

CA No. 1Vendor No. 190701

Contract No. \_\_\_\_\_

**LEE COUNTY PORT AUTHORITY**  
**RFQ 25-0024 Construction Manager Services for the RSW Runway 6-24**  
**and Associated Pavement Rehabilitation**

**CONTRACT AMENDMENT (CA)**

Upon the completion and execution of this Contract Amendment, signed by both parties, the parties acknowledge the following work will be performed in accordance with the Contract. The intent of this Contract Amendment is to amend the scope, time or dollars of the contract work. ***No work should be performed without the execution of a written Task Authorization, which shall serve as a Notice To Proceed for work.*** All the covenants terms, conditions, provisions and contents of the original Contract, as amended, shall be and are applicable to this Contract Amendment unless specifically identified herein.

**Description of work:** RSW – Runway 6-24 & Associated Pavements Rehabilitation – Preconstruction scope of services

**(1) Reasons for Amendment:**

- |                                                               |                                                        |
|---------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Programmed CIP Project(s) | <input type="checkbox"/> Budgeted Task/Work            |
| <input type="checkbox"/> Unforeseen Site Conditions           | <input type="checkbox"/> Error/Omission in Plans/Specs |
| <input type="checkbox"/> Design Change                        | <input type="checkbox"/> Owner Requested               |
| <input type="checkbox"/> Safety Considerations                | <input type="checkbox"/> Cost Benefit to Project       |
| <input type="checkbox"/> Other: _____                         |                                                        |

**(2) Method of Negotiating Price of Work**

☒ Lump Sum  
 \_\_\_\_\_ Time and Materials  
 \_\_\_\_\_ Unit Prices  
 \_\_\_\_\_ Hourly plus expenses  
 \_\_\_\_\_ Other \_\_\_\_\_

**Method of Negotiating Time of Work:**

\_\_\_\_\_ Consultant/Contractor Records  
 \_\_\_\_\_ Cost plus fixed fee  
 \_\_\_\_\_ Force Account

**(3) Acceptance**

It is understood and agreed that the execution and acceptance of this CA constitutes agreement by both parties to amend the Contract in accordance with the represented work and/or conditions. It shall be understood between both parties that this Amendment shall not be effective until approval from the FAA and/or FDOT has been obtained, if required.

OWEN-AMES-KIMBALL COMPANY: \_\_\_\_\_ ACCEPTANCE

Matthew Zwack Matthew Zwack 1/30/2026

\_\_\_\_\_ DDD0080111FE4A1...

LCPA PROJECT MANAGER RECOMMENDATION (If Applicable)

\_\_\_\_\_ N/A

#450037-10-401 signed by:

FDOT: Jennifer G... 2/2/2026

FDOT Representative \_\_\_\_\_ FAA: \_\_\_\_\_ FAA Representative

**Approved as to form for the reliance of  
the Lee County Port Authority:**

\_\_\_\_\_  
 Port Attorney

**LEE COUNTY PORT AUTHORITY AUTHORIZATION**

☐ By: \_\_\_\_\_ N/A  
 Deputy Executive Director or Designee

☒ Board Item By: \_\_\_\_\_  
 Chair - Lee County Port Authority Board of Port Commissioners

**EXHIBIT A – SUBCONSULTANT/SUBCONTRACTOR INFORMATION****CA No. 1**

The CONSULTANT or CONTRACTOR intends to engage the following subconsultant(s) and/or subcontractor(s) to assist in providing and performing the services, tasks, or work required under this Contract Amendment. At any time during the performance of work outlined in this Contract Amendment that the subconsultant(s)/subcontractor(s) identified below change, such change should be sent in writing to the LCPA. Only those subconsultants(s)/subcontractor(s) whereby prior written notification has been given to the LCPA are allowed to perform work under this Contract Amendment.

It is the responsibility of the CONSULTANT or CONTRACTOR to ensure that all subconsultants and/or subcontractors are properly licensed and insured prior to initiating any work in accordance with this contract.

(If none, enter the word "none" in the space below.)

| Service or Work to be Performed | Name, Address, Phone and e-mail of Individual or Firm | Estimated Dollar Value of Subcontracted Work | DBE, WBE, or MBE (yes or no) | If Yes, Estimated Dollar Value of DBE/WBE/MBE Work |
|---------------------------------|-------------------------------------------------------|----------------------------------------------|------------------------------|----------------------------------------------------|
| None                            |                                                       |                                              |                              |                                                    |

Runway 6-24 & Associated Pavements Rehabilitation  
Owen-Ames-Kimball

EXHIBIT B - CONTRACT SUMMARY

Contract Amendment 1

| #               | 1/28/2026<br>Task | Board<br>Approved<br>Contract<br>Amount | Total<br>Project<br>Budget<br>Adjustments | Other<br>Contract<br>Adjustments | This<br>Contract<br>Adjustment | CA Issued<br>\$100,000 Level<br>Maximum<br>\$1,000,000<br>FY 2025-26 | Current<br>Contract<br>Value | TAs<br>Issued | Pending<br>TAs | Remaining<br>Contract<br>Balance |
|-----------------|-------------------|-----------------------------------------|-------------------------------------------|----------------------------------|--------------------------------|----------------------------------------------------------------------|------------------------------|---------------|----------------|----------------------------------|
| 8               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| 1               | Preconstruction   |                                         |                                           |                                  | \$ 655,297.40                  |                                                                      | \$ 655,297.40                |               | \$ 655,297.40  |                                  |
| 2               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| 3               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| 4               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| 5               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| 6               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| 7               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| 8               |                   |                                         |                                           |                                  |                                |                                                                      |                              |               |                |                                  |
| CONTRACT TOTALS |                   | \$ -                                    | \$ -                                      | \$ -                             | \$ 655,297.40                  | \$ -                                                                 | \$ 655,297.40                | \$ -          | \$ 655,297.40  | \$ -                             |



## **Lee County Port Authority**

### **Preconstruction Scope of Services**

#### **OBJECTIVE**

The objective shall be to assist the Lee County Port Authority (Owner) with select preconstruction services for consultancy related to the proposed construction of the RSW Runway 6/24 Rehabilitation Project.

#### **DESCRIPTION**

The scope of this proposal is to provide the Owner early order of magnitude (top down) budgeting, constructability analyses, and scheduling/phasing analysis services for the planned construction of the aforementioned project. Owen-Ames-Kimball, herein referred to as (CM), proposed to deliver these services and deliverables in cooperation with the owner and the owner selected design team.

#### **BASIC SERVICES**

##### **Task 1 – Preconstruction Phase Activities**

The CM will provide the services necessary to accomplish the Objective and Description outlined above. These services will include, but not be limited to:

- a. Attendance at design meetings as needed, whether virtual or in person.
- b. Review and provide comments on project scope, disclosed information about existing conditions at the project location, initial permitting assessment, design approach and design scope of services, Master Schedule information.
- c. Provide A/E support to include exploratory services and verification of existing conditions.
- d. Participate with the Project Team in constructability efforts as needed to affect both adherence to budgetary requirements as may be possible and to investigate improvements in project program through design modifications.
- e. Review all design documents for the purpose of supplementing the design team primary responsibility for compliance with applicable laws, rules, codes, design standards, and ordinances.
- f. Provide recommendations of the timing and sequencing or phasing of the planned construction so as to account for owner operational requirements and restrictions. Provide recommendations of the release of the drawings and specifications taking into consideration such factors as time of performance, availability of labor, as well as owners occupancy requirements, etc. Recommend when applicable any necessary fast-track approaches or early award packages for certain bid elements. Provide outline schedule/milestone schedules including key critical path elements.
- g. Attend all Port Authority Port Board and Airport Special Management Committee meetings in which items of business pertinent to the project are presented.
- h. Lead schedule review discussions and advise the Port Authority of any items inconsistent with the intent of the Master Schedule, in the judgment of the CM, could jeopardize the planned



target date or project budget. Make recommendations for recovery of lost time, if any. Establish, maintain and modify these critical milestones in a manner, which does not negatively impact the start of construction.

- i. Consult with the Project Team regarding site use and improvements; selection of materials, building systems and equipment; and provide input to the A/E regarding project staging/phasing/safety plans. Where the program includes rehabilitation or expansion of existing structures, the CM will review existing conditions with the A/E and provide recommendations. The CM will generally provide recommendations to the Project Team regarding construction feasibility, actions designed to minimize the impact of labor or material shortages, time requirements for procurement, fulfillment of the project schedule, and factors relating to construction cost.
- j. Provide independent detailed estimates of costs at the 30%, 60%, 90% and 100% levels.

### **Task 2 - Bid Management Activities:**

- a. The CM shall assist LCPA in all Bid Management Activities in conformance with the Professional Services Agreement assuming one bid activity for all items.
- b. As part of the Bid Management Process;
  - i. CM will review LCPA provided procurement documents and make recommendations as required.
    - 1) CM will attend prebid and onsite walkthrough meetings as required.
    - 2) CM will review the provided general contractor bid proposals for concurrence and recommendation for award.
    - 3) CM will assist the LCPA Procurement office with outreach to project bidders in order to enhance participation as required.
    - 4) Subsequent to receipt of subtrade bids, review all bids received and prepare a bid tabulation of all subtrade bids received.
    - 5) Meet with the Project Team to review bids received and finalize trade contractor selections. The Project Team will evaluate and analyze the bids in which any areas of discrepancy will be addressed with the particular subcontractor bidder prior to final selection.
- c. Attend all Port Authority Board and Airport Special Management Committee meeting in which items of business pertinent to the project are presented.

### **Task 3 – Deliverables**

The CM will provide the services necessary to accomplish the Objective and Description outlined above. The CM will provide following deliverables as part of the scope of services described herein:

- a. Overall Project Schedule, with updates at each design deliverable phase
- b. Budgeting Services at 30%, 60%, 90% and 100% milestones
- c. Attendance at meetings and onsite walkthroughs



**Fee Summary:**

The fee for preconstruction services is a lump sum amount distributed as follows:

|                                                                                                   |              |
|---------------------------------------------------------------------------------------------------|--------------|
| Tasks 1 & 2 – Preconstruction Design Phase Activities and<br>Bid Management Activities (Lump Sum) | \$655,297.40 |
|---------------------------------------------------------------------------------------------------|--------------|

|                                        |                     |
|----------------------------------------|---------------------|
| <b>Task 1 &amp; 2 Total Sum Amount</b> | <b>\$655,297.40</b> |
|----------------------------------------|---------------------|

**EXCLUSIONS:**

Not included in this scope of work are any design services, construction management services, nor construction related activities. Permitting costs, site/DO permitting costs, impact fees, construction insurance coverages, construction costs are excluded.