.64	$ 72.15	$ 62.20	$ 44.78	$ 81.39	$ 97.78	$ 57.72	$ 63.33	$ 64.69	$ 79.62	$ 41.55	$ 39.81	$ 95.15	$ 76.87	$ 46.77	$ 53.70	$ 86.51	$ 80.61	$ 78.12	$ 110.02		
	Subtotal Direct Labor	$ 1,580.40	$ 3,236.40	$ 4,806.80	$ 7,722.40	$ 3,981.20	$ 9,156.00	$ 3,483.20	$ -	$ 2,886.00	$ -	$ -	$ -	$ 3,911.20	$ -	$ 2,533.20	$ -	$ -	$ 1,662.00	$ -	$ 7,612.00	$ 1,844.88	$ 1,122.48	$ 4,296.00	$ -	$ -	$ -	$ -	$ -	$ 59,834.16
1.96	Subtotal Burdened Labor @	$ 3,097.58	$ 6,343.34	$ 9,421.33	$ 15,135.90	$ 7,803.15	$ 17,945.76	$ 6,827.07	$ -	$ 5,656.56	$ -	$ -	$ -	$ 7,665.95	$ -	$ 4,965.07	$ -	$ -	$ 3,257.52	$ -	$ 14,919.52	$ 3,615.96	$ 2,200.08	$ 8,420.16	$ -	$ -	$ -	$ -	$ -	$ 117,274.95

DEALTURA LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Hector Yanez																												Total
		President																												
Basic Services - 100% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																													
5.01	Airline coordination: warm shell turnover checklist and airline fit-out readiness, with HCAA's ORAT team	8																												8
5.02	Input to bid packages on airline and airport operating requirements (gate operations, sterile-area rules)	4																												4
5.03	Bi-Weekly Mtgs / stakeholder coordination	6																												6
																														0
	Subtotal Hours	18.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18
	Rate	$ 130.00																												
	Subtotal Direct Labor	$ 2,340.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,340.00
2.33	Subtotal Burdened Labor @	$ 5,405.40	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,405.40

PGAL

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Principal | QA/QC	Principal | PM	Principal | Design Lead	Support Architect	Interior Design Lead	Project Manager VI	Sr. Designer IV | BIM Lead	Sr. Interior Designer IV	Sr. Architect III	Sr. Designer III | Spec Writer	Sr. Designer II	Sr. Designer I	Designer III	Designer II	Interior Designer III	Project Administrator II													Total
Basic Services - 100% Design		Hours	Hours	Hours			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																													
5.01	Weekly OAC Meetings		8	8			8										16													40
5.02	90% Review Comments Resolution		4	8	2	2	16		8			32	40	40			32													184
5.03	90% Page Turn Review Meeting with HCAA		8	8			8										16													40
5.04	100% Construction Documents Drawings & Documentation		4	8	4	4	16		8	24		40	40	40		24	16													228
5.05	100% Technical Specifications								4		40																			44
5.06	Schedule | Phasing Update		4	8			16					12																		40
5.07	Code Analysis | Code Coordination | Permit Package Prep			4			8			16				32			16													76
5.08	Consultant Coordination		4	8			24					32	32				32													132
5.09	Design Team Coordination | Team Meetings		4	8	4	4	16		16				24				16													92
5.10	QA | QC Reviews	24			4	4																								32
5.11	100% Construction Documents Submittal		4	8	4	4			8	16		24	24	16																108
5.12	100% Review Comments Resolution		2	8					8	8			8	16		8	16													74
5.13	100% Page Turn Review Meeting with HCAA		8	8			8										16													40
5.14	BIM Management							24																						24
5.15	CD Cost Estimate Coordination Support		4	8			24							24																60
5.16	GMP Preparation Support		4	8			32		8	16	16	24		16			24													148
																														0
	Subtotal Hours	24.00	58.00	100.00	18.00	18.00	176.00	24.00	60.00	80.00	56.00	164.00	168.00	184.00	-	32.00	200.00	-	-	-	-	-	-	-	-	-	-	-	-	1362
	Rate	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 105.00	$ 72.12	$ 61.88	$ 57.69	$ 54.57	$ 53.49	$ 49.88	$ 45.67	$ 36.66	$ 31.25	$ 31.25	$ 37.50													
	Subtotal Direct Labor	$ 2,520.00	$ 6,090.00	$ 10,500.00	$ 1,890.00	$ 1,890.00	$ 12,692.31	$ 1,479.81	$ 3,461.40	$ 4,365.38	$ 2,995.19	$ 8,180.29	$ 7,672.80	$ 6,745.20	$ -	$ 999.96	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,982.34
3.27	Subtotal Burdened Labor @	$ 8,240.40	$ 19,914.30	$ 34,335.00	$ 6,180.30	$ 6,180.30	$ 41,503.86	$ 4,838.97	$ 11,318.78	$ 14,274.81	$ 9,794.28	$ 26,749.54	$ 25,090.04	$ 22,056.81	$ -	$ 3,269.88	$ 24,525.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 258,272.27

AERO SYSTEMS ENGINEERING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Russell Bramlett	Christopher Britton	Tevin Capwell	Ted Fort	Jeremy Gilligan	Joel Ludington	David Vineyard	Nhat Le	Nima Rashidi	Davis Sinbouakay	Daemond Palapharin	Jason Plotter																	Total
		Principal	Senior Project Manager	Mechanical Engineer	Drafter/Design er	Senior Airport Planner	Senior Airport Planner	Senior Mechanical Engineer	Electrical Engineer	Senior Electrical Engineer	Drafter/Design er	Drafter/Design er	Mechanical Engineer																	
Basic Services - 100% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																													
1.01	Up Front Work																													0
1.02	Field Work																													0
1.03	Material Testing																													0
1.04	Workshop																													0
1.07	Bi-Weekly Mtgs (4 meetings)																													0
1.08	Review Mtg																													0
1.09.01	Site Investigation																													0
1.09.02	PM and Oversight																													0
1.09.03	Schedule/Phasing																													0
1.09.04	Cost Estimating																													0
1.09.05	PARCS Vendor RFP																													0
1.09.06	Procure Vendor																													0
																														0
	Subtotal Hours	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate	105.05	81.73	35.10	24.04	46.39	51.96	79.33	42.07	68.75	38.94	24.04	38.46																	
	Subtotal Direct Labor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.12	Subtotal Burdened Labor @	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

APPLE DESIGNS

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27

10/2/2026

Scope/Task		Michael Erhart	Jonathan Hall	Jeff Huffman	Mya Hobson	Lydia Richardson	Lindsay Medford	Jaylene Franco																						Total
		Project Manager II	Technical/BIM IV (PM)	Designer/EGD IV (PM)	Technical/BIM III	Designer/EGD III	Technical/BIM II	Designer/EGD II																						
Basic Services - 100% Design		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																													
5.01	Design Kick-Off		2																											2
5.02	Project Meetings and Coordination		8																											8
5.03	Issue IFC signage package		8																											8
5.04	Construction Phasing Coordination		2																											2
5.05	Quality Control	2																												2
																														0
																														0
																														0
																														0
																														0
																														0
																														0
	Subtotal Hours	2.00	20.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22
	Rate	$ 64.00	$ 52.50	$ 50.00	$ 40.00	$ 40.00	$ 36.00	$ 36.00																						
	Subtotal Direct Labor	$ 128.00	$ 1,050.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,178.00
2.98	Subtotal Burdened Labor @	$ 381.44	$ 3,129.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,510.44

AREHNA Engineering, Inc

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task

			Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Sr. Geotechnical Engineer	Chief Engineer	Engineer	Engineer	Engineer	Engineer Intern	Engineer Intern	Senior Designer	Designer	Professional Geologist	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Senior Field Technician	Field Technician	Field Technician	Technical Secretary	Technical Secretary	Secretary/Clerical						
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 79.00	$ 74.52	$ 71.16	$ 64.91	$ 61.00	$ 59.85	$ 54.81	$ 43.27	$ 37.50	$ 36.06	$ 35.00	$ 23.00	$ 46.00	$ 33.75	$ 33.75	$ 30.00	$ 27.00	$ 27.00	$ 24.50	$ 23.00	$ 30.00	$ 26.00	$ 21.00							
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.66	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

ARGUS CONSULTING

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task

			Business Unit Director	Lead Mechanical Engineer	Lead Electrical Engineer	Lead Electrical Engineer	Staff Electrical Engineer II	Lead Civil Engineer	Senior Project Manager – Environmental	CAD Technician	Senior Designer	Staff Mechanical Engineer II	Mechanical Engineer II	Project Administrator	Senior Project Financial Manager																	
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 76.93	$ 79.57	$ 79.19	$ 88.88	$ 66.06	$ 62.09	$ 65.20	$ 31.56	$ 63.86	$ 58.39	$ 41.38	$ 34.80	$ 67.17																	
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

C&S ENGINEERS, INC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task

			Project Engineer	Department Manager	Project Designer	Vice President	Senior Project Engineer	Managing Engineer	Staff Engineer	Engineer	Staff Engineer	Department Manager	Chief Engineer	Principal Engineer	Engineer	Designer															
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 53.00	$ 94.70	$ 48.60	$ 126.00	$ 69.00	$ 87.50	$ 39.50	$ 45.80	$ 39.50	$ 78.60	$ 67.50	$ 77.00	$ 43.00	$ 37.50															
	Subtotal Direct Labor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Subtotal Burdened Labor @	3.06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Construction Moisture Consulting

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task

			Project Engineer	Department Manager																											
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																														
5.01	Design Kick-Off		1																												1
5.02	Project Meetings and Coordination		7	4																											11
5.03	Final envelope/waterproofing review		2	1																											3
5.04	Incorporate Comments and issue IFC Requirements		0																												0
5.05	Construction Phasing Coordination		1																												1
5.06	Quality Control																														0
																															0
	Subtotal Hours		11.00	5.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16
	Rate		$ 59.19	$ 62.50																											
	Subtotal Direct Labor		$ 651.09	$ 312.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 963.59
	Subtotal Burdened Labor @	2.44	$ 1,588.66	$ 762.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,351.16

Digital Building Services, LLC

AIRLINE CLUB SPACE DEVELOPMENT

HCAA Project Number: 8660 27, 8665 27
10/2/2026

Scope/Task

			Principal/Project Manager	BIM Manager	Superintendent	Drafter	Drafter																								
Basic Services - 100% Design			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task 5	**Project Definition**																														
1.01	Up Front Work																														0
1.02	Field Work																														0
1.03	Material Testing																														0
1.04	Workshop																														0
1.07	Bi-Weekly Mtgs (4 meetings)																														0
1.08	Review Mtg																														0
1.09.01	Site Investigation																														0
1.09.02	PM and Oversight																														0
1.09.03	Schedule/Phasing																														0
1.09.04	Cost Estimating																														0
1.09.05	PARCS Vendor RFP																														0
1.09.06	Procure Vendor																														0
																															0
	Subtotal Hours		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Rate		$ 48.08	$ 57.69	$ 35.00	$ 30.00	$ 30.00																								

| | | |

| | | |

ATTACHMENT 2

E-Verify Certification

Concessions Space Redevelopment and Airline Club Space Development

This certification is required in accordance with the State of Florida, Office of the Governor, Executive Order Number 11-116 (Verification of Employment Status) and Fla. Stat. Section 448.095.

The State of Florida, Office of the Governor, Executive Order Number 11-116 (Verification of Employment Status), and any projects with Florida Department of Transportation (FDOT) funding as part of a Joint Participation Agreement between FDOT and the Authority, require, as a condition of all contracts for the provision of goods or services, an express requirement that contractors utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the contractor during the term of the contract, and an express requirement that contractors include in subcontracts the requirement that subcontractors performing work or providing services pursuant to the contract utilize the E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

Company: _____ FID or EIN No.: _____

Address: _____ City/State/Zip: _____

I, _____, as a representative of_____,

certify and affirm that this company will comply with the E-Verification requirements of Executive Order Number 11-116 and Fla. Stat. Section 448.095.

_____ _____

Signature Title

_____ _____

Printed Name Date

[Affix Corporate Resolution if not signed by the President or Vice President of the Company]

Attachment 3
INSURANCE REQUIREMENTS

Design-Builder agrees to provide its full limits for every policy specified herein, without restriction or reduction, and to the extent required by Florida Department of Transportation Public Transportation Grant Agreement, shall require the same of all of its contractors, subcontractors, suppliers, consultants, and subconsultants at each tier. To the extent that there is any exclusion, deficiency, reduction, or gap in a policy, which makes the insurance more restrictive than the coverage required, the Design-Builder agrees to remain responsible and obligated to make the Owner whole as if the Design-Builder and all of its contractors, subcontractors, suppliers, consultants, and subconsultants at each tier fully met the insurance requirements of the contract. Every policy shall be maintained without interruption or amendment throughout the life of this Contract, including but not limited to any warranty or limitation periods, and for any period of extension described herein. In the event the Design-Builder becomes in default of any requirement, the Owner reserves the right to take whatever actions deemed necessary to protect its interests. The Design-Builder shall require every policy, other than Workers' Compensation, Employer's Liability and Professional Liability, to be endorsed to include the Owner, members of the Owner's governing body, and the Owner's officers, volunteers, agents, and its employees as additional insureds. To the extent required by Florida Department of Transportation Public Transportation Grant Agreement, Design-Builder shall also ensure that the Florida Department of Transportation is added as an additional insured on the Commercial General Liability policy of the Design-Builder. There shall be no language in any policy, endorsement, or exclusion that reduces or limits recovery to any amount less than the full policy limits. The Design-Builder will submit evidence that it, and to the extent required by the Florida Department of Transportation Public Grant Agreement, all subcontractors, suppliers, consultants, and subconsultants at each tier has complied with this provision to the Owner before any work or service commences under this contract. Such evidence shall describe the full policy limits along with any deductible, retentions, attachment point, and any deviation from a fully insured program.

Workers' Compensation/Employer's Liability

The Design-Builder shall not allow its coverage, or that of any of its contractors, subcontractors, suppliers, consultants, or subconsultants at each tier, to drop below or become encumbered below the following minimum limits of insurance:

Part One:	"Florida Statutory"
Part Two:	
Each Accident	$1,000,000
Disease – Policy Limit	$1,000,000
Disease – Each Employee	$1,000,000

It is the responsibility of the Design-Builder to ensure that all entities and person(s) working for or behalf of itself or any contractor, subcontractor, supplier, subconsultant, independent contractor, sole proprietorship, partner, "leased employee", person obtained through a professional employer organization ("PEO's"), operator, and any personnel obtained under an agreement, including equipment rental agreements have Workers' Compensation Insurance in accordance with Florida's Workers' Compensation law.

Commercial General Liability

The Design-Builder will maintain and ensure that all contractors, subcontractors, suppliers, consultants, and subconsultants at each tier have Commercial General Liability insurance providing continuous coverage for all liability resulting out of, or in connection with, any ongoing operations performed by, including the use or occupancy of Owner premises, or on behalf of the Design-Builder under this

Contract. The insurance required under this contract shall be the full policy limits without reduction or limitation.

The limits of coverage required shall apply fully to the work or operations performed under this Contract and may not be shared with or diminished by claims unrelated to this Contract. The coverage cannot contain any deductible, retention or self-insurance without prior approval of the Owner and must clearly identify any such deductible, retention or other than a fully insured plan. Any deductible, retention, or self-insurance will be the responsibility of and paid by the First Named Insured and not by the Owner. To the extent required by the Florida Department of Transportation Public Transportation Grant Agreement, the Commercial General Liability insurance of Design-Builder may not contain or be subject to any self-insured retentions.

Such coverage shall be primary as to any other available insurance and shall not be more restrictive than the coverage afforded to the Named Insured. It is to be written on an "occurrence" basis on a form no more restrictive than ISO Form CG 00 01 10 01 and shall include Products/Completed Operations coverage. Additional insured coverage shall be provided on a form no more restrictive than ISO Form CG 20 10 10 01 and CG 20 37 10 01. The policy or policies shall not include a Contractual Liability Limitation (ISO CG 21 39), a Limitation of Coverage to Designated Premises or Project (CG 21 44), or any endorsement that similarly restricts or limits coverage to the Owner. The Design-Builder shall not allow its coverage to drop below or become encumbered below the following minimum limits of insurance:

	Contract Specific
General Aggregate	$10,000,000
Each Occurrence	$10,000,000
Personal and Advertising Injury	$10,000,000
Products and Completed Operations	$10,000,000

Design-Builder shall ensure that all of its contractors, subcontractors, suppliers, consultants, or subconsultants at each tier procure and maintain Commercial Liability Insurance with the following minimum limits of insurance:

General Aggregate	$2,000,000
Each Occurrence	$1,000,000

Products and Completed operations coverage will be maintained for a period of three (3) years from the date of termination of this Contract.

Business Auto Liability

The Design-Builder agrees to provide its full policy limits for commercial auto coverage, without restriction or reduction, on all owned, hired and non-owned vehicles. Coverage shall be provided on a form no more restrictive than ISO Form CA 00 01. The Design-Builder shall not allow its coverage to drop below or become encumbered below the following minimum limits of insurance:

Each Occurrence – Bodily Injury and Property Damage Combined	$10,000,000

Professional Liability

The Design-Builder agrees to provide its full policy limits for its professional liability exposures, without restriction or reduction. Such insurance will be maintained by the Design-Builder without interruption or amendment throughout the life of this Contract and for a period of three (3) years following termination of the Contract. Any deductible, retention or self-insured amount must be approved in writing by the Owner. All policies shall be endorsed to include contractual liability. Coverage will include all work of the Design-Builder, and all contractors, subcontractors, suppliers, consultants, and subconsultants at each tier that provide professional services, work, or advice as it relates to this agreement, including but not limited to areas with possible environmental impact, without any exclusions unless approved in writing by the Owner. The Design-Builder shall not allow its limits to drop below or become encumbered below the following minimum limits of insurance:

Each Occurrence	$5,000,000
Annual Aggregate	$5,000,000

Builders Risk Coverage

N/A

Environmental Impairment (Pollution) Liability

Not Used.

Utility and Railroad Protective Liability

To the extent required by the Florida Department of Transportation Public Transportation Grant Agreement when work performed under this Contract is on or in the vicinity of utility-owned property or facilities the utility shall also be listed as an additional insured along with the Owner, members of the Owner's governing body, the Owner's officers, volunteers, agents and its employees and to the extent required by the Florida Department of Transportation Grant Agreement in the manner as described herein.

To the extent required by the Florida Department of Transportation Public Transportation Grant Agreement if the work performed is on or in the vicinity of a railroad right-of-way, including any encroachments thereon from such work or operations, the entities and persons involved shall require, procure, and maintain Railroad Protective Liability Coverage. Such coverage shall be no more restrictive than that provided by the latest occurrence form edition of the Railroad Protective Liability Coverage (ISO Form CG 00 35) as filed for use in the State of Florida.

Design-Builder agrees to provide its full policy limits for any Utility or Railroad, without restriction or reduction, and shall require the same of all of its contractors, subcontractors, suppliers, consultants, and subconsultants at each tier. The Design-Builder shall not allow its coverage or that of any of its contractors, subcontractors, suppliers, consultants, or subconsultants at each tier required to have this coverage to drop below or become encumbered below $2,000,000 combined single limit for bodily injury and/or property damage for each occurrence or have an annual aggregate of less than a $6,000,000, inclusive of amounts provided by an umbrella or excess policy.

The coverage shall include the railroad and utility along with the Owner and State of Florida, Department of Transportation as additional insureds in the manner as described herein.

CONTRACTUAL INSURANCE TERMS AND CONDITIONS

This Section incorporates the Owner's Standard Procedure S250.06 and establishes the insurance terms and conditions associated with contractual insurance requirements. This Section is applicable to all Design-Builders with Owner contracts, and to the extent required by the Florida Department of Transportation Public Transportation Grant Agreement, includes every contractor, subcontractor, consultant, and subconsultant at each tier. Unless otherwise provided herein, any exceptions to the following conditions or changes to required coverages or coverage limits must have prior written approval from the Owner.

INSURANCE COVERAGE:

A. Procurement of Coverage:

With respect to each of the required coverages, the Design-Builder will, at the Design-Builder's expense, procure, maintain and keep in force the types and amounts of insurance conforming to the minimum requirements set forth in the applicable contract. In addition to the extent required by Florida Department of Transportation Public Transportation Grant Agreement, the Design-Builder shall further require that all contractors, subcontractors, suppliers, consultants, and sub-consultants at each tier satisfy and meet all the requirements of the applicable Grant Agreement, including the terms and conditions of this Standard Procedure. Coverage will be provided by insurance companies eligible to do business in the State of Florida and having an AM Best rating of A- or better and a financial size category of VII or better. Utilization of non-rated companies, companies with AM Best ratings lower than A-, or companies with a financial size category lower than VII must be submitted by the company to the Owner Director of Risk Management for approval prior to use. The Owner retains the right to approve or disapprove the use of any insurer, policy, risk pooling or self-insurance program.

B. Term of Coverage:

Except as otherwise specified in the contract, the insurance will commence on or prior to the effective date of the contract and will be maintained in force throughout the duration of the contract, including but not limited to any warranty or limitation periods and for any period of extended coverage required in the contract. If a policy is written on a claims-made form, the retroactive date must be shown and this date must be before the earlier of the date of the execution of the contract or the beginning of contract work, and the coverage must respond to all claims reported within three years following the period for which coverage is required unless a longer period of time is otherwise stated in the contract.

C. Reduction of Aggregate Limits:

If the general or aggregate limit for any policy is exhausted, the company, and to the extent required by Florida Department of Transportation Public Transportation Grant Agreement, all of the Design-Builder's contractors, subcontractors, consultants, and sub-consultants at each tier, will immediately take all possible steps to have it reinstated. The commercial general liability policies and any excess or umbrella policies used to provide the required amount of insurance shall include a per project designated aggregate limit endorsement providing that the limits of such insurance specified in the contract shall apply solely to the work under the contract without erosion of such limits by other claims or occurrences.

1. Cancellation Notice

Each insurance policy will be specifically endorsed to require the insurer to provide written notice to the Owner at least 30 days (or 10 days prior notice for non-payment of premium) prior to any cancellation, non-renewal or adverse change, initiated by the insurer, and applicable to any policy or coverage described in the contract or in this Standard Procedure. The endorsement will specify that such notice will be sent to:

Hillsborough County Aviation Authority
Attn.: Chief Executive Officer
Tampa International Airport
Post Office Box 22287
Tampa, Florida 33622

Additionally, to the extent required by Florida Department of Transportation Public Transportation Grant Agreement, the workers' compensation, commercial general liability and railroad protective insurance of every contractor, subcontractor, consultant, and sub-consultant at each tier shall be specifically endorsed to require the insurer to provide the Florida Department of Transportation notice within 10 days of any cancellation, notice of cancellation, lapse, renewal, or proposed change to any policy or coverage described in the contract or this Standard Procedure.

D. No waiver by approval/disapproval:
The Owner accepts no responsibility for determining whether the company or any contractor, subcontractor, consultant, or sub-consultant at each tier is in full compliance with the insurance coverage required by the contract. The Owner's approval or failure to disapprove any policy, endorsement coverage, or Certificate of Insurance does not relieve or excuse the company of any obligation to procure and maintain the insurance required in the contract or in this Standard Procedure, nor does it serve as a waiver of any rights or defenses the Owner may have.

E. Future Modifications – Changes in Circumstances:

1. Changes in Coverage and Required Limits of Insurance

The coverages and minimum limits of insurance required by the contract are based on circumstances in effect at the inception of the contract. If, in the opinion of the Owner, circumstances merit a change in such coverage or minimum limits of insurance required by the contract, the Owner may change the coverage and the minimum limits of insurance required, and the Design-Builder will, within 60 days of receipt of written notice of a change in the coverage and/or the minimum limits required, comply with such change and provide evidence of such compliance in the manner required by the contract. Provided, however, that no change in the coverages or minimum limits of insurance required will be made by the Owner until at least two years after inception of the contract. Subsequent changes in the coverage or minimum limits of insurance required will not be made by the Owner until at least two years after any prior change by the Owner unless extreme conditions warrant such change and are agreeable to both parties. To the extent required by Florida Department of Transportation Public Transportation Grant Agreement, any such change or modification in coverage or limits shall also apply to the contractors, subcontractors, suppliers, consultants, and sub-consultants at each tier.

If, in the opinion of the Owner, compliance with the insurance requirements is not commercially practicable for the Design-Builder, contractors, subcontractors, suppliers, consultants or subconsultants at any tier, at the written request of the Design-Builder, the Owner may, at its sole discretion and subject to any conditions it deems appropriate, relax or temporarily suspend, in whole or in part, the insurance requirements which would otherwise apply to the Design-Builder, contractors, subcontractors, suppliers, consultants, and sub-consultants at any tier. Any such modification will be subject to the prior written approval of the Owner's General Counsel and Executive Vice President of Legal Affairs or designee, and subject to the conditions of such approval.

F. Proof of Insurance – Insurance Certificate:

1. Prior to Work, Use or Occupancy of Owner's Premises

The Design-Builder and, to the extent required by Florida Department of Transportation Public Transportation Grant Agreement, the Design-Builder's contractors, subcontractors, suppliers, consultants, and sub-consultants at each tier will not commence work, or use or occupy Owner's premises in connection with the contract until the required insurance is in force, preliminary evidence of insurance acceptable to the Owner has been provided to the Owner, and the Owner has granted permission to the company to commence work or use or occupy the premises in connection with the contract.

2. Proof of Insurance Coverage

As preliminary evidence of compliance with the insurance required by the contract, the Design-Builder will furnish the Owner with an ACORD Certificate of Liability Insurance (Certificate) reflecting the required coverage described in the contract and this Standard Procedure.

The Certificate must:

a. Be signed by an authorized representative of the insurer. Upon request of the Authority, Design-Builder will furnish the Owner with any specific endorsements effecting coverage required by the contract. The endorsements are to be signed by a person authorized by insurer to bind the coverage on the insurer's behalf;
b. State that: "Hillsborough County Aviation Authority, members of the Authority's governing body and the Authority's officers, volunteers, agents, and its employees are additional insureds for all policies described above other than workers' compensation employer's liability and professional liability (if required by Contract)";
c. To the extent required by Florida Department of Transportation Public Transportation Grant Agreement, state that the Florida Department of Transportation is an additional insured for commercial general liability;
d. Indicate that the insurers for all required policies shown on the Certificate have waived their subrogation rights against the Hillsborough County Aviation Authority, members of the Authority's governing body and the Authority's officers, volunteers, agents, and its employees;
e. Indicate that the Certificate has been issued in connection with the contract;
f. Indicate the amount of any deductible or self-insured retention applicable to all coverages;

g. State that the deductible or self-insured retention is the responsibility of the Design-Builder; and

h. Identify the name and address of the Certificate holder as:

Hillsborough County Aviation Authority
Attn.: Chief Executive Officer
Tampa International Airport
Post Office Box 22287
Tampa, Florida 33622;

If requested by the Owner, the Design-Builder will, within 15 days after receipt of written request from the Owner, provide the Owner, or make available for review, a certified complete copy of the policies of insurance. The Design-Builder may redact those portions of the insurance policies that are not relevant to the coverage required by the contract. The Design-Builder will provide the Owner with renewal or replacement evidence of insurance, acceptable to the Owner, prior to expiration or termination of such insurance.

G. Deductibles, Self-Insurance, Alternative Risk or Insurance Programs:

1. All deductibles, as well as all self-insured retentions and any alternative risk or insurance programs (including, but not limited to, the use of captives, trusts, pooled programs, risk retention groups, or investment-linked insurance products), must be approved by the Owner's General Counsel and Executive Vice President of Legal Affairs or designee. The Design-Builder agrees to provide all documentation necessary for the Owner to review the deductible, self-insurance or alternative risk or insurance program.

2. The Design-Builder will pay on behalf of the Owner, members of the Owner's governing body, the Owner's officers, volunteers, agents and its employees and to the extent required by the Florida Department of Transportation Grant Agreement, any deductible, self-insured retention (SIR), or difference from a fully insured program which, with respect to the required insurance, is applicable to any claim by or against the Owner, or any member of the Owner's governing body, or any officer, volunteer, agent, or employee of the Owner.

3. The contract by the Owner to allow the use of a deductible, self-insurance or alternative risk or insurance program will be subject to periodic review by the Director of Risk Management. If, at any time, the Owner deems that the continued use of a deductible, self-insurance, or alternative risk or insurance program by the Design-Builder should not be permitted, the Owner may, upon 60 days' written notice to the company, require the Design-Builder to replace or modify the deductible, self-insurance, or alternative risk or insurance program in a manner satisfactory to the Owner.

4. Any deductible amount, self-insurance, or alternative risk or insurance program's retention will be included and clearly described on the Certificate prior to any approval by the Owner. This is to include fully insured programs as to a zero deductible per the policy. Owner reserves the right to deny any Certificate not in compliance with this requirement.

5. To the extent required by Florida Department of Transportation Public Transportation Grant Agreement, the commercial general liability may not be subject to a self-insured retention. Subject to approval by the Owner under sub-paragraphs 1-4 above, the commercial general liability may contain a deductible, provided that such deductible shall be paid by the named insured.

H. Design-Builder's Insurance Primary:

The insurance required by the contract will apply on a primary and non-contributory basis. Any insurance or self-insurance maintained by the Owner will be excess and will not contribute to the insurance provided by or on behalf of the Design-Builder.

To the extent required by Florida Department of Transportation Public Transportation Grant Agreement, the coverage afforded to the Florida Department of Transportation as an additional insured under the Commercial General Liability policy shall be primary coverage.

I. Incident Notification:

In accordance with the requirements of Standard Procedure S250.02, the Design-Builder will promptly notify the Airport Operations Center (AOC) of all incidents involving bodily injury, property damage, data breach, security breach, ransomware (data theft), or an extortion threat occurring on Authority-owned property, tenant owned property or third party property.

J. Customer Claims, Issues, or Complaints:

In addition to complying with all terms outlined in Standard Procedure S250.02, all customer claims, issues, or complaints involving property damage, bodily injury, theft, or an extortion threat related to the Design-Builder will be promptly handled, addressed and resolved by the Design-Builder.

The Design-Builder will track all customer claims, issues, or complaints involving property damage or bodily injury and their status on a Claims Log available for review, as needed, by Risk Management. The Claims Log should include a detailed report of the incident along with the response and/or resolution. Risk Management has the option to monitor all incidents, claims, issues or complaints where the Owner could be held liable for injury or damages.

K. Applicable Law:

With respect to any contract entered into by the Owner with a value exceeding $10,000,000, if any required policy or program is: (i) issued to a policyholder outside of Florida or (ii) contains a "choice of law" or similar provision stating that the law of any state other than Florida shall govern disputes concerning the policy, then such policy or program must be endorsed so that Florida law (including but not limited to Part II of Chapter 627 of the Florida Statutes) will govern any and all disputes concerning the policy or program in connection with claims arising out of work performed pursuant to the Contract. The Design-Builder will ensure that all contractors, subcontractors, suppliers, consultants, and subconsultants at each tier are contractually bound and remain in compliance with this provision.

L. Waiver of Subrogation:

The Design-Builder, for itself and on behalf of its insurers, to the fullest extent permitted by law without voiding the insurance required by the Contract, waives all rights against the Owner, members of the Owner's governing body and the Owner's officers, volunteers, agents and its employees, as well as the State of Florida, Department of Transportation, including the Department's officers and its employees for damages or loss to the extent covered and paid for by any insurance maintained by the Design-Builder. The Design-Builder shall require all contractors, subcontractors, suppliers, consultants and subconsultants at each tier for themselves and their insurers, to the fullest extent permitted by law without voiding the insurance required by the Contract, to waive all rights against the Owner, members of the Owner's governing body and the Owner's officers, volunteers, agents and its employees, as well as the State of Florida, Department of Transportation, including the Department's officers and its employees for damages or loss to the extent covered and paid for by any insurance maintained by the Design-Builder to the extent covered and paid for by any insurance maintained by the Design-Builder's contractors, subcontractors, suppliers, consultants and subconsultants at each tier. The Design-Builder shall further require that all contractors, subcontractors, suppliers, consultants, and subconsultants at each tier include the following in every contract and on each policy the following:

"Hillsborough County Aviation Authority, members of the Authority's governing body and the Authority's officers, volunteers, agents, and its employees, as well as the State of Florida, Department of Transportation, including the Department's officers and its employees are additional insureds for the coverages required by all policies as described above other than workers compensation and professional liability."

M. Design-Builder's Failure to Comply with Insurance Requirements:

1. Owner's Right to Procure Replacement Insurance

If, after the inception of this Contract, the Design-Builder or any of its contractors, subcontractors, suppliers, consultants, or subconsultants fails to fully comply with the insurance requirements of the Contract, in addition to and not in lieu of any other remedy available to the Owner provided by the Contract, the Owner may, at its sole discretion, procure and maintain on behalf of the Design-Builder, insurance which provides, in whole or in part, the required insurance coverage.

2. Replacement Coverage at Sole Expense of Design-Builder

The entire cost of any insurance procured by the Owner pursuant to this Attachment will be paid by the Design-Builder. At the option of the Owner, the Design-Builder will either directly pay the entire cost of the insurance or immediately reimburse the Owner for any costs incurred by the Owner, including all premiums, fees, taxes, and 15% for the cost of administration.

a. Design-Builder to Remain Fully Liable

The Design-Builder agrees to remain fully liable for full compliance with the insurance requirements in the Contract and shall require the same of all of its contractors, subcontractors, suppliers, consultants, and subconsultants at each tier. To the extent that there is any exclusion, deficiency, reduction, or gap in a policy which makes the insurance more restrictive than the coverage required, the Design-Builder agrees to remain responsible and obligated to make the Owner whole as if the Design-Builder and all of its contractors, subcontractors, suppliers, consultants, and subconsultants at each tier fully met the insurance requirements of the contract.

b. Owner's Right to Terminate, Modify, or Not Procure

Any insurance procured by the Owner is solely for the Owner's benefit and is not intended to replace or supplement any insurance coverage which otherwise would have been maintained by the Design-Builder or by any of its contractors, subcontractors, suppliers, consultants, or sub-consultants at each tier. Owner is not obligated to procure any insurance pursuant to these requirements and retains the right, at its sole discretion, to terminate or modify any such insurance which might be procured by the Owner pursuant to this Attachment.

ATTACHMENT 4
Affidavit of Compliance with Anti-Human Trafficking Laws

Concessions Space Redevelopment and Airline Club Space Development

In accordance with Section 787.06(14), Florida Statutes, the undersigned, on behalf of the <company> listed below ("Company"), hereby attests under penalty of perjury that:

1. <Company> does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking".

The undersigned is authorized to execute this Affidavit on behalf of <Company>.

Date: _____, 20___ Signed: _____

Entity: _____ Name: _____

Title: _____