



June 27, 2024

Mr. John Storms
Oklahoma City Airport Trust
7100 Terminal Drive, Unit 937
Oklahoma City, OK 73159

RE: Passenger Boarding Bridges Replacement Phase III – WRWA
Proposal for Type B Services - Revised

Dear Mr. Storms:

We are pleased to present the OKC Department of Airports (DoA) with this revised proposal to perform Type B services as outlined in Article 3, “Basic Services” of the OCAT Gen 2312 “Multi-Year Professional Services Agreement” between the Department of Airports and Guernsey, dated February 23rd, 2023. This Agreement is for OCAT, Federal or State funded AIP projects for the DoA.

Scope

This proposal is in accordance with the above-referenced Agreement and based on a written request by Jarvis Carter via email on Monday, June 17, 2024.

Guernsey understands the scope of this proposal is for Type B services for the like-kind replacement of six (6) existing passenger boarding bridges (PBB's) at the Will Rogers World Airport terminal building. It is OCAT's directive for Guernsey to provide design services and produce suitable construction documents for obtaining bid(s) for procurement and replacement of new PBB's at Gate Locations 2, 3, 10, 12, 22 and 24. The existing new PBB at Gate 20 will be relocated to the Gate 12 position.

These new six (6) PBB's will follow the same design, manufacturer, finishes and equipment specified under Phase I and Phase II projects.

Deliverables

Guernsey will prepare drawings, specifications and a rough-order-of-magnitude construction cost estimate for the scope of work as outlined above. It is our understanding OCAT will provide their standard front-end (Division 00) specifications typical for work to be publicly bid subject to AIP funded projects. These documents will be delivered in electronic (.pdf) format for use and distribution by the Trust. It is assumed that the bidding process will be implemented by the Trust via Periscope.

Budget

Guernsey's fee for this service to be provided is \$296,766. Invoices will be billed monthly on a percentage of completion basis (by task) and based on the rate schedule included in Article 5.A of the Agreement. A Project Summary and AERO proposal showing the breakdown of the labor hours and Scope of Work is attached. The breakdown by Task as follows:

Task	Scope of Services	Guernsey	AERO
Task 1	General Planning, Programming and Consulting Services	\$ -	\$ -
Task 2	Preliminary Report Services	\$ -	\$ -
Task 3	Final Plan Services	\$ 10,584	\$ 136,420
Task 4	Bidding Services	\$ 5,370	\$ 9,000
Task 5	Construction Administration Services	\$ 18,732	\$ 107,910
Reimbursable Expenses	Transportation, Lodging, and Subsistence		\$ 8,750
Subtotal		\$ 34,686	\$ 262,080
		Grand Total	\$ 296,766

The above fee is lump sum and includes all labor and materials required to complete the scope of work and deliverables. It is noted however, should the scope of work change, Guernsey staff will inform DoA staff at the earliest convenience to discuss modification to the scope and/or budget. Travel expenses for sub-consultant out-of-state travel will be invoiced as a pass-thru at actual cost(s) with no mark-up.

Schedule

Guernsey/AERO Engineering Systems will work with OCAT personnel to provide a schedule for the phased deliverables to be agreed to by all parties.

We look forward to providing our services to the Department of Airports and the Oklahoma City Airport Trust. If you wish to discuss this proposal in further detail, please do not hesitate to contact me.

Sincerely,

C. H. Guernsey and Company,



Steve Scovel, NCARB

Sr. Architect,
Project Manager

Cc: Jarvis Carter, OCAT

PROJECT SUMMARY (BASE BID)

DIRECT LABOR BREAKDOWN				Hours	Rates	Totals
Principal				0	255.00	0.00
Project Manager				106	196.00	20,776.00
Project Architect				65	158.00	10,270.00
Staff Architect/Designer				8	140.00	1,120.00
Architect CADD Person				0	95.00	0.00
Landscape Architect				0	130.00	0.00
Interior Design Architect				0	110.00	0.00
Interior Design CADD Person				0	95.00	0.00
Project Civil Engineer				0	209.00	0.00
Staff Civil Engineer/Designer				0	132.00	0.00
Civil CADD Person				0	95.00	0.00
Project Structural Engineer				0	206.00	0.00
Staff Structural Engineer/Designer				0	156.00	0.00
Structrual CADD Person				0	156.00	0.00
Project Mechanical Engineer				0	172.00	0.00
Staff Mechanical Engineer/Designer				0	125.00	0.00
Mechanical CADD Person				0	125.00	0.00
Project Electrical Engineer				0	172.00	0.00
Staff Electrical Engineer/Designer				0	125.00	0.00
Electrical CADD Person				0	125.00	0.00
Specification Editor				0	105.00	0.00
Cost Estimator				0	175.00	0.00
Word Processing				24	105.00	2,520.00
Fire Protection Engineer				0	183.00	0.00
Fire Protection Staff				0	163.00	0.00
Total Direct Labor				203		34,686.00
OVERHEAD ON DIRECT LABOR				0.00%		0.00
G & A ON DIRECT LABOR				0.00%		0.00
Subtotal - Professional Fees						34,686.00
MATERIAL COST	Sets	Sheets	Sum			Totals
Prints - 30x42			0	2.63		0.00
Prints - 24x36			0	1.80		0.00
Prints- 22x34			0	1.50		0.00
B/W 11x17			0	0.20		0.00
Color 11x17			0	0.40		0.00
Specifications			0	0.10		0.00
Design Analysis			0	0.20		0.00
Other B/W 8.5x11			0	0.10		0.00
Other Color 8.5x11			0	0.20		0.00
CD's			0	5.00		0.00
Binders & Covers			0	6.00		0.00
Color Board Books			0	100.00		0.00
Rendering Frame			0	250.00		0.00
Total Material Cost						0.00
TRAVEL RELATED EXPENSES						
AERO Travel Exp	1	Est'd		7500.00		8,750.00
Air Fare	0	each		550.00		0.00
Airport Parking	0	days		12.00		0.00
Per-Diem Food	0	days		75.00		0.00
Per-Diem Lodging	0	days		175.00		0.00
Rental Car	0	days		100.00		0.00
Total Travel Related Cost - budgeted						8,750.00
CONSULTANT COSTS - Labor						
Special Mailing						0.00
Long Distance Phone / Fax						0.00
Consultants - AERO Systems Eng						253,330.00
Consultants - Consultant 2						0.00
Consultants - Consultant 3						0.00
Consultants - Consultant 4						0.00
Consultants - Consultant 5						0.00
Total Consultant Costs - Labor						253,330.00
PROFIT (Labor)				0.00%		34,686.00
						0.00
Total Fee	PROJECT SUMMARY (BASE BID)					296,766.00

PROJECT SUMMARY (BASE BID)

June 26, 2024

Mr. Steve Scovel, Sr. Architect
Guernsey
5555 N. Grand Blvd.
Oklahoma City, OK 73112



**Reference: WRWA PBB Replacement Proposal (Phase III) – Rev 3
Six (6) Gate PBB Replacement Project
Gates 2, 3, 10, 12, 22, and 24
ASE Project #: 124801GUEOKC**

Dear Mr. Scovel,

As requested, AERO Systems Engineering, Inc. (ASE) is pleased to offer our proposal for the Design, Bid Support and Construction Administration services for the replacement of Six (6) existing passenger boarding bridges (PBBs) and aircraft parking, planning, and design services for the above-referenced location. Our understanding of our portion of the project scope is outlined below.

PROJECT SCOPE REVIEW

- Phase I (ASE Job No. 122465GUEOKC): Procured 6 PBB's and Design Services for 6 Gates (4, 5, 6, 14, 16 and 18)
- Phase II (ASE Job No. 123688GUEOKC): Procured 3 PBB's and Design Services for 3 Gates (8, 11 and 20)
 - Phase II procured additional PBB's for 2 Gates (1 and 9)
- This Phase III (ASE Job No. 124801GUEOKC): Will procure 6 additional PBB's and Design Services for 6 Gates (2, 3, 10, 12, 22 and 24).

ASE will provide airside design, bid support, and construction administration support for the replacement of six (6) existing PBBs for Gates 2, 3, 10, 12, 22 and 24. The existing Gate 20 PBB will be relocated to Gate 12.

- An ASE surveyor will travel to OKC airport to survey the existing airside conditions at the referenced Terminal gates utilizing automated robotic survey equipment.
- Engineering staff will perform an initial site visit to survey existing equipment to prepare existing as-built condition documents.
- Provide drawings, details, and technical specifications stamped by an Oklahoma-registered Professional Engineer for the following new equipment:

- Six (6) new PBBs under Phase III.
 - It is assumed that the existing PBB Foundation can be re-used for the replacement PBB's at each gate. Design calculations for airport review will be prepared using the Geotechnical Investigate provided by WRWA and manufacturer's equipment load criteria. Should it be determined that the existing PBB foundations cannot be re-used to support the replacement PBB's, ASE will provide an add-alternate based on cost benefit analysis to modify the existing PBB foundations or design and install new PBB foundations near the existing foundation that would allow the gates to remain open during construction. The design costs will be developed as required and shared with stakeholders for final direction.
 - 400Hz/28.5VDC Ground Power: single point-of-use combination units sized to accommodate the existing aircraft fleet mix.
 - Pre-Conditioned Air (PCA): single point-of-use units sized to accommodate the existing aircraft fleet mix. Replace 45-ton PCA units with 60-ton PCA units.
 - Air conditioning (heating and/or cooling) PBBs in the form of aircraft PCA pre-cool/heat or separate package unit. Equipment selected will be determined as part of the design process.
 - Electrical drawings, details, and specs for service to PBB, 400Hz, and PCA. All PBBs get new baggage slides. All PBBs get new portable water cabinets + 5 (Phase II).
- Assist with Construction Cost Estimate.
 - Provide responses to any review comments.
 - Bid Phase
 - Review contractor questions and RFIs during bid phase for the six (6) new PBBs
 - Generate and issue any necessary clarifying revisions to drawings and/or specs.
 - Assist in evaluation of bids and recommendation for award.
 - Develop final 100% IFC package, incorporating any changes made during bid phase.

INCLUDED PHASES & DELIVERABLES

We have included services for the following standard engineering phases and deliverables for the project within our proposal.

Task 4: Design

- Site Survey & Background Analysis for a total of 6 Gates (10, 11, 12, 20, 22 and 24), not covered under the Phase I survey of 11 Gates (1, 2, 3, 4, 5, 6, 8, 9, 14, 16 and 18)
- A Combined Airside As-Built Survey will be produced covering all Gates from 1 thru 24
- 30% Schematic Design (SD) for Owner Review
 - Documents/layouts for options described above
- 95% Construction Documents (CD) for Owner Review
 - Drawings and Specifications

- 100% Issued for Bid Package (incorporates any 95% comments)
 - PE Signed & Sealed Drawings and Specifications

Task 5: Bid-Support (for Six (6) PBB's)

- 100% Issued for Construction Package (incorporates any IFB comments)
- Engineer's Estimate of Probable Construction Costs for AERO scope items
- Bidding Phase Assistance, including RFI response

Task 6: Construction Administration (CA)

- Provide CA support during procurement, construction and acceptance
- Respond to RFI's, Submittals
- Equipment manufactures and contractor shop drawing review
- Aircraft fit checks with report(s)
 - ASE provides drafts to Guernsey for review and Guernsey submits final to Airport
- Equipment commissioning with findings report(s)
- Quarterly Performance Report
 - Guernsey provides ASE a sample report; ASE provides the drafts to Guernsey for review and Guernsey submits final to Airport
- Pre and Post Photos
 - ASE provides to Guernsey for review and Guernsey submits final to Airport
- As-built document submittal at close of construction
 - ASE provides drafts to Guernsey for review and Guernsey submits final to Airport

REQUISITE DOCUMENTATION

Prior to providing the services contemplated hereunder, we request the Owner make available for our use the following documentation in an AutoCAD format:

1. Architectural CAD files for the existing terminal building.
2. Electrical CAD files for the existing terminal building, both plan views and one-line diagrams.
3. Civil CAD files of existing and any newly planned ramp pavements, concrete gridlines, ramp features, potential obstructions, and underground utilities.
4. CAD files for existing aircraft parking plans.
5. Suitable geotechnical information for use in foundation design.

FEE PROPOSAL

As we are sure you are aware, the scope, magnitude and level of difficulty required for the necessary services are currently somewhat unknown. We have attempted to estimate the quantity of effort required to complete the scope of work, and our estimates are available for your review and approval. Should the level of effort required be materially greater than that estimated, we would request a change order to our contract to cover additional costs.

FEES:

	Gates	Sub-Total	Expenses⁽¹⁾	Total
Task 4: Design Fee				
Phase III	6	\$136,420	\$4,700	\$141,120
Task 5: Bid Support Fee				
Phase III	6	\$9,000	\$0	\$9,000
Task 6: CA Fee				
Phase III	6	\$ 107,910	\$4,050	\$111,960
Total Stipulated Sum:		\$253,330	\$8,750	\$262,080

⁽¹⁾ Estimated Expenses (pass-thru, no markup)

A stipulated sum of Two Hundred Fifty-Three Thousand Three Hundred Thirty and 00/100 dollars, (\$253,330.00), inclusive of all time, and materials to complete the work.

The estimated Expenses of Eight Thousand Seven Hundred Fifty and 00/100 dollars, (\$8,750.00), will be billed at cost, with no markup or pass-thru fee added.

QUALIFICATIONS/ASSUMPTIONS

1. ASE will provide Construction Administration (CA) during Construction. ASE will not provide Construction Management (CM) and will not have any staff on-site except for test fits and commissioning.
2. We have assumed electronic drawing/document submission only. Large scale printing/plotting, reprographic services or overnight express deliveries have been omitted at this time.
3. It is assumed that AERO's scope of work described above will be part of a combined, single submittal/bid package, and not broken out into separate packages.
4. We have assumed any participation by AERO staff in project meetings or discussions will be performed remotely via telephone, conference call, or web-based meetings.
5. AERO will be allowed to rely on the accuracy of all information provided to us, unless otherwise noted.
6. Our services, aside from electrical service for PBB, 400Hz, and PCA, commence at 3" outside of the building façade and extend outward towards the airfield.
7. AERO is currently unaware of any existing asbestos, hazardous or toxic substances, located near the work at any of the referenced locations. AERO has not included any fees associated with any abatement, detection, testing, design service or the like. Client agrees to hold AERO harmless to the extent permitted by law for all claims, liabilities, and

expenses (including reasonable attorneys' fees and expenses) related to any hazardous or toxic substances at the site.

8. If fees or other charges are subject to, or become subject to, sales or gross receipts taxes, we will bill any such applicable taxes, in addition to the fees or other charges proposed herein, and the client will be responsible for reimbursing AERO for same.
9. Pavement loading capabilities of concrete, asphalt, manholes, fuel pits, utility vaults, covers, etc. located on the ramp within the AOA will not be analyzed for their ability to withstand maximum aircraft weights. It will be assumed that these items are "aircraft load rated".
10. Our proposal is contingent upon the execution of a mutually agreeable contract and is valid for 90 days from the date referenced above.

EXCLUSIONS

The following items are currently excluded from the scope of work.

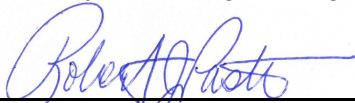
1. Load studies of existing electrical equipment have not been included as it is assumed existing nearby electrical rooms have electrical panels with adequate spare capacity to support new electrical circuits for new or upsized feeders for PBB, 400Hz, and PCA units. ASE has not included studies or engineering to upsize or upgrade electrical infrastructure to add new electrical panels, transformers, etc. upstream of the initial electrical panel intended to be utilized for providing power to these loads.
2. Aircraft Visual Docking Guidance Systems (A-VDGS)
3. Electrical ground service equipment (eGSE) charging systems
4. Fire suppression deluge or fire hydrant systems
5. Taxiway and taxilane modifications
6. Ramp-lighting
7. Fuel-Hydrants
8. Design for aircraft electrical grounding
9. Analysis of passenger flows, egress stairs and exits – including emergency flows
10. Architectural and Site-Civil
11. Geotechnical
12. Erosion Control Plans, CSPP, SWPPP, storm-water plans
13. Fire alarm system, telephone connections, security card-readers, door alarms, video surveillance, and similar technology on, in, or around the PBBs. Interior building systems, terminal walls, doors, finishes, furnishings, gate podiums, security access control systems, and other related infrastructure will be by others.
14. Supporting utilities beyond those necessary for PBB, 400Hz, PCA, and Baggage Valet units identified herein.
15. Electrical metering, monitoring, fault-current analysis, and arc-flash studies.
16. REVIT/BIM services
17. Modification to any existing gate equipment outside those specified herein.
18. Line of sight shadow studies
19. Enabling work for the site
20. NO structural design of the foundations/piers will be included. Upon evaluation, if it is determined additional design is required, this will be considered additional scope of work.
21. The existing aircraft parking plan and striping layout is adequate to meet ADA slope and will require no alterations.

Mr. Scovel
June 26, 2024
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- a. Upon evaluation, if it is determined additional design is required to alter the parking plan/stripping layout, this will be considered additional scope of work.
- b. Parking ramp re-stripping is currently not included in our scope of work. Please let me know if you'd like to include re-stripping as part of this scope

We trust you will find our proposal in order and look forward to hearing from you in the very near future. If this meets with your approval, please sign and date below your acceptance. It will function as our Notice-to-Proceed (NTP).

Respectfully,
AERO Systems Engineering, Inc.



Robert J. Pastor, PE
VP South Central US Operations

Cc: File