CONTRACT# AIR/220118

CITY OF OCALA
CONTRACT WORK ORDER

WORK ORDER NUMBER # 25-01

EFFECTIVE DATE: June 1st, 2025

Contract Manager
Approval/Initials

Project Title: DESIGN SERVICES FOR A12 SITE PREPARATION PROJECT

To: *Infrastructure, Consulting and*
5550 W. Idlewild Avenue - Suite 115
Tampa, Florida 33634
813-330-2701

Attn: *Mr. Doug Hambrecht, P.E.* doug.hambrecht@ice-eng.com

FUNDING SOURCE: 341-334-000-000-09-33401
451-099-999-542-81-99800

EXPENDITURE ACCOUNT NUMBER:
341-050-724-542-54-31010 (FDOT)
451-027-724-542-54-31010 (Airport)

In accordance with your executed City Agreement, you are hereby authorized to commence the work outlined in the attached scope of work. The approved work order amount as a maximum limiting amount shall not to exceed **$147,741**.

Requested By: _____ **Date:** 6/10/2025
Department Director

Approved By: _____ **Date:** _____
City Council President

July 1, 2025

Infrastructure Consulting and Engineering
5550 W. Idlewild Avenue - Suite 115
Tampa Florida 33634
P 813-330-2701

RE: PROPOSAL FOR DESIGN SERVICES FOR A12 SITE PREPARATION PROJECT (Rev 4)

Dear Mr. Grow,

Infrastructure Consulting & Engineering, LLC (ICE) is pleased to submit the revised detailed scope of work and fee proposal for the A-12 Site Preparation Project at Ocala International Airport. We are excited to collaborate with you on this essential project, aimed at enhancing the operational capabilities and infrastructure of the airport. Our project involves engineering services for the preparation and grading of earthwork required for future hangars and aprons project at the airport. Our team will ensure that the foundation and grading are optimally designed to support aircraft operations efficiently.

The **scope of work** includes conducting comprehensive topographic surveys and soil investigations to evaluate existing conditions and terrain, and developing detailed engineering designs encompassing earthwork plans, drainage systems, utility connections, storm sewer conveyance, taxilane pavement connections, electrical connections, and hangar layout analysis. We will also prepare specifications and guidelines for earthwork activities, including cut and fill requirements, grading, and compaction standards. Construction plans shall consist of mass grading of site, clearing limits, pond expansion, taxilane pavement, drainage inlets and structures, utilities (water, sewer, and electric).

Our **proposed fee** for these services is $147,741.75. This fee covers all tasks and services detailed in our scope, including biweekly review meetings and comprehensive project management. We have structured our fees to provide maximum value and efficiency, ensuring that all aspects of the project are managed effectively.

ICE is committed to delivering this project with the highest standards of quality, efficiency, and professionalism. We look forward to the opportunity to work with Ocala International Airport on this development project. Thank you for considering our proposal. Please do not hesitate to contact me if you have any questions or require further information.

Thank you for considering our proposal. We look forward to the opportunity to work with you on this important project. Please feel free to contact me directly at 813-330-2704 or via email: doug.hambrecht@ice-eng.com if you have any questions or require further information.

Sincerely,

Doug Hambrecht, PE
Project Manager

EXHIBIT A – SCOPE OF WORK

A12 SITE PREPARATION PROJECT

OCALA INTERNATIONAL AIRPORT

PROJECT OVERVIEW

The Ocala International Airport (the "Client") has commissioned Infrastructure Consulting and Engineering (ICE), PLLC to provide engineering services for the preparation and grading of earthwork required for future hangars and aprons project at the airport. This project aims to ensure the proper foundation and grading necessary to accommodate aircraft and enhance operational capabilities.

SCOPE OF WORK

1. Site Assessment/Geotechnical Investigation and Surveys:

Conduct a comprehensive site assessment to evaluate the existing conditions and terrain of the A12 parcel. This includes:

a. **Topographic Surveys:** Perform detailed topographic surveys to map out the terrain, identifying all natural and man-made features. This data will be crucial for planning and design.
b. **Geotechnical Investigations:** Conduct soil and subsurface investigations to understand soil composition, bearing capacity, and other geotechnical properties. This will help in determining the suitability of the soil for construction and in planning the necessary earthwork.

2. Engineering Design:

Develop a detailed engineering design that outlines the earthwork requirements for the A12 parcel. This includes:

a. **Earthwork Design:** Create a comprehensive earthwork plan that ensures proper foundation and grading for the proposed hangars. The design will address:
b. **Drainage:** Plan for effective drainage systems to manage surface water and prevent erosion.
c. **Utility Connections:** Design the extension of the mainline water and sewer utilities to the project site, including the necessary infrastructure to accommodate future connections. Provide individual stub-outs from the extended mainlines for each proposed hangar layout, ensuring compliance with local codes and regulations. This will include coordinating with utility providers to determine the appropriate capacity and alignment for the extensions, as well as preparing detailed plans for the installation of stub-outs to support future hangar developments.

d. **Storm Sewer Conveyance:** Design storm sewer systems to convey runoff into existing ponds, managing water flow and reducing flood risk.
e. **Pavement Taxilane Connection:** Design a taxilane connection to integrate with existing airport infrastructure. This component will be bid as a separate add alternate.
f. **Electrical Connections:** Plan electrical connections for the hangars, ensuring they meet operational needs and safety standards.
g. **Hangar Layout Analysis:** Analyze and suggest revisions to the hangar layout to accommodate existing utilities, particularly the force main line beneath the 80x80 hangars at A12.
h. **Permitting:** Prepare and submit for utility permits including FDEP (water and sewer), City Public Works, City Electric. Stormwater drainage permits will be obtained through SWFWMD for the finished anticipated impervious surface to make the site shovel ready.

3. Earthwork Planning and Specifications:

Prepare detailed specifications and guidelines for the earthwork activities, including:

a. **Material Recommendations:** Provide recommendations for suitable earthwork materials and technical specification to ensure quality and availability.
b. **Propose contours** to provide a grading plan that allows building & taxiway future construction w/ minimal re-work.

4. Clearing and Grubbing Determination

Develop a plan for clearing and grubbing the site to prepare it for construction. This includes:

a. **Area Determination:** Identify and delineate areas that require clearing and grubbing based on the grading plan.
b. **Generating DTM and Cut/Fill report:** Generating DTM and Cut/Fill report.

5. Cut and Fill Calculations:

Perform detailed calculations to determine the volume of material that needs to be cut and filled. This is essential for:

a. **Material Estimation:** Accurately estimating the quantities of material required through civil3D and DTM surfaces, which is crucial for budgeting and procurement.
b. **Earthwork Tables:** Develop a table for cut, fill, shrinkage, borrow, etc..

6. Progress Reporting, Coordinating and Documentation:

Maintain regular communication with the Client through detailed progress reports. This includes:

a. **Work Completed:** Documenting the work completed to date.

b. **Schedule Updates:** Providing updates on the project schedule and any adjustments needed.
c. **Meetings & Coordination:** Progress review meetings with the airport/ City and miscellaneous coordinating with authorities.

7. Technical Specifications:

Develop comprehensive technical specifications for the project, including:

a. **Construction Specifications:** Detailed construction specifications in accordance with FAA Standard Specifications AC150/5370-10H.
b. **Compliance Requirements:** Ensuring all specifications meet the relevant industry standards, local codes, and regulations.

8. Cost Estimate

Provide a detailed cost estimate for the entire project, including:

a. **Construction Costs:** Estimating the costs for all construction activities.
b. **Budget Management:** Project management to ensure the project stays within the allocated budget.

PROJECT DELIVERABLES

1. Plans
   - Cover Sheet
   - Project Layout and Access Routes Plan
   - Phasing and Safety Plans
   - General Notes
   - Survey Control Plan
   - Existing Conditions Plan
   - Clearing and Grubbing Plan
   - Erosion Control Plan
   - Earthwork and Grading Plan
   - Utilities Plan
   - Miscellaneous Details

2. Project Manual
   - Bid Form
   - Technical Specifications
   - Geotechnical Report
   - Scope of Work

SCOPE OF WORK TASKS

1. Project Management
   Oversee and manage the entire project to ensure it is completed on time, within budget, and to the required quality standards. This includes:

   - **Project Planning**: Develop a comprehensive project plan outlining the schedule, resources, and tasks.
   - **Coordination**: Coordinate with all stakeholders, including contractors, subcontractors, and the Client, to ensure smooth project execution.
   - **Quality Control**: Implement quality control measures to ensure all work meets the required standards and specifications.
   - **Risk Management**: Identify potential risks and develop mitigation strategies to minimize their impact on the project.
   - **Reporting**: Provide a project report summarizing the work completed, challenges faced, and solutions implemented.

2. Survey & Data Collection
   Includes a comprehensive topographic survey of the entire project area. The survey will Identify any significant natural or man-made features, such as drainage patterns, utility lines, structures, and vegetation. Additionally, this task will include soil and subsurface investigations to understand soil composition, bearing capacity, and other geotechnical properties. The survey will include the generation of a legal description for the surveyed parcels.

3. 50% Design Plans
   Description: The 50% design phase for the Ocala International Airport apron project, as outlined in the provided project overview and scope of work, involves advancing the engineering design to a level of approximately 50% completion. During this phase, various plans, technical specifications, and documentation will be developed to provide a more detailed framework for the project.
   Deliverables:
   - Cover Sheet
   - Project Layout and Access Routes Plan
   - Phasing and Safety Plans
   - General Notes
   - Survey Control Plan
   - Existing Conditions Plan
   - Clearing and Grubbing Plan
   - Erosion Control Plan

4. Permitting
   Submit and obtain all necessary permits for the project. This includes:

   - **Permitting:**

     i. City of Ocala permit for tree clearing and disturbance.
     ii. Southwest Florida Water Management District Environmental Resource Permit: Design project for all proposed impervious surfaces, plus a percent contingency for water treatment and attenuation on site. This will most likely involve an expansion of the existing conveyance ponds located between the existing taxiway "A" and the proposed developments.
     iii. City of Ocala Utilities: Utilize city details for connections and new construction (pipes, manholes, etc.) and apply for and coordinate permit applications.
     iv. Department of Environmental Protection (DEP): Prepare and submit permit applications and plans for constructing a domestic wastewater collection/transmission system and constructing wastewater not for general permit for construction of water main extensions for PWSs.

   - **Permit Applications:** Prepare and submit permit applications, including all necessary documentation.
   - **Coordination:** Coordinate with regulatory agencies to facilitate the permitting process.

5. 100% Design Plans
   Description: The 100% design stage is the culmination of the design process for a construction project. During this stage, all design elements are finalized to the highest level of detail before moving on to the construction phase.
   Deliverables:
   - Cover Sheet
   - Project Layout and Access Routes Plan
   - Phasing and Safety Plans
   - General Notes
   - Survey Control Plan
   - Existing Conditions Plan
   - Clearing and Grubbing Plan
   - Erosion Control Plan
   - Earthwork and Grading Plan
   - Utilities Plans and Details
   - Miscellaneous Details
   - Project Technical Specifications

6. Cost Estimate
   Description: Provide a detailed cost estimate for the entire project, including:

   - **Construction Costs**: Estimating the costs for all construction activities.
   - **Budget Management**: Offering solutions to ensure the project stays within the allocated budget.

PROJECT SCHEDULE

The project schedule will be established in collaboration with the Client and will consider key milestones, deadlines, and any time-sensitive factors related to airport operations.

Preliminary Design Schedule:

Task	Start Date	End Date	Duration (Weeks)
Project Kickoff and Planning	1-Feb-25	7-Feb-25	1
Survey and Data Collection	8-Feb-25	7-Mar-25	4
50% Design Completion	8-Feb-25	20-Mar-25	6
90% Design Completion	21-Mar-25	17-Apr-25	4
Permitting	18-Apr-25	29-May-25	6
100% Design Completion	18-Apr-25	8-May-25	3
Bidding Documents Preparation	9-May-25	29-May-25	3
Bid Solicitation and Evaluation	30-May-25	19-Jun-25	3
Contract Award and Execution	20-Jun-25	3-Jul-25	2
Pre-Construction Preparation	4-Jul-25	17-Jul-25	2

BUDGET

Refer to Exhibit B for the detailed fee table.

CONCEPT SKETCH

Refer to Exhibit “C”.

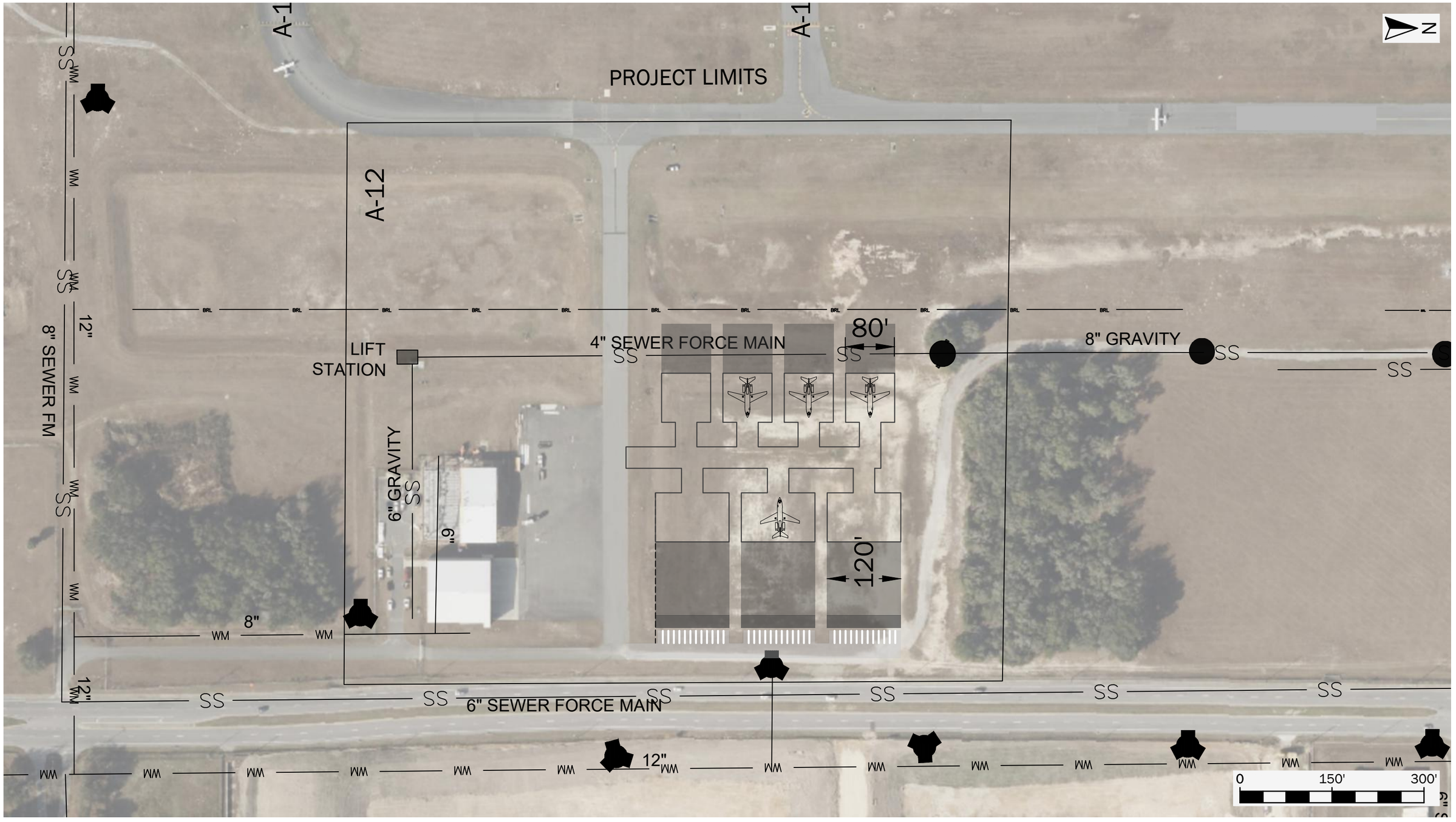


EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

SUMMARY

MANHOUR AND FEE ESTIMATE

		TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	TASK 7	TASK 8	TOTAL
CLASSIFICATION	RATES	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	**HOURS**
Senior Project Manager	$317.30	0	0	0	0	0	3	2	0	**5**
Project Manager A	$204.72	0	38	5	1	3	8	4	8	**67**
Project Manager B	$182.85	0	0	0	4	0	2	3	0	**9**
Engineer A	$211.54	3	102	15	2	8	3	24	8	**165**
Engineer B	$112.58	0	24	0	4	0	0	1	0	**29**
Designer	$135.23	32	72	4	0	0	0	0	0	**108**
Admin	$75.55	12	10	0	6	4	10	6	4	**52**
TOTAL HOURS		47	246	24	17	15	26	40	20	**435**
TASK COST		$5,868.58	$42,550.42	$4,737.62	$2,262.82	$2,608.68	$4,345.48	$7,644.87	$3,632.28	**$73,650.75**
Subconsultant										
Cal-Tech **		$11,975.00								**$11,975.00**
RM Barrineau (Survey)		$10,325.00								**$10,325.00**
Avcon (Utilities)		$51,791.00								**$51,791.00**
TOTAL EXPENSES		$74,091.00								**$74,091.00**
TOTAL COSTS		**$79,959.58**	**$42,550.42**	**$4,737.62**	**$2,262.82**	**$2,608.68**	**$4,345.48**	**$7,644.87**	**$3,632.28**	**$147,741.75**

**DBE = 8.11%

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 1 - Site Assessment/Geotechnical Investigation and Surveys

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Site Assessment/Geotechnical Investigation and Surveys								
Subconultant Coordination		4		1		16	8	29
Topographic Surveys Processing				1		12	2	15
Geotechnical Investigations Engineering Review				1		4	2	7
Total Hours:	0	0	0	3	0	32	12	47

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 2 - Engineering Design

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Earthwork Design		2		2			2	6
Drainage		16		8	24		4	52
Storm Sewer Conveyance		2		24			1	27
Pavement Taxilane				22			1	23
Geometry Layout		4		18		16		38
Typical Section		4		6		20		30
Cross Sections				4		20		24
Details		8		2		16		26
Hangar Layout Analysis		2		16			2	20
Permitting	2	20		40		60	1	123
Total Hours:	0	38	0	102	24	72	10	246

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 3 - Earthwork Planning and Specifications

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Earthwork Planning and Specifications								
Grading/ Contours		4		12		4		20
Material Recommendations		1		3				4
Total Hours:	0	5	0	15	0	4	0	24

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 4 - Clearing and Grubbing Determination

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Clearing and Grubbing Determination								
Area Determination		1		2				3
Generating DTM			4		4		6	14
Total Hours:	0	1	4	2	4	0	6	17

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 5 - Cut and Fill Calculations

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Cut and Fill Calculations								
Material Estimation		2		6			2	10
Cost Estimation		1		2			2	5
Total Hours:	0	3	0	8	0	0	4	15

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 6 - Progress Reporting, Coordination and Documentation

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Progress Reporting, Coordination and Documentation								
Work Completed	1	2		3			2	8
Schedule Updates	1						4	5
Quality Control	1		2					3
MeetIngs and Coordinating with Authorities, City, Airport		6					4	10
Total Hours:	3	8	2	3	0	0	10	26

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 7 - Technical Specifications

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Technical Specifications								
Construction Specifications	2	4		24			2	32
Compliance Requirements			3		1		4	8
Total Hours:	2	4	3	24	1	0	6	40

EXHIBIT B

A-12 SITE PREPARATION

OCALA INTERNATIONAL AIRPORT

TASK 8 - Cost Estimate

MANHOUR AND FEE ESTIMATE

Item/Task Description	Senior Project Manager	Project Manager A	Project Manager B	Engineer A	Engineer B	Technician	Admin	Total Hours
Cost Estimate								
Construction Costs		4		8			4	16
Budget Management		4						4
Total Hours:	0	8	0	8	0	0	4	20

Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

P.O. Box 1625 • Lake City, FL 32056
Tel. (386) 755-3633 • Fax (386) 752-5456

450 SR 13N, Suite 106-308, Jacksonville, FL 32259
Tel. (904) 381-8901 • Fax (904) 381-8902

May 22, 2025

Mr. Maram Aldada, P.E.
Infrastructure Consulting & Engineering
5550 W. Idle Wild Avenue, Suite 115
Tampa, Florida 33634

RE: Proposal for Geotechnical Eng. Exploration & Soil Field Permeability Testing
Ocala International Airport-A 12 Site Development
Ocala, Florida

Dear Mr. Maram Aldada, P.E.,

Cal-Tech Testing, Inc. (CTTI) is pleased to submit this proposal to conduct a geotechnical engineering exploration and soil field permeability testing for the proposed new A 12 Site Development at the Ocala International Airport in Ocala, Florida.

SITE & PROJECT INFORMATION

Based on the information in your request for proposal and provided Geotech Exhibit, the site is a vacant area of the airport property scheduled for construction of the A 12 Site Development.

SCOPE OF SERVICES

Per your request, the scope of services will consist of drilling 12 Standard Penetration Test (SPT) borings for the proposed hangar development 15 ft. deep (10 for the hangars, 2 for storm ponds). We will drill 4 Standard Penetration (SPT) borings 10 ft. deep for the apron / pavement areas. In addition, we will perform field soil permeability testing next to the stormwater infiltration borings, bulk-sample near-surface soils from two (2) locations of the aprons / paved areas for determination of the subgrade California Bearing Ratio (CBR) and cut cores at two (2) locations as directed.

The boring locations will be laid out by our field crew from GPS coordinates obtained by superposing the provided exhibit on a web-available mapping system using a hand-held device.

We will contact the Sunshine State One-Call System to mark out the underground utilities prior to drilling the SPT borings.

At completion, each borehole will be backfilled with soil cuttings and the soil samples will be delivered to our laboratory for examination and classification by our geotechnical engineer in general accordance with the Unified Soil Classification System.

At completion of the field and laboratory work, we will prepare a report presenting the subsurface soil conditions at the explored locations along with the soils' saturated Hydraulic Conductivity, depth to confining layer, Fillable Porosity and estimated Seasonal High Groundwater Table along with our geotechnical engineering recommendations for design and construction of the proposed taxiway.

ESTIMATED FEE

Based on the proposed scope of services and presuming site accessibility to our personnel/equipment with no anticipated delays (trees and vegetation clearance by others), the fees for our geotechnical engineering exploration are as follows:

Activity	Geotechnical Engineer	Project Manager	Eng. Tech Level 1	Eng. Tech Level 2	Administration	Total
	$125.00	$135.00	$65.00	$75.00	$55.00	-
Mobilization	5	2	4	3	3	$1,470.00
SPT Borings	8	8	10	6	2	$3,290.00
Pavement Cores		2	2	0	1	$455.00
Lab. Soil Testing	5		6	5	2	$1,500.00
Lab. CBR Testing	1	1	6	5	1	$1,080.00
Field Perm. Tests	4	1	2	1	1	$895.00
Management		3			2	$515.00
Eng. & Report	10	8			6	$2,660.00
Administration					2	$110.00
					Total	$11,975.00

Schedule
We anticipate that our field work will encompass 3 working days. Our report should be issued within 5 working days of completion of the field and laboratory work.

Limitations
The soil borings detailed in this proposal presumes standard geotechnical drilling and does not include provisions for drilling through or into environmentally contaminated material.

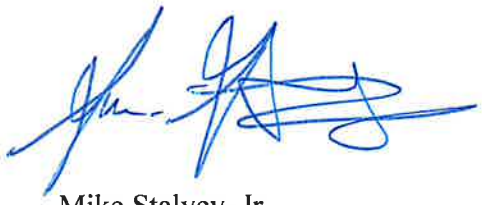
Authorization
If this proposal is acceptable, please sign below and return it to our office. A sub-contract agreement will also be sufficient as authorization.

Closing

CTI appreciates the opportunity to provide this proposal, and we look forward to serving you on this and future projects. Should you have any questions concerning this proposal or the services proposed, please do not hesitate to contact me at our Lake City, FL office (386) 755-3633.

Sincerely,

Cal-Tech Testing, Inc.



Ivan E. Marcano, P.E.
Sr. Geotechnical Engineer

Mike Stalvey, Jr.
Vice-President

Proposal for Geotechnical Engineering Exploration & Soil Field Permeability Testing-Ocala International Airport, A 12 Site Development, Ocala, Florida	
Name of Representative (Print)	Date:
Title:	
Representative Signature:	

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Reginald M. Barrineau, P.S.M., Founded 1988

Oakhurst Professional Park + 1309 S.E. 25th Loop + Suite 103 + Ocala, Florida 34471
PHONE (352) 622-3133 + **FAX** (352) 369-3771 + rmbarrineau.com

Revised February 18, 2025

Maram Aldada, PE
Infrastructure Consulting & Engineering
5550 W. Idlewild Ave., Suite 115
Tampa, FL 33634

RE: Proposal for Topographic Surveying Services for Hangar 12A and Sketches of Descriptions for 7 Buildings within the Project Limits, Ocala International Airport

Dear Maram:

Thank you for your request. R.M. Barrineau and Associates Inc. has revised the proposal for surveying services for the above-listed project in Ocala, Marion County, Florida. The following Scope of Services is based on your request.

Scope of Services:

1)Topographic Surveying Services: Fee: $ 6650.00

- The services will be completed in accordance with the Standards of Practice for Professional Surveyors and Mappers, as set forth in the Florida Administrative Code and City of Ocala Land Development Code Standards. The project limits will be for hangar 12A.
- Prepare metes and bounds description for Project Limits of 12A.
- Set corners for Hangar 12A.
- Elevation grid will be 25’ X 25’ and all grade breaks, and elevation changes.
- Horizontal and vertical location of existing above ground improvements and evidence of subsurface utilities, inverts, pipes, rims; including underground utilities marked by others and/or as-built data.
- Location of trees 4” and larger.
- Horizontal control will be established by the Florida West State Plane Coordinate System and depicted on Map of Survey.
- Vertical control will be established by and tied to NAVD 88.
- TBM’s will be set on site and referenced on Survey.
- Certified PDF print and CAD DWG 2023 FILE.

2)Sketches of Descriptions: Fee: $ 3675.00

- Prepare metes and bounds descriptions for 7 buildings, with Sketches.
- If owner furnishes building numbers, each Sketch will be numbered accordingly.

Schedule for Surveying Services:
Estimated to be completed 4 weeks from notice to proceed.

Terms of this proposal are valid for 30 days from date of proposal. If you have any questions regarding the proposal, please do not hesitate to contact our office. If the terms are acceptable, please email authorization to proceed and we will schedule the project. An invoice will be submitted upon completion of the project, with payment due in 30 days. Thank you for the opportunity to submit a proposal for this project.

	Professional Surveyor and Mapper	Field Crew	CAD technician	Survey Technician	Admin	Total
	$145.00	$140.00	$80.00	$80.00	$45.00	
Field Work	6	27			6	$4,920.00
CAD work	2		10	8		$1,730.00
Metes and Bounds	3		20	16	8	$3,675.00
					Total =	$10,325.00

Sincerely,
Diane Barrineau
Diane Barrineau, CFO
R.M. Barrineau and Associates, Inc.

AVCON, INC.
Engineers & Planners

5555 E. Michigan St., Suite 200
Orlando, Florida 32822
Phone: (407) 599-1122
Fax: (407) 599-1133
www.avconinc.com

July 24, 2024
Revised September 4, 2024
Revised July 2, 2025

Mr. Doug Hambrecht, P.E. c/o Daniel Elsea, AAE
Infrastructure Consulting and Engineering, PLLC
5550 W. Idlewild Avenue, Suite 115
Tampa, Florida 33634

Via Email:
daniel.elsea@ice-eng.com

Reference: **Proposal for Design and Permitting**
OCF Parcel A12 Hangar Utilities
AVCON Project 2024.0262.01

Dear Mr. Elsea:

We want to thank you for the opportunity for our involvement with the above subject project related to the Ocala International Airport (OCF) Parcel A12 Hangar Utilities, specifically related to the Potable Water, Sanitary Sewer, and Electrical Utilities. We are pleased to provide you with this Scope of Work and Fee Proposal to provide AVCON's services as described in the attached Exhibit E – Scope of Services.

Compensation:

AVCON, INC. proposes to perform the services outlined for this assignment as detailed in the attached Tables, and as follows:

Design and Permitting	**$ 49,296.00**
Expenses	**$ 2,495.00**
TOTAL LUMP SUM FEE	**$ 51,791.00**

We have attempted to be as complete in this proposal as possible, and we trust that the above will meet with your approval. We would be glad to discuss this at your convenience, and to address any questions or comments.

Thank you for your consideration of AVCON for this important project. We look forward to working with you on this and other future assignments.

Sincerely,

AVCON, INC.

Robert Palm, P.E.
Senior Project Manager

Attachments: Exhibit E – Scope of Services
Designer's Compensation Breakdown of Fees
OCF Parcel A12 Aerial Exhibit

CITY OF OCALA
OCALA INTERNATIONAL AIRPORT
DESIGN, PERMITTING, AND CONSTRUCTION OF
PARCEL A12 HANGARS UTILITIES
SEPTEMBER 4, 2024
EXHIBIT E – SCOPE OF WORK

1. **General Project Description** The Ocala International Airport (OCF) has planned hangar developments on Parcel A12 with access ofF SW 60th Avenue on the East side of the airport. Current Concept Plans depict three large size and four medium size hangars on Parcel A12. These concepts are subject to change.

   This proposal consists of engineering design and permitting of potable water, sanitary sewer, and electrical power utility services for the hangar developments. Also included are the design and permitting for utility relocations and adjustments due to conflicts with the proposed developments.

   General Project submittals will be made at the 60%, 90%, and 100% design phases, after the Hangar Layout has been finalized. Submittals will generally include Drawings, Technical Specifications, Engineer's Estimate of Probable Construction Costs, and Engineer's Report, all in PDF format. Drawing files may be made in AutoCAD as well.

2. **Exhibit E General Description:** AVCON, INC. (AVCON) is a sub-consultant to Infrastructure Consulting & Engineering, PLLC. (ICE), and AVCON will be performing their services as depicted on ICE Exhibit "Potential Hangar Development" (attached to this SOW). This Exhibit depicts the general atlas of potable water and sanitary sewer services available in the area. Primary Electrical Power is also generally known to be available along the SW 60th Avenue corridor.

   The following assumptions are made. 1) Adequate water supply and pressure is available at the connections to potable water facilities on SW 60th Avenue, and/or airport property, for the hangar developments, (individual domestic water services to each hangar, fire sprinkler supply, and fire hydrants). 2) This SOW does not include any supplemental water pumping systems, or potable water treatment systems. 3) This SOW does not include determination of Needed Fire Flow (NFF) for the Hangars, nor the design of any wet-sprinkler or fire-foam suppression systems.

   4) The above referenced Exhibit depicts both lift station, force main and sanitary gravity sewers within the development areas. If a lift station will be required, this will be considered a contingency task. Based on the conceptual hangar layout, this SOW does include utility adjustments for wastewater elements.

   5) Potable Water and Wastewater design shall be in accordance with Ocala Utilities Technical Specifications and Standard Details, compiled by AVCON.

6) It is presumed Primary Electrical Power will be designed and provided by Ocala Electric from the source points, to the proposed parcel transformers. AVCON will depict the selected route for primary power (overhead or underground) on the drawings. Electrical loads and transformer sizing will be by others based on the aggregate needs of the hangars. It is also presumed Primary Power will be 3-phase. AVCON will design the route and sizing of duct banks for secondary power from the transformers to the hangar points of service within 5-feet of the structures. Electrical design shall be in accordance with Ocala Electric Specifications and Drawing Details.

7) AVCON design drawings will be prepared on site plan AutoCAD Civil 3D files prepared by ICE. Plan views shall be at a scale no smaller than 1" = 40' on 11" x 17" paper prints, (1" = 20' on 22" x 34" paper plots). Accordingly, other than general drawings and detail drawings, utility profiles will not be submitted for the 60% phase submittal.

8) Survey and Geotechnical Investigations will be subcontracted out separately by ICE, and these drawing files and reports will be furnished to AVCON to facilitate utility design. It is assumed that, at tie-in locations, and where utilities are otherwise present in the project corridor, survey will include existing utility designations and sub-surface utility explorations (SUE), for the design of utility conflict analysis and resolution. This shall include the force main depicted on the west side of SW 60th Avenue, and the water main survey and SUE on the east side of SW 60th Avenue for parcel A12, for a potential Jack and Bore and water main crossing to the site.

3. Specific SOW Tasks:

Task 1 - Project Initiation and Overall Project Management (PM). This task includes administrative and project management tasks to establish, process, and execute sub-contracts, set up project files, project reporting and billing, and for overall project management for the duration of the design and permitting phases. Exclusive of submittal review periods, the design phases are anticipated to be an overall 16-week duration, with 1 hour of general PM effort required per week.

Task 2 – AVCON will attend and participate in a virtual project kick-off meeting with ICE, Ocala International Airport (OCF) and City of Ocala. The purpose of the meeting will be to introduce the key project stakeholders and other contacts, verify project scopes, schedules, and budgets, to discuss overall project requirements, and for an opportunity for open discussion. Other invitees may include Ocala Utility Department Staff, Ocala Electric, FDOT, SJRWMD, and other stakeholders.

Task 3 – AVCON will perform an investigative site visit to observe and photo-document above grade utility features to reinforce design aids (e.g. valve boxes, backflow preventers, manholes, transformers, overhead electrical lines, etc.).

Task 4 – AVCON will perform data collection and review of pertinent data such as utility atlases, As-built and Record Drawings, GIS data, etc.

Task 5 – AVCON design will be in accordance with Ocala Utility Department Engineering Standards and Detail Drawings, and Ocala Land Development Code Standards.

Task 6 – AVCON will evaluate and calculate domestic service flow demands for water and sanitary sewer systems for permitting. Assumptions used for these analyses will be coordinated with ICE, OCF, and the City of Ocala for concurrence. ICE shall furnish plumbing fixture summaries for each hangar.

Task 7 – AVCON will review and evaluate Survey and Geotechnical Investigations by other ICE Sub-consultants for utility design considerations.

Task 8 – AVCON will design the water mains, and water system services, backflow preventers, and meters for each individual hangar. Plumbing fixture summaries shall be furnished to AVCON, and NFF calculations are by others. AVCON will also design distribution and fire hydrant layouts for each parcel. The design will include conflict analysis and resolution between proposed water lines, and other existing and proposed utilities. It is noted that Ocala Utilities may require Master Meter Assemblies at the public Right-of-Way. OCF is to determine method of billing tenants, or submetering for each hangar.

Task 9 – AVCON will design sanitary sewer services for each individual hangar, including required hydraulic calculations. AVCON will design force main and gravity sewer utility adjustments for conflict analysis and resolution between the wastewater, and other existing and proposed utilities. AVCON will design Oil Water Separators (OWS) for the developments for standard floor drain treatment, however fire foam diversion and containment systems shall be by others, or may be provided as a supplement to this Proposal.

Task 10 (Contingency Task) – If it is determined to be required, AVCON will site and design a sanitary sewer lift station and force main to the nearest POC, in accordance with City of Ocala Utility Department Standards, as a supplement to this Proposal.

Task 11 – AVCON will coordinate with Ocala Electric for Primary Power Electrical Service to main transformer(s). Electrical loads and transformer sizing to be by others based on the aggregate hangar needs.

Task 12 – AVCON will design the secondary electrical service duct banks from the transformer to within 5-feet of the hangar POCs. It is presumed area lighting design will be by others using hangar building mounted lights. Mast pole mounted area light design is not included in this SOW, but it can be provided as a supplement to this Proposal.

Task 13 – AVCON will develop design Plans, Technical Specifications, Cost Estimates, and an Engineering Report for Utilities. These items will be developed for the 60%, 90%, and 100% submittal phases, after the hangar layouts have been finalized.

Task 14 – AVCON will perform internal Quality Assurance Reviews prior to submission of phase submittals to ICE and the Client. QA reviews are performed by senior associates not directly involved in in the design process. The QA review process will be documented and saved in the project files.

Task 15 – AVCON will attend and participate in virtual design review meetings at the 60%, 90%, and 100% submittal phases. Written responses to review comments on utilities will be prepared and submitted to ICE for distribution to the stakeholders.

Task 16 – AVCON will prepare a FDEP General Permit Application for Potable Water Transmission Main Construction, including attached Engineering Report and other supporting documents. This will be routed for Owner (permittee) and Utility Department signatures, and will be signed and sealed by the EOR and submitted to the Department for approval. Submission is estimated at the 90% design submittal phase.

Task 17 – If required, AVCON will prepare a FDEP General Permit Application for Construction of a Sanitary Sewer System, including attached Engineering Report and other supporting documents. This will be routed for Owner (permittee) and Utility Department signatures, and will be signed and sealed by the EOR and submitted to the Department for approval. Submission is estimated at the 90% design submittal phase.

Task 18 – Preparation of Final Issued For-Bidding Documents will be prepared post-100% comment responses. These will consist of the Utility Plans and Technical Specifications. The Documents will be electronically signed and sealed by the EOR, and delivered to the client to use for public bidding purposes.

Full Bidding Phase Services and Construction Administration Services are to be provided upon request, under a separate project supplement.

END OF EXHIBIT E SOW

EXHIBIT E
PROFESSIONAL SERVICES COMPENSATION

CITY OF OCALA - OCALA INTERNATIONAL AIRPORT (OCF)
DESIGN AND PERMITTING OF PARCEL A12 HANGAR UTILITIES

Position:	Principal		Project Manager		Senior Engineer		Project Engineer		Sr. CADD Designer		Administrative Asst.		Total		Avg Hr
Rate ($/Hour):	$252		$180		$163		$110		$103		$61				Cost
Basic Project Tasks															
Task 1.1 Project Initiation	0	$0	4	$720	0	$0	0	$0	0	$0	4	$244	8	$964	$120.50
Task 1.2 Overall Project Management	2	$504	24	$4,320	0	$0	0	$0	0	$0	4	$244	30	$5,068	$168.93
Task 2 Project Kick-off Meeting	0	$0	8	$1,440	0	$0	2	$220	0	$0	0	$0	10	$1,660	$166.00
Task 3 Investigative Site Visit	0	$0	8	$1,440	0	$0	6	$660	0	$0	0	$0	14	$2,100	$150.00
Task 4 As-builts and Other Records Data Collection and Review	0	$0	4	$720	0	$0	8	$880	0	$0	0	$0	12	$1,600	$133.33
Task 5 Ocala Utility Department and Land Development Code Standards Reviews	0	$0	4	$720	0	$0	6	$660	0	$0	0	$0	10	$1,380	$138.00
Task 6 System Calculations for Flow Demands	0	$0	2	$360	0	$0	6	$660	0	$0	0	$0	8	$1,020	$127.50
Task 7 Review and Incorporate Survey and Geotechnical Investigations Information	0	$0	0	$0	3	$489	3	$330	7	$721	0	$0	13	$1,540	$118.46
Task 8 Water Distribution System Design	0	$0	2	$360	4	$652	8	$880	0	$0	0	$0	14	$1,892	$135.14
Task 9 Wastewater System Design	0	$0	2	$360	4	$652	8	$880	0	$0	0	$0	14	$1,892	$135.14
Task 10 Contingency Lift Station and Force Main Design (Not included)	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	$0.00
Task 11 Ocala Electric Coordination for Primary Power Service to Transformers	0	$0	2	$360	6	$978	0	$0	0	$0	0	$0	8	$1,338	$167.25
Task 12 Secondary Electrical Service Design	0	$0	2	$360	8	$1,304	8	$880	0	$0	0	$0	18	$2,544	$141.33
Task 13.1 Develop Design Drawings (60%, 90%, 100%)	0	$0	8	$1,440	16	$2,608	24	$2,640	40	$4,120	0	$0	88	$10,808	$122.82
Task 13.2 Develop Technical Specifications(60%, 90%, 100%)	0	$0	6	$1,080	12	$1,956	0	$0	0	$0	12	$732	30	$3,768	$125.60
Task 13.3 Prepare Cost Estimates for Utilities (60%, 90%, 100%)	0	$0	2	$360	0	$0	8	$880	0	$0	0	$0	10	$1,240	$124.00
Task 13.4 Prepare Engineers Report for Utilities (60%, 90%, 100%)	0	$0	4	$720	8	$1,304	12	$1,320	0	$0	8	$488	32	$3,832	$119.75
Task 14 Design Phase Submittals Quality Assurance Reviews (60%, 90%, and 100%)	4	$1,008	4	$720	0	$0	0	$0	0	$0	0	$0	8	$1,728	$216.00
Task 15 Virtual Design Phase Submittal Review Meetings (60%, 90%, and 100%)	0	$0	4	$720	0	$0	4	$440	0	$0	0	$0	8	$1,160	$145.00
Task 16 Prepare and Submit FDEP General Permit Applications for Potable Water	0	$0	4	$720	0	$0	0	$0	4	$412	2	$122	10	$1,254	$125.40
Task 17 Prepare and Submit FDEP General Permit Applications for Sanitary Sewer	0	$0	4	$720	0	$0	0	$0	4	$412	2	$122	10	$1,254	$125.40
Task 18 Prepare and Submit Final EOR Signed and Sealed For-Bidding Documents	0	$0	4	$720	0	$0	0	$0	4	$412	2	$122	10	$1,254	$125.40
Totals for Basic Project Tasks	**6**	**$ 1,512**	**102**	**$ 18,360**	**61**	**$ 9,943**	**103**	**$ 11,330**	**59**	**$ 6,077**	**34**	**$ 2,074**	**365**	**$ 49,296**	**$ 135.06**

Direct Expenses		
Travel Expenses	Lump Sum	$490.00
Postage and Courier	Lump Sum	$250.00
Printing & Publishing Expenses	Lump Sum	$255.00
Fire Hydrant Flow Tests (2)	Lump Sum	$600.00
FDEP General Permit for Potable Water	Lump Sum	$650.00
FDEP General Permit for Wastewater	Lump Sum	$250.00
GRAND TOTAL DIRECT EXPENSES		**$2,495.00**

GRAND TOTAL ALL TASKS LABOR AND DIRECT EXPENSES	**$51,791**

FEE SUMMARY	
AVCON	$51,791
Design Survey (N/A; By other ICE Subconsultant)	$0
Geotechnical Investigation (N/A; By other ICE Subconsultant)	$0
TOTAL FEES	**$51,791**

EXHIBIT E

PROFESSIONAL SERVICES COMPENSATION

CITY OF OCALA - OCALA INTERNATIONAL AIRPORT (OCF)

DESIGN AND PERMITTING OF PARCEL A12 HANGAR UTILITIES

TRAVEL EXPENSES			
Round-trip Milage Between Orlando and Ocala		175	miles
	No. of Meetings	Mileage	Total
Round Trip Travel Costs ($0.70/Mile)	4	700	$490.00
Total Travel Expenses			**$490.00**

EXHIBIT E
PROFESSIONAL SERVICES COMPENSATION

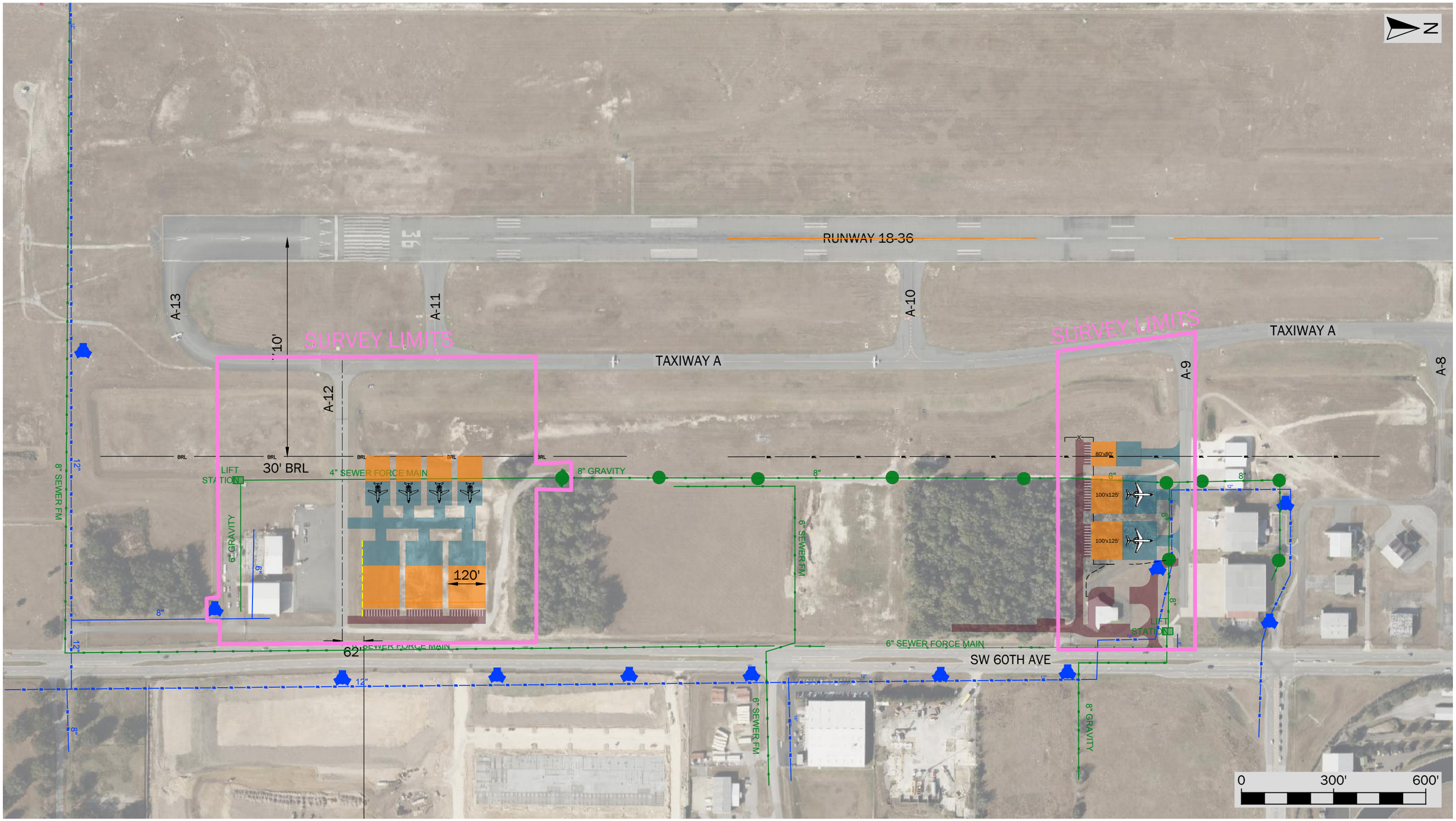
CITY OF OCALA - OCALA INTERNATIONAL AIRPORT (OCF)
DESIGN AND PERMITTING OF PARCEL A12 HANGAR UTILITIES

PRINTING AND PUBLISHING EXPENSES	
	Total Cost
Estimated Printing Costs	$255.00
TOTAL PRINTING AND PUBLISHING EXPENSES	**$255.00**

EXHIBIT E
PROFESSIONAL SERVICES COMPENSATION

CITY OF OCALA - OCALA INTERNATIONAL AIRPORT (OCF)
DESIGN AND PERMITTING OF PARCEL A12 HANGAR UTILITIES

POSTAGE AND COURIER	
Estimated Postage and Courier Costs	$250
TOTAL POSTAGE AND COURIER	**$250**



INFRASTRUCTURE CONSULTING & ENGINEERING

ENGINEERING DESIGN AND PERMITTING - OCF PARCEL A12 UTILITIES

Potential Hangar Development