



Revision to ASR and/or Attachments

Date: 4/10/2025
To: Clerk of the Board of Supervisors
CC: County Executive Office
From: Charlene Reynolds, Airport Director, John Wayne Airport Initial
CR
Re: ASR Control #: 25-000264, Meeting Date 4/22/2025, Item No. # 25
Subject: Award Contract for Construction for JWA Taxiways A, D and E
 Reconstruction

Explanation:

On March 31, 2025, Flatiron West, Inc. converted into Flatiron Dragados West, LLC.

☒ Revised Recommended Action(s)

1. Award a contract to Flatiron Dragados West, LLC~~Inc.~~, for Construction Services for John Wayne Airport Taxiways A, D and E Reconstruction, effective upon execution of all necessary signatures, to be completed within 952 days of the effective date of the Notice to Proceed for a Total Contract Price of \$101,998,960.
2. Authorize the Airport Director or designee to execute the contract with Flatiron Dragados West, LLC~~Inc.~~

☒ Make modifications to the:

☐ Subject ☒ Background Information ☐ Summary ☐ Financial Impact

On March 31, 2025, Flatiron West, Inc. converted into Flatiron Dragados West, LLC.

ATTACHMENT(S):

Attachment A – Contract MA-080-25011290 with Flatiron Dragados West, LLC~~Inc.~~
 Attachment B – Contract Summary Form

☒ Revised Attachments (attach revised attachment(s) and redlined copy(s))

Attachment A – Contract MA-080-25011290 with Flatiron Dragados West, LLC
 Attachment B – Contract Summary Form

Agenda Item



AGENDA STAFF REPORT

ASR Control 25-000264

MEETING DATE: 04/22/25

LEGAL ENTITY TAKING ACTION: Board of Supervisors

BOARD OF SUPERVISORS DISTRICT(S): 5

SUBMITTING AGENCY/DEPARTMENT: John Wayne Airport (Approved)

DEPARTMENT CONTACT PERSON(S): Charlene Reynolds (949) 252-5183
Komal Kumar (949) 252-5166

SUBJECT: Award Contract for Construction for JWA Taxiways A, D and E Reconstruction

CEO CONCUR
Concur

COUNTY COUNSEL REVIEW
Approved Agreement to Form

CLERK OF THE BOARD
Discussion
3 Votes Board Majority

Budgeted: Yes

Current Year Cost: \$5,910,000

Annual Cost: FY 2025-26
\$32,370,114
FY 2026-27 \$39,489,791
FY 2027-28 \$24,229,055

Staffing Impact: No

of Positions:

Sole Source: No

Current Fiscal Year Revenue: N/A

Funding Source: See Financial Impact Section

County Audit in last 3 years: No

Levine Act Review Completed: Yes

Prior Board Action: 2/27/2024 #36, 1/9/2024 #16

RECOMMENDED ACTION(S):

1. Award a contract to Flatiron West, Inc., for Construction Services for John Wayne Airport Taxiways A, D and E Reconstruction, effective upon execution of all necessary signatures, to be completed within 952 days of the effective date of the Notice to Proceed for a Total Contract Price of \$101,998,960.
2. Authorize the Airport Director or designee to execute the contract with Flatiron West, Inc.

SUMMARY:

Award of the contract to Flatiron West, Inc. for the John Wayne Airport Taxiways A, D and E Reconstruction Project will provide for the replacement of aging pavement on critical taxiways and realign the taxiways to meet Federal Aviation Administration current separation guidance between the taxiways and the vehicle service road.

BACKGROUND INFORMATION:

John Wayne Airport (JWA), located approximately 35 miles south of Los Angeles in Orange County, is the county's only commercial airport. Serving over three million people across 34 cities, JWA served around 11.1 million passengers in 2024. The proposed JWA Taxiways A, D and E Reconstruction Project (Project) will reconstruct Taxiways A, D and E (Taxiways) east of Runway 2L-20R. The Project will also provide for a slight realignment of Taxiway A just south of the South Remain Over Night apron and associated reconstruction and realignment of the vehicle service road to maintain the separation guidelines along Taxiway A. The reconstruction of the Taxiways measures approximately 2,800 feet (Taxiway A), 250 feet (Taxiway D) and 500 feet (Taxiway E). The length of reconstruction and realignment of the vehicle service road is approximately 3,200 feet adjacent to Taxiway A. Due to the critical nature and location of the Taxiways, careful planning and construction phasing is required, which will maximize safety and minimize impact to JWA operations to the greatest extent possible.

On June 28, 2023, OC Public Works issued a Request for Proposal (RFP) to provide Construction Manager At-Risk (CMAR) Services for the Project, consisting of pre-construction and construction phases. Two proposals were received, deemed responsive, and scored accordingly. On January 9, 2024, the Board of Supervisors (Board) unanimously selected Flatiron West, Inc. to provide CMAR services for the Project and directed staff to return with a negotiated contract for Board approval. On February 27, 2024, the Board approved Contract MA-080- 24010874 with Flatiron West, Inc. for the Pre-Construction Services for the Project, for a Guaranteed Maximum Price (GMP) of \$1,179,559.

JWA is now recommending the Board award Contract MA-280-25011290 (Contract) to Flatiron West, Inc. to provide for the CMAR Construction phase services for the Project, for a GMP of \$90,188,815, plus a Total Contingency Amount of \$11,810,145 for a Total Contract Price of \$101,998,960, effective upon execution of all necessary signatures.

JWA is procuring Services for this Project in accordance with the 2020 Design and Construction Procurement Policy Manual (DCPM), Section 5.6. The Orange County Preference Policy is not applicable to contracts procured in accordance with the DCPM.

The Contractor's license number was verified as current and active through the California Contractors State License Board database on March 12, 2025, and a copy of the verification is on file. The Contractor is based in San Diego County.

JWA has conducted due diligence on the Contractor. Reference checks were satisfactory and completed with Houston Airport System, Dallas Love Field Airport and Sacramento Airport regarding similar projects.

An analysis was completed to determine whether the contract provides the county with persons specially trained, experienced, expert, and competent to perform special services in accordance with the law.

This Contract includes subcontractors. See Attachment B for information regarding subcontractors and Contract Summary Form.

Compliance with CEQA: The proposed project was previously determined to be Categorical Exempt from CEQA pursuant to Sections 15301 (Class 1) and 15302 (Class 2) of the CEQA Guidelines, because it provides for the reconstruction of the existing Taxiways A, D, and E, and associated vehicle service road, which does not include expansion of the existing use and will have the same purpose and capacity of the existing Taxiways and service road. The Notice of Exemption was filed with the Clerk-Recorder on November 28, 2023. The proposed project is still consistent with this determination.

FINANCIAL IMPACT:

Appropriations and Revenue for this Contract are included in Fund 281, Airport Construction Fund, FY 2024-25 Budget and will be included in the budgeting process for future years.

The FAA approved JWA to collect Passenger Facility Charge (PFC) revenue to fund the Project.

The contract contains language that permits reductions or termination of the contract immediately without penalty if approved funding or appropriations are not forthcoming and upon 30-days' notice without penalty.

STAFFING IMPACT:

N/A

ATTACHMENT(S):

Attachment A – Contract MA-080-25011290 with Flatiron West, Inc.

Attachment B – Contract Summary Form

County of Orange, John Wayne Airport
Flatiron West, Inc.

MA-280-25011290

MA-080-25011290
FOR
CONSTRUCTION SERVICES
JWA TAXIWAYS "A", "D", AND "E" RECONSTRUCTION

This Contract is made and entered into the ____ day of _____, 20____, by and between the County of Orange ("County") and Flatiron West, Inc., ("CMARE") with County and CMARE sometimes individually referred to as "Party", or collectively referred to as "Parties".

County and CMARE agree as follows:

1. CONTRACT DOCUMENTS

Contract Documents, which together comprise the complete Contract between County and CMARE, consist of the following: County approved Guaranteed Maximum Price (GMP) package(s), as approved by the Director of John Wayne Airport ("JWA") or designee; this Contract; the General Conditions; Supplementary General Conditions; Addenda and Bulletins; Attachments; Appendices; Plans; and Specifications mentioned in any Contract Documents; and all modifications and amendments to the foregoing issued after the date of execution of the Contract, including Amendments and Change Orders. The Contract Documents also include a Faithful Performance Bond and the Labor and Material Payment Bond corresponding with each GMP. The Contract Documents are complementary, and what is called for by anyone shall be as binding as if called for by all.

2. SCOPE OF WORK

CMARE shall perform all work as required by, and in strict accordance with, the Contract Documents (the "Project"), which consists in general of the **JWA Taxiways "A", "D", and "E" Reconstruction** project.

3. CONTRACT PRICE, CONTINGENCY, AND CONTRACT TIME

3.1. CONTRACT PRICE

The Total Contract Price shall be the summation of the Guaranteed Maximum Price of Ninety Million, One Hundred Eighty-eight Thousand, Eight Hundred Fifteen Dollars (\$90,188,815), (as it may be adjusted pursuant to the "Changes" Section and the "GMP Updates" Section of the General Conditions, and in accordance with the "Payments" Section of the General Conditions) and the Contingency amounts described in the "Contingency" Section.

The Total Contingency Amount shall be Eleven Million, Eight Hundred Ten Thousand, One Hundred Forty-Five Dollars (\$11,810,145)

The Total Contract Price shall be One Hundred One Million, Nine Hundred Ninety-Eight Thousand, Nine Hundred Sixty Dollars (\$101,998,960)

3.2. CONTINGENCY

- 3.2.1.** "Contingency (CMARE's)" means a fund to cover cost growth during the Project used at the discretion of the CMARE usually for costs that result from Project circumstances as generally described in the Contingency Log for risks that are assigned to CMARE. The Contingency Log is intended to be an illustrative and not exhaustive list of risks contemplated by the Parties during the Preconstruction Services as probable or possible to occur during the performance of the Work and are assigned to either the CMARE or the County. Should an event or condition occur that has not been contemplated by the Parties and therefore has not been included in the Contingency Log and assigned to either the CMARE

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or the County, the Parties acknowledge and agree to work collaboratively and in good faith to determine (i) an appropriate mitigation strategy or implement a mitigation strategy provided in the Contract, (ii) the associated cost and schedule impacts, and (iii) which Party is the appropriate Party to cover such costs from that Party's contingency.

The amount of the CMARE's Contingency will be Three Million, Five Hundred Thirty-eighty Thousand, Seven Hundred Dollars (\$3,538,700).

CMARE's Contingency is an amount the CMARE shall use under the following conditions:

- (1) With written approval of the County for increases in the Cost of the Work which are not the County's responsibility, or
- (2) With written approval of the County for increases in General Condition Costs, or
- (3) Any CMARE's Contingency not utilized shall be split 40/60 between the CMARE and the County after Project completion.
 - a. If the CMARE completes Phase 6 by September 30th in the calendar year when that work began on Phase 6, then the split shall be 50/50 between the CMARE and the County.

Construction Fee will be applied by the CMARE at the time that the CMARE submits a request for use of the CMARE's contingency to the County for approval. The County will not reasonably withhold approval of use of CMARE's contingency under condition (1) above.

3.2.2. "Contingency (County's)" means a fund to be used at the discretion of the County to cover any increases in Project costs that result from County directed changes or unforeseen site conditions as generally described in the Contingency Log, for risks that are assigned to the County. County's Contingency will be added to the GMP amount provided by the CMARE, the sum of which will be the full contract price for construction. Markups for Construction Fee and taxes will be applied by the CMARE at the time that County's Contingency is used. Any County Contingency not utilized shall revert to the County after Project completion. The Contingency Log is intended to be an illustrative and not exhaustive list of risks contemplated by the Parties during the Preconstruction Services as probable or possible to occur during the performance of the Work and are assigned to either the CMARE or the County. Should an event or condition occur that has not been contemplated by the Parties and therefore has not been included in the Contingency Log and assigned to either the CMARE or the County, the Parties acknowledge and agree to work collaboratively and in good faith to determine (i) an appropriate mitigation strategy or implement a mitigation strategy provided in the Contract, (ii) the associated cost and schedule impacts, and (iii) which Party is the appropriate Party to cover such costs from that Party's contingency.

3.2.3. The amount of the County's Contingency will be Eight Million, Two Hundred Seventy-One Thousand, Four Hundred Forty-Five Dollars (\$8,271,445). The County, at their sole discretion, can reduce the County's Contingency amount at any time.

3.3. CONTRACT TIME

Within 10 calendar days of the County's execution of the Contract, CMARE shall submit to County for its review of bonds (as detailed below); proof of insurance; and initial job Construction Schedule. If County rejects the submitted documents, CMARE will have 5 additional calendar days to resubmit. If CMARE fails to submit documents within the required time(s), the Contract Time (as defined below) will be reduced by the number of days which exceed the time for submittal. If CMARE fails to submit

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acceptable documents by the second submission, County may, at its sole discretion, reduce the Contract Time by the number of days between County's rejection of the second submission and County's approval of the documents.

Upon County's approval of the bonds, insurance, and initial job Construction Schedule, County will deliver to CMARE a signed copy of the Contract and a Notice to Proceed with the work. CMARE shall not commence construction until County issues the Notice to Proceed. CMARE shall complete all work required by the Contract Documents within **952** days of the effective date of the Notice to Proceed ("Contract Time"). The Contract Time includes **63** days of anticipated weather days necessitating stoppage of work, and a time extension due to rain or other adverse weather conditions will only be granted in accordance with the "DELAYS DUE TO WEATHER AND FORCE MAJEURE" Section of the General Conditions.

The County and A-E will not be responsible for the failure of the CMARE to plan, schedule, and execute the work in accordance with the approved schedule or the failure of the CMARE to meet the Contract completion dates or the failure of the CMARE to schedule and coordinate the work of his own trades and subcontractors or to coordinate with others separate Contractors.

4. BONDS

Within ten (10) calendar days after award of each Contract GMP, the CMARE shall furnish a Faithful Performance Bond and a Labor and Material Payment Bond, each in an amount equal to 100% of the GMP Contract Price, issued by a surety in accordance with the requirements of the General Conditions of the Contract. The bonds shall be in the form of the models included in the Request for Proposal documents and must be approved by County's Risk Manager and County Counsel. The CMARE shall submit the bonds in duplicate, all of which shall bear original signatures. The signature of the surety representative must be notarized.

5. LIQUIDATED DAMAGES

5.1 Time is of the essence for all Work to be performed. It is hereby understood and agreed that it is and will be difficult and/or impossible to ascertain and determine the actual damage that County will sustain in the event of and by reason of CMARE's delay. Therefore, in accordance with Government Code Section 53069.85 and Public Contract Code section 7203, CMARE agrees to forfeit and pay to County the following sum(s) as liquidated damages ("Liquidated Damages") for failing to achieve the following:

- a) Project Completion: CMARE agrees to forfeit and pay to County the sum of \$25,000 per day as liquidated damages ("Liquidated Damages") for each calendar day that completion of all the Work required by the Contract Documents is delayed beyond the Contract Time, as may be adjusted by Change Order.
- b) Omitted.
- c) Taxiway D Completion: CMARE agrees to forfeit and pay to County the sum of \$25,000 per day ("Liquidated Damages") for each calendar day that completion of the Phase 6 Work required by the Contract Documents is delayed beyond September 30 unless approved in writing by County. CMARE shall not begin Phase 6 Work prior to May 01 unless approved in writing by County.
- d) Runway Reopening: (Completion of Work that requires overnight closure of Runway 2L-20R to air traffic). CMARE agrees to forfeit and pay to the County the following amounts for the minutes that the reopening of Runway 2L-20R is delayed beyond 6:00 AM due to CMARE's actions:
 - 0 min to 15 min; \$0 per minute
 - 16 min to 20 min; \$1,000 per minute

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- 21 min to 30 min; \$5,000 per minute
 - 31 min to 45 min; \$10,000 per minute
 - 46 min and any minute thereafter; \$15,000 per minute
- e) **Taxiway Reopening:** (Completion of Work that requires overnight closure of Taxiway A, D, or E to aircraft traffic). CMARE agrees to forfeit and pay to the County the sum of \$0 per minute for the first ten minutes, and \$1,000 per minute thereafter (“Liquidated Damages”) for each minute that the reopening of Taxiway A, D, or E to aircraft traffic is delayed beyond 6:30 AM (or as previously approved in writing by County) due to CMARE’s actions.
- f) **Critical Infrastructure Reopening:** (Completion of Work that requires overnight closure of the vehicle service road (VSR) or south remain overnight (SRON) areas). CMARE agrees to forfeit and pay to the County the sum of \$0 per minute for the first ten minutes, and \$1,000 per minute thereafter (“Liquidated Damages”) for each minute that the reopening of the VSR or SRON areas is delayed beyond 6:30 AM due to CMARE’s actions.
- 5.2** Each portion of the Liquidated Damages shall be calculated cumulatively. It is hereby understood and agreed that neither the total cumulative Liquidated Damages amount nor any portion of the Liquidated Damages amount are penalties. If the Liquidated Damages exceed the unpaid balance of the Contract Price otherwise owed to CMARE, then CMARE shall immediately pay County the difference.
- 5.2.1** County may deduct Liquidated Damages from any payments due to become due to CMARE. CMARE’s forfeiture of Liquidated Damages to County, and County right to retain Liquidated Damages are as indicated in Government Code section 53069.85 and as indicated herein. Liquidated Damages are automatically and without notice of any kind forfeited and payable by CMARE upon the accrual of each day of the delay. Neither County’s failure or delay in deducting Liquidated Damages from payments otherwise due the Contractor, nor County’s failure or delay in notifying Contractor of the forfeiture and payment of Liquidated Damages, shall be deemed a waiver of County’s right to Liquidated Damages and/or County’s right to withhold Liquidated Damages from any amounts that would otherwise be payable to CMARE.
- 5.1.1** **Liquidated Damages Assessment:** Total assessed Liquidated Damages shall be limited to **7%** of the Contract Price (as adjusted pursuant to the “Changes” Section of the General Conditions).

6.0 FEDERAL REQUIREMENTS

6.01 GENERAL CIVIL RIGHTS PROVISIONS

In all its activities within the scope of its airport program, CMARE agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

The above provision binds the CMARE and subcontractors from the bid solicitation period through the completion of the contract.

6.02 COMPLIANCE WITH NON-DISCRIMINATION REQUIREMENTS

During the performance of this contract, the CMARE, for itself, its assignees, and successors in interest agrees as follows:

- 1. Compliance with Regulations:** The CMARE (hereinafter includes consultants) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be

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amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Nondiscrimination:** The CMARE, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin (including limited English proficiency), creed, sex (including sexual orientation and gender identity), age, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The CMARE 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.
3. **Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the CMARE 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 CMARE of the CMARE's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The CMARE 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 County or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the CMARE will so certify to the County or the Federal Aviation Administration, as appropriate and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a CMARE's noncompliance with the non-discrimination provisions of this contract, County will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the CMARE under the contract until the CMARE complies; and/or
 - b. Cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The CMARE will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The CMARE will take action with respect to any subcontract or procurement as County) or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the CMARE becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the CMARE may request County to enter into any litigation to protect the interests of County. In addition, the CMARE may request the United States to enter into the litigation to protect the interests of the United States.

6.04 Title VI List of Pertinent Non-Discrimination Acts and Authorities

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

- a. Title VI of the Civil Rights Act of 1964 (42 USC § 2000d et seq., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- b. 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);

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- c. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- d. Section 504 of the Rehabilitation Act of 1973 (29 USC § 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);
- e. The Age Discrimination Act of 1975, as amended (42 USC § 6101 et seq.) (prohibits discrimination on the basis of age);
- f. Airport and Airway Improvement Act of 1982 (49 USC § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- g. The Civil Rights Restoration Act of 1987 (PL 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);
- h. Titles II and III of the Americans with Disabilities Act of 1990 (42 USC § 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;
- i. The Federal Aviation Administration’s Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- j. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations);
- k. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs [70 Fed. Reg. 74087 (2005)];
- l. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC § 1681, et seq).

CMARE is required to insert the above Title VI List of Pertinent Nondiscrimination Acts and Authorities into every subcontract at any tier. Upon request by the County, CMARE will provide a copy of each subcontract to demonstrate that the above language has been inserted.

7.0 AIRPORT REQUIREMENTS: AIRPORT SECURITY AND ID BADGE REQUIREMENTS

CMARE, CMARE’s employees and CMARE’s subcontractors must complete the following in order to obtain an Airport-Issued Security Identification Badge (ID Badge).

- A. Airport-Issued Badge Acquisition, Retention, and Termination:** Prior to issuance of airport security ID Badge(s), designated CMARE personnel who shall be working on-site in JWA restricted areas and engaged in the performance of work under this Contract must pass JWA’s security screening requirements, which include fingerprinting to complete an F.B.I. Criminal History Records Check (CHRC) and a Security Threat Assessment (STA). CMARE should anticipate four to six weeks for new employees to receive an airport security ID badge which includes the following general steps:

1. Company designates at least two representatives as Authorized Signatories by submitting a letter on company letterhead using the airport’s template.

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2. Subcontractors and tenant contractors must also have two Authorized Signatories at a minimum.
3. All company employees requiring unescorted access to restricted airport areas are scheduled for fingerprint appointments.
4. Background check fees are provided at the first appointment
5. Employees must provide two government-issued IDs at the first appointment.
6. STA and/or CHRC results are received.
7. All ID Badge applicants successfully passing the STA and/or CHRC are scheduled for required training.
8. ID Badge related fees are provided, and any additional information requested is provided at the training appointment.
9. Upon successful completion of the required training, employees will receive their ID Badge.
10. Authorized Signatories are required to maintain the ID Badge process for the onboarding of future employees, employee ID Badge renewals, scheduling, and other actions detailed below.
11. CMARE'S designated personnel must, at a minimum, complete the following required training based on CMARE's work to be provided and access areas:
 - i. Authorized Signatory Training: All organizations must designate at least two Authorized Signatories by providing a letter on company letterhead using the ID/Access Control Office template. The designated Authorized Signatories will be responsible for the entire ID Badge process for their organization including, but not limited to, the onboarding of new employees, renewing employees, scheduling employees for appointments, payment coordination, ID Badge audits, resolution to safety/security violations caused by the organization's employees, subtenants, or subcontractors. Authorized Signatories must attend this approximate one (1) hour course initially and annually
 - ii. Security Identification Display Area (SIDA) Training: All employees with an operational need to have unescorted access to the Airport SIDA must complete this approximate one and one half (1.5) hour course and pass a written test.
 - iii. Sterile Area (Elevator) Training: All Non-SIDA employees with an operational need to have unescorted access to the Sterile Area of the terminal must complete an approximate 30-minute training session and pass a written test.
 - iv. Non-Movement Area or Movement Area Driver Training: All employees with an operational need to drive on airfield service roads and/or ramps must attend the approximate one (1) hour Non- Movement Area Driver course and pass a written test. Employees with an operational need to drive on active taxiways and/or active runways must coordinate this training with the Airport Operations Division.
 - v. CMARE's designated personnel must successfully complete the badge acquisition within six weeks of Contract execution, unless other arrangements have been coordinated by County Project Manager or designee in writing.
 - vi. All personnel assigned to this contract must be in possession of a current, valid Airport-Issued ID Badge prior to fulfilling an independent shift assignment.
 - vii. CMARE is responsible for terminating and retrieving Airport-Issued ID Badges as soon as an employee no longer needs unescorted access to airport restricted areas. Terminated ID Badges must be returned to the ID/Access Control office within three business days. Failure to do so will result in a \$250.00 fee.
 - viii. CMARE shall be responsible for all cost associated with the Airport-Issued ID Badge process. The ID/Access Control Office maintains the current list of fees. Below is a list of

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estimated costs for new ID Badge applications and ID Badge renewals:

- a. STA Fee: Approximately \$11.00
 - b. Fingerprint/CHRC Fee: Approximately \$31.00
 - c. ID Badge Fee: Approximately \$10.00
 - d. Terminated, Unreturned ID Badge Fee: Approximately \$250.00
- ix. CMARE shall abide by all the security requirements set forth by the Transportation Security Agency (TSA), Federal Aviation Administration (FAA), United States Customs and Border Protection (USCBP), JWA and all applicable federal, state, and local regulations regarding airport security.

- B. Airport Driving Endorsement:** In addition to obtaining a JWA access control badge, CMARE's service staff with an operational need to drive on airport service roads and ramps must also take a JWA provided training course and pass a test to acquire an airfield driving endorsement.

Some Air Operations Area projects will require vehicles to be equipped with visible company placards on both sides of the vehicle, an orange/white checkered flag, an amber, rotating beacon, and a two-way radio to monitor FAA Air Traffic Control Tower frequencies; or be escorted by a vehicle with this equipment and markings. Only vehicles, equipment, and personnel who have prior authorization by the ASP may operate on runways, taxiways and movement areas, or cross runways and taxiways. Under no circumstance shall any vehicle operate on or cross a runway, taxiway, or any movement area unless permission from the Tower is granted. Vehicles requiring an escort must be escorted by Airport Operations, or authorized company vehicles, equipped with two-way radios, and in constant radio communication with the FAA Tower Control.

- C. Airport ID Badge Holder Requirements and Responsibilities:** TSA approved security program for JWA requires that each person issued a JWA security badge is made aware of his/her responsibilities regarding the privilege of access to restricted areas of JWA.

- i. All persons within the restricted air operation areas of JWA are required to display, on their person, a JWA security badge; unless they are specifically exempted for safety reasons, or they are under escort by a properly badged individual. Each JWA employee, CMARE, subcontractor or tenant employee who has been issued a JWA security badge is responsible for challenging any individual who is not properly displaying a JWA issued or approved and valid identification badge. Any person who is not properly displaying or who cannot produce a valid JWA security badge must immediately be referred to the Sheriff's Department - Airport Police Services Office for proper handling.
- ii. JWA security badge is the property of County and must be returned upon termination of CMARE personnel employment and/or termination, expiration or completion of Contract. The loss of a badge shall be reported within 24 hours to the Sheriff's Department - Airport Police Services by calling (949) 252-5000. Individuals that lose their badge shall be required to pay a fee before receiving a replacement badge. The charge for lost badge replacement shall be at the current posted rate located in the JWA Administration Office. A report shall be made before a replacement badge shall be issued.
- iii. JWA security badge is nontransferable.
- iv. In the event that a CMARE's badge is not returned to JWA upon termination of CMARE personnel employment and/or termination or expiration of Contract, a fine of \$250.00 per badge shall be charged to CMARE. CMARE's final payment may be held by County or a

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- deduction from CMARE's payment(s) may be made to ensure that funding is available to cover the fine in the event that badges are not returned.
- v. CMARE shall submit the names, addresses, and driver's license numbers for all CMARE personnel who shall be engaged in work under this Contract to County Project Manager within seven days after award of the Contract or within seven days after the start of any new CMARE personnel and/or prior to the start of any work.
 - vi. No worker shall be used in performance of this work that has not passed the background check

8. EMPLOYEE ELIGIBILITY VERIFICATION

CMARE hereby certifies that it complies with all applicable laws and regulations regarding the eligibility of its employees to work in the United States, and that all of its employees performing work under this Contract meet all citizenship or immigration status requirements to do so. CMARE shall obtain all documentation necessary to verify the employment eligibility status of covered employees as described by U.S. Citizenship and Immigration Services Form I-9. CMARE shall retain such documentation for the period prescribed by law. CMARE shall indemnify, defend with counsel approved in writing by County, and hold harmless the County, its agents, officers, and employees from any sanctions or liability that may be assessed in connection with any alleged violation of federal or State laws or regulations pertaining to the eligibility for employment of any persons performing work under this Contract.

9. SECURING WORKERS' COMPENSATION INSURANCE CERTIFICATION

CMARE, by executing this Contract, hereby certifies:

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

10. PARTIES' REPRESENTATIVES

10.1 COUNTY'S REPRESENTATIVES

All communications shall be addressed to the appropriate party at the address stated herein or such other address as the parties hereto may designate by written notice from time to time in the manner aforesaid.

CMARE:	Flatiron West, Inc. Attn: Tim Cornish, Project Manager 14726 Ramona Avenue, Suite 300 Chino, CA 91710 Phone: (213) 435-1195 Email: TCornish@flatironcorp.com
County:	County of Orange, John Wayne Airport, Planning & Development Attn: Alfred Farag, Project Manager Address: 3160 Airway Avenue Costa Mesa, CA 92626 Phone: (714) 914-1317 Email: afarag@ocair.com
cc:	JWA/Procurement 3160 Airway Avenue Costa Mesa, CA 92626

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Attn: Monica Rodriguez, DPA
Email: mrodriguez@ocair.com

10.1.1 John Wayne Airport. The Project is under the general direction of County's Board of Supervisors. The Board of Supervisors authorizes John Wayne Airport to be County's representative in connection with the Project.

10.1.2 County's Project Manager. Director will designate in writing the person who will act ex-officio as County's representative during construction of the Project. Unless otherwise expressly stated in the Contract Documents, County's designated representative will issue and receive all written communications on behalf of County for the Project. The designated representative shall also coordinate any communications to or from County's Architect-Engineer ("A-E") in connection with the Project. The Project Manager shall manage the routine responsibilities of County but is not authorized to make decisions for County that materially affect this Contract or create additional legal liabilities for County.

County has the final decision in all matters affecting the work. County has the authority to enforce CMARE's compliance with the Contract Documents. County's decision is final and binding on all questions relating to: quantities; acceptability of material, equipment, or work; execution, progress, or sequence of work; and interpretation of the Contract Documents. All labor, materials, tools, equipment furnished by CMARE and all work performed by CMARE shall be subject to the approval of County.

10.2 COUNTY

County has the final authority in all matters affecting the work. County has the authority to enforce CMARE's compliance with the Contract Documents. County's decision is final and binding on all questions relating to: quantities; acceptability of material, equipment, or work; execution, progress, or sequence of work; and interpretation of the Contract Documents. All labor, materials, tools, equipment furnished by CMARE and all work performed by CMARE shall be subject to the approval of County.

10.2.1 The County and A-E shall not be responsible for or have control or charge of the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work and will not be responsible for the CMARE's failure to carry out the work in accordance with the Contract Documents.

10.2.2. The County will not be responsible for the acts or omissions of the CMARE, or any subcontractor, or any CMARE's or subcontractor's agents or employees, or any other persons performing any of the work.

10.3 CMARE'S REPRESENTATIVES

10.3.1 Representative and Alternate: Before starting work, CMARE shall designate in writing a representative who shall have complete authority to act for it. The representative shall be the same as proposed during original Request for Proposal selection process. CMARE may also designate an alternate representative (also as identified during original Request for Proposal selection process) with complete authority to act for it. County may rely on such representative or alternate as having the authority to execute Change Orders in any amount unless CMARE identifies to County in writing the officer(s) or employee(s) with such authority. Any order or communication given to this representative shall be deemed delivered to CMARE. In the absence of CMARE's representative, instructions or directions may be given by County to the project manager or superintendent. Such order shall be complied with promptly and referred to CMARE or its representative. CMARE's representative and alternate must be able to read, write, and speak English fluently.

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- 10.3.2 CMARE's Project Manager: CMARE shall provide the services of the project manager, as proposed during original Request for Proposal selection process. CMARE's project manager, if different than designated representative, shall represent CMARE in the absence of CMARE's designated representative or alternate, and all directions given to the project manager shall be binding as if given to CMARE. County may require CMARE to replace the project manager whose conduct or performance is unsatisfactory. CMARE shall not change its project manager without County's consent unless the project manager is unsatisfactory to CMARE or ceases to be in CMARE's employ. If CMARE's project manager leaves the Project, CMARE shall replace him or her within 24 hours (unless additional time is agreed upon by County) with a new, well-qualified project manager acceptable to County.
- 10.3.3 Superintendent(s): CMARE shall provide the services of the superintendent(s) as proposed during original Request for Proposal selection process. A superintendent shall be present at the work site whenever any work is in progress including whenever weather conditions necessitate its presence to take measures necessary to protect the work, persons, or property. CMARE's superintendent shall represent CMARE in the absence of CMARE's designated representative, alternate or project manager, and all directions given to the superintendent(s) shall be binding as if given to CMARE. The superintendent must read, write, and speak English fluently. County may require CMARE to replace a superintendent whose conduct or performance is unsatisfactory. CMARE shall not change its superintendent without County's consent unless the superintendent is unsatisfactory to CMARE or ceases to be in CMARE's employ. If CMARE's superintendent leaves the Project, CMARE shall replace him or her within 24 hours (unless additional time is agreed upon by County) with a new, well-qualified superintendent acceptable to County.
- 10.3.4 Emergency Contacts: CMARE shall provide County with a list of names and telephone numbers at which CMARE's representative, alternate, superintendent, safety officer, and other key personnel can be reached during non-working hours in the case of an emergency.

11. GOVERNING LAW AND VENUE – CODE OF CIVIL PROCEDURE SECTION 394

This Contract has been negotiated and executed in the State of California and shall be governed by and construed under the laws of the State of California. In the event of any legal action to enforce or interpret this Contract, the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California, and the parties hereto agree to and hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure Section 394.

The parties specifically agree that by soliciting and entering into and performing services under this Contract, the CMARE shall be deemed to constitute doing business within Orange County from the time of solicitation of work, through the period when all work under this Contract is completed, and continuing until the expiration of any applicable limitations period. Furthermore, the parties have specifically agreed, as part of the consideration given and received for entering this Contract, to waive any and all rights to request that an action be transferred for trial to another county under Code of Civil Procedure Section 394.

12. SIGNATURE REQUIREMENTS

The Contract must be signed by officer(s) authorized to bind CMARE. If documentation demonstrating express authority is not provided, then the Contract must be signed by those officers with apparent authority to bind CMARE. If CMARE is a corporation, such signatures must comply with Corporations Code Section 313, as follows:

- 1) One signature by the chairman of the board, the president, or any vice president; and

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-
- 2) One signature by the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer.

13. ENTIRE CONTRACT

The Contract Documents represent the entire and integrated Contract between County and CMARE and supersede all prior representations, statements, or Contracts concerning the subject matter of this Contract, whether verbal or written.

14. LEVINE ACT REQUIREMENTS

CMARE agrees to comply with Government Code Section 84308. CMARE further agrees to disclose to County any contribution made to any members of the Board of Supervisors or County Agency Officers by CMARE, CMARE's agent or lobbyist, or, if applicable, any subcontractor(s) for the twelve (12) months prior to and twelve (12) months following the approval, renewal, or extension of this Contract.

*****SIGNATURE PAGE FOLLOWS*****

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IN WITNESS WHEREOF, the parties hereto have executed this Contract on the dates opposite their respective signatures:

Date: 3/26/2025

FLATIRON WEST, INC.
a California Corporation

DocuSigned by:
By: Alex Medyn
80A7078C42C445E...

Alex Medyn Vice President

Print Name & Title

(If a corporation, the document must be signed by two corporate officers. The 1st must be either Chairman of the Board, President or any Vice President.)

Date: 3/26/2025

Signed by:
By: Lisa Ziegler
489DCB8A175A43A...

Lisa Ziegler VP, Assistant Secretary

Print Name & Title

(If a corporation, the 2nd signature must be either the Secretary, an Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer.)

COUNTY OF ORANGE,
a political subdivision of the State of California

Date: _____

By: _____

Print
Name: _____

Title: _____

APPROVED AS TO FORM

Office of the County Counsel

Oran DocuSigned by:
By: Christine Nguyen
26F9D76C929A49E...
Christine Nguyen Deputy

Name: _____

Date: 3/27/2025

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GENERAL CONDITIONS

1. DEFINITIONS

As used in the Contract Documents, the following terms shall have the following definitions:

Term	Definition
Abbreviations	The language of specifications and other Contract Documents is of the abbreviated type in certain instances, and implies words and meanings appropriately interpreted. Singular words will be interpreted as plural and plural words will be interpreted as singular where applicable and where full context of the Contract so indicates.
Addenda	Written or graphic instruments issued prior to the submittal of the GMP (hereinafter defined) Proposal(s), which clarify, correct or change the GMP Proposal(s) requirements.
Accepted Project Schedule	CMARE's Project progress schedule after it has been accepted by County and designated as the Accepted Project Schedule and updated by each accepted monthly Schedule Update.
Allotment	An estimated dollar amount determined jointly by the County and the CMARE that is included in the Contract for the purpose of encumbering funds to cover the cost of items which have not been specified explicitly in the Contract. Allotment items may not be completely defined when the Contract is executed but may be necessary to complete the project. Contract allotments are controlled by the County. Refer to "GMP Updates" Section of the General Conditions.
Allowance	An estimated dollar amount for a GMP item which cost has not been determined with certainty at the time a GMP is accepted. Allowances identified in the SOV shall not to be used until the cost of the item is known. Refer to "GMP Updates" and "Payments" Sections of the General Conditions. Contract allowances are controlled by the County.
Amendment	A written instrument issued after execution of the Contract. Documents signed by the County and CMARE, stating their Contract upon all of the following: the addition, deletion or revision in the scope of services or Deliverables; the amount of the adjustment to the Contract Amount; the extent of the adjustment to the Contract Time; or modifications of other Contract terms.
Application for Payment/Payment Request	CMARE's periodic or one-time claim for payment (requesting progress payments or final payment) based on work completed and which will include such supporting documentation as is required by the Contract Documents and or the County. Also known as a "Progress Payment".

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Term	Definition
Approve	Where used in conjunction with the Architect or Engineer's response to submittals, requests, applications, inquiries, reports and claims by the CMARE, the meaning of the term "approved" will be held to limitations of the Architect or Engineer's responsibilities and duties as specified in General Conditions. In no case, will "approved" by the Architect or Engineer be interpreted as a release of the CMARE from responsibilities to fulfill requirements of the Contract, nor as any modification to those requirements.
Architect-Engineer (A-E)	County's Architect or Engineer of Record for the Project, whether County's own employee or a third-party individual or firm hired to provide A-E services.
As directed	Where the terms "as directed," "as required," "as permitted," "approval," "acceptance," or similar words are used, it shall be understood that direction, requirement, permission, approval, or acceptance of the JWA Director and/or its designated representative is intended unless stated otherwise.
As shown	Where the terms "as shown," "as detailed," or similar words are used, it shall be understood that reference is made to the drawings, if any, accompanying this instrument unless stated otherwise.
Board of Supervisors	County's governing body.
Bulletin	Written or graphic instrument issued prior to the opening of Bids which clarifies or answers general questions about the Contract Documents.
Buy-Out Savings/Buy-Out Loss	Buy-Out Savings (Loss) occurs when a CMARE agrees to complete a GMP item for a price that is below (above) the allowance originally indicated for that item in the GMP proposal.
Calendar day	Each day shown on the calendar beginning at 12:00 Midnight, including Saturdays, Sundays and Holidays.
CCR	California Code of Regulations.
Change Order	A modification of the Contract as provided by the "Changes" Section of the General Conditions.
Change Order Request	County's request for CMARE to provide a proposal and price/time quote for County's desired Change Order, or County's description of work to be performed pursuant to CMARE's Request for Change.
Changed Conditions	Site conditions or materials of an unexpected nature or differing from those represented in the Contract Documents as provided by the "Changes" Section of the General Conditions.
Code Sections	Except where otherwise specified, all statutory references (e.g. "Labor Code" or "Public Contract Code") shall mean those laws enacted by the State of California, as they may be amended.
Construction Fee	CMARE's General Administration & Overhead Fee (administrative costs, home office overhead and additional indirect costs) and Profit, whether at the CMARE's principal or branch offices. The CMARE's Project Manager, Project Engineer, Superintendent and Safety Officer shall be included as indirect project costs with the appropriate utilization rates. All other indirect labor shall be included in the general administration and overhead portion of the construction fee. The Construction Fee for this project shall be 8% .

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Term	Definition
Construction Schedule	CMARE's initial construction schedule after it has been accepted by County and designated as the Project Construction Schedule and updated by each monthly schedule update.
Contingency Allocation Request	County or CMARE's request for CMARE to provide a proposal and price/time quote for County or CMARE's desired usage of their Contingency. Approved Contingency Allocation Requests shall be incorporated into the accepted GMP. See "GMP Updates" section of these General Conditions.
Contingency (CMARE's)	A fund to cover cost growth during the Project used at the discretion of the CMARE usually for costs that result from Project circumstances. The amount of the CMARE's Contingency will be negotiated as a separate line item in each GMP package. Use and management of the CMARE's Contingency during the construction phase is described in Section 3.2 "Contingency".
Contingency (County's)	A fund to cover cost growth during the Project used at the discretion of the County usually for costs that result from County directed changes or unforeseen site conditions. The amount of the County's Contingency will be set by the County and will be in addition to the project costs included in the CMARE's GMP packages. Use and management of the County's Contingency during the construction phase is described in Section 3.2 "Contingency".
Contingency Log	The Contingency Log is a document created to record and quantify risks identified during the preconstruction phase that could not be mitigated during the design phase. The items on the Contingency Log will have associated expected-value time and cost impacts, the owner of the risk and shall be used as the basis to establish the overall contingency allocated to the project in Section 3.2 "Contingency". The Contingency Log is not a comprehensive list but serves as a guide to allocate risk to the CMARE or County during the construction phase. The Contingency Log is an approved submittal during the preconstruction phase.
Contract	The complete Contract between County and CMARE covering the Project, as represented by the Contract Documents.
Contract Documents	Documents comprising the complete Contract between County and CMARE as enumerated in the "Contract Documents" Section of the Contract.
Contract Price	The total dollar amount of the Contract identified in the "Contract Price and Time" Section of the Contract as it may be adjusted in accordance with the "Changes" Section of the General Conditions.
Contract Time	The number of calendar days specified in the "Contract Price and Time" Section of the Contract that CMARE has to complete the work after the issuance of a Notice to Proceed, as it may be adjusted in accordance with the "Changes" Section of the General Conditions.
Construction Manager At-Risk Entity (CMARE)	The Respondent ("Party") awarded the Contract by County.
County	The County of Orange, a political subdivision of the State of California, and its representatives, alternate designation, County, a body corporate and public.

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Term	Definition
Day	Unless otherwise specified within the Contract Documents, all references to any “day” or number of “days” shall mean consecutive calendar days (including all holidays and weekends).
Defective Work	CMARE’s performance that does not conform to the requirements of the Contract Documents, industry standards, manufacturers’ recommendations, or requirements of the “Quality of Materials and Workmanship” Section of the General Conditions.
Director	Except where otherwise provided, references to “Director” shall mean the Director of John Wayne Airport or his or her designee.
Directed, Requested, etc.:	Where not otherwise explained, terms such as “directed,” “requested,” “authorized,” “selected,” “approved,” “required,” “accepted,” and “permitted” mean “directed by A-E,” “requested by A-E,” “requested by A-E,” and similar phrases. However, no such implied meaning will be interpreted to extend A-E’s responsibility into the CMARE’s area of construction responsibility.
Dust Control Plan	CMARE’s plan for compliance with County’s Fugitive Dust Emission Control Plan in conformance with the SCAQMD Rule 403 (See the “Performance” Section of the General Conditions.)
Emergency/Contingency Plan	CMARE’s provisions for handling spills of hazardous, liquid, or nuisance materials prepared in accordance with the “Hazardous or Contaminated Materials” subsection of the “Performance” Section of the General Conditions.
Engineer or Architect of Record	The California-registered architect or engineer in responsible charge for the design of the Project and whose seal appears on the Plans and Specifications.
Final Payment	The last and complete payment by County to CMARE under the Contract as provided by the “Payments” Section of the General Conditions.
General Conditions	The portion of the Contract Documents setting forth various conditions and requirements of the Contract.
GMP	Guaranteed Maximum Price
GMP Item	An item of work or task listed in the GMP Schedule of Values including the description, quantity (where applicable), and unit cost.
GMP Item, Deletable	A GMP Item that is considered part of the GMP but which may or may not be deleted from the Contract Price at any time prior to completion of the work.
GMP Item, Specialty	A GMP Item that is considered part of the GMP but not considered part of the CMARE’s obligation to perform at least 25 percent (25%) of the work.
GMP Proposal	A GMP Proposal is an offer made by the CMARE to the County in accordance with the Instruction to Respondents.

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Term	Definition
GMP Revision	A modification to the GMP proposal either reducing or increasing the current GMP amount and executed when the value of a GMP item(s) differs from the initially accepted value, such as when contingency is used. A GMP revision may be utilized to address reasonable unforeseen conditions, minor owner directed changes that are within the original character/scope of work and may be utilized to release any Unallocated Reserve amounts back to the Contract Price. GMP revisions do not constitute a change to the Contract and the total of the GMP(s) shall not exceed the current Contract Price. See “GMP Updates” section of these General Conditions.
GMP Update	A process used to reallocate funds within a GMP. GMP Updates do not change the total amount of the GMP. See “GMP Updates” section of these General Conditions.
GMP Schedule of Values	The detailed list of items of work with associated quantities, prices, and type of cost, submitted with each GMP.
Hazardous Materials	Any hazardous or toxic substance, pollutant, contaminant, particulate, radiation, chemical or waste that is considered under California or Federal law, regulations, or guidance to be hazardous to human health or safety or the environment including, without limitation, all of those substances that are listed or defined as “pollutants,” “contaminants,” “hazardous materials,” “hazardous wastes,” “hazardous substances,” “toxic substances,” “radioactive materials,” “solid wastes,” or other similar designations pursuant to Environmental Laws referred to above including, without limitation, petroleum, including crude oil or any fraction thereof; any petroleum product; asbestos and asbestos-containing materials (ACMs); polychlorinated biphenyls (PCBs); mold or mold spores and gases from mold or mold spores; flammable or explosive substances; or substances designated by any governmental entity to cause cancer and/or reproductive toxicity.
JWA	John Wayne Airport, A County of Orange Agency/Department
Liquidated Damages	Damages specified in the “LIQUIDATED DAMAGES” Section of the Contract, payable to County for CMARE’s failure to complete the work within the Contract Time.
Lump Sum (LS)	“Lump Sum”, “L.S.” or “Job” prices are paid according to a flat total for all labor, materials, overhead, and other costs associated with the work item (see the PAYMENTS” section of the General Conditions).
Manifests	Required documents that identify the generator, transporter, disposal facility and type of hazardous material(s). Manifests include, but are not limited to: documents titled Uniform Hazardous Waste Manifest(s), bills of lading, or similar documentation concerning the handling, transportation, and disposal of materials (See the "Hazardous Or Contaminated Materials" subsection of the "Performance" Section of these General Conditions.)
Notice of Completion	The document recorded by County in accordance with Civil Code Section 8182 after completion of the work.
Notice of Termination	County's notice to CMARE specifying the effective date of a termination of the Contract (in whole or in part), as provided by the "Termination for Convenience of County" Section of the General Conditions.

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Term	Definition
Party / Parties	The County and/or CMARE.
Plans	The drawings, profiles, cross sections, standard plans, working drawings, and shop drawings, or reproductions thereof, approved by County, which show the location, character, dimensions, or details of the Project.
Project	All work performed by CMARE as required by, and in strict accordance with, the Contract Documents.
Project Manager (PM)	The County or CMARE representative identified in the Contract Documents or otherwise specified by County or CMARE in writing.
Promptly	One (1) week beginning with the County's notice to the CMARE to acknowledge and initiate action(s).
Quality Assurance (QA)	A method used by County to measure and confirm the CMARE's adherence to the Contract requirements.
Quality Control (QC)	The methods used by the CMARE to internally control the quality of Work performed and ensure conformance to the Contract requirements.
Reference Specifications	Those bulletins, standards, rules, methods of analysis or testing, codes, and specifications of other agencies, engineering societies or industrial association referred to in the Contract Documents. These shall refer to the latest edition, including amendments in effect and published at the time of advertising the Contract or issuing the permit, unless specifically referred to by edition, volume or date.
Repair	Correction of deficiencies in a malfunctioning, broken down, deteriorated or damaged system by adjustment, overhaul, or replacement of component parts or materials, as required to restore the system to such condition that it may be effectively used for its designated purpose.
Retention	The amount of progress payments withheld by County as security for CMARE's complete and proper performance of the Contract as provided by the "Payments" Section of the General Conditions.
Retention Payment	Payment of the Retention in accordance with Public Contract Code 7107 and the "Retention Payment" Section of the General Conditions.
Request for Change	CMARE's request that County issue a Change Order.
Schedule of Values (SOV)	Detailed breakdown by discipline or unit prices and costs as defined for the project in the Schedule of Values in the Construction Contract and its General Conditions, as attached hereto.
Schedule Update(s)	CMARE's monthly update of work progress. (See the "Construction Schedules" and "Payments" Sections of the General Conditions.)
Special Provisions	The portion of the Contract Documents describing the specific requirements of the Project, which may include additions and revisions to the Standard Specifications setting forth conditions and requirements peculiar to the Project.
Standard Plans	Details of standard structures, devices, or instructions referred to on the Plans or in the Special Provisions by title or number.
Subcontractor(s)	Those contractors independently engaged by CMARE to perform portions of the work.

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Term	Definition
Submittals	Items that the Contract Documents require CMARE to submit to County after award of the Contract and issuance of the Notice to Proceed, as provided by the "Submittals" Section of the General Conditions.
Substantially Complete	The point in the construction project in which the Work is sufficiently complete so that Owner can occupy and use the Project for its intended purposes as determined by County.
Supplementary General Conditions	The portion of the Contract Documents identified describing additions and revisions to the General Conditions setting forth conditions and requirements peculiar to the Project.
Traffic Control Plan (TCP)	CMARE's provisions for coordination of its traffic at the Project site. (See the "Performance" Section of the General Conditions.)
Unallocated Reserve	A GMP item within each GMP proposal that contains no initial balance. As GMP updates are completed, and should the CMARE agree to perform a GMP item for a price that is below the allowance indicated for that item in a GMP proposal, the difference between the initial allowance and the final price of the GMP item shall be assigned to Unallocated Reserve. Unallocated Reserve shall be updated as per the "GMP Updates" section.
Unilateral Change Order	A Change Order issued by the County where County and CMARE cannot reach an agreement on a proposed modification to the Contract.
Working day	Monday through Friday, except: Saturday, Sunday or any day designated as a holiday by the County.

2. A-E STATUS

Unless otherwise expressly stated in the Contract between CMARE and the County, the A-E is responsible to the County for the preparation of adequate drawings, specifications, and reports within the scope of the A-E's contract. A-E services normally include checking of shop drawings, equipment submittals and material lists; recommendations to the County regarding proposed substitutions; furnishing consultation and advice to the County to clarify the intent of the drawings and specifications and on questions that may arise during construction. A-E shall have access to observe work at all times wherever it is in preparation or progress. A-E does not have the authority to act for the County or to stop work. Should the A-E observe work which in A-E's judgement, should be stopped to prevent damage, injury, loss, or error, A-E should notify the CMARE and the County's representative without delay.

3. COMPLIANCE WITH LAWS AND REGULATIONS

CMARE shall strictly adhere to and obey all applicable laws, statutes, codes, ordinances, rules, regulations, tariffs, and orders of any local, State, or federal governmental or regulatory County having jurisdiction over the Project.

If County initiated changes or changes in laws or government regulations affect price, the Contractor's ability to deliver services, or the project schedule, the Contractor shall give the County written notice no later than seven (7) calendar days from the date the law or regulation went into effect or the date the change was proposed by the County and the Contractor was notified of the change.

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CMARE's entitlement to additional time and/or compensation, if any, will be determined in accordance with the provisions of the "Changes" Section of the General Conditions.

4. CONTRACTOR'S LICENSE

The contractor's license classification for this Contract is a Class A, General Engineering, license issued by the State of California, Contractor's State License Board. At all times during the term of this Contract, CMARE shall: (a) maintain in good standing all licenses required by the State of California or any other governmental entity for it to perform the work required under the Contract; and (b) comply in all respects with the California Contractors' State License Law, Business & Professions Code Section 7000, et seq.

4.1. LICENSED SUBCONTRACTOR

Each Subcontractor selected for the work shall be licensed in the State of California in the Subcontractor's particular field.

4.2. COMMUNICATIONS

Communications with Subcontractors shall be made through CMARE except when in emergency situations CMARE is not readily available, in which case detailed instructions shall be transmitted to Subcontractors directly.

4.3. RESPONSIBILITY

CMARE shall give personal attention to the fulfillment of the work and shall keep the work under its control. CMARE shall be equally responsible for all work required by the Contract Documents and the acts and omissions of Subcontractors, and all persons directly or indirectly employed by them as CMARE is for CMARE's acts and omissions and of persons directly or indirectly employed by CMARE. CMARE shall indemnify and hold County harmless with respect to the activities of each and every Subcontractor in the same manner and to the same degree as if such Subcontractor were the CMARE's employee. CMARE shall pay each Subcontractor promptly the amount allowed CMARE on account of such Subcontractor's work to the extent of such Subcontractor's interest therein.

4.4. CONTRACTUAL RELATIONS

Nothing contained in this Contract shall create any contractual relations between County and any Subcontractor.

4.5. LISTING AND SUBSTITUTION OF SUBCONTRACTORS

CMARE shall comply with the Subletting and Subcontracting Fair Practices Act, California Public Contract Code Sections 4100 et seq. CMARE may not substitute a person or entity in place of any subcontractor listed in the GMP except with County's written approval in compliance with the provisions of Public Contract Code Sections 4107 et seq.

5. INTERPRETATION OF CONTRACT DOCUMENTS

5.1. PLANS AND SPECIFICATIONS

5.1.1. Checking: CMARE shall review all Contract Documents immediately upon receiving them and shall promptly notify County of any discrepancies. CMARE shall notify County about the absence of a specification or detail, and such absence shall not excuse CMARE from following standard practices

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in the industry. Dimensions marked on drawings shall in general be followed in preference to scale measurements. Larger-scale, more detailed drawings shall in general govern over smaller-scale, less detailed drawings. Architectural and engineering schedules shall take precedence over other portions of the Plans. CMARE shall compare all Plans and verify the dimensions before laying out the work and will be responsible for any errors that might have been avoided by doing so. If measurements are affected by site conditions, CMARE shall take new measurements for which CMARE bears full responsibility, and which shall be treated as if represented in the Plans and Specifications.

- 5.1.2.** Omissions and Mistakes: CMARE shall call to County's attention as soon as identified any omissions in the Contract Documents or mistakes in details of work that are necessary to carry out the intent of the Contract Documents or that are customarily performed. County shall promptly notify CMARE in writing of the correction. If warranted, County shall issue a Change Order in accordance with the "Changes" Section of these General Conditions. If CMARE makes any adjustment to the work without first receiving the County's written correction, such adjustment shall be at CMARE's own risk and expense.
- 5.1.3.** Conflicting Information: In case of conflicting information in the Contract Documents, CMARE shall bid the most expensive alternative.
- 5.1.4.** Documents at the Site: CMARE shall keep available at the site for ready reference a complete set of the Contract Documents. CMARE also shall maintain a complete set of approved shop drawings, manufacturers' recommendations and instructions, and copies of all Project correspondence at the site. CMARE shall provide County with a set of manufacturers' recommendations and instructions.
- 5.1.5.** "As-Built" Plans at the Site: CMARE shall maintain at the site a complete "As-Built" set of Plans for the Project. CMARE shall update the As-Built Plans each day. CMARE shall make As-Built Plans available to County immediately upon request. Any delay by CMARE in providing County with access to properly updated As-Built Plans may result in a commensurate delay in County's processing of progress payment applications. Prior to final payment, CMARE shall deliver a complete set of the As-Built Plans to County in a format acceptable to County and suitable for use in preparing a reproducible set of record drawings for the Project.
- 5.1.6.** Deviations: CMARE shall not deviate from the Plans and the dimensions shown therein, whether or not CMARE believes an error exists, without first obtaining County's written permission for the deviation.
- 5.2. PRECEDENCE OF CONTRACT DOCUMENTS**

If there is a conflict among Contract Documents, the document highest in precedence shall control.

The precedence shall be:

1. Permits and applicable regulations as may be provided by law or that govern the site;
2. Amendments and Change Orders;
3. CMARE's clarifications and assumptions as identified in the GMP Proposal;
4. Contract;
5. Addenda and Bulletins;
6. Supplementary General Conditions;
7. General Conditions;
8. Plans;
9. Specifications; and
10. Attachments and Appendices.

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5.3. GMP UPDATES

- 5.3.1.** Subsequent to acceptance and approval of a GMP proposal, the CMARE shall update GMP proposal(s) regularly but not less than the Schematic Design, Design Development and Construction Document milestones during the Pre-construction phase. During the Construction phase, GMP updates shall be submitted with monthly progress payment requests and shall document any GMP adjustments including but not limited to, approved Contingency Allocation Requests, approved Change Orders, and updates to the Unallocated Reserve.
- 5.3.2.** If the GMP Proposal is greater than the independent third party or Design Professional's estimate, the County may require the CMARE to reconfirm its GMP Proposal. CMARE shall accept the independent third party's or Design Professional's estimate for the Cost of Work as part of his GMP or present a report within seven days of a written request to the County identifying, explaining and substantiating the differences. CMARE may be requested to, or at its own discretion, submit a revised GMP Proposal for consideration by the County. At that time the County may do one of the following:
- a) Accept the CMARE original or revised GMP Proposal, if within the County's budget, without comment.
 - b) Accept the CMARE original or revised GMP Proposal that exceeds the County's budget and indicate in writing to the CMARE that the Project Budget has been increased to fund the differences.
 - c) Reject the CMARE's original or revised GMP Proposal because it exceeds the County's budget, the independent third parties or Design Professional's estimate, in which event, the County may terminate this Contract and/or elect not to enter into an Amendment or separate agreement with the CMARE for the construction phase associated with the scope of Work reflected in the GMP Proposal.
 - d) Wait to accept the GMP Proposal if the County believes adequate funding will be available in the future.
- 5.3.3.** When the CMARE agrees to perform a GMP item for a price that is below the initial Allowance indicated for that item in a GMP proposal, the difference between the Allowance and the final price of the GMP item amount shall be assigned to Unallocated Reserve. When the CMARE completes work with a pre-approved unit price associated with an Allowance item, the complete or partial "Buy-out" against the Allowance shall be provided in the monthly GMP update. The "Buy-Out" shall provide the actual quantities completed against the unit price provided in the GMP and the Allowance for that GMP item shall be reduced in an equal amount.
- 5.3.4.** As subcontractor contracts are negotiated, the CMARE shall keep track of Buy-Out savings and Buy-Out losses as they occur (i.e., when the subcontracts for individual GMP items are established).
- 5.3.5.** For each GMP update, the Buy-Out savings and Buy-Out losses shall be summed together to establish an overall credit to, or debit from, Unallocated Reserve. If this summation results in an overall negative balance to Unallocated Reserve, the CMARE shall identify savings from other GMP items and reduce the associated allocation or accepted price for GMP item(s) equal to the deficit in Unallocated Reserve (i.e., Unallocated Reserve cannot be less than zero dollars for a submitted GMP Update).
- 5.3.6.** Upon completion of the scope of work for a GMP proposal, the CMARE shall prepare a GMP Revision which reduces the GMP in the amount equal to the Unallocated Reserve and assigns the

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Unallocated Reserve to Contingency (County's). This GMP Revision does not reduce the overall Contract Price defined in the "Contract Price" section of the Contract.

- 5.3.7.** CMARE shall require the pre-qualified Subcontractors provide a detailed bid for the services requested. The Subcontractor bid, provided on the Subcontractors' letterhead, shall contain sufficient information (i.e., unit costs/amounts). CMARE shall resolve any Subcontractor/Supplier bid withdrawal, protest or disqualification in connection with the award at no increase in the Cost of the Work.

6. PRE-CONSTRUCTION

6.1. CONTRACTOR'S PRE-CONSTRUCTION OBLIGATIONS

Prior to beginning construction and again before starting a section of work, CMARE and each subcontractor shall carefully examine all preparatory work that has been executed to receive the

work. CMARE shall check carefully, by whatever means are required, to ensure that the work and adjacent, related work, will finish to proper contours, planes, and levels. CMARE shall promptly notify the County of any defects or imperfections in preparatory work which will in any way, affect satisfactory completion of his work. Absence of such notification will be construed as an acceptance of preparatory work, and later claims of defects or delays therein will not be recognized. Under no condition shall a section of work proceed prior to preparatory work having been completed, cured, dried, and otherwise made satisfactory to receive such related work. Responsibility for timely installation of all materials rests solely with the CMARE, who shall maintain coordination control at all times. CMARE's or each Subcontractor's commencement of the work of its trade will be interpreted as CMARE's acceptance of existing conditions over which the new work must be placed, installed, or otherwise performed.

7. BONDS, INDEMNITY, AND INSURANCE

7.1. BONDS

7.1.1. Payment and Performance Bonds

Within 10 days after award of the Contract, CMARE shall furnish a payment bond for 100% of the amount of the Contract, in accordance with Civil Code Section 9554, and a performance bond for 100% of the amount of the Contract, guaranteeing the faithful performance of the Contract. CMARE shall take steps to assure that the penal sum of the bonds shall be increased by the amount of any additive adjustments to the Contract Price as a result of Change Orders.

The payment and performance bonds must each be issued by a surety that: (i) is authorized by the California Insurance Commissioner to transact surety insurance in the State of California; (ii) has assets exceeding its liabilities in an amount equal to or in excess of the amount of the bonds; and (iii) acts in compliance with Insurance Code Section 12090.

The payment and performance bonds shall be in the form provided with the Instructions to Bidders and are subject to approval by the County.

7.1.2. County's Right to Replace Surety

If any surety upon any bond furnished in connection with this Contract becomes objectionable to County and fails to submit to County the documents described in California Code of Civil Procedure Sections 995.660(a)(1) through (a)(4) within the time specified in those Sections, then CMARE shall promptly furnish such additional security as may be required by County to protect the interests of

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County and of persons entitled to make a claim against the payment bond. Failure to furnish such additional security shall constitute a material breach of the Contract.

7.2. INDEMNIFICATION

To the maximum extent allowable by law, CMARE agrees to indemnify, defend with counsel approved in writing by County, and hold County, its elected and appointed officials, officers, employees, agents and those special districts and agencies for which County's Board of Supervisors acts as the governing Board ("County Indemnitees") harmless from any loss, injury, liability claims, demands, costs and expenses whether incurred by or made against County or County Indemnitees of any kind or nature, including but not limited to personal injury or property damage, arising from or related to the services, products or other performance provided by CMARE pursuant to this Contract. This indemnity applies even in the event of County Indemnitees' concurrent fault, except that nothing in this indemnification provision shall be construed to require CMARE to indemnify County Indemnitees for losses caused by County Indemnitees' active negligence, sole negligence, willful misconduct, or defects in design furnished by them.

CMARE's indemnity obligation set forth above shall include but not be limited to all claims, suits, or actions of every name, kind, and description, brought for, or on account of: (1) failure of CMARE to comply with its obligations under the Contract Documents, (2) injury or death of any person or damage to property resulting from the construction of the work or by or in consequence of any negligence in protecting the work; (3) use of materials or other things used or employed in the construction that are not in conformance with the Contract Documents; and (4) any negligent or intentional act or omission by CMARE and any of its respective officers, employees, agents, subcontractors, suppliers, and representatives during the progress of the work or at any time before its completion and final acceptance.

If judgment is entered against CMARE and County by a court of competent jurisdiction because of the concurrent active negligence of County or County Indemnitees, CMARE and County agree that liability will be apportioned as determined by the court. Neither Party shall request a jury apportionment.

7.3. INSURANCE

The County shall secure and maintain Builder's Risk insurance upon the entire Project for new construction amounting to 100% percent of the insurable value of the Project. The Builder's Risk policy shall be written as an All Risk policy, with the exclusion of earthquake and flood risks. CMARE and subcontractors are included as additional insureds for the Builders' Risk exposures under the County's policy.

The Builder's Risk policy shall not be required to cover any tools, equipment or supplies, unless such tools, equipment, or supplies are part of the Project being constructed. CMARE shall be responsible for securing and maintaining appropriate insurance on any tools, equipment, or supplies that are not part of the Project being constructed.

CMARE is responsible for the entire deductible amount of any and all Builder's Risk claims against County's Builder's Risk policy. The deductible applies per claim, and the deductible shall not exceed \$100,000 per claim. Any loss claim under this insurance is to be coordinated with County.

The County and CMARE waive all rights against each other and the subcontractors, sub-Subcontractors, officers, and employees of each other, and CMARE waives all rights against County's separate contractors, if any, and their subcontractors, sub-subcontractors, officers and employees for damages caused by fire or other perils to the extent paid by the Builder's Risk

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insurance, except such rights as they may have to the proceeds of such insurance. CMARE shall require of its subcontractors and sub-Subcontractors, by appropriate contracts, similar waivers, each in favor of all other parties enumerated in the preceding sentence.

Prior to the provision of services under this Contract, the CMARE agrees to carry all required insurance at CMARE's expense, including all endorsements required herein, necessary to satisfy the County that the insurance provisions of this Contract have been complied with. CMARE agrees to keep such insurance coverage current, provide Certificates of Insurance, and endorsements to the County during the entire term of this Contract. The County reserves the right to request the declarations pages showing all endorsements and a complete certified copy of the policy.

CMARE shall ensure that all subcontractors performing work on behalf of CMARE pursuant to this Contract shall be covered under CMARE's insurance as an Additional Insured or carry insurance subject to the same terms and conditions as set forth herein for CMARE. CMARE shall not allow subcontractors to work if subcontractors have less than the level of coverage required by County from CMARE under this Contract. It is the obligation of CMARE to provide notice of the insurance requirements to every subcontractor and to receive proof of insurance prior to allowing any subcontractor to begin work. Such proof of insurance must be maintained by CMARE through the entirety of this Contract for inspection by County representative(s) at any reasonable time.

All self-insured retentions (SIRs) shall be clearly stated on the Certificate of Insurance. Any SIR in an amount in excess of Fifty Thousand Dollars (\$50,000) shall specifically be approved by the County's Risk Manager, or designee. The County reserves the right to require current audited financial reports from CMARE. If CMARE's SIR is approved, CMARE, in addition to, and without limitation of, any other indemnity provision(s) in this Contract, agrees to the following:

1. In addition to the duty to indemnify and hold the County harmless against any and all liability, claim, demand or suit resulting from CMARE's, its agents, employee's or subcontractor's performance of this Contract, CMARE shall defend the County at its sole cost and expense with counsel approved by the Board of Supervisors against same; and
2. CMARE's duty to defend, as stated above, shall be absolute and irrespective of any duty to indemnify or hold harmless; and
3. The provisions of California Civil Code Section 2860 shall apply to any and all actions to which the duty to defend stated above applies, and the CMARE's SIR provision shall be interpreted as though the CMARE was an insurer and the County was the insured.

Upon notice of any actual or alleged claim or loss arising out of subcontractor's work hereunder, subcontractor shall immediately satisfy in full the SIR provisions of the policy in order to trigger coverage for the CMARE and Additional Insureds.

If the CMARE fails to maintain insurance acceptable to the County for the full term of this Contract, the County may terminate this Contract.

7.3.2. QUALIFIED INSURER

The policy or policies of insurance must be issued by an insurer with a minimum rating of A- (Secure A.M. Best's Rating) and VIII (Financial Size Category as determined by the most current edition of the Best's Key Rating Guide/Property-Casualty/United States or ambest.com). It is preferred but not mandatory, that the insurer be licensed to do business in the state of California (California Admitted Carrier).

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If the insurance carrier does not have an A.M. Best Rating of A-/VIII, the CEO/Office of Risk Management retains the right to approve or reject a carrier after a review of the company's performance and financial ratings.

The policy or policies of insurance maintained by the CMARE shall provide the minimum limits and coverage as set forth below:

7.3.3. MINIMUM POLICY LIMITS AND COVERAGE

The policy or policies of insurance maintained by the CMARE shall provide the minimum limits and coverage as set forth below:

<u>Coverage</u>	<u>Minimum Limit(s)</u>
Commercial General Liability	\$5,000,000 per occurrence
Including Products---Completed Operations	\$15,000,000 aggregate
Automobile Liability including coverage for owned or scheduled, non-owned and hired vehicles	\$1,000,000 combined single limit each accident
Automobile Liability including coverage for owned or scheduled, non-owned and hired vehicles	\$5,000,000 combined single limit each accident (when accessing the Airport Operations Area -AOA)
Workers' Compensation	Statutory
Employers' Liability Insurance	\$1,000,000 per accident or disease
Contractor's Pollution Liability with NODS (when remediating hazardous materials)	\$2,000,000 per claims made, or occurrence

The policy or policies of insurance maintained by the Subcontractors shall provide the minimum limits and coverage as set forth below:

<u>Coverage</u>	<u>Minimum Limit(s)</u>
Commercial General Liability	\$1,000,000 per occurrence
Including Products- Completed Operations	\$2,000,000 aggregate
Automobile Liability including coverage for owned or scheduled, non-owned and hired vehicles	\$1,000,000 combined single limit each accident
Automobile Liability including coverage for owned or scheduled, non-owned and hired vehicles	\$5,000,000 combined single limit each accident (when accessing the Airport Operations Area – AOA)
Contractor's Pollution Liability with NODS(when remediating hazardous materials)	\$2,000,000 per claims made, or occurrence
Workers' Compensation	Statutory

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Employers' Liability Insurance

\$1,000,000 per accident or disease

7.3.4. REQUIRED COVERAGE FORMS

The Commercial General Liability coverage shall be written on Insurance Services Office (ISO) form CG 00 01, or a substitute form providing liability coverage at least as broad. The Commercial General Liability policy shall not exclude coverage for Explosion, Collapse, or Underground Hazard (XCU).

The Business Auto Liability coverage shall be written on ISO form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing liability coverage as broad.

7.3.5. REQUIRED ENDORSEMENTS

1. The Commercial General Liability policy shall contain the following endorsements, which shall accompany the Certificate of Insurance:
 - a. An Additional Insured endorsement using ISO form CG 2010 04 13 or CG 2033 04 13 or a form at least as broad naming the ***County of Orange, its elected and appointed officials, officers, employees, agents, and those special districts and agencies for which County's Board of Supervisors acts as the governing Board*** as Additional Insureds, or provide blanket coverage which shall state ***AS REQUIRED BY WRITTEN CONTRACT***.
 - b. A primary non-contributing endorsement using ISO form CG 20 01 04 13, or a form at least as broad evidencing that the CMARE's insurance is primary, and any insurance or self-insurance maintained by the County shall be excess and non-contributing.
 - c. A Products and Completed Operations endorsement using ISO Form CG2037 04 13, or a form at least as broad.
2. If the Contractor's Pollution Liability policy is a claims-made policy, CMARE shall agree to the following:

The retroactive date must be shown and must be before the date of the Contract or the beginning of the Contract services.

Insurance must be maintained, and evidence of insurance must be provided for at least three (3) years after expiration or earlier termination of Contract services.

If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of the Contract services, CMARE must purchase an extended reporting period for a minimum of three (3) years after expiration of earlier termination of the Contract.
3. The Workers' Compensation policy shall contain a waiver of subrogation endorsement waiving all rights of subrogation against the ***County of Orange, its elected and appointed officials, officers, employees and agents*** or provide blanket coverage which shall state ***AS REQUIRED BY WRITTEN CONTRACT*** when acting within the scope of their appointment or employment.
4. All insurance policies required by this Contract shall waive all rights of subrogation against the County of Orange, its elected and appointed officials, officers, employees and agents when acting within the scope of their appointment or employment.

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5. CMARE shall provide thirty (30) days prior written notice to the County of any policy cancellation or non-renewal and ten (10) days prior written notice where cancellation is due to non-payment of premium and provide a copy of the cancellation notice to County. Failure to provide written notice of cancellation may constitute a material breach of the Contract, upon which the County may suspend or terminate this Contract
6. The Commercial General Liability policy shall contain a severability of interests clause (standard in the ISO CG 001 policy).
7. Insurance certificates should be forwarded to the agency/department address listed on the solicitation.
8. If the CMARE fails to provide the insurance certificates and endorsements within seven (7) days of notification by CEO/Purchasing or the agency/department purchasing division, award may be made to the next qualified CMARE.
9. County expressly retains the right to require CMARE to increase or decrease insurance of any of the above insurance types throughout the term of this Contract. Any increase or decrease in insurance will be as deemed by County of Orange Risk Manager as appropriate to adequately protect County.
10. County shall notify CMARE in writing of changes in the insurance requirements. If CMARE does not provide copies of acceptable certificates of insurance and endorsements with County incorporating such changes within thirty days of receipt of such notice, this Contract may be in breach without further notice to CMARE, and County shall be entitled to all legal remedies.
11. The procuring of such required policy or policies of insurance shall not be construed to limit CMARE's liability hereunder nor to fulfill the indemnification provisions and requirements of this Contract, nor in any way to reduce the policy coverage and limits available from the insurer.

7.4. RESPONSIBILITY FOR DAMAGES OR INJURY

- 7.4.1. COUNTY and its officers and employees shall not be liable in any manner for any loss or damage to any portion of the work, any loss or damage to any of the materials or equipment used in the work, or any injury to any person or property by any cause that might reasonably have been prevented by CMARE, its employees, or its Subcontractors. CMARE shall indemnify and defend County against any claims or liability under this Section pursuant to the "Indemnification Provisions" Section of these General Conditions.
- 7.4.2. CMARE shall remove and dispose of any waste materials, including soils or other materials that become contaminated directly or indirectly as a result of CMARE's performance under this

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Contract, according to the “Hazardous or Contaminated Materials” Section of the General Conditions.

- 7.4.3.** Payment of any penalties, fines, or other liability assessed to County by regulatory agencies due to CMARE’S or any Subcontractor’s action or inaction in performing the work shall be CMARE’s sole responsibility.
- 7.4.4.** CMARE shall pay any assessments or damages covered by this Section directly, or, at County's discretion, County may pay or retain the amount of such assessments or damages and deduct its costs from payments owed or as they become due to CMARE.

8. SCHEDULES, SCHEDULE OF VALUES, SUBMITTALS, AND SUBSTITUTIONS

8.1. CONSTRUCTION SCHEDULES

- 8.1.1.** Construction Schedules: As part of GMP, CMARE shall submit to County for County’s review an initial job progress schedule.

The fundamental purpose of the “Construction Schedule” is to identify, coordinate and record the tasks and activities to be performed by the CMARE and then for the County to utilize that Deliverable as a basis for monitoring all member’s compliance with the schedule requirements of the Project. The CMARE is responsible for developing, maintaining and monitoring compliance with the “Project Schedule: on behalf of and to be used by the Project Team based on input from the other Project Team members. The Project Schedule will be consistent with the most recent revised/updated PMP. The Project Schedule will use the Critical Path Method (CPM) technique, unless required otherwise, in writing by the County. The CMARE will use scheduling software to develop the Construction Schedule that is acceptable to the County. The Construction Schedule shall be presented in graphical and tabular reports as agreed upon by the Project Team. If Construction

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phasing as described below is required, the Construction Schedule will indicate milestone dates for the phases once determined.

The Construction Schedule shall include a CPM diagram schedule that shall show the sequence of activities, the interdependence of each activity and indicate the Critical Path.

The CPM diagram schedule shall be in Days and indicate duration, earliest and latest start and finish dates for all activities, and total Float times for all activities except critical activities. The CMP diagram shall be presented in a time scaled graphical format for the Project as a whole.

The CPM diagram schedule shall indicate all relationships between activities.

The activities making up the schedule shall be sufficient detail to assure that adequate planning has been done for proper execution of the Work and such that it provides an appropriate basis for monitoring and evaluating the progress of the Work.

The CPM diagram schedule shall be based upon activities, which would coincide with the schedule of values.

The CPM diagram schedule shall show all submittals associated with each work activity and the review time for each submittal.

The Construction Schedule shall show milestones, including milestones for County-furnished information, and shall include activities for County-furnished equipment when those activities are interrelated with the CMARE activities.

The Construction Schedule shall consider the County's and the tenants' occupancy requirements showing portions of the Project having occupancy priority, and Contract Time, if applicable.

Once the Notice to Proceed is issued, the Construction Schedule shall be updated to reflect the Contract Time as defined in the Contract. Unless a specific software application is called for elsewhere in the Contract Documents, CMARE shall use Microsoft Project, SureTrak Project Manager, Primavera Project Planner, or other scheduling software acceptable to County to configure all versions of its job progress schedule. CMARE shall prepare the Construction Schedule using the Critical Path format. Schedule activities shall be of sufficient detail to assure that adequate planning has been done for proper execution of all of CMARE's work. The job progress schedule shall show the sequence, duration, and interdependence of activities required for the complete performance of all of CMARE's work.

CMARE shall include on the Construction Schedule the schedule for submittals, shop drawings, procurement, fabrication, and delivery for major materials and equipment required for the Project, and shall allow no less than 21 days for County's review of each such submittal. After CMARE's initial Construction Schedule is accepted by County, it will be designated as the "Accepted Construction Schedule". An Accepted Construction Schedule is a condition precedent to County's obligation to make the initial progress payment to CMARE.

- 8.1.2.** Weekly Meetings and Look-Ahead Charts: CMARE shall participate in weekly meetings with County during which the parties shall exchange information regarding the actual progress of construction. County and CMARE shall attempt to agree upon quantities and percentages of completion that reflect the actual progress of construction. At each meeting CMARE shall submit 4 copies of a 3-week look-ahead chart. The 3-week look-ahead chart shall include only those activities that will be started, in progress, or completed during the next 3-week period. The format of the look-ahead chart shall be subject to County's approval.
- 8.1.3.** Monthly Schedule Updates: Each month, CMARE shall submit to County for its review an update of the Accepted Construction Schedule. The monthly Schedule Update shall reflect agreed assessments of actual completion reached during weekly meetings. If County and CMARE cannot agree, then CMARE shall use County's assessment of actual progress to prepare the Schedule

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Update. CMARE's monthly Schedule Update shall include: (a) a diagram showing the target versus actual dates for each activity; (b) an updated CPM report; and (c) a narrative report that includes, but is not limited to, a description of problems, current and anticipated delays and their causes, impacts of delays, and corrective actions that CMARE has taken or proposes to take to overcome problems and recover from delays. CMARE shall identify any events that will delay the completion of an interim milestone or the completion of the overall Project in the monthly Schedule Update. On County's acceptance of the monthly Schedule Update, it shall become the current Accepted Construction Schedule. Any request for an extension of the Contract Time must be based on the Accepted Construction Schedule. The submission of an acceptable monthly Schedule Update will be part of the basis of the progress payment and shall be a condition precedent to County's obligation to make such progress payment to CMARE.

- 8.1.4.** Recovery Schedule: If any activity on the Critical Path is more than 7 days behind the Accepted Construction Schedule and it appears that CMARE may not complete all work within the Contract Time, then County may require CMARE to submit a recovery schedule demonstrating its proposed plan to make up all lost time and complete the Project within the Contract Time. CMARE shall submit its recovery schedule within 7 calendar days of County's request. If County finds the proposed recovery schedule unacceptable, it may require CMARE to submit a revised plan or to take actions that are, in County's judgment, necessary to recapture lost time, including but not limited to increasing: (a) manpower; (b) the number of working hours per day; (c) the shifts per working day; (d) the number of working days per week; (e) the amount of equipment; or (f) any combination of the foregoing. CMARE's entitlement to additional compensation, if any, will be determined in accordance with the provisions of the "Changes" Section of the General Conditions.

- 8.1.5.** Float time shall be as prescribed below:

The total Float within the overall schedule, is for the mutual benefit of the Parties, and is a shared resource available to the Project for use as needed to meet Contract milestones and the Project completion date.

It is acknowledged that County-caused delays on the Project may be offset by County-caused time savings which result in time savings on the Critical Path (i.e., submittals returned in less time than allowed by the Contract, approval of substitution requests and credit changes which result in savings of time to the CMARE). Any County-caused time savings shall be documented and tracked on the Accepted Construction Schedule. CMARE has a right to dispute any time savings which CMARE in good faith believes do not constitute County-caused savings as contemplated in this Section 8.1.5.

It is acknowledged that CMARE-caused delays on the Project may be offset by CMARE-caused time savings which result in time savings on the Critical Path. Any CMARE-caused time savings shall be documented and tracked on the Accepted Construction Schedule. County has a right to dispute any time savings which County in good faith believes do not constitute CMARE-caused savings as contemplated in this Section 8.1.5.

- 8.1.6.** County Review Periods: Unless stated otherwise in the Contract Documents, the County review periods shall be:

- a) Submittals: 21 days
- b) Request for Information: 7 days
- c) Change Orders: 21 days
- d) Contingency Allocation Request: 14 days

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8.2. SCHEDULE OF VALUES

Within 14 calendar days of the issuance of the Notice to Proceed, CMARE shall submit a proposed Schedule of Values for County's review and approval. The Schedule of Values shall include sufficient detail and be supported by sufficient data as County, in its sole discretion, may deem necessary to substantiate its accuracy and to evaluate progress at any point in the Project. The Schedule of Values shall include the general categories noted in the GMP, subdivided into their various components for the costs of trade subcontractors' services, labor, and material based when possible upon actual subcontract, purchase order, or vendor prices. Subdivisions of work should be described by easily identifiable and measurable units.

The data from the Schedule of Values shall be transferred and correspond directly to the appropriate construction activities on Construction Schedule. County will accept the Schedule of Values with review of the Construction Schedule. The Schedule of Values along with the Construction Schedule will be the basis for CMARE's Progress Payment Request and therefore, must be reviewed by County before the first Progress Payment Request is submitted to County.

To substantiate the accuracy of the Schedule of Values, County and CMARE may review such supporting data as County may require which includes, but is not limited to, subcontractor contracts, material contracts, supply and services contracts, etc.

8.3. CONTRACTOR'S SUBMITTALS

8.3.1. General: Include within the Construction Schedule a schedule for submittals ("submittal schedule") in accordance with Contract Time and Contract Document requirements.

CMARE shall prepare and submit a progress schedule for himself, each sub-contractor and supplier, showing anticipated dates for submittals of construction data. Schedule shall allow for lead time required for subcontractors, material and equipment manufacturers, fabricators and suppliers, delivery of materials and equipment, in sufficient time for installation without delaying any portion of the work.

8.3.2. Time for submittals: Each submittal must be received by the A-E in time to permit at least 21 calendar days for their review. If a submittal is not received in time to allow sufficient time, 21 calendar days for the A-E's review without delaying construction, the CMARE shall reimburse County for the A-E's costs incurred by checking on an accelerated basis.

8.3.3. A-E or County Responsibility: (1) The A-E's or County's responsibility for time consumed in review of construction data and any claim made by the CMARE (including Subcontractors and suppliers) that such time is excessive and has caused or will cause delay in completion of the work, will only be considered as starting from the time drawings, samples and other construction data are complete and correct in all respects and so submitted and signed as approved by CMARE. (2) Preliminary and incomplete or incorrect submittals of said drawings and samples shall not be considered as the beginning of the official approved time.

8.3.4. Omitted.

8.3.5. Construction Data: Obtain and review all construction data and such other data as required for the coordination of the work of the CMARE and each of his subcontractors, whether such submittals are requested.

8.3.6. Submittal Requirements: CMARE shall submit to County electronic copies of all initial submittals required by the Contract Documents, including but not limited to: shop drawings, working drawings,

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descriptions of materials and equipment to be supplied, samples, supporting information, and other submittals (collectively "Submittals") and 2 hard copies of each approved submittal. All submittals shall be provided at CMARE's expense. CMARE shall carefully review each Submittal before delivering it to County. CMARE shall provide a signed, dated transmittal letter with each Submittal certifying that the Submittal is correct and in strict conformance with the Contract Documents. CMARE shall allow no less than 21 days for County to review each Submittal. CMARE is expected to make a complete and acceptable Submittal by the second submission as to any item, and County reserves the right to withhold moneys otherwise due CMARE to cover additional costs of County's reviews beyond the second Submittal.

- 8.3.7.** County's Review: When the Contract Documents require a Submittal, CMARE shall not furnish or fabricate any materials or equipment and shall not perform any work covered by the Submittal until County has reviewed and notified CMARE that County takes no exceptions to the Submittal. Any fabrication or other work performed in advance of receiving County's notice of no exceptions shall be entirely at CMARE's risk and expense. CMARE is responsible for the correctness of each Submittal. County's review of a Submittal shall not relieve CMARE from responsibility for any errors or omissions in the Submittal or from any performance requirements of the Contract Documents. In the transmittal letter that accompanies the Submittal, CMARE shall call to County's attention any deviations from the Contract Documents. CMARE shall furnish all materials and perform all work for which Submittals are required in accordance with the Submittals that County has reviewed and has taken no exception.
- 8.3.8.** A-E's Review: Review of submittals is only to check for general conformance with the project design concept and general compliance with the Contract Documents. Responsibility will not be assumed by County or the A-E for any of the following:
- (1) Correctness of dimensions, details, quantities, or procedures indicated on the submittals.
 - (2) Any violation indicated on shop drawings, or other construction data, of local, county, state or federal laws, rules, ordinances, or rules and regulations of commissions, boards or other authorities or public utilities having jurisdiction.
 - (3) Any deviation made from Contract Documents requirements, even with approval from the A-E and County, will not relieve the CMARE from any responsibility for errors or omissions in the construction data.
- 8.3.9.** Review of construction data submittals will only be performed as specifically required in the various Specification Sections.
- 8.3.10.** Review of a separate item shall not indicate approval of an assembly in which the item functions.
- 8.3.11.** Review of shop drawings will be general, for design, arrangement and appearance only, and shall not relieve CMARE of responsibility for accuracy of such shop drawings, dimensions, proper fitting, construction of work, providing materials required by the Contract Documents, even though such materials and their installation are not indicated on shop drawings. Review of shop drawings shall not be construed as approving departure from Contract requirements or as acceptance of any responsibility by County or the A-E for any errors, omissions, or discrepancies shown thereon.
- 8.3.12.** No portion of the work requiring a submission shall be commenced until the submission has been reviewed and returned to the CMARE with the A-E's stamp of approval. All such portions of the work shall be in accordance with approved construction data.
- 8.3.13.** Working Drawings: Working drawings are drawings showing details not shown on the Plans, which details CMARE must design. CMARE must prepare working drawings of a sufficient size and scale to show clearly all necessary details. CMARE shall ensure that when required by California law or

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the Contract Documents, working drawings are prepared by engineers holding valid professional licenses in the applicable engineering discipline.

8.3.14. Shop Drawings: Shop drawings are drawings showing details of manufactured or assembled products that CMARE proposes to incorporate into the work. CMARE shall submit the shop drawings required by the Contract Documents.

8.3.15. Shop Drawing Variations:

- (1) If shop drawings show variations from Contract Documents because of standard shop practice, questions, or any other reason, make specific mention of variations in transmittal letter to the A-E as well as encircle variations or questions on shop drawings to identify and call them to the A-E's attention.
- (2) If the CMARE has not notified the A-E in writing of variations, deviations or omissions, the CMARE will be required, at its sole expense, to repair, replace, furnish whatever materials are required, perform the work, including adjacent work of other trades affected thereby, necessary to rectify such deviations and variations, all as directed by County. Replacement and repair shall be mandatory in such instances, even though this occurs after shop drawings have been stamped "Review Completed" and the work in question has been completed. All work pertaining to this condition or situation shall be performed at no additional cost to the County.

8.3.16. Samples:

- (1) Samples shall be the precise item proposed to be furnished.
Submit one sample to be retained by the A-E, one to be retained by County, plus the number required by the CMARE for his and his subcontractor's use.
- (2) Identify each sample with the manufacturer's name, model number or type, and its intended location in the work.
- (3) Samples of value will be returned to the CMARE for use in the work after review by the A-E and County.
- (4) Failure of samples to conform to specific requirements may, at County option, constitute a bar against submission of other samples by the same manufacturer, vendor or supplier.
- (5) Acceptance of samples will not preclude rejection, prior to final acceptance of completed work, of any material upon discovery of defects in material which said sample failed to represent, even though such material or equipment has been installed or erected in place.
- (6) After samples have been reviewed, no change in brand or make will be permitted unless satisfactory written evidence is presented, to the A-E and County, that the manufacturer cannot make scheduled delivery of approved material, or that material delivered has been rejected and substitution of an alternate material is an urgent necessity, or that other conditions are apparent which indicate acceptance of such substitute materials to be in the best interest of the County.
- (7) All samples of materials requiring laboratory tests shall be tested sufficiently in advance of the time they are required to be delivered to the Project Site for: (1) A-E's review of test results, (2) re-testing and re-submittal as necessary to obtain A-E's acceptance, (3) manufacture or fabrication, and (4) delivery to Project Site without delaying the scheduled progress of the work.
- (8) Each sample shall have physically attached to it, in a manner not easily removed, a label bearing the following information:
 - a. Project identification.

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- b. CMARE's and subcontractor's identification.
 - c. Sample identification including full information as to manufacturer, model, catalog number, finish number, and other required information.
 - d. Space for A-E's review stamp.
- (9) When samples are rejected by the A-E, submit new samples immediately after notification of rejection, and mark them "Resubmitted Samples," in addition to other information required on label.
- (10) The right to require additional submission of samples of any materials or material lists is reserved, whether or not specifically mentioned in Specifications.

8.3.17. Field Samples (When required by these specifications)

- (1) Field samples (mock-ups), when required, shall be prepared at the site, at location designated by County's Resident Engineer.
- (2) Approved mock-ups will be used as the standard for all other similar work on the Project. Protect such approved mock-up sample areas at all times, until directed by County to remove.

8.3.18. Supporting Information: Supporting information is information required by the Contract Documents or requested by County when reviewing a submittal that County determines is necessary to analyze and verify that the submittal conforms to the Contract Documents or will be needed by County to operate and maintain a manufactured product or system to be constructed as part of the work. CMARE shall submit supporting information for a system bound together and include information about all manufactured items for the system. Unless otherwise specified in the Contract Documents, supporting information shall comply with applicable requirements of the Specifications and shall include but not be limited to the following:

- (1) List of Subcontractors;
- (2) List of Materials;
- (3) Manufacturer's certifications that materials to be supplied meet the requirements of the Contract Documents, where the Contract Documents allow such certifications or County waives materials testing requirements. County may require materials test data as part of the certification;
- (4) Data including but not limited to catalog sheets, manufacturer's brochures, technical bulletins, specifications, diagrams, product samples, and other information necessary to describe a system, product or item. This information may be required for irrigation systems, street lighting systems, and traffic signals, and may also be required for any product, manufactured item, or system.

8.4. SUBSTITUTIONS – BRAND OR TRADE NAMES

- 8.4.1.** Unless County has made a finding under Public Contract Code Section 3400(c), whenever the Contract Documents specify any materials, products, things, or services by brand, trade, or proprietary name, by patent, or by manufacturer, such specifications shall be deemed to be a measure of quality and utility or a standard and shall be deemed to be followed by the words "or equal".
- 8.4.2.** If CMARE desires to use any other brand or manufacturer of equal quality, performance, and utility to that specified, it shall apply to County in writing within 35 days after the award of the Contract. CMARE shall submit to County 6 copies of each application for an "or equal" determination.

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CMARE's application shall include all information required for County to evaluate the substitute items, including but not limited to shop drawings, product data, and certified test results.

- 8.4.3.** CMARE shall have the item tested as required by County to determine that the quality, strength, performance, physical, chemical, or other characteristics including but not limited to durability, finish, efficiency, dimensions, service, suitability, and compatibility with County's operations are such that the item will be equal in quality and utility to the item specified. CMARE's written application constitutes its representation that:
- a) CMARE has investigated the proposed item and determined that it meets or exceeds in all respects the quality, performance, and utility of the specified item.
 - b) CMARE will provide the same warranty as for the specified item.
 - c) CMARE will coordinate installation and make such modifications, which may be required for the work to be complete in all respects, with no addition to the Contract Time or the Contract Price.
 - d) CMARE waives all claims for reimbursement for additional costs which may subsequently become apparent by reason of the acceptance and use of such "or equal" materials, equipment, products, processes, or articles.
- 8.4.4.** County will then determine, in its sole discretion, whether or not the proposed materials, products, things, or services are equal in quality, performance, and utility to those specified, and its decision shall be final and binding. CMARE shall not use or install any materials, products, things, or services proposed as "or equal" without County's prior approval. CMARE shall remain solely responsible for the suitability of such proposed material, products, things, or services notwithstanding any determination by County. CMARE shall bear all expenses associated with its application for determination of "or equal" status.
- 8.4.5.** Any request by CMARE to change materials, products, things, or services required by the Contract Documents that does not fall within the above provisions relating to Public Contract Code Section 3400 shall be considered pursuant to the "Changes" Section of these General Conditions. County will determine, in its sole discretion, whether or not to accept the requested change.

9. PAYMENTS

9.1. PAYMENT REQUIREMENTS

- 9.1.1.** Form and Contents of Applications for Payment: CMARE must submit applications for payment on a form approved by County.

Each application for payment must include:

- a) An accepted Schedule of Values and monthly Schedule Update with a narrative report (if requested), all approved in writing by County and all developed in accordance with the "Schedules, Submittals, Substitutions, And Inspections" Section of the General Conditions. CMARE's submissions of an Accepted Construction Schedule, monthly Schedule Updates, and Schedule of Values are conditions precedent to County's processing of applications for payments;
- b) Photographic documentation of completed work (as requested);
- c) If requested, CMARE shall provide three copies of certified payrolls or its industry standard equivalent from CMARE and all Subcontractors for the period covered by the application for payment, with one copy having all pertinent information visible and two copies having the

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workers' names, addresses, and social security numbers blacked out; CMARE shall utilize LCP Tracker (or approved equal) for certified payroll generation and reporting.

- d) Evidence satisfactory to County that CMARE is fulfilling its obligations under the Contract Documents with respect to preparing daily reports and maintaining up-to-date As-Built Plans;
- e) Conditional waivers and releases on progress payment or final payment (as applicable) from CMARE, those Subcontractors of any tier, and those suppliers claiming funds covered by the application for payment, and unconditional waivers and releases on progress payment or final payment from CMARE, those Subcontractors of any tier, and those suppliers who received funds through the preceding applications for payment, all in the form prescribed by Civil Code Sections 8120 through 8138; and
- f) Any other administrative documentation as agreed upon. The application for payment shall show the total value of work completed or partially completed as of the date of submission of the application for payment. At County's sole discretion, the value of the work completed may include up to 50% of the value, as determined by County, of: (i) material delivered to the Project site and not yet incorporated into the construction; and/or (ii) materials delivered to CMARE and stored at locations other than the Project site, provided that CMARE furnishes County satisfactory evidence that CMARE has acquired title to the materials, the materials will be used on the Project, the materials are properly stored at a secure off-site location acceptable to County, and the materials at each storage location are segregated from any other materials there that are not intended for use on the Project. County will not pay CMARE for any materials at the Project site that are furnished but are not to be incorporated into the work.

County reserves the right to adjust a payment application if a prior payment application is determined to have been overstated or understated.

9.1.2. Lump Sum Work and Unit Prices: County shall pay for work shown on the Schedule of Values as "Lump Sum", "L.S.", or "Job" at the lump sum price shown. Any contract work for which a unit price has been agreed upon, will be paid for at the actual quantities constructed in accordance with the Contract Documents. Upon completion of the work, if the actual quantities show either an increase or decrease from the quantities stated in the Contract, the unit price stated will apply unless a change to the unit price is warranted under the "Changes" Section of the General Conditions.

9.1.3. Allowances: Payment for any Allowance identified in the Schedule of Values shall be for direct cost reimbursement only, unless the Schedule of Values identifies it as a "Time and Materials" or "T&M" item. Reimbursable direct costs shall be verified by invoices and shall include any amounts paid to third parties, and do not include markups, including but not limited to supervision, labor, overhead, or profit related to the item. Payment for Allowances based on T&M pricing shall be proposed by CMARE subject to County's acceptance using the same criteria and proposal breakdown as that specified in the "Time-and-Materials Change Orders" subsection of the "Changes" Section of the General Conditions. Payment for any other Allowance shall be for the cost of work plus the Construction Fee or shall be in accordance with the accepted unit price included in the GMP proposal. Any work to be performed in connection with any Allowance identified in the Schedule of Values must first be approved in writing by County. Any costs that exceed the maximum amount of any Allowance line item shall be addressed as a change to the Contract consistent with "Changes" Section of the General Conditions or through a GMP Update consistent with "GMP Updates" Section of the General Conditions. Upon completion of the Project, each Allowance will be corrected for unused balances and a credit to the Contract Price will be issued through a GMP revision or Change Order to reflect the actual sums authorized for work as Allowance items as per the "Changes" or "GMP Updates" Section of the General Conditions.

9.1.4. Time for Submitting and Reviewing Applications for Payment: CMARE shall submit each application for payment to County for its review on the last business day of the month for which it

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is seeking payment. County will review the application for payment as soon as practicable and, no later than 7 days after receiving it or as provided by Public Contract Code Section 20104.50, will return to CMARE any application for payment that County determines is not a proper application for payment suitable for payment along with a written explanation of the reasons why the application for payment is not proper. The grounds on which the County may conclude the application for payment is not proper and not suitable for payment include, but are not limited, to: (i) the application is missing documents required under the preceding Section "Form and Contents of Applications for Payment"; (ii) the application does not accurately reflect the progress of the work; (iii) the quality of the work is not in conformance with the requirements of the Contract Documents; (iv) CMARE has failed to remedy defective work; (v) there are third party claims filed against County arising out of CMARE's work; (vi) CMARE has failed to make payments properly to subcontractors and suppliers; (vii) CMARE has damaged County's property or the work by or property of County's separate contractors; (viii) CMARE has repeatedly failed to carry out the work in accordance with the Contract Documents; or (ix) there is reasonable evidence that CMARE will not complete the work within the Contract Time and that the unpaid balance of the Contract Price would not be adequate to cover the Liquidated Damages for the anticipated delay.

- 9.1.5.** Progress Payments: Within 30 days of receiving an undisputed, properly completed application for payment, or as provided by Public Contract Code (PCC) Section 20104.50, and pursuant to California PCC Section 9203, County shall pay to CMARE a sum equal to 95% of the value of the work completed since the commencement of the work, less all previous payments, plus a like percentage of the value of material delivered on the ground or stored subject to, or under the control of, the local agency, and unused. County shall hold 5% of the value of the work completed as Retention until the Retention Payment is made pursuant to Public Contract Code Section 7107. CMARE may be entitled to interest pursuant to Public Contract Code Section 20104.50 if County fails to timely make any progress payment. No progress payment by County shall be considered to be County's acceptance of any part of the work.
- 9.1.6.** Retention Payment: Payment of the Retention amount will be made in accordance with Public Contract Code Section 7107. If the Retention Payment is made before CMARE has complied with all of its obligations under the Contract, then payment of Retention shall not be interpreted as Final Payment and shall not relieve CMARE of its obligations under the Final Payment provisions.
- 9.1.7.** Final Payment: The Final Payment, if unencumbered, or any part thereof unencumbered, shall be made no later than 60 days after CMARE completes the work and submits an application for Final Payment in proper form and suitable for payment. CMARE's work will not be complete until CMARE has delivered: (i) As-Built Plans suitable for use in preparing a reproducible set of record drawings for the Project; (ii) all operations and maintenance manuals; (iii) manufacturers', suppliers', and installers' warranties, guarantees, instruction sheets, and parts lists; and (iv) any other documents or information required by the Contract Documents as a condition to completion of the work.

CMARE's application for Final Payment shall include:

- a) CMARE's affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Project have been paid or otherwise satisfied by CMARE; and
- b) Conditional waivers and releases on Final Payment in the form prescribed by Civil Code Section 8136 from CMARE, its Subcontractors of any tier, and its suppliers who will receive funds from the Final Payment, listing with specificity any and all claims under or arising out of the Contract or the Project that remain unsettled.

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9.2. SUBSTITUTED SECURITY

In accordance with Public Contract Code Section 22300 and at the request and expense of CMARE, County will accept securities equivalent to any amount withheld by County to ensure complete and proper performance under the Contract Documents, including the amount withheld as Retention under the "Payments" Section of the General Conditions. Substituted securities must meet the requirements of Public Contract Code Section 22300 and shall be deposited with County or with a California or federally chartered bank in California as escrow agent. The securities shall be held by the escrow agent subject to a written escrow agreement between County, CMARE, and escrow agent, which agreement shall be in a form substantially similar to that contained in Public Contract Code Section 22300.

9.3. WAIVER OF CLAIMS

Unless a shorter time is specified elsewhere in the Contract, on or before making its application for Final Payment, CMARE shall submit to County in writing all claims for compensation under or arising out of this Contract. CMARE's acceptance of County's payment in response to CMARE's application for Final Payment shall constitute a waiver of all claims against County under or arising out of this Contract except those previously made in writing and identified by CMARE as unsettled at the time of CMARE's application for Final Payment.

10. LABOR CODE REQUIREMENTS

CMARE and all Subcontractors shall comply with all applicable requirements of the Labor Code throughout the performance of the Contract, including but not limited to the following:

10.1. WAGE RATES

CMARE and any Subcontractor(s) shall comply with the provisions of California Labor Code Sections 1771 et seq., and shall pay workers employed on the Contract not less than the general prevailing rates of per diem wages and holiday and overtime wages as determined by the Director of Industrial Relations. CMARE shall post all job site notices as required by Labor Code Section 1771.4(a), including a copy of these wage rates for each craft, classification, or type of worker needed in the performance of this Contract. Copies of these rates are on file at the principal office of County's representative, or may be obtained from the State Office, Department of Industrial Relations ("DIR") or from the DIR's website at www.dir.ca.gov. If the Contract is federally funded, CMARE and any Subcontractor(s) shall not pay less than the higher of these rates or the rates determined by the United States Department of Labor.

10.2. WAGE RATE PENALTY

CMARE and any Subcontractor(s) shall comply with the provisions of Labor Code Section 1775. CMARE and any Subcontractor(s) shall be subject to a penalty in an amount up to \$200, or a higher amount as provided by Section 1775, for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rates for any work done by the CMARE or Subcontractor(s) under the Contract.

10.3. WORK HOUR PENALTY

As provided by Labor Code Section 1810, 8 hours of labor shall constitute a legal day's work, and 40 hours shall constitute a legal week's work. The time of service of any worker employed under the Contract shall be restricted to 8 hours during any one calendar day, and 40 hours during any one calendar week, except as provided herein. CMARE shall forfeit to County \$25, or a higher amount

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as provided by Labor Code Section 1813, for each worker employed in the performance of this Contract by CMARE or by any Subcontractor(s) for each calendar day during which such worker is required or permitted to work more than the legal day's or week's work, except as provided by Labor Code Section 1815.

10.4. REGISTRATION OF CONTRACTORS

CMARE and all Subcontractors must comply with the requirements of Labor Code Section 1771.1(a), pertaining to registration of contractors pursuant to Section 1725.5. Registration and all related requirements of those sections must be maintained throughout the performance of the Contract.

10.5. PAYROLL RECORDS

CMARE and any Subcontractor(s) shall comply with the requirements of Labor Code Section 1776. Such compliance includes the obligation to furnish the records specified in Section 1776 directly to the Labor Commissioner in an electronic format, or other format as specified by the Commissioner, in the manner provided by Labor Code Section 1771.4.

The requirements of Labor Code Section 1776 provide in part:

CMARE and any Subcontractor(s) performing any portion of the work under this Contract shall keep an accurate record, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by CMARE or any Subcontractor(s) in connection with the work.

Each payroll record shall contain or be verified by a written declaration that it is made under penalty of perjury, stating both of the following:

- a) The information contained in the payroll record is true and correct.
- b) The employer has complied with the requirements of Labor Code Sections 1771, 1811, and 1815 for any work performed by his or her employees in connection with the Contract.

The payroll records shall be certified and shall be available for inspection at the principal office of CMARE on the basis set forth in Labor Code Section 1776.

CMARE shall inform County of the location of the payroll records, including the street address, city and county, and shall, within five working days, provide a notice of any change of location and address of the records.

Pursuant to Labor Code Section 1776, CMARE and any Subcontractor(s) shall have 10 days in which to provide a certified copy of the payroll records subsequent to receipt of a written notice requesting the records described herein. In the event that CMARE or any Subcontractor fails to comply within the 10-day period, he or she shall, as a penalty to County, forfeit \$100, or a higher amount as provided by Section 1776, for each calendar day, or portion thereof, for each worker to whom the noncompliance pertains, until strict compliance is effectuated. CMARE acknowledges that, without limitation as to other remedies of enforcement available to County, upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement of the California Department of Industrial Relations, such penalties shall be withheld from progress payments then due CMARE. CMARE is not subject to a penalty assessment pursuant to this Section due to the failure of a Subcontractor to comply with this Section.

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10.6. APPRENTICES

- 10.6.1.** Unless the Contract involves a dollar amount less than that specified in Labor Code Section 1777.5, this Contract is governed by the provisions of Section 1777.5. CMARE shall comply with Labor Code Section 1777.5 for all apprenticeable occupations.
- 10.6.2.** CMARE and all Subcontractor(s) shall comply with Labor Code Section 1777.6, which forbids discriminatory practices in the employment of apprentices on any basis listed in Government Code Section 12940 (described in the "Nondiscrimination" Section of the General Conditions), except as provided in Labor Code Section 3077.

11. NONDISCRIMINATION

In the performance of the Contract, CMARE shall neither engage in nor permit its Subcontractors to engage in discrimination against any employee or applicant for employment on any basis listed in California Government Code Section 12940, including but not limited to race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, as those bases are currently defined in Government Code Sections 12926 and 12926.1, or as they may be modified. This prohibition shall pertain to employment, upgrading, demotion, or transfer; recruitment advertising; layoff or termination; rates of pay and other forms of compensation; selection for training, including apprenticeship; and any other action or inaction pertaining to employment matters.

12. WARRANTY / GUARANTEES

12.1. WARRANTY

CMARE warrants those materials and equipment furnished under the Contract Documents will be new, of good quality, and carrying all available manufacturers' and installers' warranties; that construction will be of good and workmanlike quality; and that all of the work shall be performed in strict conformance with the requirements of the Contract Documents, industry standards, and manufacturers' recommendations. Work not conforming to these requirements shall be considered defective ("Defective Work"). Defective Work does not include damage caused by modifications not executed by CMARE, improper operation or maintenance, or normal wear and tear.

12.2. ONE-YEAR CORRECTION PERIOD

For a period of not less than one year from the date County accepts CMARE's work, as evidenced by a Notice of Completion issued by County, CMARE shall take immediate action to correct any Defective Work reported by County orally or in writing. CMARE shall initiate corrective action on Defective Work affecting use of a facility, safety, or preservation of property within twenty-four (24) hours after notification. CM shall initiate corrective action on other Defective Work within ten (10) calendar days after notification. If CMARE fails to initiate corrective action within the specified times or fails to complete the corrective work within a reasonable time, County may take whatever corrective action it deems necessary. All costs incurred by County because of CMARE's failure to correct Defective Work during the one-year correction period shall be due and payable immediately by CMARE. The one-year correction period relates only to the specific obligation of CMARE to return to the Project site and correct Defective Work. The one-year correction period does not establish a period of limitations with respect to any of CMARE's other obligations under the Contract Documents, including but not limited to CMARE's warranty, and it has no relationship to the time within which County may seek to enforce the CMARE's obligation to comply with the Contract Documents or to the time within which proceedings may be commenced to establish the CMARE's liability with respect to any of the CMARE's obligations.

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12.3. MANUFACTURERS' AND INSTALLERS' WARRANTIES

All manufacturers' and installers' warranties received by CMARE shall be assignable to County, and upon abandonment, termination, or completion of the Contract shall be deemed, and hereby are, assigned to County. CMARE shall take all actions necessary to preserve the full scope of all manufacturers' and installers' warranties for the benefit of County and shall take no action that would impair County's rights under any such warranties. Before County's acceptance of the work, CMARE shall deliver to County manufacturers' and installers' warranties, guarantees, instruction sheets, and parts lists, which are furnished with certain articles of materials incorporated in the work.

12.4. SURVIVAL

All of CMARE's warranty obligations shall survive abandonment, termination, and completion of the Contract. Neither Final Payment nor any other provision in the Contract Documents shall constitute County's acceptance of work not performed in accordance with the Contract Documents nor relieve CMARE of liability with respect to its warranty obligations or for Defective Work.

13. PERFORMANCE

13.1. OBLIGATION TO REVIEW DOCUMENTS

13.1.1. CMARE shall carefully study and compare all Contract Documents and shall at once report to County any error, inconsistency, or omission that CMARE may discover.

13.1.2. CMARE shall be responsible for the coordination of all trades so that all components are properly integrated into the construction. All significant conflicts in location shall be brought promptly to the attention of County. In the event of conflicts that cannot be anticipated and resolved by examination of the Contract Documents, the cost of changes ordered by County shall be compensated by Change Order.

13.2. OTHER CONTRACTS

County may undertake or award other contracts for simultaneous, collateral, or additional work adjacent to or within the work site. CMARE shall fully cooperate with such other contractors and County, and carefully fit CMARE's own work to such other work as may be directed by County. CMARE shall be responsible for ascertaining the nature and extent of any simultaneous, collateral, or additional work by others. CMARE shall not commit or permit any act that will interfere with the performance of work by County or any other contractor and shall cooperate in the coordination of its separate activities in a manner that shall not interfere with County's current facility operations and the activities of other contractors working in the area.

13.3. PROTECTION

13.3.1. CMARE shall take proper safety and health precautions to protect the work, the workers, the public, and the property of others. CMARE shall comply with the provisions of the Construction Safety Orders issued by the State Division of Occupational Safety and Health. CMARE shall also be responsible for all materials delivered and work performed until completion and acceptance of the Project, except for any completed unit of construction that County may have previously accepted.

13.3.2. CMARE shall maintain continuously adequate protection of all work from damage and shall protect County's personnel, invitees, and property from damage, injury, or loss arising in connection with this Contract. CMARE shall make good any such damage, injury, or loss. CMARE shall adequately protect adjacent property and shall maintain reasonable security of the site at all times. CMARE

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shall limit visitors to the site to those necessary for construction and inspection. Visitors for other purposes shall be referred to County. CMARE's and Subcontractors' employees shall possess means of identification at all times as required by County while on the job site.

Security of the CMARE's material, equipment, work product and work site is the CMARE's responsibility.

- 13.3.3.** Employment of a security guard for any time period (working hours or other than working hours), shall be left to the discretion of the CMARE. The CMARE shall be fully responsible for any theft or damage to any material, equipment or to any portion of the building, work, or site.
- 13.3.4.** County may notify CMARE of any noncompliance with the foregoing provisions and the action to be taken. CMARE shall, after receipt of such notice, immediately correct such conditions. Such notices shall be deemed sufficient for said purpose when delivered to CMARE or CMARE's representative at the work site. Failure of receipt of such notice from County shall not relieve CMARE of responsibility for safety.
- 13.3.5.** If CMARE fails or refuses to comply promptly, County may issue an order stopping all or part of the work until satisfactory corrective action has been taken. No part of the time lost due to any such stop work order shall be made the subject of claim for extension of time or additional compensation to CMARE. CMARE will be responsible for ensuring that CMARE's Subcontractors and suppliers comply with the provisions of this Section.
- 13.3.6.** In an emergency affecting the safety of persons, the work, or of adjoining property, CMARE without special instruction or authorization from County, is hereby permitted to act at CMARE's discretion to prevent such threatened loss or injury. CMARE shall so act if directed by County. Any claim for additional compensation by CMARE on account of emergency work shall be determined as set forth in the "Changes" Section of these General Conditions.
- 13.3.7.** CMARE shall comply with County's Safety and Loss Prevention Policy and Procedure #306 ("Contractor Safety Responsibilities") and submit a copy of its Injury and Illness Prevention Program (IIPP), Jobsite Safety Inspection Checklist, and Contractor Safety-Activity Checklist to the designated County Procurement staff as part of the solicitation and/or contract process. CMARE will notify County Project Manager of any revisions to the Safety-Activity Checklist and will provide a new Safety-Activity Checklist upon County request. The IIPP shall comply with California Code of Regulations, Title 8, Section 1509 or 3203 (whichever applies). CMARE shall submit other safety programs that pertain to the type of job that will be performed on site. County reserves the right to conduct inspections and audits as necessary for the purpose of evaluating any aspect of safety performance under this Contract.
- 13.3.8.** CMARE is required to provide a Safety Data Sheet (SDS) compliant with California Code of Regulations, Title 8, Section 5194, for each hazardous substance that is provided, used or created as part of the goods or services provided by CMARE to County. The SDS for each substance must be sent to either the County Project Manager, as specified in the "Notices" provision of this Contract, or to the place of shipment or provision of goods/services.

13.4. FENCES AND BARRICADES

- A. Furnish, erect and maintain all fences and barricades required by local ordinances, or public safety and necessity until completion of the project.

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1. Barricades to protect pedestrians from building construction shall be constructed of ½" painted (two coats) plywood and shall be free from projecting nails, boards or other hazards. The CMARE shall maintain barricades free from graffiti.
- B. No signs, other than those specified, shall be erected without the written approval of the County.
- C. Remove construction fences, barricades, and other related temporary construction upon completion of work, or sooner if authorized or required to maintain Project progress.
- D. Alternate means of fencing and barricades to protect pedestrians maybe proposed by CMARE for approval by County.

13.5. PROJECT SIGN & NOTICE

- A. No signs or advertisements will be permitted on the Project site, except with the express permission of County's Project Manager.
- B. At every door and barricade separating the project work and staging areas from areas not included in the project work area, the CMARE shall provide, install and continuously maintain a construction warning sign. The 11 inches by 17 inches construction warning sign shall be approved by County's Project Manager and shall be plastic laminated on heavy cardstock and shall be securely affixed at eye level to the door or barricade.

13.6. QUALITY OF MATERIALS AND WORKMANSHIP

- 13.6.1.** CMARE shall perform all work required by the Contract Documents in a skillful, good, and workmanlike manner and in strict conformance with the Contract Documents. All materials and equipment furnished by CMARE shall be new and of good quality, unless otherwise required by the Contract Documents. See Section 01400, Quality Requirements for additional requirements.
- 13.6.2.** CMARE shall supervise and direct the work using its best skill and attention. All labor shall be performed by individuals especially skilled in the kind of work required. CMARE shall at all times enforce strict discipline and good order among its employees and those of its Subcontractors of any tier. CMARE shall not employ for the Project any unfit person or anyone not skilled in the assigned task or otherwise unfit. CMARE shall immediately remove from the Project any person that County determines, in its sole discretion, is unfit or behaving in an unsatisfactory or unacceptable manner. Persons so removed shall not thereafter be reassigned to any portion of the Project without County's written approval, which may be granted or withheld in County's sole discretion.
- 13.6.3.** CMARE shall, without charge, replace any material or correct any work found by County not to conform to the requirements of the Contract Documents, unless County consents to accept such material or work along with a commensurate reduction in the Contract Price. CMARE shall promptly segregate and remove rejected material from the work site.
- 13.6.4.** If CMARE does not promptly replace rejected material or correct rejected work, or immediately remove persons who are unfit or behaving unacceptably, County may: (1) by contract or otherwise replace such material or correct such work and charge the cost thereof to CMARE, including but not limited to by deducting the cost from amounts due or to become due to CMARE; or (2) terminate CMARE's right to proceed in accordance with the "Termination For Cause" Section of the General Conditions.
- 13.6.5.** The CMARE shall comply with Public Contract Code Section 20146(c) regarding use of a skilled and trained workforce to perform all work on the project. The CMARE shall further ensure its subcontractors at every tier comply with the Section 20146(c).

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13.7. SURVEYING

- 13.7.1.** CMARE has full responsibility for layout and establishment of lines and grades for execution of the work. All temporary monuments shall be substantially established and shall be protected and maintained in place by the CMARE for the duration of the work.
- 13.7.2.** If any discrepancy exists between the lines and grades actually at the site and the existing lines and grades depicted on the drawings, the CMARE shall notify the County Project Manager at once, and before commencing work.
- 13.7.3.** The engineering survey work need not be performed by a State licenses surveyor or civil engineer, however it shall be performed in a professional manner in accordance with the requirements, standards, and practices exercised by licensed individuals.
- 13.7.4.** The surveyor shall check line, level, and plumb of every major element of the construction, and shall keep a logbook recording all relevant data. The logbook shall be available for review by County Representatives of the A-E at any time during construction, and it shall be submitted to the County along with the “as-Built” drawings, upon completion of the Project. All deviations from line/grade requirements of the Contract Documents which are accepted (not corrected) by the CMARE shall be recorded in the logbook and also shall be noted on the “as-Built” drawings.

13.8. UTILITIES

- 13.8.1.** Location: County will provide CMARE with copies of documents which describe the location of known utility substructures or will indicate in the Plans or Specifications those substructures (except for service connections) that may affect the work. The removal, relocation, abandonment, or installation of utilities shall be in accordance with the applicable provisions of the Contract Documents. Where underground main distribution conduits such as water, gas, sewer, electric power, telephone, or cable television are shown on the Plans, CMARE shall assume that every property parcel or facility adjoining the Project will have a service connection for each type of utility. CMARE shall determine the location and depth of all utilities, including service connections, which have been marked by the respective owner and which may affect or be affected by its operations. Unless otherwise specified in the Contract Documents, costs associated with complying with the requirements of this Section shall not entitle CMARE to additional compensation under the “Changes” Section of the General Conditions. Pursuant to Government Code Sections 4216 et seq., CMARE shall contact the appropriate regional notification center(s) and shall obtain an inquiry identification number at least 2 working days, but not more than 14 calendar days, prior to commencing any excavation.
- 13.8.2.** Protection: CMARE shall not interrupt the service function or disturb the support of any utility without County from the utility County or direction from the County. Valves, switches, vaults, and meters shall be maintained readily accessible for emergency shutoff. Where protection is required to ensure support of utilities located as shown on the Plans or in the Specifications, CMARE shall furnish and place the necessary protection at its expense unless otherwise provided in the Contract Documents. Permanent improvements installed in proximity to any utilities shall be constructed in a manner that will not impair the physical integrity, use, or ongoing maintenance of those utilities. Upon learning of the existence and location of any utility omitted from or represented incorrectly in the Plans or Specifications, CMARE shall immediately notify County in writing. Support or protection of the omitted or incorrectly identified utility authorized by County will be paid for as provided in the “Changes” Section of these General Conditions. CMARE shall immediately notify County and the utility County if any utility is disturbed or damaged. CMARE shall bear the costs of

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repair or replacement of any utility damaged if located in accordance with the "Location" Section, above.

- 13.8.3.** Removal: Unless otherwise specified in the Contract Documents, CMARE shall remove all interfering portions of utilities represented in the Plans or Specifications as "abandoned" or "to be abandoned in place." Before starting removal operations, CMARE shall ascertain from County whether the abandonment is complete, and the costs involved in the removal and disposal shall be included in the Bid for the items of work necessitating such removals.
- 13.8.4.** Relocation: When feasible, the County's responsible for utilities within the area affected by the work will complete their necessary installations, relocations, repairs, or replacements before commencement of the work by CMARE. When the Plans or Specifications indicate that a utility installation is to be relocated, altered, or constructed by others, County will conduct all negotiations with the County's and utility work will be done at no cost to CMARE, except as otherwise specified in the Contract Documents. Utilities that are relocated in order to avoid interference shall be protected in their position and the cost of such protection shall be included in the Bid for the items of work necessitating such relocation. After award of the Contract, portions of utilities not accurately described in the Plans and Specifications that are found to interfere with the work will be relocated, altered, or reconstructed by the utility owner. Alternatively, County may order changes in the work to avoid interference as provided by the "Changes" Section of these General Conditions. When the Contract Documents provide for CMARE to alter, relocate, or reconstruct a utility, all costs for such work shall be included in the Bid for the items of work necessitating such alteration, relocation, or reconstruction. Temporary or permanent relocation or alteration of utilities requested by CMARE for its convenience shall be its responsibility and CMARE shall make all arrangements and bear all costs.
- 13.8.5.** Relocation of Service Connections: The utility owner will relocate service connections as necessary within the limits of the work or within temporary construction or slope easements. When directed by County, CMARE shall arrange for the relocation of service connections as necessary between the meter and property line, or between a meter and the limits of temporary construction or slope easements. Unless, otherwise specified in the Contract Documents, payment for the relocation of such service connections shall be in accordance with the "Changes" Section of these General Conditions and will include the restoration of all existing improvements which may be affected thereby. CMARE may agree with the owner of any utility to disconnect and reconnect interfering service connections, and County will not be involved in any such Contract.

Notice: CMARE shall notify County of its schedule insofar as it affects the protection, removal, or relocation of utilities.

- 13.8.6.** Cooperation: When necessary, CMARE shall so conduct its operations as to permit access to the work site and provide time for utility work to be accomplished during the progress of the work.
- 13.8.7.** Utility Facilities on Project Site: If CMARE discovers unidentified utilities, CMARE shall immediately notify County and the utility owner in writing. Pursuant to Government Code Section 4215, CMARE shall be compensated for the costs of locating and repairing damage not due to failure of CMARE to exercise reasonable care, and of removing or relocating main or trunk line utilities located on the site and not identified in the Contract Documents with reasonable accuracy. Such compensation shall also cover the cost of CMARE's equipment necessarily idled during such work. CMARE shall not be assessed Liquidated Damages for delay in completion of the work if such delay was caused by the failure of County or utility owner to provide for removal or relocation of such utilities. This provision shall not be deemed to require compensation or excuse of Liquidated Damages when the presence of existing service laterals or appurtenances can be inferred from the

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presence of visible facilities such as buildings, meters, and junction boxes on or adjacent to the construction site.

- 13.8.8.** Increase of Contract Time: CMARE shall not be entitled to additional time or compensation for delays attributable to utility relocations or alterations if such utility relocations or alterations are correctly located, noted, and completed. CMARE may be entitled to an extension of the Contract Time for unforeseen delays attributable to unreasonably protracted interference by utilities in performing work correctly represented in the Plans or Specifications. County will assume responsibility for the timely removal, relocation, or protection of existing main or trunkline utility facilities within the area affected by the work if such utilities are not identified in the Contract Documents. CMARE will not be assessed Liquidated Damages for any delay caused by failure of County to provide for the timely removal, relocation, or protection of such existing facilities.

13.9. SPACE AT SITE

CMARE shall be allowed reasonable space at the work site and shall confine CMARE's operations to the assigned space. The work shall be done without interference with the ordinary use of streets, berthing places, fairways, and passages. The CMARE shall cooperate with other Contractors of the County and shall not commit or permit any act which will interfere with the performance of work by any other Contractor or employees of the County whether at the site or not.

13.10. OPERATING HOURS AND SITE ACCESS

Unless otherwise specified in the Contract Documents, normal operating hours are from 7:00 A.M. to 5:00 P.M. Work performed outside normal operating hours will require County's written approval.

13.11. TRAFFIC CONTROL

- 13.11.1.** CMARE shall coordinate its traffic at the site with County. When a Traffic Control Plan (TCP) is required by the Contract Documents, CMARE shall submit an acceptable plan to County within 10 days after the Notice to Proceed is issued (or as agreed upon in the Accepted Construction Schedule).
- a) The TCP shall display and address, at a minimum: Protection of existing improvements;
 - b) Maintaining access by County operations;
 - c) Methods to eliminate interference with existing facility operations and traffic in and out of the facility and operations area;
 - d) Proposed haul routes for delivery of materials;
 - e) Maximum speeds for each class of vehicle on each type of terrain, but in no event to exceed 15 mph on shared access roads and any crossing areas;
 - f) Access to work areas; and
 - g) CMARE's and Subcontractors' staging and material storage areas, including fuel storage procedures.
 - h) All motor-driven equipment using fuel shall have spark arresters.
- 13.11.2.** Reckless driving shall not be tolerated, and all vehicles shall be operated at a safe speed at all times. If County determines that CMARE has violated the Traffic Control Plan or otherwise operated in an unsafe manner, County may suspend or prohibit the equipment operator(s) from any further work at the site. Repeated or severe incidents demonstrating the failure of CMARE to operate its vehicles

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safely shall constitute a material breach of this Contract and County may terminate CMARE's right to proceed with the work pursuant to the "Termination for Cause" Section of the General Conditions.

13.12. TEMPORARY OFFICE BUILDING AND TELEPHONE

CMARE shall provide a temporary office building and telephone, if required for the Project. CMARE may provide a temporary office for his own convenience at his sole expense. The temporary office, if desired by CMARE, shall be subject to approval of the County. Any temporary building may be Class A and be provided by the CMARE in accordance with SSPWC Section 8 - Facilities for Agency Personnel. The trailer shall be located as shown in the Plans and/or as directed by County or CMARE shall submit, a location plan showing the arrangement of field offices, storage sheds, equipment storage, and staging areas for County and A-E review/approval.

13.13. PERMANENT SYSTEMS USED AS TEMPORARY FACILITIES

When any portion of the permanent systems are in operating condition, that part of the system may be used as a temporary facility, provided that the CMARE:

- (1) Obtains County's approval in writing.
- (2) Assumes full responsibility for the system used.
- (3) Pays all costs for operation, maintenance, cleaning and restoration of the system.
- (4) Operates the system with the consent and supervision of the subcontractor responsible for the system's installation and ultimate performance.

13.14. TEMPORARY UTILITIES

CMARE shall provide the necessary temporary utilities for construction use and bear the responsibility for their proper operation. If any utilities are in place and in use by the County at the Project site, such utilities -- excluding telephone -- may be utilized by the CMARE at no cost, to the extent the utilities are available without impact to the County's operations. If County supplied utilities are utilized by the CMARE, the CMARE shall exercise conservation of energy and utility resources to the satisfaction of the County, or such provision of utilities by the County will be terminated at County's discretion.

13.15. SANITARY UNIT

CMARE shall provide temporary toilets for CMARE's use. CMARE will maintain and service them in a sanitary condition through the construction of the Project. Toilet facilities in existing County buildings shall not be used by the CMARE, sub-contractors, suppliers, workers, and/or inspectors.

13.16. WATER

CMARE shall furnish all water needed for the Project, including but not limited to potable (drinking) and construction/dust suppression water, unless otherwise specified in these Contract Documents.

13.17. FIRE PROTECTION

CMARE shall take all necessary measures to protect the building and all areas of the project site against fire. CMARE shall provide fire extinguishers suitable for the Project and consistent with the factors enumerated in Title 19 of the California Code of Regulations, Section 565. These extinguishers shall be placed at strategic locations around the working area and kept accessible for use in case of fire. CMARE shall keep fire extinguishers in working order and shall remove them from the site at the end of construction.

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CMARE shall observe all requirements specified in the various other sections of the specifications related to fire safety.

13.18. STORAGE AND WORKING SPACE

CMARE may use the working area designated by County for material storage and working space. Any additional space shall be obtained by CMARE at CMARE's own expense. Locations for CMARE to store CMARE's equipment will be agreed upon during the pre-construction meeting.

13.19. TRANSPORTATION AND HANDLING OF PRODUCTS

CMARE shall:

Transport and handle products in accordance with manufacturer's instructions and applicable regulations;

Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged; and

Provide equipment and personnel to handle products by methods to prevent damage.

13.20. STORAGE AND PROTECTION OF PRODUCTS

CMARE shall:

1. Store and protect products in accordance with manufacturer's instructions and applicable regulations, with seals and labels intact and legible;
2. Store sensitive products in weather-tight, climate-controlled enclosures;
3. Store hazardous materials in accordance with applicable regulations, including but not limited to those related to containment and protection of the materials and surrounding environment;
4. Store fabricated products on sloped supports above ground if such products are stored outdoors;
5. Cover products subject to deterioration with impervious sheet covering with ventilation to avoid condensation;
6. Provide equipment and personnel to store products by methods to prevent damage;
7. Arrange storage of products to permit access for inspections; and
8. Periodically inspect to ensure products are undamaged and are maintained under specified conditions.

13.21. REMOVAL OF TEMPORARY FACILITIES

CMARE shall remove temporary toilets, storage sheds, and other facilities of a temporary nature from the Project site as soon as County determines progress of the work permits. CMARE shall recondition and restore portions of the site occupied by temporary facilities to a condition acceptable to County.

13.22. REGULATORY COMPLIANCE AND ENVIRONMENTAL MITIGATION REQUIREMENTS

13.22.1. Permits and Plans

- a) CMARE shall identify any and obtain all permits and/or approvals necessary for the Project, including: permits, licenses, and certifications, including but not limited to all trade-related

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permits; permits or approvals required for environmental protection; construction permits; encroachment permits; permits required for the operation and storage of any equipment or regulated hazardous materials brought onsite; and permits required for dispensing and storing petroleum-related products. If necessary for the Project, CMARE shall obtain and submit to County a California Occupational Safety Health Agency (Cal-OSHA) Excavation Permit. If required for project, CMARE shall be responsible for ensuring that all permits necessary to complete the Project are in place consistent with Federal, State, and local laws and regulations. Costs and fees associated with said permits, regardless of whether obtained by County, CMARE, or any other entity, shall be borne solely by the CMARE, except as identified elsewhere in Contract.

- b) CMARE shall comply with the regulations or requirements of all permits, licenses, certifications, and regulations governing the Project. Any act or omission by CMARE that causes either Party to be in violation of any permit, licenses, certification, or regulation shall be deemed a material breach of this Contract by CMARE. County reserves the right to perform itself or through other contractors any work necessary to correct any violation or to bring the Project into compliance with any permit, license, certification, or regulation, and shall deduct the cost of such work from any funds due or to become due to CMARE.
- c) CMARE shall maintain, at its job site office, copies of all permits, licenses, approvals and certifications required for or governing the Project, including permits and approvals issued to County by the State Water Resources Control Board; the South Coast Air Quality Management District ("SCAQMD") for dust control; and Local Enforcement Agency for refuse excavation, as applicable.

13.22.2. CMARE Compliance with Applicable Law and Regulations: CMARE shall comply with all Federal, State, County, and local codes, ordinances, regulations, and standards applicable to the Project. CMARE shall comply with all current regulatory criteria and standards. CMARE shall not be entitled to any additional compensation for work necessary to comply with legal or regulatory requirements effective at the time of contract execution.

13.22.3. ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES

County may engage the services of an Archaeologist/Paleontologist ("A/P") to monitor all or portions of the work.

- a) The Contract Documents may require CMARE to retain an A/P. In such event, the following conditions apply:
 - i. A/P shall be acceptable to County. A County Certified Archaeologist and Paleontologist can be found at [Certified Archaeologists - County of Orange](#) and/or [Certified Paleontologists - County of Orange](#). Regardless of whether A/P is selected from County's list, A/P shall meet all minimum qualifications listed in the "Qualifications for Certification of Archaeological and Paleontological Professionals" document provided at that website.
 - ii. CMARE shall submit the qualifications and references of A/P to County for verification at least 10 working days prior to any excavation or grading work. A/P shall be approved in writing by County at least 5 working days prior to the start of any excavation or grading work.
 - iii. Unless otherwise agreed to in writing by County, A/P shall not be an employee of CMARE, any subcontractor currently under contract by CMARE (for any job), or any supplier to any project awarded or contracted to CMARE.
 - iv. CMARE shall be compensated for all A/P expenses including all labor, materials, tools, equipment, and incidentals necessary for accomplishing the work in accordance with the

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- Item(s) identified for A/P services in the Bid Schedule or, if not listed there, in accordance with the “Changes” Section of the General Conditions.
- v. A/P shall report exclusively to County. County may terminate the services of A/P at any time and at County’s sole discretion, with no justification necessary to CMARE, and CMARE shall replace A/P with another individual or firm meeting the requirements of this Section. Under no circumstances will A/P’s termination entitle CMARE to any additional time or payment under the “Changes” Section of these General Conditions.
 - vi. All other provisions of this Section apply whether A/P is retained by County or by CMARE, and CMARE shall ensure that A/P complies with the provisions of these Contract Documents pertaining to A/P services.
- b) CMARE shall cooperate with all A/P personnel. If A/P directs CMARE to suspend or stop work in a particular area, CMARE shall abide by such request immediately and not resume work until directed by County.
- c) The A/P shall:
- i. Conduct a literature and records search for recorded sites and previous surveys;
 - ii. Conduct a field survey unless the entire work site has been previously surveyed and the survey documentation is acceptable to County;
 - iii. Attend the pre-construction meeting to conduct or schedule separate pre-construction cultural and paleontological resources sensitivity training, and attend additional meetings or provide training as determined necessary by County. In the event of the discovery of specimens or artifacts, attend construction meetings until otherwise directed by County;
 - iv. Conduct pre-construction cultural and paleontological resources sensitivity training for all staff involved in moving soil or working near soil disturbance. Training shall review the types of archaeological and paleontological resources that might be found, along with laws for the protection of the resources;
 - v. If determined necessary by the A/P and approved by County, the A/P shall prepare a report on a subsurface test level investigation of archaeological resources collection or pre-grade paleontological salvage operation. The report shall evaluate the site including the significance of any finds (location, depth, nature, condition, and extent of the artifacts or specimens), recommended methodology of salvage or mitigation and related cost estimates, and an analysis and catalogue of artifacts or specimens;
 - vi. Establish procedures for A/P sampling and resource surveillance and monitoring;
 - vii. In cooperation with County, establish procedures for suspension or redirection of work to permit sampling, identification, and evaluation of possible resources.
 - viii. During grading, excavation, or other ground-disturbing activities, if any evidence of paleontological, pre-historic, or historic cultural resources is uncovered, the following measures, unless otherwise specified in regulatory permit language, shall be taken:
- d) All below grade work shall stop within a 100-foot radius of the discovery. Work shall not continue until the discovery has been evaluated by the A/P.
- e) The A/P shall assess the find(s) and determine if they are of value. If the find(s) are of value then:
- i. The A/P shall draft a monitoring program and monitor all ground-disturbing activities related to the Project.
 - ii. A/P shall prepare all potential finds in excavated material to the point of identification.

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- iii. Significant finds shall be preserved as determined necessary by the A/P.
 - iv. Excavated finds shall be offered to County or its designee for curation on a first-refusal basis, then offered to a local museum or repository willing to accept the resource.
 - v. Within 30 working days of completion of the end of earth moving activities, the A/P shall draft a report summarizing the finds, and shall include the inspection period, an analysis of any resources found, and the present repository of the items.
 - vi. All resulting reports shall be delivered to County and filed with the South Central Coastal Information Center at the California State University, Fullerton, or another institution if directed by County.
- f) If CMARE uncovers any burial grounds or remains, ceremonial objects, petroglyphs, or archaeological, paleontological, or other artifacts or specimens of like nature within the construction area, CMARE shall immediately notify the County's onsite representative of CMARE's finds and shall modify the construction operations so as not to disturb the finds pending further instructions from County.
- g) Discovery of human remains:
- i. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County of Orange Sheriff-Coroner and/or other applicable coroner and law enforcement agency ("Coroner's Office") has determined the appropriate treatment and disposition of the human remains. The Coroner's Office shall be notified within 24 hours of the discovery.
 - ii. If the Coroner's Office determines that the remains are or are believed to be of Native American origin, the Coroner's Office will notify the California Native American Heritage Commission (NAHC).
 - iii. In accordance with Section 5097.98 of the California Public Resources Code, the NAHC must notify those persons it believes to be the most likely descended from the deceased Native American. The descendants shall be granted access to the site to complete their inspection as quickly as possible. The designated Native American representative would then determine, in consultation with County, the treatment and disposition of the human remains.
- h) Should the finds, or notification of finds, result in delays or extra work, payment will be allowed in accordance with the "Changed Conditions" subsection of the "Conditions Affecting the Work" Section of these General Conditions. However, CMARE shall not be entitled to damages, additional payments, or extensions of time where the CMARE could have avoided delays by any reasonable means.
- i) Unless otherwise required by law, any and all finds shall remain the property of County and not become the property of any other person or entity.

13.22.4. STORM WATER AND EROSION CONTROL (SURFACE WATER PROTECTION)

Regulations

The CMARE shall comply with applicable federal, state, and local laws and regulations including the following National Pollutant Discharge Elimination System (NPDES) permits:

- General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (CGP)
- Orange County's Municipal Separate Storm Sewer System Permit (MS4 Permit) and

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associated Orange County Model Construction Program (Model Construction Program) developed for compliance with the MS4 Permit and New Development and Significant Re-Development Programs

- Santa Ana Regional Water Quality Control Board's General De Minimis Permit for Discharges to Surface Waters (General De Minimis Permit)

Where provisions of the pertinent specifications, standards, codes, etc., conflict with one another, the most stringent provisions shall govern.

Fines

The CMARE shall comply with the requirements identified in the regulations governing stormwater management. JWA will charge any incurred fines back to the CMARE that result from the CMARE's noncompliance with the requirements within any applicable storm water regulations. The CMARE shall not be entitled to any time extensions or compensation for any cost due to any action required as a result of the CMARE's failure to comply with the provisions within the CMARE's control.

Materials Restriction

Except as indicated in the Plans & Specifications, the CMARE shall not use major components that are constructed from galvanized material or materials containing copper or zinc surfaces as part of outdoor structures/finishes including items such as fencing, roofing and structures or components with large surface areas that are exposed to rain events without approval from County Project Manager. This requirement does not apply to smaller components, such as screws, bolts, clamps, etc., or small surface area sheeting or tubing. Newport Bay is impaired for copper and zinc and JWA is reducing the potential for these constituents to be transported to Newport Bay from airport stormwater runoff.

Final Site Stabilization

Prior to receiving final payment for any project that includes soil disturbances, the CMARE shall stabilize the soil disturbance areas to achieve the equivalent of 70% of uniform cover of the disturbed area with paving, vegetation, or other JWA-approved stabilization method to prevent erosion and contamination of storm water runoff.

Construction Water Pollution Control

The CMARE is responsible for implementing and complying with the Construction General NPDES permit and construction storm water laws and regulations. The Contractor shall have equipment, materials, and trained workers available for rapid response to failures and emergencies. The Contractor shall perform all corrective maintenance to BMPs as soon as possible.

For construction or demolition activities including but not limited to clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than 1 acre (without a Rainfall Erosivity Waiver), the Contractor shall comply with the requirements below:

- CMARE shall engage a qualified SWPPP developer (QSD) with a current QSD registration and appropriate experience to prepare the site-specific SWPPP in accordance with the requirements of the CGP. CMARE is responsible for submitting to the County Project Manager for approval by JWA Environmental and then upload to the Stormwater Multiple Application and Report Tracking System (SMARTS).
- County (JWA Environmental) will file a Notice of Intent (NOI) to be covered by the statewide General Storm Water Permit for construction activities for all projects that disturb one acre or more of soil.

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- CMARE shall prepare and implement an erosion and sediment control plan (ESCP) for any project that requires a grading or building plan. The ESCP must show proposed locations of best management practices (BMPs) that are to be installed and maintained throughout the construction period. The ESCP must be consistent with the CGP and site-specific SWPPP prepared for the project. ESCP shall be submitted to the County Project Manager for JWA Environmental review and comment in addition to other County permit submittal requirements.
- CMARE shall have a qualified SWPPP practitioner (QSP) designated to the project with a current QSP registration and the appropriate experience. If the Contractor needs to replace the QSP at any time during the project, CMARE shall obtain approval from the County Project Manager and CMARE shall update the SWPPP. CMARE and designated QSP shall be responsible for implementing the requirements in the SWPPP including BMP installation, non-storm water and storm water visual observations; inspection, maintenance, and repair requirements including daily and weekly inspections and observations; implementation of corrective actions; sampling and analysis; numeric action level (NAL) and numeric effluent limit (NEL) exceedance reports; record requirements including having inspection records available and on site while construction is ongoing; training documentation; annual report submittals; and notice of termination (NOT) documentation. A hard copy of the SWPPP and any associated site inspection documentation shall be available on site.
- CMARE shall implement the BMPs in accordance with the CGP and site-specific SWPPP including site management, good housekeeping measures, non-storm water management, erosion controls, and sediment control BMPs described further in the CGP. CMARE shall comply with the CGP and JWA-specific record requirements including:
 - a) All persons responsible for implementing the requirements of the CGP shall be appropriately trained, including subcontractors and new staff. At a minimum, annual training documentation shall be available on site.
 - b) CMARE shall submit to the County Project Manager for JWA Environmental, all CGP-required documentation (e.g., inspection reports, training documentation, monitoring reports, site photos, and SWPPP amendments) in electronic format on a monthly basis or as designated by the County Project Manager
 - c) CMARE shall immediately notify the County Project Manager for JWA Environmental of any NAL or NEL exceedance. The exceedances report shall be provided to the County Project Manager for JWA Environmental, and uploaded to SMARTS within 30 days, including details of the exceedance, corrective actions taken, and updated BMPs to be implemented in the SWPPP to prevent further occurrences. The report shall be certified by the QSD.
 - d) CMARE shall complete and submit to the County Project Manager for JWA Environmental, the CGP-required annual report documentation prior to August 1st each year when the report is required.
 - e) CMARE shall assist with preparation of Notice of Termination (NOT) documentation upon final stabilization of the project.

Non-Storm Water Discharges

CMARE shall not allow any non-storm water discharge into the storm drain system without approval from the County Project Manager as approved by JWA Environmental. For any de minimis types of discharges, such as excavation dewatering listed in the Santa Ana Regional Water Quality Control

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Board's General De Minimis Permit for Discharges to Surface Waters (General De Minimis Permit), the Contractor shall comply with the terms and conditions of the General De Minimis Permit including monitoring and reporting requirements. At the request of the County Project Manager, JWA Environmental can assist with obtaining permit authorization.

CMARE shall contain any water or other fluid used for cleaning purposes within the site. CMARE shall appropriately dispose of excess water used on site with prior authorization from County Project Manager as approved by JWA Environmental unless otherwise specified by this document. CMARE is advised that temporary on-site storage of fluids pending treatment, off-site disposal, or permit-approved discharge may be allowed in tanks or by using other methods, if authorized by the County Project Manager as approved by JWA Environmental.

Significant Redevelopment/Post-Construction BMPs

CMARE shall construct the post-construction BMPs described in the approved project water quality management plan (WQMP).

CMARE shall demonstrate that all structural BMPs described in the Project's WQMP have been implemented, constructed, and installed in conformance with approved plans and specifications and shall provide as-built plans or other documentation.

13.22.5. WASTE MANAGEMENT

Construction Waste Management

CMARE shall submit a Waste Management Plan which details how the amount of project generated waste that is sent to a landfill will be minimized through reuse, recycling, and material estimating practices. JWA has established a minimum requirement of 65% diversion of waste for all projects (e.g., recycling, reuse, repurpose, composting, or anaerobic digestion/food to energy), unless otherwise approved by the Airport Director.

CMARE shall comply with JWA's Construction and Demolition (C&D) program requirements as found in Exhibit II – JWA CD Diversion Program. Note that Option 2 is considered to be equivalent to meeting the 65% diversion requirement. The C&D Program provides a C&D diversion compliance workplan template, final compliance report template, and instructions. Other resources include the California Green Building Standards Code – Part 11, Title 24, California Code of Regulations and CalRecycle.

The C&D compliance workplan shall address general waste construction and demolition waste including all concrete, steel, asphalt, carpeting, soil, packaging, etc., resulting from project execution. CMARE shall submit the C&D compliance workplan and annual and final compliance reports to the County Project Manager for JWA Environmental. The annual and final reports shall include a summary of waste generation and diversion showing types and quantity (in tons) of waste, dates, and final dispositions. CMARE shall additionally submit associated documentation including all waste receipts, tickets, and/or manifests showing quantities, dates, and final disposition and disposal or recycling location of waste.

For the purposes of this section, "clean" soil accepted by a landfill is classified as non-waste but is not considered diversion from a landfill and does not count towards the 65% diversion goal. However as is it is considered non-waste, it does not factor into the waste diversion calculation either.

Required documents include but are not limited to:

- C&D Debris Diversion Program Waste Management Plan form – Prior to beginning of construction.

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- C&D Debris Diversion Program Quarterly/Annual/Final Compliance Report form – Annually by January 30 for data from the preceding year and 30 days after construction completion but before final payment.
- Waste receipts, tickets, and/or manifests – Provided with annual and final reports.

13.22.6. HAZARDOUS WASTE

Unexpected conditions

Construction activities may encounter hazardous materials including buried asbestos pipe, subsurface hydrocarbon contamination, or other unknowns. Should unexpected conditions be encountered, CMARE shall implement the Emergency/Contingency Plan as required by the “Hazardous or Contaminated Materials” section of the Contract, which addresses encountering or managing hazardous materials including spills of liquids or nuisance materials while working on County's behalf. Contaminated soils shall be handled in accordance with the “Soil Management” section.

Hazardous Waste Disposal

Waste materials shall be characterized, handled, and documented in accordance with applicable Environmental Protection Agency (EPA) and State of California hazardous waste and hazardous materials regulations.

CMARE shall transport contaminated materials under an appropriate manifest. CMARE shall provide a certification report in the form of completed waste manifests, documenting the volume of all disposed materials. CMARE shall submit this documentation to the County Project Manager for JWA Environmental. For disposal to regulated facilities (landfills, recyclers, etc.), a manifest (hazardous, non-hazardous, Bill of Lading, etc.) must be used.

If the waste is from JWA property, the manifest must contain JWA's EPA identification number, contact name, and address as the generator. JWA Environmental staff or designee must sign the waste manifest.

In the event the hazardous waste is from a spill and/or cleanup of a hazardous substance that is the responsibility of the CMARE, CMARE shall be solely responsible for the providing the EPA identification number, proper manifesting, and disposal of the waste.

CMARE shall provide to the County Project Manager for JWA Environmental, proof of proper disposal of contaminated material. CMARE shall provide a copy of all completed and signed manifests to the County Project Manager for JWA Environmental upon shipment of the material off site. A copy of all executed manifest records, signed by the receiving site, must also be provided to the JWA Environmental staff or designee. The receiving facility will send the waste manifest copy, signed by the receiving facility and based on JWA's address, directly to JWA Environmental.

Required documents include but are not limited to:

- Material testing reports
- Waste profiles
- Waste manifests and/or bills of lading

13.22.7. SOIL MANAGEMENT

Soil Management Plan

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Should construction activities require disturbance of soil, JWA Environmental will determine if a soil management plan is needed, and if so, the County Project Manager will direct CMARE to prepare a soil management plan. The plan shall be provided to County Project Manager for JWA Environmental review and acceptance. The plan shall address at a minimum:

- Summary of soil disturbance work
- Organization responsibilities
- Health and safety provisions
- Excavation plan
- Soil screening procedures for volatile organic compounds
- Plan for unexpected conditions such as shallow groundwater, contaminated soil¹, or asbestos pipe
- Soil management and stockpile plan, including but not limited to:
 - location
 - dust control
 - odor control, if necessary
 - stormwater pollution prevention
- Soil testing² and characterization for reuse, export, landfill, disposal
- Reuse, diversion and/or disposal plans
- Transportation protocol

¹ For the purpose of these requirements, “contaminated” shall mean any soil, debris, or geotechnical material with constituent concentrations that would require disposal at a regulated facility (i.e., California hazardous waste or Resource Conservation and Recovery Act [RCRA] hazardous waste).

²Soil Testing – Stockpiled soil shall be tested by a California certified testing laboratory for volatile organic compounds, total petroleum hydrocarbons, and Title 22 Metals. Additional analyses may be required based on the receiving facility for soil to be disposed. The number of soil samples to be collected and analyzed will be based on the soil volume and shall follow Department of Toxic Substances Control, Information Advisory for Clean Import Fill or as required by the receiving facility. Additional information is provided under Soil Export and Soil Import or Reuse.

Soil Removal

Should construction activities require removal of excess soil, approval shall be obtained from JWA Environmental staff or designee prior to removal from JWA property. CMARE must provide JWA Environmental staff or designee soil testing information and planned soil disposition at least 72 hours prior to the removal of soil. As described previously, at a minimum, soil testing shall include California certified testing laboratory analysis of the planned export soil for volatile organic compounds, total petroleum hydrocarbons, and Title 22 Metals. Additional analyses may be required based on the disposal source area. The number of soil samples to be collected and analyzed will be based on the volume of the soil to be removed and shall follow Department of Toxic Substances Control, Information Advisory for Clean Import Fill or as required by the receiving facility. **No soil disposal or reuse can take place without prior authorization of the County Project Manager as approved by JWA Environmental.**

If contaminated soils will be disposed at a landfill or treatment facility, prior to removal, CMARE shall provide to the County Project Manager for JWA Environmental review documentation showing that the soils removed are properly profiled for disposal/treatment.

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Contaminated and hazardous materials shall be managed in accordance with the Hazardous Waste section.

For soil that is classified as clean, based on testing, CMARE shall provide proof of proper reuse or disposal, with reuse being preferred.

Required documents include but are not limited to:

- Soil management plan (if required)
- Disposal soil testing reports
- Waste soil profiles
- Waste soil manifests and/or bills of lading

Soil Import or Reuse

Should project activities require reuse or import of soil, CMARE shall provide documentation that the soil is free of contamination prior to reuse or import to County Project Manager for JWA Environmental. At a minimum, such documentation shall include California certified laboratory analysis of this soil for volatile organic compounds, total petroleum hydrocarbons, and Title 22 Metals. Analysis for additional constituents may be required based on the import soil source area. The number of soil samples to be collected and analyzed will be based on the reuse or import soil volume and shall follow Department of Toxic Substances Control, Information Advisory for Clean Import Fill. CMARE shall provide County Project Manager for JWA Environmental background information for the soil along with the laboratory analytical results at least 72 hours prior to reuse or import of soil. **No soil reuse or import shall take place without prior written approval of the County Project Manager.**

CMARE shall provide a certification report, in the form of haul tickets or completed bills of lading documenting the volume of all reuse or import materials and activities. This documentation shall be submitted to the County Project Manager for JWA Environmental.

For approved reuse or import soil, haul tickets may be used but shall contain the following minimum information:

- Date(s) of haul activity
- Address of source site
- Load volume
- Time of departure from source
- Time of arrival at JWA
- Reference to associated laboratory analytical test results/reports (i.e., test report laboratory name, report date, and report reference or ID number)
- Signature of CMARE or designated agent

It is CMARE's responsibility to confirm that no other trips or short-load augmentation occurred and to submit documentation to the County Project Manager for JWA Environmental.

Required documents include but are not limited to:

- Import soil testing reports
- Soil management certification reports

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13.22.8. AIR QUALITY

CMARE shall comply with all South Coast Air Quality Management District (SCAQMD) and California Air Resources Board (CARB) rules and regulations. These include any rules concerning products to be used at JWA and their emissions, as well as vehicles used during construction activities. It also includes obtaining any permits, registrations, and certifications, or performing agency notifications that may be necessary to perform construction activities at JWA. In addition to these rules and regulations, JWA requires other air emission reduction practices as detailed below. JWA also encourages emission reduction practices during construction activities that would be above and beyond JWA's rules and regulations and JWA requirements listed below. This includes activities or methods that promote low air emissions practices as part of the construction operations. If CMARE implements any additional emission reduction programs during construction, provide a list of measures to the County Project Manager for JWA Environmental staff or designee. SCAQMD and CARB rules and regulations may be found at: <http://www.aqmd.gov/home/rules-compliance/rules>; and <https://ww2.arb.ca.gov/resources>.

Low-Emissions Construction Vehicles

Heavy-duty, off-road, diesel-powered construction equipment shall meet or exceed the EPA's Tier 4 off-road emissions engine standards during JWA construction activities to reduce construction-related nitrogen oxide emissions. If such equipment is not available, the County Project Manager may allow exceptions.

Anti-Idling

CMARE shall prevent construction equipment from idling for more than five (5) minutes during periods of inactivity unless necessary for safety of the operator or for safe operation of the equipment.

Power Sourcing

CMARE shall limit the use of fuel-based portable generators. When possible, temporary power should be obtained via the use of power drops where power is readily available and sufficient to meet the demands. If not available or sufficient, low emission fuel-based equipment may be used with permission from the County Project Manager.

13.22.9. OPERATIONAL REQUIREMENTS

CMARE shall comply with FAA Advisory Circular AC 150/5370-2E, or the most recent edition, "Operational Safety on Airports during Construction Activity," all of which must be fully complied with during the term of the Contract.

The height and use of any construction equipment and cranes shall be subject to conditional approval by FAA. At least 60 days prior to beginning construction, the CMARE shall submit to JWA information regarding the height of the tallest equipment (greater than 15 feet) planned to be used at various points on the site, when the equipment will be used, and the specific location at the airport where the equipment is planned to be used. The CMARE shall prepare the FAA Form 7460 (Notice of Proposed Construction or Alteration) and provide to the County Project Manager. JWA will submit the form for conditional approval by FAA. As a guideline, the CMARE is advised of the following draft conditions for the use of tall construction equipment and cranes that will be placed on the FAA conditional approval for their temporary use at JWA:

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- A. The use of tall construction equipment and cranes shall be coordinated with the Manager of the Airport Traffic Control Tower (ATCT) to ensure that the appropriate Notice to Airmen (NOTAM) is issued.
- B. All cranes and tall equipment shall be equipped with checkered flags during the daytime and equipped with red lights on the boom at all times and for nighttime use, and lowered during periods of non-use. The flag shall be not less than 3 feet square consisting of five 1-foot squares of international orange color and four 1-foot squares of white color. Obstruction marking and lighting shall be installed in accordance with the provisions of FAA Advisory Circular 70/7460-1K, Obstruction Marking and Lighting.
- C. Construction cranes shall not impair the line of sight view from the ATCT at any time or interfere with airport operations at any time. The final determination of the allowable heights and conditions of approval will be made by FAA. Contractor shall operate all construction cranes and equipment subject to this determination in compliance with the conditions and as directed by JWA. Crane booms or other equipment shall not exceed a height of 25 feet without prior permission of the Airport Operations Representative. Permission for the operation of a crane will not be granted when visibility is less than 3 miles or during thunderstorm activity.

D. COMMUNICATION WITH THE FAA CONTROL TOWER

The Contractor is advised that all communications with FAA Tower personnel will be made through the County and not by the Contractor. This is important, as the number of people having contact with the tower should be limited to prevent a misunderstanding or conflicting information. The Airport will have direct radio contact with the FAA Tower, and all communication regarding the use of construction equipment and cranes shall be made by JWA.

13.23. HAZARDOUS OR CONTAMINATED MATERIALS

- 13.23.1.** At the start of project work County will provide CMARE with all known documentation of hazardous materials including but not limited to Hazardous Materials Assessments and State Mandated reports on asbestos containing building materials. The project requires CMARE to be responsible for work related to hazardous materials.
- 13.23.2.** CMARE is responsible for proper handling, storage, transportation, and disposal (per all federal, State and local regulations) of any hazardous wastes, liquid wastes, or nuisance wastes (for example, finely divided, powdery, or dusty materials, strong odors, etc.) that it generates while working on County's behalf.
- 13.23.3.** Within 15 days of County's issuance of the Notice to Proceed, CMARE must submit for County's review an Emergency/Contingency Plan which addresses encountering or managing hazardous materials including mitigating spills of hazardous, liquid, or nuisance materials while working on County's behalf. The Plan shall include proper handling, removal, and disposal of these materials per all applicable federal and State requirements. The Emergency/Contingency Plan shall also include emergency notification to County and any other notifications as required by law. CMARE shall not commence work at the site until County has approved CMARE's Emergency/Contingency Plan.
- 13.23.4.** CMARE must restore any spill-damaged areas to their original condition in a correct and timely manner and to the satisfaction of County.
- 13.23.5.** CMARE shall remove and dispose of any materials that become contaminated directly or indirectly as a result of the CMARE's operations, whether or not such contamination involves hazardous

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materials. The removal and disposal of any contaminated materials associated with this Contract shall be completed by the CMARE to the satisfaction of County at no additional cost to the County. CMARE shall execute all necessary manifests, bills of lading, or similar documents ("Manifests") concerning such contaminated materials which shall identify CMARE as the generator of the materials.

- 13.23.6.** Prior to shipment, CMARE shall provide copies of all Manifests to the County to verify that CMARE has arranged for the proper disposal of hazardous materials to a licensed, permitted facility. CMARE shall provide to County proof of proper disposal of such materials. If Manifests and proof of proper disposal are not submitted, County may withhold or deduct directly the estimated cost of removal and disposal from amounts otherwise due CMARE, plus a 5% administration fee, until CMARE submits Manifests and proof of disposal.
- 13.23.7.** County has the authority to perform inspections of the CMARE's work area at any time to ensure CMARE is compliant with all applicable regulations.
- 13.23.8.** Upon written notice from County, if CMARE does not remove contaminated materials immediately, County may remove, process, transport, and certify the material as stated above and all costs incurred By County for removal and disposal, plus a 5% administrative fee, will be deducted directly from amounts otherwise due CMARE. If County performs such decontamination, CMARE shall sign any Manifests for that material as the generator.
- 13.23.9.** CMARE shall train its employees, as required by OSHA and California Code of Regulations Title 8, in the proper handling, storage, transportation and disposal of hazardous materials. CMARE shall train its employees to follow the Emergency/Contingency Plan and know immediate response procedures should a release occur.
- 13.23.10.** CMARE shall keep appropriate emergency response equipment and materials available in the working area at all times.
- 13.23.11.** Maintenance Facilities and Work Area: CMARE shall maintain its equipment in an area designated by County for such purposes. Certain maintenance areas have been designated at the County facility for the purpose of maintaining County equipment. CMARE may utilize a County maintenance area only with the express permission of the County. County may designate a different maintenance area for CMARE's use at any time, and CMARE will not be entitled to a Change Order as the result of such relocation.
- 13.23.12.** CMARE's maintenance activities shall conform to the provisions of the "Regulatory Compliance Requirements" Section of the General Conditions. CMARE shall keep the facility clean, maintain clean equipment, and dispose of any contaminated materials in accordance with the "Hazardous or Contaminated Materials" Section, above. CMARE shall store all maintenance materials in accordance with the "CMARE's Storage and Protection of Products" Section.
- 13.23.13.** CMARE shall be responsible for any damage it causes to the designated area and for restoring the area to its original condition when CMARE ceases using the area. CMARE shall repair any damage and perform such restoration. If CMARE fails to perform such repair or restoration in a timely manner, County may perform that work and CMARE shall reimburse County for repair or restoration costs plus a 5% administrative fee.

13.24. FUGITIVE DUST EMISSION CONTROL

CMARE shall comply with SCAQMD Rule 403 including, if applicable to prepare and submit to County and for acceptance by SCAQMD a Fugitive Dust Emission Control Plan, as required for

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Project work. CMARE shall also notify County of any condition that could lead to noncompliance with the Rule 403 requirements. If a Fugitive Dust Emissions Control Plan is required pursuant to Rule 403, CMARE may not conduct any activities governed by SCAQMD Rule 403 until County has accepted CMARE's Plan and the Plan is accepted by SCAQMD. If CMARE fails or refuses to immediately correct any noncompliance with the provisions of this Section, County may terminate Contractor's right to proceed with the work and County may exercise its rights under the "TERMINATION FOR CAUSE" Section of these General Conditions.

Whether or not CMARE's right to proceed with the work is terminated, CMARE and the CMARE's sureties shall be liable for any damage to the County resulting from CMARE's refusal or failure to complete the work within the specified time.

CMARE shall not be entitled to any time extensions or compensation for any cost due to any such action as a result of CMARE's failure to comply with the provisions of the accepted Fugitive Dust Emission Control Plan. CMARE shall be responsible for ensuring that all Subcontractor(s) comply with the provisions of this Section. CMARE shall be liable for any action or fine imposed by the SCAQMD on those incidents of noncompliance that are within the CMARE's area of responsibility.

13.25. BIOLOGICAL AND HABITAT PROTECTION

County will inform CMARE of any biological resources that would or could be impacted by the Project and specify any required mitigation measures or procedures to protect those resources during construction. CMARE shall be responsible for complying with these protection measures, and for ensuring that all Subcontractors also comply. County has the authority to perform inspections of CMARE's work area at any time to ensure that these measures or procedures are being followed.

The JWA Planning has determined that there are no known sensitive biological resources in the project area.

13.26. RED IMPORTED FIRE ANT INTERIOR QUARANTINE OF ORANGE COUNTY

CMARE shall be responsible for strict compliance with the quarantine of the County of Orange for the red imported fire ant ("RIFA") as defined in California Code of Regulations, Title 3, Section 3432 and incorporated herein by reference. CMARE shall arrange for any California Department of Food and Agriculture inspections, certifications, or approvals necessary to perform any portion of the Project. A copy of the form used to request such inspections is available from OC Planning. CMARE shall bear the full financial responsibility of any assessed fine or penalty resulting from CMARE's violation of any law, regulation, or permit related to RIFA control. CMARE shall submit to County for County's approval an acceptable detailed incident report within 5 working days of the date of any violation or not later than 5 working days from the date of the notification of the violation, whichever is later.

13.27. COMPLIANCE WITH "PERFORMANCE" SECTION

CMARE shall not be entitled to any time extensions or compensation for any cost due to any action required as a result of the CMARE's failure to comply with the requirements of this "Performance" Section. CMARE shall be responsible for ensuring that the CMARE's Subcontractor(s) comply with the provisions of this Section. CMARE shall be liable for any fine or penalty imposed by any regulatory agency or for any other cost incurred by County as a result of regulatory noncompliance arising from any action or inaction of CMARE or its Subcontractor(s).

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14. CHANGES

14.1. COST REDUCTION INCENTIVE

14.1.1. As authorized by Public Contract Code Section 7101, CMARE may submit to County written proposals for modifying the Plans, Specifications, or other requirements of the Contract Documents for the sole purpose of reducing the total cost of construction. The cost reduction proposal shall not impair in any manner the essential functions or characteristics of the Project, including, but not limited to, service life, economy of operation, ease of maintenance, desired appearance, or design and safety standards.

14.1.1 Cost reduction proposals shall contain the following information:

- a) Descriptions of both the work called for by the Contract Documents and the proposed changes.
- b) Itemization of the Contract Document requirements that must be changed if the proposal is adopted.
- c) Detailed estimate of the cost of performing the work under the existing Contract Documents and under the proposed change.
- d) Prediction of the effects the proposed change would, if adopted, have on other costs to County, such as County-furnished property costs, cost of future construction, and costs of maintenance and operation.
- e) Statement of the time by which a Change Order adopting the proposal must be issued in order to obtain the maximum cost reduction.

14.1.2 The provisions of this "COST REDUCTION INCENTIVE" Section shall not be construed to require County to consider any cost reduction proposal that may be submitted hereunder; County will not be liable to CMARE for failure to accept or act upon any cost reduction proposal submitted pursuant to this Section; and County will not be liable to CMARE for any delays to the work attributable to any such proposal. If a cost reduction proposal is similar to a change in the Plans or Specifications, that change is under consideration by County for the Project at the time said proposal is submitted, or if such a proposal is based upon or similar to Standard Specifications, Reference Specifications, or Standard Plans adopted by County after the advertisement for the Project, County will not accept such proposal and reserves the right to make such changes without compensation to CMARE under the provisions of this Section.

14.1.3 CMARE shall continue to perform the work in accordance with the requirements of the Contract Documents until an executed Change Order incorporating the cost reduction proposal has been issued.

If an executed Change Order has not been issued by the date upon which CMARE's cost reduction proposal specifies that a decision should be made, such cost reduction proposal shall be deemed rejected.

14.1.4 County shall be the sole judge of the acceptability of a cost reduction proposal and of the estimated net savings in construction costs from the adoption of all or any part of such proposal. County may accept documentation that varies from the requirements in subsection (b), above, if in its sole and absolute discretion, County determines that the alternate documentation is sufficient to allow County to evaluate the cost reduction proposal. In determining the estimated net savings, County reserves the right to disregard the Bid Schedule or Schedule of Values if, in the sole judgment of County, such schedules do not represent a fair measure of the value of work to be performed or to be deleted. The decision of County as to the acceptance or rejection of such proposals, and as to the estimated

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net savings in construction costs, shall not be subject to the "DISPUTES" Section of these General Conditions.

- 14.1.5** County reserves the right to require CMARE to pay County's costs of investigating a cost reduction proposal submitted by CMARE as a condition of considering such proposal. Where such a condition is imposed, CMARE shall indicate CMARE's acceptance thereof in writing, and such acceptance shall constitute full authority for County to deduct amounts thereby payable to County from any monies due or that may become due to CMARE under the Contract Documents.
- 14.1.6** If CMARE's cost reduction proposal is accepted in whole or in part, such acceptance will be by a Change Order, which shall specifically state that it is executed pursuant to this Section. Such Change Order shall incorporate the changes in the Plans and Specifications that are necessary to permit the cost reduction proposal or such part of it as has been accepted to be put into effect, and shall include any conditions upon which County's approval is based if the approval of County is conditional.
- 14.1.7** Acceptance of the cost reduction proposal and performance of the work thereunder shall not extend the time for completion of the Project unless such extension is specifically provided for in the Change Order authorizing the use of the cost reduction proposal.
- 14.1.8** The amount specified to be paid to CMARE in the Change Order that effectuates a cost reduction proposal shall constitute full compensation to CM for the cost reduction proposal and for the performance of the work thereunder pursuant to the Change Order.
- 14.1.9** County expressly reserves the right to adopt a cost reduction proposal for general use on contracts let or administered by County when it determines that said proposal is suitable for application to other contracts. When an accepted cost reduction proposal is adopted for general use, only the CMARE who first submitted such proposal will be eligible for compensation pursuant to this Section, and in that case, only as to those contracts awarded to CMARE prior to submission of the accepted cost reduction proposal and as to which such cost reduction proposal is also submitted and accepted. Cost reduction proposals identical or similar to previously submitted proposals will be eligible for consideration and compensation under the provisions of this Section if the identical or similar previously submitted proposals were not adopted for general application to other contracts let or administered by County. Cost reduction proposals accepted by County shall become the intellectual property of County. Subject to the provisions contained herein, the State or any other public entity shall have the right to use any accepted cost reduction proposal without obligation or compensation of any kind to CMARE.

14.2. CHANGE ORDERS

County may, at any time, by written order, and without notice to the sureties, make changes to the Contract Documents if within the general scope of the Project. If such changes cause an increase or decrease in the CMARE's cost, or the time required for performance of the Contract, an equitable adjustment shall be made and the Contract modified in writing accordingly by County and CMARE.

- 14.2.1.** County's Change Order Requests: County shall issue a written request ("Change Order Request") which shall set forth in reasonable detail the nature of the change and the type of quote requested (lump sum or time-and-materials with a not-to-exceed amount) and whether such change involves additions, deletions, or other revisions to the Contract Documents. Within 7 days of receiving County's Change Order Request, CMARE shall present to County a detailed proposal for change in Contract Price and/or a change in the Contract Time from that set forth in the Contract. If such change causes an increase or decrease in CMARE's cost or the time required for performance of the

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work, an equitable adjustment shall be made and the Contract Price and/or Contract Time shall be modified in writing accordingly by a Change Order.

- 14.2.2.** CMARE's Request for Change: If CMARE believes that a change in the Contract Documents, including any change in Contract Price or Contract Time, is appropriate, it shall submit, within 7 days of the event giving rise to the proposed change, a written request ("Request for Change") to County to issue a Change Order. Timely notice to County is essential to County's identification, prioritization, and response to claimed changes, including any claimed delays, and CMARE's failure to give County timely notice of such claims shall be presumed to be prejudicial to County. CMARE's failure to submit a notice to County within 7 days after the date CMARE first recognized, or should have recognized in the exercise of ordinary care, any event giving rise to any proposed change shall constitute a waiver by CMARE of any request for or entitlement to an increase in the Contract Price and/or Contract Time.

CMARE's Request for Change shall include a description of the proposed change in the Contract Documents, the event or circumstance giving rise to the need for the change, and any proposed change in the Contract Price and/or Contract Time associated with the Request for Change. If the Request for Change includes a proposal to increase the Contract Time, CMARE shall include a description of: (1) the cause(s) for the proposed extension of time, including but not limited to causal events and responsible persons and organizations; (2) the dates (or anticipated dates) of performance of the changed work; (3) activities on the Accepted Construction Schedule affected by the change, any new activities created by the change, and their relationship with existing activities; (4) the anticipated extent of any claimed increase to the Contract Time; and (5) recommended action to avoid or minimize the increase. If County agrees that a change in the Contract Documents is appropriate, County may use the same options described in the "Lump Sum Change Orders" and "Time-and-Materials Change Orders" Sections below in response to CMARE's Request for Change. CMARE waives all claims as to which it has not provided County with notice through a Request for Change in accordance with this Section. In the event of a claim or litigation arising from any disagreement involving CMARE's Request for Change, CMARE's compensation (if any) shall be limited to an amount calculated in accordance with the "Time-and-Materials Change Orders" Section below.

- 14.2.3.** Lump Sum Change Orders: For a lump sum change, CMARE's quote shall be itemized and supported with sufficient substantiating data (including but not limited to detailed subcontractor estimates, supplier quote sheets, prices, invoices, and rate sheets) to permit evaluation with respect to the following costs:
- a) Labor (show hourly rate multiplied by estimated hours);
 - b) Payroll taxes on labor;
 - c) Materials, supplies, and equipment (include unit costs and estimated quantities);
 - d) Machinery and equipment rental (include rental rates and estimated durations);
 - e) Sales, use, or similar taxes related to the work;
 - f) Other Items: County may authorize other items that may be required for the changed work. Such items include labor, services, material, and equipment that are different in their nature from those required for the work and that are of a type not ordinarily available from CMARE or any of its subcontractors;
 - g) Reasonable overhead and profit associated with the change, not to exceed 15% on above items if CMARE uses its own forces to perform changed work. If CMARE's subcontractor's forces perform changed work, then the subcontractor shall be entitled to a maximum of 15% on above items and CMARE shall be entitled to a maximum of 6% on above items for its overhead and

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profit on the changed work. County will pay only one overhead and profit markup of 6% for CMARE and one markup of 15% for the subcontractor in connection with changed work, regardless of the actual number of intervening subcontractors involved in the changed work; and

- h) Premiums for all bonds and insurance (the maximum amount for this shall be 2% of above items and CMARE shall provide documentation demonstrating it will actually incur an increase in insurance costs directly attributable to the change, if demonstrated, we can pay more).

County may reject CMARE's lump sum proposal, may negotiate with CMARE a revision of the requested change and associated lump sum proposal, or may approve the CMARE's lump sum proposal and incorporate it into a Change Order.

14.2.4. Time-and-Materials Change Orders: For a time-and-materials change, County shall determine the adjustment to the Contract Price on the basis of actual costs as follows:

- a) Cost of materials and supplies (show actual unit cost multiplied by actual quantity). The cost of materials shall be at invoice price or the lowest current price at which such materials are locally available and delivered to the job site in the quantities involved, plus freight and delivery. County reserves the right to approve materials and sources of supply or to supply materials to CMARE if necessary for the progress of the work. No markup for overhead and profit shall be applied to any material provided by County.
- b) Tools and equipment. County will not pay for the use of tools that individually have a replacement value of \$200 or less. Regardless of ownership, the equipment rates shall be based upon the edition of equipment rates published by the Caltrans Division of Construction, or locally available rate or other reference acceptable to County current as of the date the changed work is performed. The rates paid shall include the cost of fuel, oil lubrication, supplies, small tools, necessary attachments, repairs and maintenance of any kind, depreciation, storage, insurance, and all incidents. Necessary loading and transportation costs for equipment used on the changed work shall be included. If equipment is used intermittently and, when not in use, could be returned to its rental source at less expense to County than holding it at the work site, it shall be returned, unless CMARE elects to keep it at the work site at no expense to County. All equipment shall be acceptable to County, in good working condition, and suitable for the purpose for which it is to be used. Manufacturers' ratings and approved modifications shall be used to classify equipment and it shall be powered by a unit of at least the minimum rating recommended by the manufacturer. The reported rental time for equipment already at the work site shall be the duration of its use on the changed work, commencing at the time it is first put into actual operation on the changed work, plus the time required to move it from its previous site and back or to a closer site. CMARE shall submit invoices for tool and equipment rental costs. If CMARE does not submit invoices, County may establish the rental costs at the lowest price which was current at the time the changed work was performed.
- c) Cost of labor (show actual total hourly rate multiplied by actual hours spent on changed work). The costs of labor shall not exceed the wages prevailing for each craft or type of workers performing the changed work at the time the changed work is done. The costs of labor shall include the actual basic hourly rate, plus employer's actual regular payments for health and welfare, pension, vacation or holiday, training, and other direct costs resulting from federal, State or local laws, as well as assessments or benefits required by lawful collective bargaining agreements and shall be supported by payroll records. The costs of labor shall not include any amount for bonuses or extraordinary vacation or holidays. The use of a labor classification that would increase the changed work cost will not be permitted unless CMARE establishes the necessity for such additional costs. Labor costs for equipment operators and helpers shall be reported only when such costs are not included in the invoice for equipment rental. The labor cost for foremen shall be proportional to all of their assigned work and only that applicable to

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changed work shall be paid. Non-direct labor costs including superintendence shall be considered part of the markup for overhead and profit below.

- d) Sales taxes on materials (percentage of item a), above.
- e) Payroll tax on labor (percentage of item c), above.
- f) Insurance (workers' compensation and liability insurance).
- g) Other Items. County may authorize other items that may be required for the changed work. Such items include labor, services, material, and equipment that are different in their nature from those required for the work and that are of a type not ordinarily available from CMARE or any of its subcontractors. CMARE shall submit invoices covering all such items in detail.
- h) Overhead and profit. CMAR shall receive a maximum 15% for overhead and profit on above items if CMAR uses its own forces to perform changed work. If CMAR's subcontractor's forces perform changed work, then the subcontractor shall be entitled to a maximum of 15% on above items for its overhead and profit and CMAR shall be entitled to a maximum of 6% on above items for its overhead and profit on the changed work. County will pay only one overhead and profit markup of 6% for CMAR and one markup of 15% for the subcontractor in connection with changed work, regardless of the actual number of intervening subcontractors involved in the changed work. County will not pay any overhead or profit for omitted work.
- i) Bond and insurance (2% of above items, if demonstrated, County can pay more).

CMARE shall keep and present, in such form as County may prescribe, an itemized accounting of the costs or savings attributable to the changed work, together with appropriate supporting data. The accounting shall include a daily job record in quadruplicate containing a detailed description of the labor (workers, classifications, and hours worked); quantities of materials used; equipment used (identifying the equipment and the hours of use); and any other services and expenditures in such detail as County may require. Upon being signed and agreed to by County and CMARE at the end of each day's performance, the daily job record will become the basis for payment for the changed work. But such Contract shall not preclude the County from thereafter conducting an audit and adjusting the basis for payment. Failure by CMARE to submit the daily report by the close of the next working day may constitute a waiver of any rights for that day. Upon request by County, CMARE shall permit County to inspect CMARE's original estimate for the Project, subcontract agreements, or purchase orders relating to the change. Upon completion of the changed work ordered to be performed on a time and materials basis, County will then issue a unilateral Change Order adjusting the Contract Price according to the actual costs incurred and, if appropriate, adjusting the Contract Time.

- 14.2.5.** Unilateral Change Orders: If County and CMARE cannot reach an agreement on a proposed change, County may issue a Unilateral Change Order directing work on a time-and-materials basis as set forth above.
- 14.2.6.** No Extension of Contract Time without Critical Path Delay: CMARE shall not be entitled to an extension of the Contract Time unless CMARE demonstrates a delay to the Critical Path shown on the most recent Accepted Construction Schedule. The CMARE shall provide a Time Impact Analysis to demonstrate the impact to the Critical Path.
- 14.2.7.** No Additional Compensation for Early Completion: Nothing contained in the Contract Documents creates any contractual right, express or implied, on the part of CMARE to early completion of the Project. Under no circumstances shall County owe additional compensation to CMARE for CMARE's inability to achieve completion of the Project before the expiration of the Contract Time, whether or not such inability is caused by the acts or omissions of County or any other party for

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which County is responsible, regardless of any approval by County of the Accepted Construction Schedule.

Credits: Regardless of whether the equitable adjustment associated with changed work is recorded through a lump sum or time-and-materials Change Order: (1) if the net value of a change to the work results in a credit from CMARE, then the credit given shall include costs as well as overhead and profit; or (2) if the net value of a change to the work results in additional costs, then overhead and profit will only be applied to the amount by which the added costs of the change exceed the credited amount. When a change proposed by County results in the deletion of work and the County and CMARE are unable to agree upon the cost, overhead, and profit thereof, the County's estimate of the cost, overhead, and profit shall be deducted from the Contract Price by a Change Order unless within 15 days of receiving the County's estimate CMARE presents proof that the County's estimate is in error.

- 14.2.8.** Overhead and Profit: CMARE shall receive a maximum 15% for overhead and profit on above items if CMARE uses its own forces to perform changed work. If CMARE's subcontractor's forces perform changed work, then the subcontractor shall be entitled to a maximum of 15% on above items for its overhead and profit and CMARE shall be entitled to a maximum of 6% on above items for its overhead and profit on the changed work. County will pay only one overhead and profit markup of 6% for CMARE and one markup of 15% for the subcontractor in connection with changed work, regardless of the actual number of intervening subcontractors involved in the changed work. County will not pay any overhead or profit for omitted work.

Regardless of whether the equitable adjustment associated with changed work is recorded through a lump sum or time-and-materials Change Order, the amount County pays for overhead and profit shall be CMARE's only compensation for: all costs of supervision, superintendence, and scheduling; wages of timekeepers, watchmen, and clerks; tools individually valued at \$200 or less; incidentals; any and all field and home office expenses; costs of estimating and preparing change orders; all impact costs including but not limited to lost productivity associated with "learning curves," "productivity factors," and "ripple effects"; and all other expenses not included in itemized costs.

- 14.2.9.** Compensation for Delay: Unless otherwise agreed upon by the County, CMARE shall be compensated for its substantiated actual, direct expenses, together with the markup for overhead and profit described in "Overhead and Profit" above, resulting from delay for which County is responsible. Under no circumstances shall County compensate CMARE for extended home office overhead or profit based on an "*Eichleay* formula" or any other proportionate allocation of CMARE's overhead expenses or profit, all of which shall be deemed to have already been included in the above-described markup.
- 14.2.10.** Unit Price Changes: If a change is ordered in an item of work covered by a Contract Unit Price, and such change does not involve substantial change in character of the work from that shown on the Plans or Specifications, then an adjustment in payment will be made. This adjustment will be based upon the increase or decrease in quantity and the Contract Unit Price. If the actual quantity of an item of work covered by a Contract Unit Price and constructed in conformance with the Plans and Specifications varies from the Bid quantity by 25% or less, payment will be made at the Contract Unit Price. If the actual quantity of the item of work varies from the Bid quantity by more than 25%, then payment will be made as described in Subsection (a) "Increases of More than 25%," or Subsection (b) "Decreases of More than 25%," below, as appropriate. If a change is ordered in an item of work covered by a Contract Unit Price, and such change involves a substantial change in the

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character of the work from that shown on the Plans or Specifications, an adjustment in payment will be made as described in Subsection (c) "Substantial Change in Character of the Work," below.

- a) Increases of More than 25%: Should the actual quantity of an item of work covered by a Contract Unit Price and constructed in conformance with the Plans and Specifications exceed the Bid quantity by more than 25%, then payment for the quantity in excess of 125% of the Bid quantity will be made on the basis of an adjustment in the Contract Unit Price mutually agreed to by the CMARE and County or, at the option of County, on the basis of Time and Materials Change Orders, described above. However, in no event will payment be more than would be paid for the actual quantity at the Contract Unit Price.
- b) Decreases of More than 25%: Should the actual quantity of an item of work covered by a Contract Unit Price and constructed in conformance with the Plans and Specifications, be less than 75% of the Bid quantity, then an adjustment in payment will not be made unless CMARE requests an adjustment in writing and adequately demonstrates that the reduction in quantity has increased CMARE's per-unit cost of performing the work item. If CMARE so requests, payment will be made on the basis of an adjustment in the Contract Unit Price mutually agreed to by CMARE and County, or at the option of County, on the basis of Time and Materials Change Orders, described above. However, in no case will payment be less than would be made for the actual quantity at the Contract Unit Price nor more than would be paid for 75% of the Bid quantity at the Contract Unit Price.
- c) Substantial Change in Character of Work: If a change in an item of work covered by a Contract Unit Price involves a substantial change in the character of work from that shown on the Plans or Specifications, then an adjustment to the payment for the Work may be made by mutual agreement of CMARE and County as an adjustment to the Contract Unit Price, as a Lump Sum Change Order, or at County's option as a Time and Materials Change Order, as described above.

14.3. EXECUTION OF CHANGED WORK

CMARE shall promptly proceed with the work described in a Change Order. Nothing provided in this "Changes" Section shall excuse the CMARE from proceeding with the execution of the work as changed.

14.4. DIRECTOR

The Director is authorized by County's Board of Supervisors to order changes or additions in the work where the cost of such change does not exceed the limits specified in Public Contract Code Section 20142. Only the Board of Supervisors may approve changes greater than those limits.

14.5. MINOR CHANGES IN THE WORK

JWA's PM may order minor changes in the work not involving an adjustment in the Contract Price or an extension of the Contract Time and not inconsistent with the intent of the Contract Documents. Such changes shall be effected by written order and shall be binding on CMARE. CMARE shall carry out such written orders promptly.

15. DELAYS DUE TO WEATHER AND FORCE MAJEURE

- 15.1.** Subject to the other provisions of these Contract Documents, CMARE may be entitled to an extension of the Contract Time, but no damages or increase in the Contract Price, for delays arising

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from the following causes when they occur beyond CMARE's or its Subcontractors' control, fault, or negligence:

- 15.1.1. Acts of God (tornadoes, fires, hurricanes, blizzards, earthquakes, typhoons, or floods), war, civil unrest, trade embargoes, labor disputes, or strikes necessitating stoppage of work; or
- 15.1.2. Weather days necessitating stoppage of work in excess of the number of anticipated weather days specified in the "Contract Time" Section of the Contract. The Contract Time shall be deemed to take into account the number of working days specified in the Contract ("anticipated weather days") that stoppage of work can reasonably be expected at the Project site due to rain or other adverse weather conditions, and CMARE agrees that the number of weather days indicated in the Contract is a reasonable approximation of the number of weather days that may impact the work. CMARE's construction schedule shall include this number of anticipated weather days. Time extensions for weather days will only be considered when the number of days in question exceeds the number of days specified in the Contract, those days impact a Critical Path element of the Project, and CMARE cannot redirect work efforts to unaffected portions of the Project. If CMARE believes that the progress of the work has been adversely affected by weather, CMARE shall submit a written request for extension of time to County.
- 15.1.3. A written request for any extension of the Contract Time shall be delivered to County within 7 days of the first date of commencement of each delay. CMARE's failure to submit such request within the time specified will be considered grounds for refusal by County to consider such request.
- 15.1.4. If the Project involves the construction of a permanent structure, no extensions of time will be made for weather after the principal portions of the work are enclosed. County shall determine when the structure is "enclosed" for purposes of this provision.
- 15.1.5. Extensions of time due to weather or force majeure, when granted, will be on the basis of 1.4 calendar days credit for every working day lost, with the credit for each separate extension rounded off to the nearest whole calendar day. A "working day lost" will not include any day during which at least 60% of the normally scheduled workforce is able to work for at least five hours of the day.
- 15.1.6. CMARE shall not be entitled to any extension under this Section if the unforeseen circumstances occur beyond the Contract Time.
- 15.2. If a unforeseen circumstances beyond the reasonable control of CMARE arise, including but not limited to natural disasters, government actions, significant disruptions to the supply chain, or the cost of materials to complete the Work substantially increases, CMARE may request an adjustment to the contract price and or contract time as per the "Changes" Section of these General Conditions for County consideration. The CMARE shall provide written notification to the County with supporting documentation within 7 days upon discovering the unforeseen circumstances. CMARE and County acknowledge and agree to work collaboratively and in good faith to resolve such unforeseen circumstances should they arise. CMARE shall take commercially reasonable actions to mitigate any increases in cost. Similarly, should the cost of materials decrease during the course of the work CMARE shall promptly notify County and prepare a cost reduction proposal per the "Changes" Section of these General Conditions.
16. **CONDITIONS AFFECTING THE WORK**
 - 16.1.1. Existing Site Conditions: Information regarding the work site represented in the Plans and Specifications is believed to be correct, but unless expressly stated in the Contract Documents, County does not warrant either the completeness or accuracy of such information. CMARE shall be responsible for having taken steps reasonably necessary to ascertain the nature and location of the

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work and the general and local conditions that can affect the work or the cost thereof. Any failure by CMARE to do so will not relieve CMARE from responsibility for successfully performing the work without additional expense to County.

- 16.1.2.** Site Investigation and Representation: CMARE acknowledges satisfaction as to the nature and location of the work; the general and local conditions, particularly those bearing upon availability of transportation and access to the site; disposal, handling and storage of materials; availability of labor, water, electric power, telephone, and roads; uncertainties of weather or physical conditions at the site; the conditions of the ground; the character of equipment and facilities needed prior to and during the performance of the work; and all matters that can in any way affect the work or the cost thereof under this Contract.

CMARE further acknowledges satisfaction as to character, quality, and quantity of surface and subsurface materials to be encountered from CMARE's inspection of the site and from reviewing any available records of exploratory work furnished by County or included in the Contract Documents. Failure by CMARE to become acquainted with the physical conditions of the site and all the available information will not relieve CMARE from responsibility for properly estimating the difficulty or cost of successfully performing the work.

CMARE warrants that as a result of examination and investigation of all the above-described data, CMARE can perform the work in a good and workmanlike manner and to the satisfaction of County. County assumes no responsibility for any representations made by any of its officers or agents during or prior to the execution of the Contract unless: (1) such representations are expressly stated in the Contract Documents; and (2) the Contract Documents expressly provides that the responsibility therefore is assumed by County.

16.2. Information on Site Conditions

- 16.2.1.** General: Any information obtained by the County regarding site conditions, subsurface information, groundwater elevations, existing construction of site facilities as applicable, and similar data will be available for inspection upon request. Such information is offered as supplementary information only and not part of the Contract Documents. County assumes no responsibility for the completeness or interpretation of such information.
- 16.2.2.** Topographic Maps: Topographic maps were used in the Project design. Bidders may inspect such maps upon request to the County or may obtain copies upon payment of the cost to reproduce the copies.
- 16.2.3.** Subsurface Investigation: When test holes, if any, have been excavated to indicate subsurface materials at particular locations, County assumes no responsibility whatsoever in respect to the sufficiency or accuracy of borings made, or of the log of test borings, or of other investigations, or of the interpretations made thereof, and there is no warranty or guarantee, either express or implied, that the conditions indicated by such investigations are representative of those existing throughout such area, or any part thereof, or that unforeseen developments may not occur. A log of test borings, if any, showing a record of the data obtained on subsurface conditions may be examined upon request. CMARE may make arrangements with County for permission to conduct such additional subsurface investigation as may be necessary to verify existing conditions. CMARE shall examine

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the site and may make arrangements with County to conduct CMARE's own subsurface investigation.

- 16.2.4. Changed Conditions: CMARE shall promptly, but in no event more than 7 days after the condition is first observed, notify County in writing of the following site conditions ("Changed Conditions") and shall leave such conditions undisturbed until otherwise directed by County:
- 16.2.5. Subsurface or latent physical conditions at the site differing materially from those represented in the Contract Documents.
- 16.2.6. Unknown physical conditions at the site differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract; and
- 16.2.7. Material differing from that represented in the Contract Documents which CMARE believes may be hazardous waste pursuant to Health & Safety Code Section 25117.
- 16.2.8. Upon written notice of Changed Conditions from CMARE, County shall promptly investigate such conditions. If County finds that such conditions do materially differ and cause an increase or decrease in the cost of or the time for performance of the work, County may, at its discretion: (a) terminate all or part of the Contract in accordance with "Termination For Convenience Of County" Section of these General Conditions; (b) issue a written change to the Contract in accordance with the "Changes" Section of these General Conditions; or (c) make any other appropriate arrangements to address the Changed Conditions. Any claim by CMARE for adjustment hereunder shall not be allowed unless CMARE has given proper notice.

In the event that a dispute arises between the Parties as to whether the conditions constitute Changed Conditions or affect the price or time for performance of any part of the work: (i) CMARE shall submit a written notice of potential claim to County; (ii) CMARE shall then proceed with all work to be performed under the Contract; and (iii) CMARE shall not be excused from any scheduled completion date provided for by the Contract. CMARE shall retain any and all rights provided either by the Contract or by law which pertain to the resolution of disputes between the Parties.

- 16.3. If County delays the start of regularly scheduled work after the normally schedule start time in excess of **15** minutes for work inside the Runway Safety Area (RSA), and in excess of **45** minutes for work outside the RSA, CMARE has the option to cancel the work shift and will be compensated the daily rate for that shift via a change order or utilization of Contingency. CMARE must inform the County of the decision immediately after choosing the option to cancel the work shift.
- 16.4. Phase 6A of the Project must start no earlier than May 1 and Phase 6B must complete no later than September 30 of the same calendar year.
- 16.5. It is anticipated that JWA or its agent will install security cameras and equipment in the area of the SRON blast wall during the Project. CMARE shall cooperate and facilitate the completion of these operations.

17. TERMINATION

17.1. TERMINATION FOR CONVENIENCE OF COUNTY

Notwithstanding any other provision of the Contract, County may at any time and without cause terminate the Contract, in whole or in part, upon not less than 30 days written notice to the CMARE. Such termination shall be affected by delivery of a Notice of Termination to CMARE specifying the effective date of the termination, whether the Contract shall be terminated in whole or in part, and,

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if applicable, the portion of work to be terminated. CMARE shall immediately stop work in accordance with the Notice of Termination and comply with any other direction as may be specified in the Notice of Termination or as provided subsequently by County. County shall pay CMARE for the work completed and accepted by County prior to the effective date of the termination, and such payment shall be CMARE's sole remedy. Under no circumstances will CMARE be entitled to anticipatory or unearned profits, consequential damages, or other damages of any sort as a result of a termination in whole or in part under this provision. CMARE shall insert in all subcontracts that the Subcontractors shall stop work on the date of and, if applicable, the portion of work to be terminated in a Notice of Termination and shall require Subcontractors to insert the same condition in any lower tier subcontracts.

17.2. TERMINATION FOR CAUSE

If CMARE fails to carry out the requirements of the Contract, including but not limited to by: failing to commence the work within the time specified; failing to prosecute the work with such diligence as will ensure its completion within the Contract Time; failing to complete the work within the Contract Time; failing to execute the work in the manner specified in the Contract Documents; persistently, willfully, or knowingly failing to comply with applicable laws and regulations; becoming insolvent; assigning or subcontracting any part of the work without County's consent; or if in the opinion of the Board of Supervisors CMARE is not complying in good faith with the Contract; then County may, by written notice to CMARE, terminate for cause CMARE's right to proceed with the work or such part of the work as to which there has been delay, breach, or other default.

Upon receipt of written notice from County of a termination for cause, CMARE shall cease operations as directed by County in the notice and take all actions necessary, or as County directs, for the protection and preservation of the work.

After issuing a notice of termination for cause, County may take over the work and prosecute the same to completion by whatever means County deems reasonable, by contract or otherwise, and may take possession of and utilize in completing the work such materials, equipment, supplies, Contract Documents, and other information in whatever form as may be on the site for the work and necessary therefor.

If County terminates for cause CMARE's right to proceed with the work, or CMARE otherwise fails to prosecute the work to completion, then the resulting damage will include but not be limited to Liquidated Damages for such reasonable period of time as may be required for completion of the work together with any costs incurred by County to complete the work in excess of the unpaid Contract Price. CMARE shall not be entitled to receive any further payment under the Contract until the work is complete. If County's cost of completing the work, Liquidated Damages, and other damages exceed the unpaid balance of the Contract Price, then CMARE and CMARE's sureties shall pay the difference to County within thirty days of County's demand therefor.

Whether or not County issues a written notice of termination for cause, CMARE and CMARE's sureties shall be liable for any damage to County resulting from CMARE's refusal or failure to complete the work within the specified time or from CMARE's other breach or default with respect to the performance of the work.

CMARE's right to proceed shall not be terminated for cause nor will CMARE be charged with resulting damage if the delay in the completion of the work arises from causes beyond the control and without the fault or negligence of CMARE, including but not limited to those circumstances described in the "Weather Days And Force Majeure" Section of the General Conditions, acts of County, or acts of another contractor in the performance of a contract with County.

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The rights and remedies of County provided in this Section are in addition to any other rights and remedies provided by law or under this Contract.

18. DISPUTES AND CLAIMS

18.1. Continuing Performance during Dispute Resolution: In the event of a claim or dispute between CMARE and County as to performance of the work, a demand for an extension of time, the interpretation of the Contract Documents, or payment or nonpayment for work performed, CMARE and County shall attempt to resolve the claim or dispute. Pending resolution of the claim or dispute, CMARE shall continue the work diligently to completion as directed by County. If the claim or dispute is not resolved, CMARE agrees that it will neither rescind this Contract nor stop the progress of the work.

18.1.1. The Parties recognize that the delivery method for the Project is intended to facilitate the delivery of the work in a collaborative environment to promote flexibility, efficiencies, risk mitigation, innovation and value engineering opportunities, schedule and cost savings, an increased degree of certainty that the work will be within budget, as well as schedule certainty and control. In the event of a claim or dispute between CMARE and County as to performance of the work arises, and prior to the initiation of formal proceedings pursuant to Section 18.2 below, the Parties shall each designate an authorized representative to negotiate in good faith to resolve such claim or dispute. If such claim or dispute cannot be resolved by the Parties' authorized representatives within 30 days of commencing such negotiations, then the dispute may be referred to a higher administrative level representative of County and an equivalent level representative of CMARE. Each such administrative level representative of County and CMARE shall negotiate in good faith to resolve such claim or dispute. If the claim or dispute cannot be resolved within 30 days of commencing such higher administrative level negotiations, the claim or dispute shall be resolved pursuant to Section 18.2 below unless the Parties mutually agree to submit the claim or dispute to mediation or some other acceptable form of alternative dispute resolution.

18.2. Claims for \$375,000 or less: In the event of a claim of \$375,000 or less, the Parties shall resolve the claim pursuant to Public Contract Code Section 20104, et seq., summarized herein. A claim is defined as CMARE's demand for: (i) a time extension; (ii) payment of money or damages arising from work done by, or on behalf of, CMARE pursuant to the Contract and payment of which is not otherwise expressly provided for or the claimant is not otherwise entitled to; or (iii) an amount the payment of which is disputed by County.

- a) Pursuant to Public Contract Code Section 20104.2, all claims must be in writing, must be accompanied by documents necessary to substantiate the claims, and must be filed on or before the date of final payment. The County's time to respond in writing and/or request additional documentation shall be as set forth in Public Contract Code Section 20104.2.
- b) If CMARE disputes County's written response or County fails to respond, CMARE may demand an informal conference. If the claim remains in dispute following the conference, CMARE may file a claim under Government Code Sections 900, et seq. The time limit for filing such claim may be tolled as provided in Public Contract Code Section 20104.2(e).
- c) The foregoing provisions do not apply to tort claims and do not affect the time periods for filing tort claims.
- d) In the event a civil action is filed stemming from a claim subject to Public Contract Code Sections 20104, et seq., the Court shall submit the matter to nonbinding mediation unless waived by mutual stipulation. If after mediation the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Code of Civil Procedure Section 1141.11, and the arbitration shall proceed pursuant to the terms set forth in Public Contract Code Section 20104.4(b).

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e) Attorney's fees arising from a trial de novo shall be awarded as provided by Public Contract Code Section 20104.4(b) (3).

18.3. Claims in Excess of \$375,000: The dispute resolution procedure set forth in Public Contract Code Sections 20104, et seq., shall not apply to resolution of claims in excess of \$375,000, which claims shall be resolved by a court of competent jurisdiction in Orange County, California, after the Project has been completed and not before.

18.4. Time for Submitting Claims in Excess of \$375,000 and Waiver of Untimely Claims: CMARE shall submit any claim for additional compensation in excess of \$375,000 to County in writing, with documents necessary to substantiate the claim, stating the alleged facts giving rise to and the alleged basis for the claim, and when the facts giving rise to the claim became known to CMARE. Any such claim that CMARE fails to submit to County within 30 days after CMARE discovers the facts giving rise to the claim shall be deemed waived. In no event shall a claim for additional compensation in excess of \$375,000 be asserted after CMARE submits an application for final payment or after there has been a cessation of the work.

19. OCCUPANCY

19.1. PARTIAL OCCUPANCY

19.1.1. County reserves the right to enter and install equipment within each portion of the Project as it is ready to receive the same, upon the condition that CMARE shall not be responsible for equipment so placed other than loss or damage caused by the acts or omissions of CMARE or those in CMARE's employ. Such partial occupancy by County shall not constitute acceptance of the Project or of work not completed in accordance with the Contract Documents, nor shall it in any way relieve CMARE from correcting defective workmanship or materials in the area where County has installed equipment.

19.1.2. County reserves the right to take possession of or use all or part of any work prior to completion and final acceptance of all the work. If County exercises this right, CMARE shall be relieved of liability for loss or damage to completed portions of the work other than loss or damage caused by the acts, omissions, or breaches of warranty by CMARE. Such taking of possession by County shall not relieve CMARE from any other provisions of the Contract Documents, shall not constitute a final acceptance of any such work or of work not completed in accordance with the Contract Documents, and shall not relieve CMARE from responsibility for correcting defective workmanship or materials in the area so occupied.

19.1.3. County may at any time during the performance of the work enter the work area for the purpose of performing any necessary work by County labor or other contractors, and for any other purpose in connection with the installation of facilities. In doing so, County shall endeavor not to interfere with CMARE, and CMARE shall not interfere with other work being done by or on behalf of County.

20. ACCEPTANCE

Unless otherwise provided in the Contract Documents, County's acceptance of CMARE's work shall be accomplished by County recording a Notice of Completion as promptly as practicable after completion, inspection, and testing of all work required by the Contract Documents. County's acceptance of the work shall be the start date of CMARE's obligations under the "One-Year Correction Period" Section of the General Conditions, and of the manufacturers' and installers' warranties required by the Contract Documents. County's acceptance of the work shall not be construed to limit County's rights under the Contract Documents or release CMARE from any responsibility for latent defects, for correcting Defective Work, or for honoring any warranty obligations of the Contract Documents.

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21. MISCELLANEOUS PROVISIONS

21.1. ASSIGNMENT

Neither the Contract nor any portion thereof may be assigned by CMARE unless approved in writing by County. If CMARE is not a corporation with publicly traded stock, then the transfer of more than 10% of the stock held by shareholders of the corporation or a change in the composition of the board of directors of the corporation shall be deemed an assignment for purposes of this clause. Any attempted assignment contrary to the provisions of this Section shall be void.

Notwithstanding the foregoing, claims for monies due or to become due to CMARE from County under the Contract may be assigned with the written consent of the Director to a surety, bank, trust company, or other financial institution and may thereafter be further assigned or reassigned to any such institution. To affect such assignments, CMARE, or CMARE's assignee, shall submit a written request to County enclosing a letter from the proposed assignee indicating that it will accept such assignment.

21.2. ORAL MODIFICATION

No oral statement shall in any manner modify the Contract. All changes to the Contract must be in writing.

21.3. NO WAIVER BY COUNTY

No failure on the part of County to exercise any right or remedy under the Contract Documents shall operate as a waiver of any other right or remedy that County may have. A waiver by County of any breach or failure to perform under the Contract Documents shall not constitute a waiver of any subsequent breach or failure. The failure of County to enforce a requirement of the Contract Documents in one or more instances shall not preclude County from subsequently enforcing such requirement(s).

21.4. RECORDS, AUDITS, AND INSPECTION RIGHTS

CMARE shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management under this Contract. CMARE's accounting and control system shall be in accordance with generally accepted accounting practices of the construction industry. CMARE shall preserve all of its books and records relating to this Contract, including but not limited to its job cost records, payables/receivables records, accounting books, bids, cancelled checks, receipts, subcontracts, purchase orders, journals, vouchers, payrolls, correspondence, drawings, daily logs, photographs, and memoranda, for a period of 4 years after final payment. Should CMARE cease to exist as a legal entity, CMARE shall forward its records pertaining to this Contract to the surviving entity in a merger or acquisition, or, in the event of liquidation, to County.

County, the California State Auditor, and their contracted representatives, shall have the right to examine and audit CMARE's accounting procedures and internal controls of CMARE's financial systems and to inspect and copy any books and records relating to this Contract. Such an examination, audit, and/or inspection may be requested at any time during the Project. CMARE shall cooperate fully with County and the California State Auditor in the conduct of such examinations, audits, and inspections, shall grant full access at all reasonable times to its offices, the Project site, and its books and records relating to the Contract, and shall allow County to interview CMARE's employees who might reasonably have information related to CMARE's books and records, provided that County has given CMARE at least one working day's advance notice of County's or the California State Auditor's intent to examine, audit, inspect, and interview employees. All

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examinations, audits, inspections, and interviews shall be conducted during normal business hours. CMARE shall include in all its subcontracts a provision giving County and the California State Auditor the same rights to examine and audit the Subcontractor's accounting procedures and internal controls of its financial systems, inspect the Subcontractor's books and records relating to the Project, and interview Subcontractor's employees as CMARE has given the County and the California State Auditor in this Section.

21.5. PUBLIC RECORDS ACT

Pursuant to the California Public Records Act ("CPRA"), Government Code Sections 7920.000 et seq., all records provided by CMARE to County are subject to public disclosure upon request except as otherwise provided by law. Prior to their submission to County, CMARE shall identify any records it believes are exempt from disclosure and identify the applicable CPRA exemption. If the disclosure of such records is subsequently requested, County will notify CMARE of such request. Unless CMARE obtains a protective order issued by a court restricting disclosure of the requested records, County may disclose the records if County determines that the Public Records Act requires disclosure. CMARE shall indemnify and defend County in any action to compel disclosure of such records.

21.6. PATENT INFRINGEMENT

CMARE shall promptly report to County any notice or claim of patent infringement arising from the performance of the Contract. CMARE shall, upon County's request, furnish to County any and all information in CMARE's possession relevant to such notice or claim. CMARE shall indemnify and defend County from any and all claims or lawsuits on account of any alleged patent infringement arising out of the performance of the Contract, and shall pay any judgment rendered against County, its officers, or its employees resulting from such claim or lawsuit.

21.7. ASSIGNMENT OF ANTITRUST ACTIONS

Public Contract Code Section 7103.5 provides: "In entering into a public works contract or subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor and/or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgment by the parties." CMARE acknowledges and agrees to the foregoing provision and shall cause it to be included in full in its Subcontractor agreement(s) to effectuate this assignment and the requirements of Section 7103.5.

21.8. COUNTY'S PROPERTY ON SITE

All of County's property removed or displaced pursuant to this Contract shall remain the property of County unless expressly stated otherwise in the Contract Documents, and CMARE shall exercise reasonable care to prevent loss or damage to such property and shall promptly deliver it to the place designated by County. In particular, all excavated clean soil is the property of County and shall remain on site unless otherwise provided in the Contract Documents or otherwise directed by County in writing.

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21.9. WRITTEN NOTICE

Any notice required under the Contract Documents to be given to County by CMARE shall be in writing and delivered to the County via U.S. mail, addressed as follows:

County of Orange/John Wayne Airport, Planning & Development
Project Manager
Re: JWA Taxiways "A", "D", and "E" Reconstruction
Address: 3160 Airway Avenue
Costa Mesa, CA 92626

Deputy Director, Planning and Development
Re: JWA Taxiways "A", "D", and "E" Reconstruction
Address: 3160 Airway Avenue
Costa Mesa, CA 92626

21.10. CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Effective January 1, 2023, all contractors entering into a contract with the County, will be required to submit the Campaign Contribution Disclosure Form for any contributions made on or after January 1, 2023. In order to comply with this County requirement, within ten (10) days of notification of selection of award of Contract but prior to official award of Contract, the selected Contractor agrees to furnish to the contractor administrator, the Purchasing Agent, or the agency/department Deputy Purchasing Agent the required Campaign Disclosure Form.

END OF GENERAL CONDITIONS

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EXHIBIT I – GMP/SCHEDULE

Date: March 21, 2025

Attention: Charlene Reynolds
Company: John Wayne Airport

Reference: JWA GMP Proposal

Dear Mrs. Reynolds,

Flatiron is pleased to submit our Guaranteed Maximum Price (GMP) proposal for the JWA Taxiway A, D & E Reconstruction project, based on the Issued for Construction (IFC) design drawings. We are honored to present John Wayne Airport with a GMP of **\$90,188,815** for the base contract.

Through the CMARE collaborative delivery process, Flatiron has worked closely with John Wayne Airport to develop a comprehensive contingency log, ensuring thorough risk assessment and financial planning. The total identified contingency for the GMP amounts to **\$11,810,145**, as detailed in the Contingency Log. Consequently, the total cost proposal—including both the base contract price and contingency—totals **\$101,998,960**. A detailed breakdown of the contingency log is provided in a separate submittal.

Enclosed, you will find our detailed Cost Proposal, accompanied by the following supporting documentation, which outlines the assumptions and methodologies used in developing this GMP submittal:

Item	Document Name
1	JWA Basis of Estimate GMP
2	Appendix A – Estimated Price Deliverable
3	Appendix B – JWA Schedule Final 3-6-25
4	Appendix C – Subcontractor, Supplier, and Service Vendor Selections
5	Appendix D – JWA GMP Estimating Assumptions and Clarifications

As we continue through this collaborative delivery process, maintaining open and transparent communication will be essential to the project's success. We appreciate the opportunity to partner with John Wayne Airport on this critical infrastructure project.

Please review the attached documents and pricing details and let us know if you have any questions or require further clarification.

Best regards,



Timothy W. Cornish
Project Manager
Flatiron



JWA Taxiway A, D, & E Reconstruction

Guaranteed Maximum Price (GMP) Proposal

John Wayne Airport, Orange County

March 21, 2025

Signature Page

Prepared By:



Nick LaBorde
Cost Estimator

Flatiron



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1.0 Executive Summary

Flatiron is pleased to present this Basis of Estimate Report for the Guaranteed Maximum Price (GMP) Cost Estimate for the John Wayne Airport (JWA) Taxiway A, D, and E Reconstruction Project. This report outlines the principles, methodologies, and key assumptions used in developing the GMP, ensuring transparency and alignment with project requirements and stakeholder expectations.

The GMP Cost Estimate represents Flatiron’s final pricing for constructing the JWA Taxiway A, D, and E Reconstruction Project. This estimate has been developed with a commitment to accuracy, efficiency, and compliance with contract specifications while addressing the objectives of project partners and stakeholders. Throughout the process, Flatiron has actively engaged in collaborative working group meetings to explore design optimizations that enhance cost efficiency and project feasibility.

This estimate was developed using a top-down approach, incorporating insights from experienced Cost Estimators, subject matter experts, and multiple internal review processes. The operations team provided critical input on construction sequencing and methodology, ensuring a well-informed and strategic cost estimate.

As the Construction Manager at Risk (CMAR), Flatiron worked closely with JWA and the design team to refine the estimate, continuously improving the project scope and offering valuable alternatives during the CMAR services. Through meticulous coordination of project design, staging, and airport operations, Flatiron has delivered a comprehensive and competitive pricing proposal that aligns with JWA’s requirements and strategic goals.

The final agreed-upon GMP incorporates contractor-allocated risks, including lump sum bid items and acceleration costs necessary to meet Phase 6 deadlines due to the project’s delayed start. The estimate is based on the assumption that the Notice to Proceed (NTP) will be issued on May 12, 2025, ensuring all project milestones remain on track.

Table 1: D-Group Estimate Summary

Item #	Description	GMP
1	DEMO	\$4,537,964
2	DRAINAGE	\$6,789,001
3	EARTHWORK	\$19,094,670
4	ELECTRICAL	\$7,199,567
5	EROSION	\$2,232,236
6	GENERAL REQUIREMENTS	\$14,430,644
7	JPCP	\$13,631,917
8	PAVEMENT	\$7,337,718
9	SIDA	\$381,821
10	SIGNAGE	\$226,974
11	STRIPING	\$1,276,738
12	GENERAL CONDITIONS	\$6,376,267
	TOTAL CONSTRUCTION COST	\$83,515,517



	MARK UP	\$6,673,298
PART A	TOTAL CONSTRUCTION PRICE	\$90,188,815
1	CONTRACTOR CONTINGENCY	\$3,538,700
2	OWNER CONTINGENCY	\$8,271,445
PART B	TOTAL CONTINGENCY	\$11,810,145
	TOTAL (PART A + PART B)	\$101,998,960

GMP Estimate

The GMP Estimate was developed using the cost model outlined in Appendix A. Throughout the estimate development process, meetings were held with the Design Engineer (AECOM), JWA, and the Independent Cost Estimator (ICE) to establish agreement on the cost model and quantities used in the GMP Estimate. In addition to these discussions, contingency and risk meetings were conducted to identify potential risks, assign contingency ownership, and determine the conditions under which each contingency would be triggered or managed. These negotiations are reflected in this GMP proposal. Executive-level negotiations, including the adjustment of the Contractor Fee to 8%, have been incorporated into the final GMP Estimate. The estimate is based on the Issued for Construction (IFC) drawings and technical specifications provided by AECOM.

Contractor Risk Allocation

Flatiron and JWA have engaged in ongoing discussions to assess project risks through the Risk Register. As a result, both parties have developed a Contingency Log, which consolidates potential risks and additional scopes of work. The risk designation process within the Contingency Log has been successfully completed, with both parties agreeing on the allocation of risks—determining which will be carried by Flatiron and which will be the responsibility of JWA.

Risks identified as contractor risks fall into two categories: (1) risks accounted for in the estimate as direct work or (2) risks captured below the line under the Contractor Contingency. The Contingency Log with price workups provides a detailed breakdown of the items included in the Contractor Contingency.

It is understood that contingency items shall not be arbitrarily withheld but will be allocated in accordance with the notes specifying each contingency item.

Schedule

The Primavera P6 schedule has been developed based on the Work Breakdown Structure (WBS), estimate activity durations, and includes both a five-day work week and six-day work week to meet milestones established in the contract. The durations and logic have been reviewed by the construction team and is indicative of the IFC Design.

The following table summarizes key dates:



Table 2: Key Dates

Description	Start	Finish
Construction Phase		
Construction Notice to Proceed	12-May-2025	
Phase 0	12-May-2025	01-Jul-2025
Phase 1	02-Jul-2025	20-Aug-2025
Phase 2	21-Aug-2025	18-Apr-2026
Phase 3	18-Apr-2026	11-Sep-2026
Phase 4	12-Sep-2026	17-Dec-2026
Phase 5	18-Dec-2026	27-May-2027
Phase 6	28-May-2027	08-Sep-2027
Phase 7	09-Sep-2027	14-Dec-2027
Substantial Completion	20-Dec-2027	
Final Completion	19-Mar-2028	



2.0 Introduction

2.1 General

The Taxiway A, D, and E Reconstruction Project (the Project) is a critical infrastructure improvement initiative at John Wayne Airport, aimed at reconstructing the aging Taxiways A, D, and E to enhance operational safety, efficiency, and compliance with current aviation standards. The Project is located in Orange County, California, and will employ the Construction Manager at Risk (CMAR) alternative delivery method to ensure cost-effective and timely execution.

The overall duration of actual construction is planned for 32 months, during which phased implementation will be used to minimize operational disruptions and maintain airport functionality.

The Basis of Estimate Report serves as a comprehensive summary of the cost estimate methodology and key project details. It incorporates the Issued for Construction (IFC) Design and includes the following elements:

- **Project Scope and Description** – Detailed overview of the work to be performed, including demolition, earthwork, paving, and utility adjustments.
- **Design Basis** – Engineering assumptions, technical criteria, regulatory requirements, and material specifications guiding the design.
- **Cost Basis and Cost Breakdown** – Detailed cost estimates encompassing construction costs, management costs, contingencies, and escalation factors.
- **Construction Schedule Narrative** – A high-level summary of the construction timeline, key milestones, sequencing, and risk mitigation strategies.
- **Procurement Breakdown** – Identification of key suppliers, subcontractors, and services required for project execution, including materials procurement strategies and vendor selection criteria.

2.2 Project Description

The Taxiways "A," "D," and "E" Reconstruction Project is a significant upgrade to John Wayne Airport's main taxiway system, aligning with the airport's broader modernization efforts. Designed to enhance safety, efficiency, and durability, the project involves the removal and reconstruction of aging asphalt pavement on Taxiways "A," "D," and "E," located east of Runway 2L-20R.

The reconstruction will include full-depth pavement replacement, grading and drainage improvements, lighting and signage upgrades, and compliance with Federal Aviation Administration (FAA) design standards. Additionally, sustainability measures will be integrated where feasible, such as the use of recycled materials and energy-efficient lighting.



The project scope includes approximately 2,800 feet of Taxiway "A," 250 feet of Taxiway "D," and 500 feet of Taxiway "E." These taxiways will be reconstructed using Portland Cement Concrete (PCC) pavement with asphalt shoulders. As part of the improvements, Taxiway "A" will undergo a slight realignment south of the Remain Overnight (RON) area, and the vehicle service road (VSR) will be relocated as needed to maintain required clearances.

To minimize disruptions to airport operations, construction will be carried out in multiple phases. Each phase must be substantially completed before the next begins, ensuring efficient progress while maintaining operational continuity.



3.0 Design Basis

AECOM served as the designer and Engineer of Record (EOR) for the Taxiway "A" reconstruction project. The direct costs are based on the Scope of Work outlined in the IFC design drawings and specifications provided by JWA, as detailed in Table 3.

The design drawings were used to develop the Cost Model and quantify materials, which were then reconciled with AECOM and the JWA Independent Cost Estimator before finalizing pricing.

Table 3: List of IFC Design Drawings

Design %	File No.	Drawing Name	Drawing Date
IFC	1	IFC_SNA_Twy ADE_Plans_2025-02-13	02/13/2025
IFC	2	IFC_SNA_Twy ADE_Technical Specs_2025-02-13	02/13/2025
	3	P424 Construction Contract (JWA Taxiway ADE) AF Changes Accepted 20250311	03/11/2025



4.0 Cost Basis

The Cost Estimate developed for this Project is a contractor's bottom-up estimate. This cost estimate has been prepared by the Flatiron team in collaboration with AECOM. The following has been incorporated into the cost basis:

- Established scope and purpose of the estimate.
- Established ground rules, general assumptions, and Project constraints.
- Collected relevant information such as drawings, sketches, and specifications.
- Developed quantities through review and quantification of the design drawings and compared to AECOM, and ICE quantities.
- Prepared and set up the estimate that incorporated relevant local labor, equipment, and material rates based on current market conditions.
- Subcontractor and supplier quotes are based on 100% Design. Flatiron requested all subcontractors and suppliers to include escalation cost in their pricing per the current construction schedule.
- Prepared the estimate understanding that risks will be allocated as owner risk or contractor risk. Owner risk will be carried by JWA and not shown as part of Flatiron's price.
- Prepared and updated the Project schedule in alignment with the cost estimate productivity and associated durations.
- Finalized the estimate by incorporating indirect cost and margin.

The Basis of Estimate includes the following items:

- Classification of the estimate.
- Costs aligned with market and budgets only from suppliers, subcontractors, and service providers.
- Schedule narrative.
- Estimate breakdown organized by direct construction costs (permanent work costs) indirect cost, and margin. Risk costs are captured separately.
- Contingency Log / Risk Register.
- Supporting documentation including design drawings, sketches and details, work plan sketches and drawings, where applicable.

4.1 Class of Estimate

The estimate is classified as GMP Estimate and is based on the current IFC plans as specifications issued. Table 4 details the estimate accuracy for key Level 1-2 scopes of work listed in the Cost Model which require further definition.

**Table 4: Cost Estimate Accuracy**

Scope	Comments	Accuracy
Maintenance of Traffic	Construction phasing provided by IFC drawings.	100%
Third Party Utilities	Owner utilities identified in plans. Operations team verified utilities shown on as-builts and design team made modifications as required.	100%
Structures – CMU Blast Wall	Estimate includes cost to build CMU blast wall per details provided by design team.	100%
Civil – Existing Conditions	Estimate includes cost for potential overruns as contractor allocated risk.	100%
Electrical and Lighting	Estimate includes contractors innovations within cost to optimize trench excavations. Price provided by subcontractor.	100%
Earthwork – Over Excavation	Estimate is based on assumed quantities listed in the specifications. Owner is carrying contingency, should quantities overrun.	95%
Civil – Roadway Section	Estimate based on design drawings for new structural sections.	100%
General Requirements	General Requirements priced per contract documents and preconstruction negotiations.	100%

4.2 General Assumptions

Table 5 summarizes the general assumptions utilized in the cost estimate. Additional detailed assumptions have been provided under Appendix D - JWA GMP Estimating Assumptions and Clarifications.

Table 5: Basis of Estimate General Assumptions

Description	Basis of Estimate	Comments
Units of Measure	Imperial	
Estimate Currency	US Dollars	
Taxes	7.75%	
Hours of Work Onsite	8 hours per day; five days per week	Productions are based on 7-hr. work window for work outside the RSA, and a 5.5-hr. work window for work inside the RSA.
Construction Materials Rates*	Current Industry Pricing	Refer to Appendix C – Subcontractor, Supplier, and Material Vendor Selection
Permanent Materials Rates*	Current Industry Pricing	Refer to Appendix C – Subcontractor, Supplier, and Material Vendor Selection
Subcontract Rates*	Current Industry Pricing	Refer to Appendix C – Subcontractor, Supplier, and Material Vendor Selection

*Rates are inclusive of freight and subcontractor bonding



4.3 General Constraints

Working Windows

Flatiron utilized the designated working windows outlined in the construction drawings to assess productivity within these constraints. These limitations were factored into the productivity rates, which were then incorporated into the Cost Estimate.

There are three (3) working windows:

1. Outside the RSA
 - a. Working window is 2230 to 0630
 - b. Allows for seven (7) hours of productive work
2. Inside the RSA for Phases 5 and 6
 - a. Working window is 2300 to 0600
 - b. Allows for six (5.5) hours of productive work
3. Inside the RSA Phases 1, 2, 3, 4, and 7
 - a. Working window 2330 to 0600
 - b. Allows for five (5) hrs. of productive work



5.0 Schedule Basis

5.1 Introduction

Schedule:

In accordance with the General Conditions, Section 8 Schedule, Schedule of Values, Submittals, and Substitutions, Flatiron West, Inc. submits its Baseline Schedule Revision 00 (the “Schedule”), as attached. This Schedule represents Flatiron’s proposed complete Baseline Project Schedule, incorporating the discussions and agreements made during the preconstruction process.

The purpose of this Baseline Schedule is to provide the Project Team with a comprehensive document for making time-informed decisions throughout the project. Flatiron anticipates that this Schedule will be maintained on a monthly basis to effectively manage and monitor all members' compliance with the project's schedule requirements.

Flatiron acknowledges that the success of this Project depends on the execution of a realistic, well-planned, and well-managed Schedule. As the party responsible for planning, scheduling, managing, and executing the work in accordance with the Contract, Flatiron is dedicated to ensuring that the Project proceeds in an orderly and economical manner while meeting all Contract requirements.

Project and Schedule Overview:

The Taxiway A Reconstruction Project at John Wayne Airport (SNA) is a critical infrastructure upgrade designed to modernize the airport’s main Taxiway A. Located in Orange County, California, John Wayne Airport is overseen by the Orange County Board of Supervisors. The Board is expected to meet on April 22, 2025, to award the Construction Services Contract. Following this, the anticipated Notice to Proceed (NTP) date is May 12, 2025, marking the official start of the project. This date is crucial to the project's success, as it directly impacts the GMP schedule, cost, and overall execution. Any delays will require revising most of the project's assumptions.

The project is scheduled from NTP on May 12, 2025, to December 20, 2027, covering 952 calendar days. The baseline schedule includes 57 weather days to account for potential delays. The 36-month construction timeline is divided into three phases: **Preparation and Setup** (2 months) for mobilization, permitting, and site assessments; **Physical Construction** (32 months) for major construction activities; and **Punch List, Closeout, and Demobilization** (3 months) for final inspections and project closure.

Table 6: Key Dates

Description	Start	Finish
Construction Phase		
Construction Notice to Proceed	12-May-2025	
Phase 0	12-May-2025	01-Jul-2025
Phase 1	02-Jul-2025	20-Aug-2025
Phase 2	21-Aug-2025	18-Apr-2026
Phase 3	18-Apr-2026	11-Sep-2026
Phase 4	21-Sep-2026	17-Dec-2026
Phase 5	18-Dec-2026	27-May-2027
Phase 6	28-May-2027	08-Sep-2027
Phase 7	09-Sep-2027	14-Dec-2027



Substantial Completion	20-Dec-2027	
Final Completion	19-Mar-2028	

5.2 Schedule Basis

Schedule Assumptions & Clarifications

The Baseline Project Schedule was developed based on the following assumptions:

- Commencement of Construction Phase 6 must occur on or After 01MAY27; and
- Access to the work site will not be hindered.
- Work hours will be as stated in the contract/permit.
- All assumptions identified in the GMP general assumptions apply.

5.3 Schedule Organization and Longest Path

Schedule Organization:

The Baseline Project Schedule utilizes a robust Work Breakdown Structure ('WBS'), which allows easy identification of the Pre-Construction Phase versus Construction Phase work. It also includes Construction Phase Summaries for easy review of the overall anticipated construction duration.

Project Schedule settings are as follows and in general conformance with the software default settings:

- Activity duration type is specified as "Fixed Duration and Units";
- Retained Logic updating methodology;
- Calculate start-to-start lags from early start;
- Critical Path is defined as the Longest Path;
- Finish float is computed as Late Finish - Early Finish;
- Total float is computed as finish float; and
- Calendar for scheduling relationship lag is the predecessor calendar.

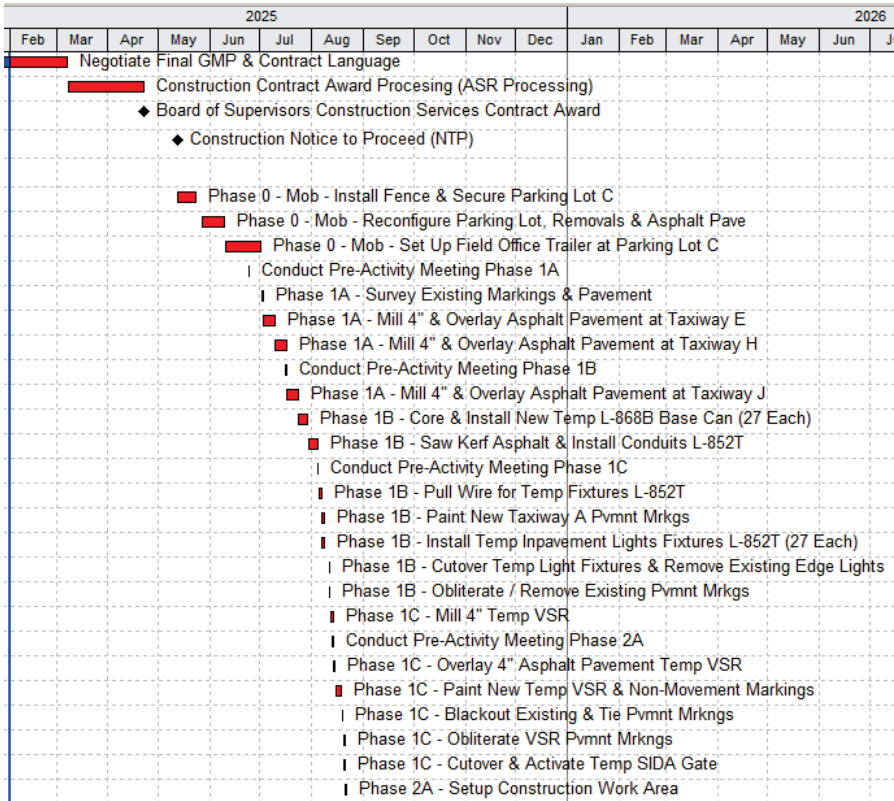
"Define Critical Activities As" is set to Longest Path rather than the default 'Total Float less than' so as to clearly identify the Critical Path to Project completion with activities highlighted in red.

Flatiron has chosen to auto-number the activities without use of "smart" activity ID's and shall develop and assign activity codes as the Construction Phase work is developed.



Longest Path:

The Baseline Project Schedule’s longest path is attached herewith. The critical path begins with the agreement on the Guaranteed Maximum Price (GMP) on March 7, 2025, followed by the Contract Award and Construction Notice to Proceed (NTP) on May 12, 2025. From there, the path progresses sequentially through Phases 0 to 7. Upon the completion of construction, Flatiron has included a 90-calendar day Project Closeout activity, scheduled in advance of the Final Completion, ensuring all final deliverables are met and the project is formally closed out.



Near Critical paths include LCB Mix Design, procurement of the SIDA gate and Asphalt Mix Design.

5.4 Additional Schedule Assumptions

5.4.1 Procurement

Activities are included for the known items to be procured. Procurement durations are based on Flatiron’s experience with similar procurement activities in the region.



5.4.3 Calendars

Flatiron has developed project-level calendars that shall be utilized with all schedules presented on the project that include non-working days for the following holidays:

- New Year's Day
- Martin Luther King Day
- President's Day
- Cesar Chavez Day
- Memorial Day
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Day

The project-level calendars are:

1. 3247- 5D Work Week, Std Hol+weather – This calendar is set to an 8-hour workday from 08:00 - 17:00 with an anticipated Monday through Friday workweek exclusive of holidays and seasonal weather
2. 3247- 6D Work Week, Std Hol+weather – This calendar is set to an 8-hour workday from 08:00 - 17:00 with an anticipated Monday through Saturday workweek exclusive of holidays and seasonal weather
3. 3247 – Calendar Days – This calendar is set to an 8-hour workday from 08:00 – 17:00 with an anticipated Sunday through Saturday workweek with no holidays

Weather dates are included as attached. Flatiron will track usage of weather days in the monthly Schedule Update Narrative and provide notice if any month's weather allowance is exceeded. Unused weather days will expire at the end of each month.

Due to issues with the way Primavera calculates the schedule, the 8-hour workday settings shall not be changed regardless of the number of hours a crew is anticipated to work on a given day or whether the shift is daytime or nighttime. Shift durations shall be coordinated at the field level and communicated in the look-ahead schedule if any changes are anticipated.

In order to accommodate delays to the Construction NTP, Flatiron has assigned the 6-day work week calendar to Phase 2 work to accelerate and meet Phase 6 seasonal restrictions. A special calendar for Phase 6 has not been used.

5.4.4 Activity Codes

The Project Schedule utilizes the following project level activity codes:

- Const Phase – This activity code is assigned to the construction activities only; and
- Responsibility – This activity code is assigned to all activities to indicate the party responsible for the performance of the activity.
- Day/Night – In lieu of using calendars to identify night shift work, an activity code has been established. Currently nearly all construction tasks are assigned to the night shift.



6.0 Estimate Breakdown

The Cost Estimate consists of one hundred seventy-five (169) bid items, organized into two (2) parts: Part A – Construction Price, and Part B – Contract Contingency. Table 7 provides a Cost Estimate Summary, developed by Flatiron, which breaks down the pricing using Designated Groups (D-Groups). The complete Cost Estimate is available in the JWA TAXIWAY GMP SUBMITTAL.

Table 7: Estimate Summary

Item #	Description	GMP
1	DEMO	\$4,537,964
2	DRAINAGE	\$6,789,001
3	EARTHWORK	\$19,094,670
4	ELECTRICAL	\$7,199,567
5	EROSION	\$2,232,236
6	GENERAL REQUIREMENTS	\$14,430,644
7	JPCP	\$13,631,917
8	PAVEMENT	\$7,337,718
9	SIDA	\$381,821
10	SIGNAGE	\$226,974
11	STRIPING	\$1,276,738
12	GENERAL CONDITIONS	\$6,376,267
	TOTAL CONSTRUCTION COST	\$83,515,517
	MARK UP	\$6,673,298
PART A	TOTAL CONSTRUCTION PRICE	\$90,188,815
1	CONTRACTOR CONTINGENCY	\$3,538,700
2	OWNER CONTINGENCY	\$8,271,445
PART B	TOTAL CONTINGENCY	\$11,810,145
	TOTAL (PART A + PART B)	\$101,998,960

6.1 Construction Cost

The Construction Cost is comprised of the cost to complete all scope of work detailed in the IFC drawings. Table 8 shows the construction price broken down by cost type.



Table 8: Construction Cost Breakdown

	Labor	Equipment	Const Materials	Perm Materials	Sub-contract	Owner Operated	Total Cost
General	\$18.47 M	\$9.83 M	\$9.38 M	\$7.92 M	\$25.39 M	\$12.52 M	\$83.52 M
% of Total Price	22.1%	11.8%	11.2%	9.5%	30.4%	15.0%	100%

6.1.1 General Requirements

This section includes further breakdowns of general requirements as listed in the documents. These costs are included in the total cost table 8 above. The general requirements include the following bid items:

- Mobilization and Demobilization
- Contractor Quality Control Program
- Construction Safety, Phasing, and Security Plan

Table 9: Construction Price Breakdown for General Requirement

	Labor	Equipment	Const Materials	Perm Materials	Sub-contract	Owner Operated	Total Cost
General	\$2.46 M	1.52 M	\$4.97 M	\$0.01 M	\$3.88 M	\$1.58 M	\$14.43 M
% of Total Cost	17.0%	10.5%	34.5%	0.1%	26.9%	11.0%	100%

6.1.2 Contractor Insurance and Bonding

Insurance and bonding will follow contract requirements.



6.2 General Conditions

This section includes the Flatirons indirect project cost associated with management and indirect projects cost to run the project. The cost included are in line with the “Construction Fee” as defined in the contract.

6.2.1 General

The scope of this section includes the cost for the project management personnel, IT services, safety, and craft related items.

Table 10 is a further cost breakdown for the indirect project cost. These costs are included in table 8 above.

Table 10: General Conditions Cost Breakdown

	Labor	Equipment	Const Materials	Perm Materials	Sub-Contract	Owner Operated	Total Cost
General	\$4.84 M	\$0.82M	\$0.72 M	\$ -	\$ -	\$ -	\$6.38M
% of Total Cost	75.9%	12.8%	11.3%	0%	0%	0%	100%

Project Management costs include:

- Project Manager
- Superintendent
- Project Engineer
- Safety Officer (Part time)

Craft Related costs include:

- Overscale pay as listed in the estimating coordination letter

IT Services costs include:

- Office printer setup and monthly costs
- Management computers and cell phone monthly cost
- Management monthly computer application cost (Procore/heavy job)
- Monthly office internet cost

Safety costs include:

- Labor training and orientation
- Monthly safety meetings
- Employee drug testing
- Safety equipment and supplies



Vehicles

The Cost Estimate includes the cost for vehicles for the Project staff. Staff will either have a vehicle allowance or a company pickup.

Escalation

Escalation cost for project staff yearly raises has been captured in the Cost Estimate.

6.2.2 Materials Supplied by Others

No costs were accounted for at this time.

6.2.3 Contractor's Fee

The following rate was included in Flatiron's GMP Price:

- Contractor's Fee is 8% on total cost.

6.2.4 Miscellaneous

No costs were accounted for at this time.

6.3 Escalation

Flatiron has accounted for escalation costs related to craft labor and field staff throughout the project duration. Subcontractors and suppliers were instructed to include any anticipated escalation costs in their proposals.

If a subcontractor is unable to honor their submitted bid amount due to delays in contract execution, the resulting escalation costs may be covered under a contingency item, provided it falls within the project's contingency framework.

For significant price increases in permanent materials, Section 15.2 of the General Requirements will apply. Additionally, Flatiron will collaborate with JWA under the "Changes" section of the General Conditions to address such issues. JWA acknowledges and agrees to work in good faith to resolve any unforeseen escalation-related circumstances.

6.4 Contingency Allocation

As part of the collaborative efforts during CMARE and preconstruction, Flatiron and JWA have engaged in ongoing discussions regarding the Contingency Log and Risk Register, completing a comprehensive risk designation process. Both parties have agreed on the allocation of risks, specifying which will be carried by Flatiron and which will be assumed by JWA.

Risks identified as the contractor's responsibility fall into two distinct categories:

1. **Direct Work Risks** – These risks are accounted for within the project estimate as part of direct construction costs.
2. **Contractor Contingency Risks** – These risks are captured separately and managed under the Contractor Contingency allocation. A detailed breakdown of these items is provided in the Contingency Log and Risk Register.

The contingency log outlines the specific items that fall under contractor contingency and provides a clear framework for how contingency funds shall be administered. Flatiron retains the right to utilize contingency funds for qualifying risks as outlined in the agreed-upon contingency framework.



Furthermore, it has been explicitly agreed and thoroughly understood that JWA shall not unreasonably withhold approval for the use of CMARE's contingency when conditions warrant its application. This ensures that contingency funds remain accessible for addressing unforeseen contractor risks, thereby maintaining project continuity and mitigating disruptions.

The final approved contingency log is separate submittal from this document.

6.5 Value Engineering

During the pre-construction phase, Flatiron, JWA, and AECOM collaborated closely and held multiple value engineering meetings to identify opportunities for cost savings and project optimization. A value engineering log was developed to document these discussions, and rough order of magnitude (ROM) estimates were prepared for potential savings. This log was presented to John Wayne Airport for review and approval. Based on the direction provided by John Wayne Airport, the accepted value engineering suggestions were incorporated into the final IFC (Issued for Construction) drawings, ensuring that cost-effective solutions were integrated into the project design without compromising quality or performance.



7.0 Procurement: Subcontractors, Service, and Material Suppliers

Subcontractors, service providers, and material suppliers were actively solicited for this proposal to ensure competitive pricing and quality service. The selected subcontractors, service providers, and material suppliers listed in Appendix C are Flatiron's recommendations, and the GMP Estimate is based on the pricing provided by these entities.

The tables below summarize the major subcontract, material supply, and service scopes for this project, categorized by price. These selections reflect careful consideration of both cost efficiency and the ability to meet project specifications and timelines. The goal is to maintain high-quality standards while optimizing overall project costs.

Table 11: Major Materials Price

Material Supply	Total Price	% of Total Project Price
Aggregates PCC	\$1,733,424	1.92%
Aggregates Roadway	\$2,935,071	3.25%
Cement	\$936,229	1.04%
RSC Cement	\$398,460	0.44%
Flyash	\$214,981	0.24%
Geotextiles	\$291,612	0.32%
Misc Iron and Steel	\$98,179	0.11%
PCC Supplies	\$407,366	0.45%
Ready Mix	\$779,463	0.86%
Waterline Material	\$164,896	0.18%
RCP	\$167,726	0.19%
Trench Drain	\$630,974	0.70%
TOTAL COST	\$8,758,381	9.71%

Table 12: Major Subcontracts and Service Price

Subcontracts & Service	Total Price	% of Total Project Price
Asphalt Paving	\$6,955,791	7.71%
Cold Plane	\$1,778,495	1.97%
Electrical	\$7,683,534	8.52%
Masonry	\$174,274	0.19%
Rebar	\$1,097,965	1.22%
Saw Seal	\$876,111	0.97%
Striping	\$1,405,178	1.56%
Grooving	\$154,480	0.17%
Grinding	\$118,991	0.13%
Trucking	\$5,234,353	5.80%
Quality Control	\$2,819,427	3.13%



Sweeping	\$1,450,240	1.61%
Water Truck	\$1,130,369	1.25%
Survey	\$444,000	0.49%
TOTAL COST	\$31,322,938	34.73%



Appendix A – Estimated Price Deliverable

Reference excel attachment for detailed breakdown of Cost Estimate.

COUNTY OF ORANGE

Confidential - Not for Distribution

GMP Proposal Submission 3/21/2025

JWA TAXIWAY A, D, AND E RECONSTRUCTION GMP

Bid No.	Owner Code	Description	Units	Qty	Man Hours	Total Labor	Equipment	Permanent Material	Construction Material	Subcontractors	FORM EQUIP &	Unit Cost	Total Cost	Unit Price w/Markup	Total Price w/ Markup	
1	C-105-1	Mobilization and Demobilization (10% Maximum)	LS	1.00	720	\$ 71,779.77	\$ 4,160.00	\$ -	\$ 4,311,086.67	\$ 685,185.21	\$ 261,600.00	\$ 5,333,811.65	\$ 5,333,811.65	\$ 9,165,513.66	\$ 9,165,513.66	
		Insurance	LS	1.00	0	\$ -	\$ -	\$ -	\$ 2,709,650.00	\$ -	\$ -	\$ -	\$ 2,709,650.00	\$ 2,709,650.00	\$ -	\$ -
		Bonds	LS	1.00	0	\$ -	\$ -	\$ -	\$ 718,000.00	\$ -	\$ -	\$ -	\$ 718,000.00	\$ 718,000.00	\$ -	\$ -
		Permits	LS	1.00	0	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
		Baseline Schedule	LS	1.00	0	\$ -	\$ -	\$ -	\$ 153,000.00	\$ -	\$ -	\$ -	\$ 153,000.00	\$ 153,000.00	\$ -	\$ -
		Operation and Storage Yard	LS	1.00	0	\$ -	\$ -	\$ -	\$ 868,650.00	\$ -	\$ -	\$ -	\$ 868,650.00	\$ 868,650.00	\$ -	\$ -
		Moving onto Site all Equipment	LS	1.00	0	\$ -	\$ -	\$ -	\$ 793,785.21	\$ -	\$ -	\$ -	\$ 793,785.21	\$ 793,785.21	\$ -	\$ -
		Security Badging and Training	LS	1.00	0	\$ -	\$ -	\$ -	\$ 80,726.44	\$ -	\$ -	\$ -	\$ 80,726.44	\$ 80,726.44	\$ -	\$ -
		Storm Water Pollution Prevention Plan and Envirome	LS	1.00	720	\$ 71,779.77	\$ 4,160.00	\$ -	\$ 4,786.67	\$ 532,185.21	\$ 261,600.00	\$ -	\$ 2,332,236.40	\$ 2,332,236.40	\$ 2,332,236.40	\$ 2,332,236.40
		Filter Roll	LF	6,170.00	9,265	\$ 995,308.48	\$ 709,534.58	\$ 8,491.76	\$ 241,551.58	\$ 277,350.00	\$ -	\$ -	\$ 6.63	\$ 40,919.07	\$ -	\$ -
2	C-102-1	Inlet Protection	EA	57.00	102	\$ 9,568.33	\$ 2,424.00	\$ -	\$ 12,604.51	\$ -	\$ -	\$ 431.52	\$ 24,966.84	\$ -	\$ -	
		Job Site Management	MO	32.00	3,200	\$ 296,711.62	\$ 51,712.00	\$ -	\$ 19,787.62	\$ -	\$ -	\$ 11,506.60	\$ 368,211.24	\$ -	\$ -	
		Storm Water Sampling and Analysis	EA	73.00	0	\$ -	\$ -	\$ -	\$ -	\$ 65,700.00	\$ -	\$ -	\$ 900.00	\$ 65,700.00	\$ -	\$ -
		Annual Stormwater Pollution Prevention Plan Report	EA	3.00	0	\$ -	\$ -	\$ -	\$ -	\$ 4,500.00	\$ -	\$ -	\$ 5,000.00	\$ 4,500.00	\$ -	\$ -
		Stormwater Pollution Prevention Plan Development	EA	1.00	0	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
		Stormwater Pollution Prevention Plan Amendments	EA	12.00	0	\$ -	\$ -	\$ -	\$ -	\$ 3,200.00	\$ -	\$ -	\$ 3,200.00	\$ 3,200.00	\$ -	\$ -
		Pre, During and Post Storm Inspections	EA	73.00	0	\$ -	\$ -	\$ -	\$ -	\$ 83,950.00	\$ -	\$ -	\$ 1,150.00	\$ 83,950.00	\$ -	\$ -
		Temporary Concrete Washout	EA	1.00	72	\$ 7,245.90	\$ 4,525.92	\$ -	\$ 76,242.73	\$ -	\$ -	\$ -	\$ 96,506.31	\$ 96,506.31	\$ -	\$ -
		Develop Water	LS	1.00	66	\$ 7,158.62	\$ 59,640.66	\$ -	\$ 117,268.65	\$ -	\$ -	\$ -	\$ 184,067.93	\$ 184,067.93	\$ -	\$ -
		Dust Control	MO	32.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,360.00	\$ 491,520.00	\$ -	\$ -
3	C-100-1	SWPPP Consultant (Weekly Inspections)	WK	152.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400.00	\$ 60,800.00	\$ -	\$ -	
		Environmental Engineer	MON	32.00	5,600	\$ 653,865.01	\$ 95,200.00	\$ -	\$ -	\$ 60,800.00	\$ -	\$ -	\$ 23,408.28	\$ 749,065.01	\$ -	\$ -
		Soil Management Plan	LS	1.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
		Contractor Quality Control Program	LS	1.00	5,280	\$ 569,078.40	\$ 89,760.00	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -
		Construction Safety, Phasing, and Security Plan	LS	1.00	18,962	\$ 1,817,860.71	\$ 1,427,351.40	\$ 11,521.59	\$ 663,137.63	\$ 2,468,162.63	\$ 1,320,320.00	\$ -	\$ 3,127,001.03	\$ 3,127,001.03	\$ 3,252,000.00	\$ 3,252,000.00
		Install Low Profile Barriades	LF	33,255.00	5,792	\$ 524,117.50	\$ 174,632.00	\$ -	\$ 272,604.52	\$ 729,640.00	\$ -	\$ -	\$ 29.21	\$ 971,354.02	\$ 6,209,000.00	\$ 6,209,000.00
		Airfield Traffic Control	LS	1.00	9,600	\$ 872,817.22	\$ 312,000.00	\$ -	\$ 65,150.92	\$ -	\$ -	\$ -	\$ 1,249,968.14	\$ 1,249,968.14	\$ -	\$ -
		Noise and Vibration Monitoring	LS	1.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,000.00	\$ 90,000.00	\$ -	\$ -
		Airfield Safety	LS	1.00	0	\$ -	\$ -	\$ -	\$ 436,480.00	\$ -	\$ -	\$ -	\$ 436,480.00	\$ 436,480.00	\$ -	\$ -
		Furnish and Maintain Runway Closure Markers	LS	1.00	420	\$ 38,592.99	\$ 10,605.00	\$ -	\$ 60,166.29	\$ -	\$ -	\$ -	\$ 109,364.28	\$ 109,364.28	\$ -	\$ -
4	P-101-1	Construction Survey	LS	1.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444,000.00	\$ 444,000.00	\$ -	\$ -	
		Project Closureout	LS	1.00	480	\$ 48,305.94	\$ 35,553.60	\$ -	\$ 17,288.38	\$ -	\$ -	\$ 101,147.92	\$ 101,147.92	\$ -	\$ -	
		Temporary Fence	LF	4,000.00	0	\$ -	\$ -	\$ -	\$ 206,092.28	\$ -	\$ -	\$ -	\$ 51.52	\$ 206,092.28	\$ -	\$ -
		Utility Strike Avoidance	LS	1.00	320	\$ 29,404.20	\$ 15,771.20	\$ -	\$ 1,949.21	\$ -	\$ -	\$ 80,000.00	\$ 127,124.61	\$ 127,124.61	\$ -	\$ -
		Photo and Video Documentation	LS	1.00	0	\$ -	\$ -	\$ -	\$ 18,000.00	\$ 75,000.00	\$ -	\$ -	\$ 93,000.00	\$ 93,000.00	\$ -	\$ -
		Restore Temp Facilities	LS	1.00	400	\$ 43,147.79	\$ 24,109.60	\$ -	\$ 2,908.15	\$ 120,640.00	\$ -	\$ -	\$ 215,927.13	\$ 215,927.13	\$ -	\$ -
		Street Sweeping	MON	32.00	1,950	\$ 261,475.07	\$ 418,200.00	\$ -	\$ 18,977.88	\$ -	\$ -	\$ 1,226,720.00	\$ 60,167.90	\$ 1,925,372.95	\$ -	\$ -
		Remove Existing Pavements	LS	1.00	3,240	\$ 356,629.39	\$ 331,671.46	\$ 36,520.94	\$ 24,907.57	\$ 1,474,504.74	\$ 1,327,138.98	\$ 161.43	\$ 3,551,373.98	\$ 3,696,000.00	\$ 3,696,000.00	\$ 3,696,000.00
		Remove Existing Utility Structures and Miscellaneous	LS	1.00	427	\$ 44,399.14	\$ 26,704.16	\$ 403.26	\$ 3,003.37	\$ 16,500.00	\$ 22,700.00	\$ -	\$ 113,709.93	\$ 113,709.93	\$ 118,258.00	\$ 118,258.00
		Adjust to Grade	EA	1.00	25	\$ 2,823.52	\$ 1,902.24	\$ 403.26	\$ 193.34	\$ -	\$ -	\$ -	\$ 5,322.36	\$ 5,322.36	\$ -	\$ -
5	P-101-2	Remove Utility Structure	EA	10.00	66	\$ 7,537.27	\$ 5,460.32	\$ -	\$ 514.97	\$ -	\$ -	\$ 7,220.00	\$ 20,732.26	\$ 20,732.26	\$ -	\$ -
		Remove Existing Culter	LF	40.00	33	\$ 3,768.62	\$ 3,648.40	\$ -	\$ 257.48	\$ -	\$ -	\$ 1,770.00	\$ 236.11	\$ 9,444.50	\$ -	\$ -
		Remove and Salvage Guard Shack	EA	1.00	57	\$ 5,420.16	\$ 3,300.88	\$ -	\$ 362.79	\$ 8,000.00	\$ -	\$ -	\$ 17,083.83	\$ 17,083.83	\$ -	\$ -
		Remove Bollard and Foundation	EA	6.00	33	\$ 3,424.61	\$ 2,308.64	\$ -	\$ 230.42	\$ -	\$ -	\$ 1,800.00	\$ 1,293.95	\$ 7,763.67	\$ -	\$ -
		Remove Gurb and Concrete Island	EA	340.00	33	\$ 3,768.62	\$ 3,119.84	\$ -	\$ 257.48	\$ 8,500.00	\$ -	\$ -	\$ 52.22	\$ 17,755.94	\$ -	\$ -
		Protect in Place	LS	1.00	119	\$ 11,163.05	\$ 2,828.00	\$ -	\$ 749.25	\$ -	\$ -	\$ 2,110.00	\$ 14,740.30	\$ 14,740.30	\$ -	\$ -
		Remove Concrete Slabs	CY	67.00	61	\$ 6,493.29	\$ 4,135.84	\$ -	\$ 437.64	\$ -	\$ -	\$ 9,800.00	\$ 20,866.77	\$ 20,866.77	\$ -	\$ -
		Remove Existing Storm Drain Structures, Pipes and	LS	1.00	213	\$ 23,347.44	\$ 17,154.44	\$ -	\$ 1,583.59	\$ -	\$ -	\$ 8,850.00	\$ 51,496.47	\$ 51,496.47	\$ 53,560.00	\$ 53,560.00
		Remove Existing CMU Jet Blast Wall	LF	300.00	154	\$ 15,833.95	\$ 11,525.44	\$ -	\$ 999.48	\$ -	\$ -	\$ 37,866.24	\$ 66,225.11	\$ 66,225.11	\$ 230.00	\$ 230.00
		Remove Existing Jet Blast Wall Concrete V-Gutter,	SY	81.00	82	\$ 9,194.17	\$ 7,018.32	\$ -	\$ 574.22	\$ -	\$ -	\$ 6,823.05	\$ 23,609.76	\$ 23,609.76	\$ 303.00	\$ 303.00
6	P-101-3	Removed Existing Jet Blast Wall Concrete Slab, 4-F	SY	134.00	78	\$ 8,721.63	\$ 6,705.00	\$ -	\$ 527.71	\$ -	\$ -	\$ 7,362.60	\$ 23,316.94	\$ 23,316.94	\$ 180.00	\$ 180.00
		Cold Mill 2" Below Finished Grade	SY	2,748.00	9	\$ 882.89	\$ 260.00	\$ -	\$ 60.63	\$ 9,966.17	\$ -	\$ -	\$ 4.47	\$ 12,272.81	\$ 4.75	\$ 4.75
		Cold Mill 3" Below Finished Grade	SY	6,682.00	27	\$ 2,648.66	\$ 780.00	\$ -	\$ 181.89	\$ 23,269.40	\$ -	\$ -	\$ 4.52	\$ 30,189.31	\$ 4.75	\$ 4.75
		Cold Mill 4" Below Finished Grade	SY	20,403.00	72	\$ 7,063.10	\$ 2,080.00	\$ -	\$ 485.04	\$ 178,745.49	\$ -	\$ -	\$ 9.67	\$ 197,198.59	\$ 10.00	\$ 10.00
		Cold Mill Variable Depth, 0" to 5" Below Finished G	SY	28,856.00	63	\$ 6,180.21	\$ 1,820.00	\$ -	\$ 424.41	\$ 159,651.59	\$ -	\$ -	\$ 6.09	\$ 175,798.05	\$ 6.25	\$ 6.25
		Haul, Place, Grade, and Compact AC Millings for VS	SY	537.00	74	\$ 8,486.36	\$ 9,312.88	\$ -	\$ 578.46	\$ -	\$ -	\$ 680.00	\$ 35.49	\$ 19,057.70	\$ 37.00	\$ 37.00
		Remove Existing Aircraft Tie-Down Anchors and Stat	EA	203.00	150	\$ 16,941.30	\$ 12,974.44	\$ 21,132.78	\$ 1,160.05	\$ -	\$ -	\$ 12,660.00	\$ 319.54	\$ 64,867.57	\$ 332.00	\$ 332.00
		Clearing and Grubbing	SY	14,200.00	66	\$ 7,537.27	\$ 6,954.12	\$ -	\$ 4,223.98	\$ -	\$ -	\$ 4,603.12	\$ 23,318.49	\$ 23,318.49	\$ 1.75	\$ 1.75
		Unclassified Excavation and Embankment	LS	1.00	285	\$ 31,855.85	\$ 26,046.00	\$ -	\$ 5,166.09	\$ -	\$ -	\$ 5,515.60	\$ 68,583.54	\$ 68,583.54	\$ 71,242.50	\$ 71,242.50
		Unclassified Excavation and Export	LS	1.00	13,216	\$ 1,579,087.20	\$ 1,086,866.77	\$ 38,042.64	\$ 1,491,396.83	\$ 801,085.65	\$ 2,426,384.26	\$ -	\$ 175.81	\$ 7,422,883.35	\$ 7,422,883.35	\$ 7,810,885.00

COUNTY OF ORANGE

Confidential - Not for Distribution

GMP Proposal Submission 3/21/2025

JWA TAXIWAY A, D, AND E RECONSTRUCTION GMP

Bid No.	Owner Code	Description	Units	Qty	Man Hours	Total Labor	Equipment	Permanent Material	Construction Material	Subcontractors	FORM EQUIP &		Unit Cost	Total Cost	Unit Price w/Markup	Total Price w/ Markup
20	P-153-3	Method B - Subgrade Preparation and Stabilization, AL	CY	9,993.00	2,055	\$ 220,393.68	\$ 171,441.92	\$ 75,709.26	\$ 321,833.12	\$ -	\$ 579,324.80	\$ -	\$ 136.77	\$ 1,366,702.78	\$ 142.00	\$ 1,419,086.00
21	P-153-4	Method B - Subgrade Preparation and Stabilization, AL	CY	9,993.00	2,127	\$ 236,357.09	\$ 224,891.25	\$ 37,391.61	\$ 322,943.68	\$ -	\$ 617,930.02	\$ -	\$ 144.05	\$ 1,439,513.65	\$ 150.00	\$ 1,498,950.00
22	P-153-5	Method E - Subgrade Preparation and Stabilization, AL	CY	605.00	199	\$ 22,302.76	\$ 21,577.04	\$ 7,435.94	\$ 20,038.41	\$ -	\$ 42,498.72	\$ -	\$ 188.19	\$ 113,852.87	\$ 195.00	\$ 117,975.00
23	P-154-1	Subbase Course, 5-inch Deep, Shoulder Pavements LS	LS	491	\$ 54,984.00	\$ 46,605.60	\$ -	\$ 53,977.08	\$ 3,726.12	\$ -	\$ 110,471.36	\$ -	\$ 237.47	\$ 269,764.16	\$ 278.320.00	\$ 278,320.00
24	P-154-2	Subbase Course, 9-inch Deep, Full-Depth Pavement LS	LS	2,486	\$ 219,405.41	\$ 227,330.16	\$ -	\$ 417,609.66	\$ 18,938.80	\$ -	\$ 487,003.64	\$ -	\$ 162.74	\$ 1,430,287.67	\$ 1,494,130.00	\$ 1,494,130.00
25	P-159-1	Method A - Full-Depth Pavement Subgrade Preparation AL	SY	29,698.00	1,177	\$ 129,046.47	\$ 116,399.36	\$ 34,420.12	\$ 8,760.87	\$ -	\$ 24,268.64	\$ -	\$ 10.54	\$ 312,895.46	\$ 11.00	\$ 326,678.00
26	P-159-2	Method A - Full-Depth Pavement Subgrade Preparation AL	SY	29,698.00	2,256	\$ 246,739.88	\$ 220,931.52	\$ 76,013.32	\$ 16,705.91	\$ -	\$ 224,309.76	\$ -	\$ 26.43	\$ 784,788.39	\$ 27.50	\$ 816,695.00
27	P-159-3	Method B - Full-Depth Pavement Subgrade Preparation AL	SY	14,445.00	3,911	\$ 432,915.50	\$ 417,787.39	\$ 161,925.97	\$ 29,328.49	\$ -	\$ 408,933.02	\$ -	\$ 100.44	\$ 1,450,890.37	\$ 105.00	\$ 1,516,725.00
28	P-159-4	Method D - Full-Depth Pavement Subgrade Preparation AL	SY	10,893.00	537	\$ 56,052.88	\$ 44,165.36	\$ 26,037.94	\$ 3,784.92	\$ -	\$ 7,721.84	\$ -	\$ 12.65	\$ 137,767.94	\$ 13.50	\$ 147,055.50
29	P-159-5	Method E - Shoulder Pavement Subgrade Preparation AL	SY	2,723.00	183	\$ 20,657.80	\$ 20,328.40	\$ 52,081.37	\$ 1,401.72	\$ -	\$ 41,826.20	\$ -	\$ 50.05	\$ 136,295.49	\$ 52.00	\$ 141,596.00
30	P-209-1	Crushed Aggregate Base Course, 6-inch Thick, Full-Depth Pavement Subgrade Preparation AL	LS	1,00	3,176	\$ 351,161.24	\$ 299,735.28	\$ 379,918.96	\$ 24,266.28	\$ -	\$ 510,855.04	\$ -	\$ 250.11	\$ 1,505,936.80	\$ 1,627,860.00	\$ 1,627,860.00
31	P-209-2	Crushed Aggregate Base Course, 6-inch Thick, Shoulder Pavement Subgrade Preparation AL	LS	539	\$ 59,725.25	\$ 47,854.24	\$ -	\$ 77,439.61	\$ 4,040.40	\$ -	\$ 82,118.36	\$ -	\$ 198.67	\$ 271,177.86	\$ 282,555.00	\$ 282,555.00
32	P-209-3	Crushed Aggregate Base Course, 6-inch Thick, Tempo LS	LS	60	\$ 6,820.19	\$ 5,814.96	\$ -	\$ 3,403.94	\$ 462.63	\$ -	\$ 3,557.88	\$ -	\$ 334.33	\$ 20,059.60	\$ 20,880.00	\$ 20,880.00
33	P-209-4	Crushed Aggregate Base Course, 9-inch Thick, Full-Depth Pavement Subgrade Preparation AL	LS	2,594	\$ 287,292.12	\$ 228,096.48	\$ -	\$ 498,620.26	\$ 19,434.91	\$ -	\$ 500,693.64	\$ -	\$ 174.54	\$ 1,594,047.41	\$ 1,599,598.00	\$ 1,599,598.00
34	P-209-5	Crushed Aggregate Base Course, 9-inch Thick, Shoulder Pavement Subgrade Preparation AL	LS	1,488	\$ 16,511.82	\$ 14,365.22	\$ -	\$ 20,480.36	\$ 1,117.30	\$ -	\$ 24,936.81	\$ -	\$ 214.44	\$ 77,411.51	\$ 80,503.00	\$ 80,503.00
35	P-209-6	Crushed Aggregate Base Course, 10-inch Thick, Shoulder Pavement Subgrade Preparation AL	LS	403	\$ 45,103.69	\$ 42,912.62	\$ -	\$ 70,404.80	\$ 3,054.10	\$ -	\$ 85,000.94	\$ -	\$ 198.61	\$ 246,476.15	\$ 256,887.00	\$ 256,887.00
36	P-209-7	Crushed Aggregate Base Course, 18-inch Thick, Full-Depth Pavement Subgrade Preparation AL	LS	1,00	535	\$ 59,399.77	\$ 52,017.36	\$ 99,111.34	\$ 4,018.34	\$ -	\$ 108,958.78	\$ -	\$ 185.18	\$ 323,505.59	\$ 337,171.00	\$ 337,171.00
37	P-209-8	Crushed Aggregate Base Course, 19-inch Thick, Full-Depth Pavement Subgrade Preparation AL	LS	1,00	141	\$ 15,653.88	\$ 14,540.22	\$ 27,515.17	\$ 1,058.20	\$ -	\$ 30,605.13	\$ -	\$ 184.27	\$ 89,372.60	\$ 93,120.00	\$ 93,120.00
38	P-306-1	Lean Concrete Base Course, 6-inch Thick TON	TON	6,307	\$ 715,370.30	\$ 216,866.23	\$ 490,606.27	\$ 130,678.51	\$ 49,370.56	\$ -	\$ 501,074.56	\$ -	\$ 65.10	\$ 2,103,966.43	\$ 2,197,692.00	\$ 2,197,692.00
39	P-401-1	Hot Mix Asphalt Surface Course, 3-inch Thick (P-40 TON	TON	1,181.00	34	\$ 3,756.92	\$ 520.00	\$ -	\$ 258.40	\$ -	\$ 2,066.24	\$ -	\$ 195.51	\$ 230,894.77	\$ 200.00	\$ 236,200.00
40	P-401-2	Hot Mix Asphalt Surface Course, 4-inch Thick (P-40 TON	TON	3,882.00	102	\$ 11,270.79	\$ 1,560.00	\$ -	\$ 775.21	\$ -	\$ 760,959.35	\$ -	\$ 201.23	\$ 781,184.07	\$ 208.00	\$ 807,456.00
41	P-401-3	Hot Mix Asphalt Surface Course, 5-inch Thick (P-40 TON	TON	8,331.00	170	\$ 35,864.66	\$ 2,600.00	\$ -	\$ 1,292.01	\$ -	\$ 1,613,461.20	\$ -	\$ 195.91	\$ 3,167,169.07	\$ 204.00	\$ 3,179,124.00
42	P-401-4	Hot Mix Asphalt Surface Course, 7-inch Thick (P-40 TON	TON	15,871.00	323	\$ 35,690.86	\$ 4,940.00	\$ -	\$ 2,454.82	\$ -	\$ 3,045,229.08	\$ -	\$ 202.96	\$ 3,109,274.04	\$ 200.00	\$ 3,174,200.00
43	P-401-5	Hot Mix Asphalt Surface Course, 12-inch Thick (P-4 TON	TON	693.00	17	\$ 1,878.44	\$ 260.00	\$ -	\$ 129.20	\$ -	\$ 137,281.08	\$ -	\$ 202.96	\$ 140,651.84	\$ 207.00	\$ 143,451.00
44	P-401-6	Hot Mix Asphalt Surface Course, Variable 5-inch to TON	TON	792.00	17	\$ 1,878.44	\$ 260.00	\$ -	\$ 129.20	\$ -	\$ 150,321.20	\$ -	\$ 194.06	\$ 153,691.96	\$ 198.00	\$ 156,816.00
45	P-401-7	Hot Mix Asphalt Surface Course, Temporary Asphalt TON	TON	1,225.00	82	\$ 8,307.16	\$ 2,080.00	\$ -	\$ 564.72	\$ -	\$ 26,324.96	\$ -	\$ 249.23	\$ 305,309.78	\$ 254.00	\$ 311,150.00
46	P-403-1	Hot Mix Asphalt Shoulder Surface Course, 2-inch Th TON	TON	318.00	9	\$ 939.24	\$ 130.00	\$ -	\$ 64.60	\$ -	\$ 551.56	\$ -	\$ 186.80	\$ 59,403.13	\$ 191.00	\$ 60,738.00
47	P-403-2	Hot Mix Asphalt Shoulder Surface Course, 3-inch Th TON	TON	235.00	9	\$ 939.24	\$ 130.00	\$ -	\$ 64.60	\$ -	\$ 551.56	\$ -	\$ 172.08	\$ 40,438.73	\$ 176.00	\$ 41,360.00
48	P-403-3	Hot Mix Asphalt Shoulder Surface Course, 4-inch Th TON	TON	2,835.00	77	\$ 8,453.11	\$ 1,170.00	\$ -	\$ 581.40	\$ -	\$ 473,394.25	\$ -	\$ 172.33	\$ 488,562.80	\$ 176.00	\$ 498,960.00
49	P-403-4	Hot Mix Asphalt Vehicle Service Roads, 4-inch Thick TON	TON	566.00	17	\$ 1,878.44	\$ 260.00	\$ -	\$ 129.20	\$ -	\$ 110,361.68	\$ -	\$ 200.94	\$ 113,732.44	\$ 205.00	\$ 116,030.00
50	0	Crack Seal	LF	240.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33.19	\$ 7,965.36	\$ 34.50	\$ 8,280.00
51	P-501-1	Portland Cement Concrete Pavement, 17.5-inch Thick LS	LS	1,00	16,029	\$ 1,774,641.15	\$ 1,414,224.37	\$ 2,046,916.91	\$ 283,256.54	\$ -	\$ 832,356.22	\$ 1,141,060.45	\$ 270.13	\$ 7,492,455.64	\$ 7,904,760.00	\$ 7,904,760.00
52	P-501-2	Portland Cement Concrete Pavement, 17.5-inch Thick LS	LS	1,00	1,599	\$ 176,979.07	\$ 141,035.89	\$ 204,132.21	\$ 28,248.24	\$ -	\$ 193,940.05	\$ 113,794.15	\$ 327.41	\$ 858,129.61	\$ 891,140.00	\$ 891,140.00
53	P-501-3	Portland Cement Concrete Pavement, 20-inch Thick - LS	LS	1,00	6,203	\$ 643,273.26	\$ 333,453.11	\$ 530,061.11	\$ 68,483.18	\$ -	\$ 336,310.37	\$ 352,238.97	\$ 578.98	\$ 2,263,820.00	\$ 2,216,970.00	\$ 2,216,970.00
54	P-501-4	Portland Cement Concrete Pavement, 20-inch Thick - LS	LS	1,00	2,000	\$ 207,384.50	\$ 107,501.75	\$ 170,886.09	\$ 22,078.25	\$ -	\$ 122,462.31	\$ 113,558.11	\$ 609.73	\$ 743,871.01	\$ 773,480.00	\$ 773,480.00
55	P-610-1	Bollards with Foundation	EA	600	84	\$ 8,106.32	\$ 4,263.36	\$ 10,365.77	\$ 540.69	\$ -	\$ -	\$ -	\$ 3,879.36	\$ 23,276.14	\$ 4,000.00	\$ 24,000.00
56	P-610-2	Bollard Anchored to Existing PCC Pavements	EA	2,00	36	\$ 3,297.31	\$ 922.00	\$ 381.64	\$ 217.77	\$ -	\$ 3,440.00	\$ -	\$ 4,129.36	\$ 8,258.72	\$ 4,200.00	\$ 8,400.00
57	0	Caltans K-rail	LF	200.00	48	\$ 4,830.59	\$ 2,193.60	\$ -	\$ 11,177.44	\$ -	\$ -	\$ -	\$ 91.01	\$ 18,201.63	\$ 94.00	\$ 18,800.00
58	P-610-3	PCC V-gutter, 2.5-Ft Wide	SY	66.00	72	\$ 6,499.24	\$ 892.00	\$ -	\$ 8,882.11	\$ -	\$ 14,698.04	\$ -	\$ 546.26	\$ 36,053.37	\$ 575.00	\$ 37,950.00
59	P-610-4	PCC 14" Thick Slab, 4-Ft Wide - Reinforced	LS	1,00	276	\$ 26,456.12	\$ 12,544.40	\$ 50,853.08	\$ 1,574.62	\$ -	\$ 23,336.49	\$ 1,032.12	\$ 329.50	\$ 119,607.39	\$ 125,235.00	\$ 125,235.00
60	P-610-5	PCC Pavement, 17-inch Thick - Plain	LS	1,00	88	\$ 8,659.79	\$ 1,742.00	\$ 8,984.34	\$ 576.57	\$ -	\$ 791.77	\$ 1,032.12	\$ 485.95	\$ 21,867.59	\$ 22,500.00	\$ 22,500.00
61	P-610-6	PCC Pavement, 17-inch Thick - Reinforced	LS	1,00	96	\$ 9,539.50	\$ 2,070.70	\$ 9,967.87	\$ 637.87	\$ -	\$ 8,694.85	\$ -	\$ 626.64	\$ 28,199.02	\$ 29,250.00	\$ 29,250.00
62	P-610-7	East SIDA Gate Civil Improvements, Temporary Locat LS	LS	1,00	108	\$ 10,718.37	\$ 5,920.22	\$ 2,044.98	\$ 2,448.20	\$ -	\$ 2,448.20	\$ 1,360.00	\$ 24,991.77	\$ 29,158.86	\$ 26,000.00	\$ 26,000.00
63	P-610-8	Re-Existed Aircraft Tie-Down Anchor, Permanent Locat LS	LS	1,00	152	\$ 14,343.96	\$ 7,916.60	\$ 15,976.39	\$ 3,096.21	\$ -	\$ 1,471.23	\$ 9,400.00	\$ 99.77	\$ 9,973.11	\$ 1,500.00	\$ 105,000.00
64	P-610-9	Re-Existed Aircraft Tie-Down Cable End Anchor, EA	EA	70.00	474	\$ 46,543.39	\$ 24,757.12	\$ 15,976.39	\$ 883.86	\$ -	\$ 9,400.00	\$ 1,880.00	\$ 1,425.33	\$ 31,246.59	\$ 2,000.00	\$ 33,000.00
65	P-610-10	Re-Existed Aircraft Tie-Down Cable End Anchor, EA	EA	12.00	136	\$ 13,307.14	\$ 6,872.76	\$ 5,136.59	\$ 1,446.16	\$ -	\$ 4,720.00	\$ 1,880.00	\$ 1,425.33	\$ 31,246.59	\$ 2,000.00	\$ 33,000.00
66	P-610-11	Re-Existed Aircraft Tie-Down Cable End Anchor, EA	EA	24.00	225	\$ 23,374.87	\$ 12,742.88	\$ 5,136.59	\$ 1,446.16	\$ -	\$ 4,720.00	\$ 1,880.00	\$ 1,425.33	\$ 31,246.59	\$ 2,000.00	\$ 33,000.00
67	P-610-12	Re-Existed FAA Localizer Ground Monument EA	EA	3.00	60	\$ 5,914.74	\$ 3,185.72	\$ 485.85	\$ 393.61	\$ -	\$ 820.00	\$ 820.00	\$ 6,374.98	\$ 12,749.95	\$ 6,800.00	\$ 13,600.00
68	0	Re-Existed Localizer Ground Monument	EA	3.00	95	\$ 9,251.36	\$ 4,904.40	\$ 682.85	\$ 615.52	\$ -	\$ 3,000.00	\$ 810.00	\$ 6,421.38	\$ 19,264.13	\$ 6,800.00	\$ 20,400.00
69	P-620-1	Permanent Pavement Markings and Striping, 2 Coats SF	SF	169,650.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.39	\$ 405,768.87	\$ 2.50	\$ 424,125.00
70	P-620-2	Temporary Pavement Markings and Striping, 1 Coat SF	SF	149,340.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.39	\$ 238,122.63	\$ 1.65	\$ 246,411.00
71	P-620-3	Refresh/Repaint Existing Pavement Markings and Str SF	SF	29,500.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.13	\$ 62,717.00	\$ 2.20	\$ 64,900.00

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Bid No.	Owner Code	Description	Units	Qty	Man Hours	Total Labor	Equipment	Permanent Material	Construction Material	Subcontractors	FORM EQUIP &		Unit Cost	Total Cost	Unit Price w/Markup	Total Price w/ Markup	
											O&M / Trucking						
72	P-620-4	Blackout Pavement Markings and Striping, 1 Coat	SF	60,760.00	0	\$	-	\$	-	\$	96,881.82	\$	1.59	\$	96,881.82	\$	100,254.00
73	P-620-5	Remove Pavement Markings and Striping	SF	148,400.00	0	\$	-	\$	-	\$	473,247.60	\$	3.19	\$	473,247.60	\$	489,720.00
74	P-621-1	Saw-Cut Grooves, AC Pavements	SY	8,621.00	0	\$	-	\$	-	\$	118,992.99	\$	13.80	\$	118,992.99	\$	122,849.25
75	P-621-2	Saw-Cut Grooves, PCC Pavements	SY	2,435.00	0	\$	-	\$	-	\$	35,487.21	\$	14.57	\$	35,487.21	\$	37,133.75
76	P-626-1	Emulsified Asphalt Slurry Seal Surface Treatment	SY	25,300.00	0	\$	-	\$	-	\$	104,959.58	\$	4.15	\$	104,959.58	\$	108,790.00
77	D-701-1	Reinforced Concrete Pipe, 12-inch Diameter, Class 1	LF	399.00	414	\$	44,051.91	\$	45,119.35	\$	7,981.30	\$	35,575.20	\$	393.18	\$	410.00
78	D-701-2	Reinforced Concrete Pipe, 18-inch Diameter, Class 1	LF	682.00	820	\$	87,370.06	\$	65,048.39	\$	41,077.14	\$	97,973.68	\$	497.69	\$	525.00
79	D-701-3	Reinforced Concrete Pipe, 24-inch Diameter, Class 1	LF	1,750.00	2,371	\$	252,370.24	\$	192,582.36	\$	106,476.95	\$	261,426.96	\$	543.05	\$	565.00
80	D-701-4	Ductile Iron Pipe, 12-inch Diameter, Class 52	LF	285.00	412	\$	44,041.28	\$	52,622.33	\$	855.00	\$	30,077.42	\$	540.21	\$	565.00
81	D-701-5	Concrete Pipe Collar Connection, 24-inch RCP	EA	6.00	144	\$	13,092.25	\$	2,424.00	\$	1,899.01	\$	5,048.37	\$	3,872.81	\$	4,025.00
82	D-701-6	Connect New RCP to Existing Storm Drain Structure	EA	1.00	144	\$	13,092.25	\$	553.04	\$	863.20	\$	5,048.37	\$	3,872.81	\$	4,025.00
83	D-701-7	PVC Drain Pipe, 24-inch Diameter, Schedule 80	LF	1,033.00	0	\$	-	\$	-	\$	49,750.83	\$	48.16	\$	49,750.83	\$	51,650.00
84	D-701-8	Connect PVC Drain Pipe to Existing Storm Drain Str	EA	1.00	0	\$	-	\$	-	\$	3,504.52	\$	3,504.52	\$	3,504.52	\$	3,645.00
85	D-751-1	Storm Drain Catch Basin, 4'x4' Aircraft Load Rated	EA	11.00	2,480	\$	242,548.12	\$	138,788.08	\$	57,535.71	\$	75,719.38	\$	593,838.41	\$	616,000.00
86	D-751-2	Storm Drain Manhole, 4'x4' Aircraft Load Rated	EA	10.00	2,402	\$	237,356.55	\$	125,250.44	\$	59,882.79	\$	77,826.16	\$	59,106.85	\$	62,000.00
87	D-751-3	Storm Drain Manhole, 6'x6' Aircraft Load Rated	EA	1.00	331	\$	33,394.64	\$	19,685.71	\$	5,064.17	\$	10,815.50	\$	85,309.14	\$	88,000.00
88	D-751-4	Storm Drain Catch Basin PCC Apron	EA	1.00	50	\$	4,660.91	\$	2,896.79	\$	311.57	\$	500.00	\$	8,977.27	\$	9,300.00
89	D-751-5	Storm Drain Junction Structure	EA	4.00	1,505	\$	155,446.00	\$	97,248.96	\$	110,295.70	\$	97,341.33	\$	148,301.22	\$	154,230.00
90	D-751-6	Adjust Existing Storm Drain Structure to Finished	EA	4.00	150	\$	14,968.91	\$	9,085.50	\$	1,009.81	\$	22,065.23	\$	56,095.93	\$	58,320.00
91	D-751-7	Convert Existing Storm Drain Structure to Undergird	EA	2.00	150	\$	14,968.91	\$	1,711.68	\$	1,009.81	\$	1,500.00	\$	17,340.35	\$	18,000.00
92	D-751-8	Demolish Top of Existing Storm Drain Structure, Pl	EA	6.00	207	\$	21,422.50	\$	13,389.26	\$	1,447.86	\$	1,500.00	\$	7,946.95	\$	8,200.00
93	D-751-9	Trench Drain, 12-inch Wide, Aircraft Load Rated	LF	3,150.00	3,568	\$	359,240.92	\$	112,905.12	\$	100,061.13	\$	102,335.52	\$	812.90	\$	845.00
94	D-751-10	Connect New 12" Ductile Iron Pipe to New 24" RCP	EA	24.00	781	\$	89,947.28	\$	36,150.84	\$	13,696.38	\$	14,008.08	\$	7,744.23	\$	185,861.55
95	D-751-11	Install 24" Diameter Steel Encasing Split Pipe on	EA	300.00	632	\$	68,865.37	\$	43,375.12	\$	20,808.34	\$	34,488.72	\$	1,055.86	\$	316,758.22
96	D-751-12	Adjust Utility Structure to Finished Grade and Con	EA	2.00	75	\$	7,484.43	\$	4,108.24	\$	504.91	\$	375.00	\$	8,620.01	\$	8,960.00
97	F-701-1	CMU Jet Blast Wall on Existing Foundation	LF	260.00	192	\$	19,612.42	\$	6,509.37	\$	1,361.88	\$	206,245.91	\$	930.31	\$	241,880.30
98	T-901-1	Seeding	SY	13,062.00	0	\$	-	\$	-	\$	9,143.40	\$	0.70	\$	9,143.40	\$	9,796.50
99	L-108-1	1-1/2" No. 8 AWG, 5 kV, L-824C Cable	LF	24,335.00	0	\$	-	\$	-	\$	100,566.51	\$	4.10	\$	100,566.51	\$	103,047.00
100	L-108-2	1-1/2" No. 6 AWG, 600V Ground Wire	LF	16,000.00	0	\$	-	\$	-	\$	32,790.40	\$	2.05	\$	32,790.40	\$	34,400.00
101	L-109-1	ALCS Modifications (Work By Manufacturer)	LF	1,050.00	0	\$	-	\$	-	\$	77,365.88	\$	77,365.88	\$	80,500.00	\$	80,500.00
102	L-110-1	1W-2" PVC Schedule 40 Conduit in New PCC	LF	1,050.00	0	\$	-	\$	-	\$	49,493.64	\$	47.14	\$	49,493.64	\$	51,450.00
103	L-110-2	1W-2" PVC Schedule 40 Conduit in Existing Concrete	LF	7,625.00	0	\$	-	\$	-	\$	406,298.89	\$	53.29	\$	406,298.89	\$	419,375.00
104	L-110-3	1W-2" PVC Schedule 40 Conduit in Existing Concrete	LF	150.00	0	\$	-	\$	-	\$	15,217.01	\$	101.45	\$	15,217.01	\$	15,900.00
105	L-110-4	1W-2" PVC Schedule 40 Conduit in Non-Paved Earth	LF	1,700.00	0	\$	-	\$	-	\$	88,842.68	\$	52.26	\$	88,842.68	\$	92,650.00
106	L-110-5	3W-3" PVC Schedule 40 Conduit in New Asphalt	LF	600.00	0	\$	-	\$	-	\$	87,920.46	\$	146.53	\$	87,920.46	\$	91,200.00
107	L-110-6	3W-3" PVC Schedule 40 Conduit in Non-Paved Earth	LF	600.00	0	\$	-	\$	-	\$	87,920.46	\$	146.53	\$	87,920.46	\$	91,200.00
108	L-115-1	Adjust Existing Aircraft Rated Handhole	EA	1.00	0	\$	-	\$	-	\$	34,225.44	\$	34,225.44	\$	35,600.00	\$	35,600.00
109	L-115-2	Aircraft Rated Electrical Handhole, 4'x4' x4', Inst	EA	4.00	0	\$	-	\$	-	\$	184,448.46	\$	46,112.12	\$	184,448.46	\$	192,000.00
110	L-125-1	New LED L-852(G) Inpavement Runway Guard Light an	EA	1.00	0	\$	-	\$	-	\$	2,572.03	\$	2,572.03	\$	2,675.00	\$	2,675.00
111	L-125-2	Remove and Reinstall L-852(G) Inpavement Runway G	EA	18.00	0	\$	-	\$	-	\$	14,940.33	\$	830.02	\$	14,940.33	\$	15,480.00
112	L-125-3	Remove and Reinstall L-804(L) Elevated Runway Guar	EA	4.00	0	\$	-	\$	-	\$	3,975.89	\$	993.97	\$	3,975.89	\$	4,100.00
113	L-125-4	Remove and Reinstall LED L-862(E) Elevated Thresh	EA	4.00	0	\$	-	\$	-	\$	3,934.90	\$	983.73	\$	3,934.90	\$	4,100.00
114	L-125-5	Remove and Reinstall LED L-850(C) Inpavement Runw	EA	3.00	0	\$	-	\$	-	\$	2,643.76	\$	881.25	\$	2,643.76	\$	2,745.00
115	L-125-6	New LED L-850(C) Inpavement Runway Edge Light and	EA	1.00	0	\$	-	\$	-	\$	3,207.35	\$	3,207.35	\$	3,307.35	\$	3,335.00
116	L-125-7	New LED Elevated Taxiway Edge (L-861T) Light Fik	EA	72.00	0	\$	-	\$	-	\$	68,614.83	\$	952.98	\$	68,614.83	\$	71,280.00
117	L-125-8	New LED Inpavement Taxiway Edge (L-852T) Light Fik	EA	49.00	0	\$	-	\$	-	\$	2,428.57	\$	219,000.00	\$	2,428.57	\$	2,500.00
118	L-125-9	New LED Inpavement Taxiway Centerline Undirection	EA	11.00	0	\$	-	\$	-	\$	22,205.55	\$	2,018.69	\$	22,205.55	\$	23,100.00
119	L-125-10	New LED Inpavement Taxiway Centerline Undirection	EA	9.00	0	\$	-	\$	-	\$	2,572.03	\$	23,148.28	\$	2,572.03	\$	24,075.00
120	L-125-11	New LED Inpavement Taxiway Centerline Undirection	EA	11.00	0	\$	-	\$	-	\$	2,069.92	\$	22,769.14	\$	2,069.92	\$	21,500.00
121	L-125-12	New LED Airfield Guidance Sign (L-858) 1 MOD - New	EA	3.00	0	\$	-	\$	-	\$	36,889.69	\$	12,296.56	\$	36,889.69	\$	38,400.00
122	L-125-13	New LED Airfield Guidance Sign (L-858) 2 MOD - New	EA	5.00	0	\$	-	\$	-	\$	81,977.09	\$	16,395.42	\$	81,977.09	\$	85,000.00
123	L-125-14	New LED Airfield Guidance Sign (L-858) 3 MOD - New	EA	4.00	0	\$	-	\$	-	\$	17,932.49	\$	17,932.49	\$	17,932.49	\$	18,700.00
124	L-125-15	New LED Airfield Guidance Sign (L-858) 4 MOD - New	EA	4.00	0	\$	-	\$	-	\$	22,543.70	\$	90,174.80	\$	22,543.70	\$	23,500.00
125	L-125-16	Furnish and Install 10'25" to 11'25" Adapter Ring	EA	1.00	0	\$	-	\$	-	\$	707.05	\$	707.05	\$	707.05	\$	735.00
126	L-125-17	New L-8668 Base Can in New PCC or New Asphalt	EA	88.00	0	\$	-	\$	-	\$	450,874.02	\$	5,123.57	\$	450,874.02	\$	470,800.00
127	L-125-18	New L-8668 Base Can in Existing Concrete	EA	1.00	0	\$	-	\$	-	\$	5,635.93	\$	5,635.93	\$	5,635.93	\$	5,875.00
128	L-125-19	New L-8668 Base Can Extension	EA	89.00	0	\$	-	\$	-	\$	2,561.78	\$	227,998.79	\$	2,561.78	\$	237,630.00
129	L-125-20	New L-8668 Base Can Spacer Package	EA	89.00	0	\$	-	\$	-	\$	49,247.74	\$	553.35	\$	49,247.74	\$	51,175.00
130	L-125-21	New L-8678 Base Can in New Asphalt	EA	57.00	0	\$	-	\$	-	\$	233,634.72	\$	4,098.85	\$	233,634.72	\$	242,820.00
131	L-125-23	New L-8678 Base Can Spacer Package	EA	6.00	0	\$	-	\$	-	\$	3,934.90	\$	655.82	\$	3,934.90	\$	4,080.00

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											O&M /	Trucking				
132	L-125-25	New L-8678 Cover Plate	EA	18.00	0	\$	\$	\$	\$	\$	7,746.83	\$	\$	7,746.83	\$	8,100.00
133	L-125-26	New L-853, Type1I, Elevated Retro-Reflector Taxi	EA	6.00	0	\$	\$	\$	\$	\$	1,918.26	\$	\$	1,918.26	\$	1,980.00
134	L-135-1	Aircraft Rated Communications Manhole 4 x4 x4, I	EA	1.00	0	\$	\$	\$	\$	\$	46,112.12	\$	\$	46,112.12	\$	48,000.00
135	L-135-2	1" Diameter RGS Conduit in Saw-Kerf in Existing Co	LF	100.00	0	\$	\$	\$	\$	\$	39,861.36	\$	\$	39,861.36	\$	41,500.00
136	L-135-3	72-Strand Fiber Optic Cable in Duct	LF	2,000.00	0	\$	\$	\$	\$	\$	28,692.00	\$	\$	28,692.00	\$	30,000.00
137	L-135-4	Induction Loop System	LS	1.00	0	\$	\$	\$	\$	\$	8,197.71	\$	\$	8,197.71	\$	8,500.00
138	L-135-5	Permanent East SIDA Gate Electrical Improvements	LS	1.00	0	\$	\$	\$	\$	\$	267,450.27	\$	\$	267,450.27	\$	278,000.00
139	L-135-5 L-128-13	Temporary and Permanent SIDA Gate Low Voltage Work	LS	1.00	0	\$	\$	\$	\$	\$	200,000.00	\$	\$	200,000.00	\$	208,000.00
140	L-128-14	Temporary Electrical Work	EA	1.00	0	\$	\$	\$	\$	\$	1,808,922.00	\$	\$	1,808,922.00	\$	1,880,000.00
141	L-128-15	Temporary Electrical Works	EA	1.00	0	\$	\$	\$	\$	\$	177,716.09	\$	\$	177,716.09	\$	-
142	L-128-16	Remove & Turn Over Existing TW Light & TW Edge Ma	EA	126.00	0	\$	\$	\$	\$	\$	34,731.65	\$	\$	34,731.65	\$	-
143	L-128-17	Remove & Dispose Existing Base Can Fill VOID	EA	1.00	0	\$	\$	\$	\$	\$	2,756.5	\$	\$	2,756.5	\$	-
144	L-128-18	Remove Existing #8 SKV Cables	EA	13,000.00	0	\$	\$	\$	\$	\$	263,289.93	\$	\$	263,289.93	\$	-
145	L-128-19	Remove & Dispose 1W2" CE Conduit - Backfill Void	LF	7,618.00	0	\$	\$	\$	\$	\$	26,642.20	\$	\$	26,642.20	\$	-
146	L-128-20	Remove & Dispose Existing 2W & 3W CE Ductbank + Ba	LF	980.00	0	\$	\$	\$	\$	\$	866,495.70	\$	\$	866,495.70	\$	-
147	L-128-21	DEMO 1 Module Guidance Sign & Concrete Foundation	EA	3.00	0	\$	\$	\$	\$	\$	111,468.34	\$	\$	111,468.34	\$	-
148	L-128-22	DEMO 2 Module Guidance Sign & Concrete Foundation	EA	3.00	0	\$	\$	\$	\$	\$	13,802.89	\$	\$	13,802.89	\$	-
149	L-128-23	DEMO 3 Module Guidance Sign & Concrete Foundation	EA	3.00	0	\$	\$	\$	\$	\$	22,133.82	\$	\$	22,133.82	\$	-
150	L-128-24	DEMO 4 Module Guidance Sign & Concrete Foundation	EA	3.00	0	\$	\$	\$	\$	\$	19,981.92	\$	\$	19,981.92	\$	-
151	L-128-25	Remove Existing Handhole	EA	4.00	0	\$	\$	\$	\$	\$	6,660.64	\$	\$	6,660.64	\$	-
152	L-128-26	#8 SKV Cable - Temporary Phasing	EA	18,170.00	0	\$	\$	\$	\$	\$	26,642.56	\$	\$	26,642.56	\$	-
153	L-128-27	#6 600V Ground Wire - Temporary Phasing	EA	13,698.00	0	\$	\$	\$	\$	\$	20,177.64	\$	\$	20,177.64	\$	-
154	L-128-28	MODIFY EXISTING 1 MODULE SIGN - New Panels	EA	2.00	0	\$	\$	\$	\$	\$	74,477.01	\$	\$	74,477.01	\$	-
155	L-128-29	MODIFY EXISTING 2 MODULE SIGN - New Panels	EA	1.00	0	\$	\$	\$	\$	\$	28,072.68	\$	\$	28,072.68	\$	-
156	L-128-30	MODIFY EXISTING 3 MODULE SIGN - New Panels	EA	2.00	0	\$	\$	\$	\$	\$	3,586.50	\$	\$	3,586.50	\$	-
157	L-128-31	MODIFY EXISTING 4 MODULE SIGN - New Panels	EA	2.00	0	\$	\$	\$	\$	\$	1,793.25	\$	\$	1,793.25	\$	-
158	L-128-32	TAPE COVER EXISTING IN Pavement Fixture	EA	51.00	0	\$	\$	\$	\$	\$	3,586.50	\$	\$	3,586.50	\$	-
159	L-128-33	PVC Sleeve COVER Existing TW Edge Light	EA	51.00	0	\$	\$	\$	\$	\$	102.47	\$	\$	102.47	\$	-
160	L-128-34	New L-8688 Cover Plate	EA	25.00	0	\$	\$	\$	\$	\$	5,226.04	\$	\$	5,226.04	\$	-
161	L-128-35	Remove & Turn Over L-852(TL) TW Edge Light & Space	EA	52.00	0	\$	\$	\$	\$	\$	6,114.47	\$	\$	6,114.47	\$	-
162	L-128-36	REMOVE Temporary Above Ground Conduit w/ #8 L-824C	EA	3,285.00	0	\$	\$	\$	\$	\$	11,220.62	\$	\$	11,220.62	\$	-
163	L-128-37	REMOVE Temporary ELEVATED EDGE LIGHTS	EA	48.00	0	\$	\$	\$	\$	\$	59,146.47	\$	\$	59,146.47	\$	-
164	L-128-38	7" New L-8688 Base Can	EA	36.00	0	\$	\$	\$	\$	\$	16,831.03	\$	\$	16,831.03	\$	-
165	L-128-39	New Inpavement Taxiway Edge (L-852T) Light Fixture	EA	36.00	0	\$	\$	\$	\$	\$	254.13	\$	\$	254.13	\$	-
166	L-128-40	New LED Elevated Taxiway Edge (L-861T) Light Fitu	EA	13.00	0	\$	\$	\$	\$	\$	4,150.09	\$	\$	4,150.09	\$	-
167	L-128-41	Above ground 1W-2" PVC Schedule 40 Conduit	EA	595.00	0	\$	\$	\$	\$	\$	512.36	\$	\$	512.36	\$	-
168	L-128-42	1W-2" PVC Schedule 40 Conduit	LF	1,955.00	0	\$	\$	\$	\$	\$	16,088.01	\$	\$	16,088.01	\$	-
169	L-128-43	1" PVC Saw-Kerf Trench Per Detail 6C/GPH-3-07	LF	405.00	0	\$	\$	\$	\$	\$	191,036.35	\$	\$	191,036.35	\$	-
170	L-128-44	1" PVC Rockwheel Kerf - 4000 PSI Rapid set Concret	LF	655.00	0	\$	\$	\$	\$	\$	192.65	\$	\$	192.65	\$	-
171	L-128-45	Temporary Unlight Signs	EA	22.00	0	\$	\$	\$	\$	\$	385,677.69	\$	\$	385,677.69	\$	-
172	L-128-46	7" New L-8688 Base Can	EA	16.00	0	\$	\$	\$	\$	\$	149,403.25	\$	\$	149,403.25	\$	-
173	L-128-47	New Inpavement Taxiway Edge (L-852T) Light Fixture	EA	16.00	0	\$	\$	\$	\$	\$	4,150.09	\$	\$	4,150.09	\$	-
174	L-128-48	Above ground 1W-2" PVC Schedule 40 Conduit	EA	690.00	0	\$	\$	\$	\$	\$	2,408.08	\$	\$	2,408.08	\$	-
175	L-128-49	1W-2" PVC Schedule 40 Conduit	LF	135.00	0	\$	\$	\$	\$	\$	1,721.52	\$	\$	1,721.52	\$	-
176	L-128-50	1" PVC Rockwheel Kerf - 4000 PSI Concrete	EA	415.00	0	\$	\$	\$	\$	\$	26.64	\$	\$	26.64	\$	-
177	L-128-51	1" PVC Saw-Kerf Trench Per Detail 6C/GPH-3-07	LF	655.00	0	\$	\$	\$	\$	\$	15,852.35	\$	\$	15,852.35	\$	-
178	L-128-52	1" PVC Rockwheel Kerf - 4000 PSI Rapid set Concret	LF	2,240.00	0	\$	\$	\$	\$	\$	198,328.30	\$	\$	198,328.30	\$	-
179	L-128-53	Temporary Unlight Signs	EA	22.00	0	\$	\$	\$	\$	\$	131,557.85	\$	\$	131,557.85	\$	-
180	L-128-54	7" New L-8688 Base Can	EA	16.00	0	\$	\$	\$	\$	\$	324.83	\$	\$	324.83	\$	-
181	L-128-55	New Inpavement Taxiway Edge (L-852T) Light Fixture	EA	16.00	0	\$	\$	\$	\$	\$	126,183.26	\$	\$	126,183.26	\$	-
182	L-128-56	Above ground 1W-2" PVC Schedule 40 Conduit	EA	690.00	0	\$	\$	\$	\$	\$	192.65	\$	\$	192.65	\$	-
183	L-128-57	1W-2" PVC Schedule 40 Conduit	LF	135.00	0	\$	\$	\$	\$	\$	156,227.92	\$	\$	156,227.92	\$	-
184	L-128-58	1" PVC Rockwheel Kerf - 4000 PSI Concrete	EA	415.00	0	\$	\$	\$	\$	\$	101.45	\$	\$	101.45	\$	-
185	L-128-59	7" New L-8688 Base Can	EA	16.00	0	\$	\$	\$	\$	\$	4,887.88	\$	\$	4,887.88	\$	-
186	L-128-60	New Inpavement Taxiway Edge (L-852T) Light Fixture	EA	16.00	0	\$	\$	\$	\$	\$	107,533.45	\$	\$	107,533.45	\$	-
187	L-128-61	Above ground 1W-2" PVC Schedule 40 Conduit	EA	690.00	0	\$	\$	\$	\$	\$	69,680.53	\$	\$	69,680.53	\$	-
188	L-128-62	1W-2" PVC Schedule 40 Conduit	LF	135.00	0	\$	\$	\$	\$	\$	38,529.24	\$	\$	38,529.24	\$	-
189	L-128-63	1" PVC Rockwheel Kerf - 4000 PSI Rapid set Concret	LF	415.00	0	\$	\$	\$	\$	\$	2,408.08	\$	\$	2,408.08	\$	-
190	L-128-64	1" PVC Rockwheel Kerf - 4000 PSI Concrete	EA	415.00	0	\$	\$	\$	\$	\$	69,998.22	\$	\$	69,998.22	\$	-
191	L-128-65	Temporary Unlight Signs	EA	6.00	0	\$	\$	\$	\$	\$	192.65	\$	\$	192.65	\$	-
192	L-128-66	New LED Elevated Taxiway Edge (L-861T) Light Fitu	EA	35.00	0	\$	\$	\$	\$	\$	42,100.38	\$	\$	42,100.38	\$	-
193	L-128-67	New L-804(L) Elevated Runway Guard Light and Assoc	EA	2.00	0	\$	\$	\$	\$	\$	31,971.07	\$	\$	31,971.07	\$	-
194	L-128-68	Above ground 1W-2" PVC Schedule 40 Conduit	EA	2,000.00	0	\$	\$	\$	\$	\$	952.98	\$	\$	952.98	\$	-
195	L-128-69	1W-2" PVC Schedule 40 Conduit	LF	1,004.00	0	\$	\$	\$	\$	\$	33,354.43	\$	\$	33,354.43	\$	-
196	L-128-70	New L-8678 Base Can	EA	20.00	0	\$	\$	\$	\$	\$	12,091.62	\$	\$	12,091.62	\$	-
197	L-128-71	New L-8678 Cover Plate	EA	20.00	0	\$	\$	\$	\$	\$	6,045.81	\$	\$	6,045.81	\$	-
198	L-128-72	Temporary Unlight Signs	EA	2.00	0	\$	\$	\$	\$	\$	26.64	\$	\$	26.64	\$	-
199	L-128-73	1W-2" PVC Schedule 40 Conduit	LF	2,000.00	0	\$	\$	\$	\$	\$	71,935.02	\$	\$	71,935.02	\$	-
200	L-128-74	New L-8678 Base Can	EA	20.00	0	\$	\$	\$	\$	\$	101.45	\$	\$	101.45	\$	-
201	L-128-75	New L-8678 Cover Plate	EA	20.00	0	\$	\$	\$	\$	\$	101,852.49	\$	\$	101,852.49	\$	-
202	L-128-76	Temporary Unlight Signs	EA	2.00	0	\$	\$	\$	\$	\$	80,952.38	\$	\$	80,952.38	\$	-
203	L-128-77	1W-2" PVC Schedule 40 Conduit	LF	2,000.00	0	\$	\$	\$	\$	\$	4,047.62	\$	\$	4,047.62	\$	-
204	L-128-78	New L-8678 Base Can	EA	20.00	0	\$	\$	\$	\$	\$	8,607.59	\$	\$	8,607.59	\$	-
205	L-128-79	Temporary Unlight Signs	EA	2.00	0	\$	\$	\$	\$	\$	10,657.02	\$	\$	10,657.02	\$	-

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											O&M / Trucking	Unit Cost	Total Cost		
168	0	New LED Airfield Guidance Sign (L859) 2 MOD - New	EA	3.00	0	\$ -	\$ -	\$ -	\$ -	\$ 49,186.26	\$ -	\$ 16,395.42	\$ 49,186.26	\$ 17,000.00	\$ 51,000.00
169	90000000	Indirect Project Costs	LS	1.00	29,264	\$ 4,837,309.06	\$ 816,360.00	\$ -	\$ -	\$ -	\$ -	\$ 6,376,266.86	\$ 6,376,266.86	\$ 6,376,000.00	\$ 6,376,000.00
		PROJECT MANAGEMENT	LS	1.00	22,400	\$ 3,329,279.71	\$ 580,080.00	\$ -	\$ -	\$ -	\$ -	\$ 3,909,359.71	\$ 3,909,359.71	\$ -	\$ -
		PROJECT LOGISTICS	LS	1.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		CRAPT RELATED	LS	1.00	5,808	\$ 1,397,500.40	\$ 188,760.00	\$ -	\$ 124,400.71	\$ -	\$ -	\$ 1,710,661.11	\$ 1,710,661.11	\$ -	\$ -
		IT SERVICES	LS	1.00	0	\$ -	\$ -	\$ -	\$ 241,569.81	\$ -	\$ -	\$ 241,569.81	\$ 241,569.81	\$ -	\$ -
		SAFETY	LS	1.00	1,056	\$ 110,528.95	\$ 47,520.00	\$ -	\$ 310,318.89	\$ -	\$ -	\$ 468,367.84	\$ 468,367.84	\$ -	\$ -
		LEGAL	LS	1.00	0	\$ -	\$ -	\$ -	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -
		ADMIN FEES	LS	1.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		FIELD CONSUMABLES	LS	1.00	0	\$ -	\$ -	\$ -	\$ 11,308.39	\$ -	\$ -	\$ 11,308.39	\$ 11,308.39	\$ -	\$ -
TOTALS BASE CONTRACT											12,523,601	9,384,167	25,388,566	83,515,517	90,188,815
		Contingency	LS	1.00										\$ 11,810,145.00	\$ 11,810,145.00
		Contractor Contingency (Detail in Contingency Log)	LS	1.00										\$ 3,538,700.00	\$ 3,538,700.00
		Owner Contingency (Detail in Contingency Log)	LS	1.00										\$ 8,271,445.00	\$ 8,271,445.00
TOTALS - BASE CONTRACT and CONTINGENCY														\$ 101,998,959.91	\$ 101,998,959.91



Appendix B – JWA Schedule Final 3-6-25

Reference attached file for complete Construction Schedule.



BASELINE SCHEDULE NARRATIVE

Project Description: Taxiway A, D, & E Reconstruction

Project Location: John Wayne Airport, Orange County, CA

Owner: John Wayne Airport

Contract Number: MA-080-24010874

Flatiron Job Number: 3247-24

P6 Project ID: 3247-BLR0-100

P6 Project Name: JWA Twy A, D & E Reconstruction – Baseline Schedule REV00

XER Filename: 3247-BLR0-100

Data Date: 9/1/2024

Date of Submission: 3/20/2025

Report Prepared by: Tim Cornish

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Introduction

Schedule:

In accordance with the General Conditions, Section 8 Schedule, Schedule of Values, Submittals, and Substitutions, Flatiron West, Inc. submits its Baseline Schedule Revision 00 (the “Schedule”), as attached. This Schedule represents Flatiron’s proposed complete Baseline Project Schedule, incorporating the discussions and agreements made during the preconstruction process.

The purpose of this Baseline Schedule is to provide the Project Team with a comprehensive document for making time-informed decisions throughout the project. Flatiron anticipates that this Schedule will be maintained on a monthly basis to effectively manage and monitor all members' compliance with the project’s schedule requirements.

Flatiron acknowledges that the success of this Project depends on the execution of a realistic, well-planned, and well-managed Schedule. As the party responsible for planning, scheduling, managing, and executing the work in accordance with the Contract, Flatiron is dedicated to ensuring that the Project proceeds in an orderly and economical manner while meeting all Contract requirements.

Project and Schedule Overview:

The Taxiway A Reconstruction Project at John Wayne Airport (SNA) is a critical infrastructure upgrade designed to modernize the airport’s main Taxiway A. Located in Orange County, California, John Wayne Airport is managed by John Wayne Airport, with oversight from the Orange County Board of Supervisors. The Board is expected to meet on April 22, 2025, to award the Construction Services Contract. Following this, the anticipated Notice to Proceed (NTP) date is May 12, 2025, marking the official start of the project. This date is crucial to the project's success, as it directly impacts the GMP schedule, cost, and overall execution. Any delays will require revising most of the project’s assumptions.

The project is scheduled from NTP on May 12, 2025, to December 20, 2027, covering 952 calendar days. The baseline schedule includes 57 weather days to account for potential delays. The 36-month construction timeline is divided into three phases: **Preparation and Setup** (2 months) for mobilization, permitting, and site assessments; **Physical Construction** (32 months) for major construction activities; and **Punch List, Closeout, and Demobilization** (3 months) for final inspections and project closure.

Scope of Work:

The project involves the complete reconstruction of Taxiway A, along with significant improvements to Taxiways D and E. A key component of this effort is replacing the existing asphalt pavement with high-performance concrete pavement, enhancing the taxiway system’s durability, alignment, and overall functionality.

To facilitate the reconstruction of Taxiway A while maintaining uninterrupted airport operations, a temporary Taxiway A Bypass will be constructed as part of Phase 2. This bypass will ensure that aircraft movement remains efficient and safe during the main taxiway’s reconstruction.

One of the most complex aspects of the project will be the improvements to Taxiways D and E, as these taxiways connect directly to the runway and fall within the Runway Safety Area (RSA). Due to their critical location, construction work in these areas will require meticulous planning and execution. The process will involve nightly, piecemeal demolition of existing asphalt, followed by the installation of rapid-set concrete pavement. Given the strict operational constraints, all work must be completed within shortened

BASELINE SCHEDULE NARRATIVE

nightly shutdown windows. Before the runway reopens each morning, Flatiron will be responsible for fully restoring the work area to meet operational and safety requirements.

In addition to pavement reconstruction, the project scope includes installing new pavement markings, upgraded lighting systems, and improved drainage infrastructure to complement the new Taxiway A design and alignment. These enhancements will contribute to the long-term efficiency and safety of the airport's taxiway system.

Execution Strategy:

The execution strategy prioritizes an immediate project startup by shortening the Phase 0 mobilization period. This acceleration aims to fast-track Phase 1 enabling work, allowing major construction operations in Phase 2 to commence as soon as possible. Close collaboration with John Wayne Airport (JWA) and its design team will be critical to achieving this timeline. Expedited submittal reviews will be necessary, requiring a well-coordinated and balanced approval process.

To maintain project momentum, Phase 1 construction will begin immediately after project initiation—even before Phase 0 is fully completed. This overlap enables Flatiron to stay ahead of schedule and ensure smooth phase transitions. Early work in Phase 1 will focus on preparations for Phase 2, including constructing the Temporary Taxiway A Bypass.

During Phase 2, Flatiron plans to work on Saturdays to accelerate progress and create a schedule buffer for the restricted Phase 6. Special attention will be given to Phases 6A and 6B, which are subject to critical scheduling constraints. Phase 6A will not commence before May 1, 2027, while Phase 6B must be completed by September 30, 2027. This scheduling ensures minimal disruptions from the Santa Ana winds, which typically occur between late September and May. Adhering to these constraints is essential for maintaining airport operations while successfully executing the project.

Planned Sequence of Work:

The work will follow the phased plan outlined in the contract documents, structured to minimize interference with airport operations. This phased approach ensures that each stage is completed efficiently, prioritizing safety and operational continuity. The contractor will strictly adhere to this sequence, with all work reviewed and approved by stakeholders before progressing. Special attention will be given to pavement removal, material placement, and quality control to ensure timely completion and maintain high-quality standards throughout the project.

Key Project Dates

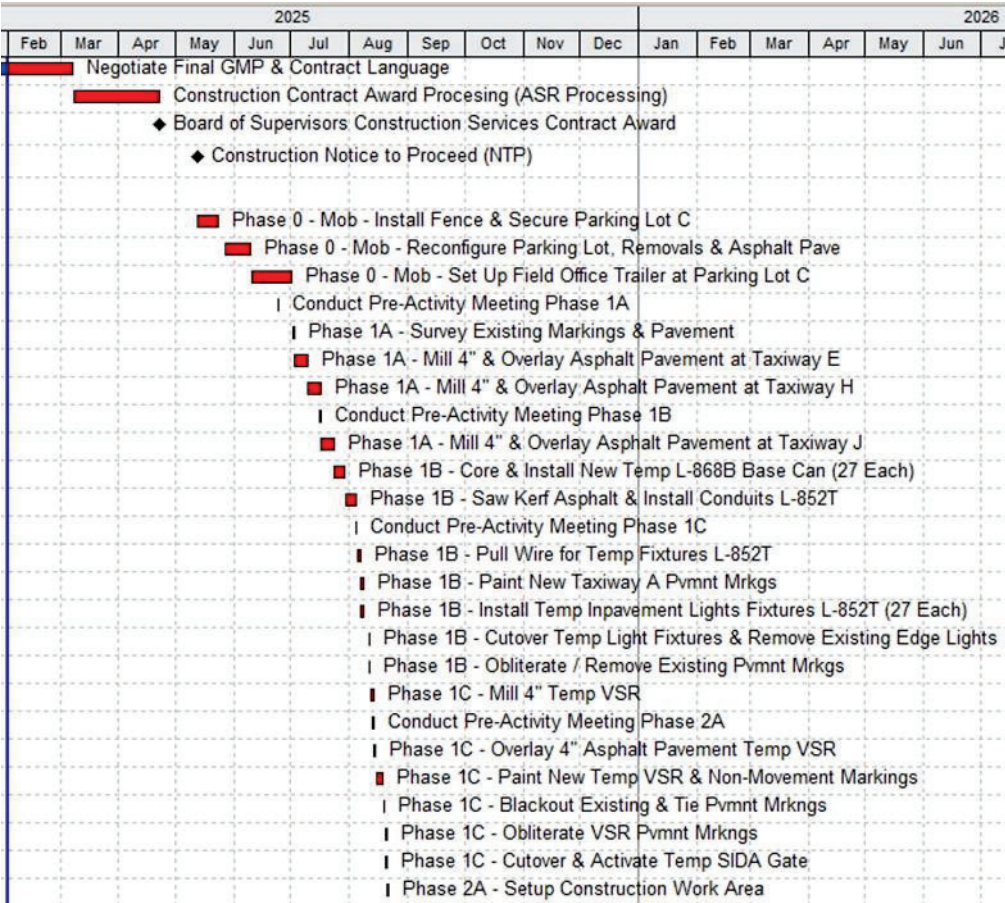
The Baseline Project Schedule encompasses the full duration of the project, including both the Pre-Construction and Construction Phases. This updated and revised schedule incorporates the as-built dates for the completion of all pre-construction deliverables and projects the Construction Notice to Proceed (NTP) to be issued on May 12, 2025. The NTP date has been mutually agreed upon with John Wayne Airport (JWA) following the agreement on the Guaranteed Maximum Price (GMP) on March 7, 2025. This schedule provides a clear framework for managing project timelines and ensuring alignment with all agreed-upon milestones, ensuring a smooth transition into the construction phase.

BASELINE SCHEDULE NARRATIVE

Activity ID	Activity Name	Start	Finish
A1010	Construction Notice to Proceed (NTP)	12-May-25	
A1020	Project Substantial Completion		20-Dec-27
A1040	Project Final Completion		19-Mar-28

Longest Path

The Baseline Project Schedule’s longest path is attached herewith. The critical path begins with the agreement on the Guaranteed Maximum Price (GMP) on March 7, 2025, followed by the Contract Award and Construction Notice to Proceed (NTP) on May 12, 2025. From there, the path progresses sequentially through Phases 0 to 7. Upon the completion of construction, Flatiron has included a 90-calendar day Project Closeout activity, scheduled in advance of the Final Completion, ensuring all final deliverables are met and the project is formally closed out.



Near Critical paths include LCB Mix Design, procurement of the SIDA gate and Asphalt Mix Design.

Schedule Organization

The Baseline Project Schedule is structured using a detailed Work Breakdown Structure (WBS), which facilitates the easy distinction between the Pre-Construction Phase and the Construction Phase activities. It also includes Construction Phase summaries to allow for a straightforward review of the overall anticipated construction duration.

BASELINE SCHEDULE NARRATIVE

The Project Schedule settings are as follows, generally conforming to the default software settings:

- Activity duration type is set to "Fixed Duration and Units."
- Retained Logic updating methodology is used.
- Start-to-start lags are calculated from the early start.
- The Critical Path is defined as the Longest Path.
- Finish float is calculated as Late Finish minus Early Finish.
- Total float is calculated based on finish float.
- The calendar for scheduling relationship lag is the predecessor calendar.

The "Define Critical Activities As" setting is configured to identify the Longest Path rather than using the default "Total Float less than" approach. This ensures that the critical path to project completion is clearly identified, with critical activities highlighted in red.

Flatiron has opted to auto-number activities instead of using "smart" activity IDs. Activity codes will be developed and assigned as the Construction Phase progresses.

Schedule Assumptions

The Baseline Project Schedule was developed based on the following key assumptions:

- The commencement of Construction Phase 6 must occur on or after May 1, 2027.
- Access to the work site will remain uninterrupted throughout the duration of the project.
- Work hours will adhere to those specified in the contract and the project drawings.
- All assumptions outlined in the GMP general assumptions are applicable and integrated into the schedule.

These assumptions form the foundation for the project's timeline and will be revisited if any conditions change.

Procurement

Activities are included for the known items to be procured. Procurement durations are based on Flatiron's experience with similar procurement activities in the region.

Calendars

Flatiron has developed project-level calendars to be used for all schedules presented throughout the project, which include non-working days for the following holidays:

- New Year's Day
- Martin Luther King Day
- President's Day
- Cesar Chavez Day
- Memorial Day
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Day

The project-level calendars are as follows:

1. **3247- 5D Work Week, Std Hol+Weather:** This calendar is set to an 8-hour workday from 08:00 AM to 05:00 PM, with a Monday through Friday workweek, excluding holidays and seasonal weather conditions.
2. **3247- 6D Work Week, Std Hol+Weather:** This calendar is also set to an 8-hour workday from 08:00 AM to 05:00 PM, but with a Monday through Saturday workweek, excluding holidays and seasonal weather conditions.
3. **3247 – Calendar Days:** This calendar is set to an 8-hour workday from 08:00 AM to 05:00 PM, with a Sunday through Saturday workweek, and no holidays accounted for.

Weather days, as identified, are included and will be tracked. Flatiron will monitor weather day usage in the monthly Schedule Update Narrative and will notify if any month's weather allowance is exceeded. Unused weather days will expire at the end of each month.

Due to Primavera's scheduling calculations, the 8-hour workday settings will not be adjusted, regardless of crew work hours or shift times. Shift durations will be coordinated at the field level and communicated in the look-ahead schedule if any adjustments are anticipated.

To mitigate potential delays to the Construction NTP, Flatiron has assigned the 6-day work week calendar to Phase 2 in order to accelerate progress and meet Phase 6 seasonal restrictions. No special calendar has been applied to Phase 6.

Activity Codes

The Project Schedule utilizes the following project level activity codes:

- Const Phase – This activity code is assigned to the construction activities only; and
- Responsibility – This activity code is assigned to all activities to indicate the party responsible for the performance of the activity.
- Day/Night – In lieu of using calendars to identify night shift work, an activity code has been established. Currently nearly all construction tasks are assigned to the night shift.

List of Attachments

- A. JWA Baseline Schedule March 3 2025.xer (Attached by Reference)
- B. JWA Schedule Final 3-6-25.pdf
- C. JWA Schedule Final – Longest Path.pdf
- D. JWA Schedule Final - Summary.pdf
- E. JWA Weather Days - Weather days assigned 2025-2028

Total Weather Days per Month:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
4	4	4	2	1	0	0	0	0	1	3	5

2025 RNG Weather Days:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2-Jan-2025	11-Feb-2025	3-Mar-2025	7-Apr-2025	1-May-2025					13-Oct-2025	3-Nov-2025	15-Dec-2025
6-Jan-2025	14-Feb-2025	11-Mar-2025	21-Apr-2025							10-Nov-2025	17-Dec-2025
13-Jan-2025	18-Feb-2025	12-Mar-2025								26-Nov-2025	22-Dec-2025
24-Jan-2025	25-Feb-2025	24-Mar-2025									26-Dec-2025
											30-Dec-2025

2026 RNG Weather Days:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2-Jan-2026	5-Feb-2026	19-Mar-2026	1-Apr-2026	6-May-2026					19-Oct-2026	3-Nov-2026	7-Dec-2026
21-Jan-2026	17-Feb-2026	23-Mar-2026	8-Apr-2026							5-Nov-2026	10-Dec-2026
26-Jan-2026	20-Feb-2026	25-Mar-2026								9-Nov-2026	22-Dec-2026
30-Jan-2026	23-Feb-2026	30-Mar-2026									28-Dec-2026
											29-Dec-2026

2027 RNG Weather Days:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
6-Jan-2027	8-Feb-2027	3-Mar-2027	20-Apr-2027	14-May-2027					1-Oct-2027	2-Nov-2027	6-Dec-2027
11-Jan-2027	10-Feb-2027	11-Mar-2027	23-Apr-2027							9-Nov-2027	7-Dec-2027
25-Jan-2027	22-Feb-2027	15-Mar-2027								18-Nov-2027	15-Dec-2027
29-Jan-2027	26-Feb-2027	29-Mar-2027									16-Dec-2027
											28-Dec-2027

2028 RNG Weather Days:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3-Jan-2028	2-Feb-2028	1-Mar-2028	18-Apr-2028	5-May-2028					16-Oct-2028	1-Nov-2028	6-Dec-2028
12-Jan-2028	7-Feb-2028	20-Mar-2028	24-Apr-2028							9-Nov-2028	11-Dec-2028
25-Jan-2028	14-Feb-2028	22-Mar-2028								15-Nov-2028	18-Dec-2028
31-Jan-2028	22-Feb-2028	23-Mar-2028									20-Dec-2028
											29-Dec-2028

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 10-Mar-25

Activity ID	Activity Name	Original Start Duration	Finish	Total Float	Calendar	2025	2026	2027	2028
JWA Twy A, D & E Reconstruction Baseline IFC									
Contract Milestones									
A1500	Negotiate Final GMP & Contract Language	31.0 29-Oct-24 A	07-Mar-25	0.0	3247 - Calendar Days				
A1600	Construction Contract/Award Processing (ASR Processing)	46.0 08-Mar-25	22-Apr-25	0.0	3247 - Calendar Days				
A2200	Board of Supervisors Construction Services Contract Award	0.0	22-Apr-25	0.0	3247 - Calendar Days				
A1010	Construction Notice to Proceed (NTP)	0.0 12-May-25		0.0	3247 - Calendar Days				
Construction									
A1980	Phase 0 - Mob - Install Fence & Secure Parking Lot C	10.0 12-May-25	23-May-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2070	Phase 0 - Mob - Reconfigure Parking Lot, Removals & Asphalt Pave	10.0 27-May-25	09-Jun-25	0.0	3247 - 5D Week, Std Hot+Weather				
A1990	Phase 0 - Mob - Set Up Field Office Trailer at Parking Lot C	15.0 10-Jun-25	01-Jul-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2670	Conduct Pre-Activity Meeting Phase 1A	1.0 24-Jun-25	24-Jun-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2600	Phase 1A- Survey Existing Markings & Pavement	1.0 02-Jul-25	02-Jul-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2950	Phase 1A - Mill 4" & Overlay Asphalt Pavement at Taxiway E	4.0 03-Jul-25	09-Jul-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2960	Phase 1A - Mill 4" & Overlay Asphalt Pavement at Taxiway H	5.0 10-Jul-25	16-Jul-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2680	Conduct Pre-Activity Meeting Phase 1B	1.0 16-Jul-25	16-Jul-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2970	Phase 1A - Mill 4" & Overlay Asphalt Pavement at Taxiway J	5.0 17-Jul-25	23-Jul-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3140	Phase 1B - Core & Install New Temp L-868B Base Can (27 Each)	4.0 24-Jul-25	29-Jul-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3150	Phase 1B - Saw Kerf Asphalt & Install Conduits L-852T	4.0 30-Jul-25	04-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2690	Conduct Pre-Activity Meeting Phase 1C	1.0 04-Aug-25	04-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3170	Phase 1B - Pull Wire for Temp Fixtures L-852T	2.0 05-Aug-25	06-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3200	Phase 1B - Paint New Taxiway AP Pymnt Mkngs	2.0 07-Aug-25	08-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3270	Phase 1B - Install Temp Impavement Lights Fixtures L-852T (27 Each)	2.0 07-Aug-25	08-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3180	Phase 1B - Cutover Temp Light Fixtures & Remove Existing Edge Lights	1.0 11-Aug-25	11-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3210	Phase 1B - Obliterate / Remove Existing Pymnt Mkngs	1.0 11-Aug-25	11-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3410	Phase 1C - Mill 4" Temp VSR	2.0 12-Aug-25	13-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A2700	Conduct Pre-Activity Meeting Phase 2A	1.0 13-Aug-25	13-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3650	Phase 1C - Overlay 4" Asphalt Pavement Temp VSR	1.0 14-Aug-25	14-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3220	Phase 1C - Paint New Temp VSR & Non-Movement Markings	2.0 15-Aug-25	18-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3230	Phase 1C - Blackout Existing & Tie Pymnt Mkngs	1.0 19-Aug-25	19-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3250	Phase 1C - Obliterate VSR Pymnt Mkngs	1.0 20-Aug-25	20-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3270	Phase 1C - Cutover & Activate Temp SIDA Gate	1.0 20-Aug-25	20-Aug-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3280	Phase 2A - Setup Construction Work Area	1.0 21-Aug-25	21-Aug-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3300	Phase 2A - Prep Area for Asphalt Removal & Remove Tie Downs	1.0 22-Aug-25	22-Aug-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3290	Phase 2A - Cold Plane & Remove Existing Asphalt	2.0 23-Aug-25	25-Aug-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3310	Phase 2A - Excavate Pavement Section	3.0 26-Aug-25	28-Aug-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3320	Phase 2A - Over Excavate Subgrade (Preparation Method)	2.0 29-Aug-25	30-Aug-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3430	Phase 2A - Install 18" RCP (6 LF) #01	2.0 02-Sep-25	03-Sep-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3440	Phase 2A - Install 24" RCP (295 LF) #02	5.0 04-Sep-25	09-Sep-25	0.0	3247 - 6D Week, Std Hot+Weather				
A8130	Phase 2A - Install 24" RCP (175 LF) #02	3.0 10-Sep-25	12-Sep-25	0.0	3247 - 6D Week, Std Hot+Weather				
A8140	Phase 2A - Construct Aircraft Loaded MH (1 EA) #8	9.0 13-Sep-25	23-Sep-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3330	Phase 2A - Place Subgrade Stabilization Method	2.0 24-Sep-25	25-Sep-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3340	Phase 2A - Place 9" Subbase (P-154)	3.0 26-Sep-25	29-Sep-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3350	Phase 2A - Place 9" CAB (P-209)	3.0 30-Sep-25	02-Oct-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3360	Phase 2A - Place 7" Asphalt & Overlay (P-401) & Mill Tie Ins	3.0 03-Oct-25	06-Oct-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3370	Phase 2A - Excavate Trench Drain (520 LF) #16	3.0 07-Oct-25	09-Oct-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3380	Phase 2A - Install Rebar Trench Drain (520 LF) #16	3.0 10-Oct-25	14-Oct-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3390	Conduct Pre-Activity Meeting Phase 2B	1.0 14-Oct-25	14-Oct-25	0.0	3247 - 5D Week, Std Hot+Weather				
A3400	Phase 2A - F/P/S Trench Drain (520 LF) #16	6.0 15-Oct-25	21-Oct-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3410	Phase 2B - Setup Construction Work Area	1.0 22-Oct-25	22-Oct-25	0.0	3247 - 6D Week, Std Hot+Weather				
A3420	Phase 2B - Prep Area for Asphalt Removal & Remove Tie Downs	1.0 23-Oct-25	23-Oct-25	0.0	3247 - 6D Week, Std Hot+Weather				

Completed Work LOE Actual Critical Remaining Work
LOE Remaining Remaining Work Milestone

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

Activity ID	Activity Name	Remaining Start Duration	Finish	Total Float	Critical	2025	2026	2027	2028
JWA Twy A, D & E Reconstruction Baseline IFC									
Contract Milestones									
A2220	Notice of Intent to Award Contract	0 18-Jan-24 A	19-Mar-28	0					
A2230	Board of Supervisors Pre-Construction Service Contract Award	0 27-Feb-24 A							
A1000	Preconstruction Notice To Proceed	0 11-Mar-24 A							
A2240	30% Design Documents Issued	0	10-Apr-24 A						
A2250	60% Design Documents Issued	0	05-Jun-24 A						
A2260	90% Design Documents Issued	0	06-Aug-24 A						
A2270	100% Design Documents Issued	0	01-Oct-24 A						
A1590	Negotiate Final GMP & Contract Language	35 29-Oct-24 A	07-Mar-25	0					
A2280	GMP Agreement (NLT 01/NOV/24) REVISED TO MARCH 5, 2025	0	07-Mar-25	0					
A1600	Construction Contract Award Processing (ASR Processing)	46 08-Mar-25	22-Apr-25	0					
A2290	Board of Supervisors Construction Services Contract Award	0	22-Apr-25	0					
A1010	Construction Notice to Proceed (NTP)	0 12-May-25		0					
A1020	Project Substantial Completion	0	20-Dec-27	0					
A1040	Project Final Completion	0	19-Mar-28	0					
Pre-Construction Services									
Pre-Construction Phase Design Development AECOM									
A1480	Prepare & Issue 30% Design Documents	0 18-Jan-24 A	01-Oct-24 A						
A1490	Prepare & Issue 60% Design Documents	0 11-Apr-24 A	10-Apr-24 A						
A1500	Prepare & Issue 90% Design Documents	0 06-Jun-24 A	06-Aug-24 A						
A1510	Prepare & Issue 100% Design Documents	0 07-Aug-24 A	01-Oct-24 A						
Pre-Construction Submittals Cost Model									
A1700	Prepare, Review & Agree - Cost Model 30% Design	0 11-Mar-24 A	29-Oct-24 A						
A1710	Prepare, Review & Agree - Cost Model 60% Design	0 11-Mar-24 A	08-Apr-24 A						
A1740	Prepare, Review & Agree - Cost Model 90% Design	0 09-Apr-24 A	22-Apr-24 A						
A1750	Prepare, Review & Agree - Cost Model 100% Design	0 28-Aug-24 A	30-Aug-24 A						
Pre-Construction Phase Pricing & Risk									
A1520	Prepare & Submit 30% Cost Estimate & Perform Constructability Review	0 11-Apr-24 A	28-Oct-24 A						
A1530	Prepare & Submit 60% Cost Estimate & Perform Constructability Review	0 06-Jun-24 A	25-Jun-24 A						
A1560	Review & Reconcile 60% Cost Estimate	0 07-Aug-24 A	13-Sep-24 A						
A1540	Prepare & Submit 90% Cost Estimate & Perform Constructability Review	0 14-Sep-24 A	25-Oct-24 A						
A1550	Prepare & Submit 100% Cost Estimate	0 16-Sep-24 A	27-Sep-24 A						
A1570	Review & Reconcile 90% Cost Estimate	0 30-Sep-24 A	28-Oct-24 A						
A1580	Review & Reconcile 100% Cost Estimate	0 11-Mar-24 A	27-Nov-24 A						
Pre-Construction Phase Submittals									
Pre-Construction Submittals Safety Plan									
A1680	Prepare & Submit Safety Plan IPP	0 11-Mar-24 A	03-Jul-24 A						
A1690	Review & Approve Safety Plan IPP	0 12-Jun-24 A	03-Jul-24 A						
Pre-Construction Submittals Project Plan									
A1720	Prepare & Submit - Batch Plant Site Setup Plan	0 01-May-24 A	27-Nov-24 A						
A1730	Review & Approve - Batch Plant Site Setup Plan	0 16-May-24 A	27-Nov-24 A						
A2050	Prepare & Submit - Project Yards, Laydown & Haul Routes Plan	0 02-Jul-24 A	01-Aug-24 A						
A2060	Review & Approve - Project Yards, Laydown & Haul Routes Plan	0 02-Aug-24 A	08-Oct-24 A						
Pre-Construction Phase Utilities & Investigation for Design									
A2070	Prepare & Submit Existing Utility Investigation Plan	0 03-Jun-24 A	19-Jul-24 A						
A2080	Review & Approve Existing Utility Investigation Plan	0 03-Jun-24 A	26-Jun-24 A						
A2090	Prepare & Submit Existing Utility Investigation Plan	0 10-Jun-24 A	07-Jun-24 A						
A2100	Review & Approve Existing Utility Investigation Plan	0 08-Jul-24 A	19-Jul-24 A						
Pre-Construction Utilities Perform Design Phase Pathology for Utilities									

Completed Work
LOE Remaining
LOE Actual
Remaining Work
Critical Remaining Work
Milestone

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
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Activity ID	Activity Name	Remaining Duration	Finish	Total Float	Critical
A2180	Perform Design Potholing & Investigations	0 08-Jul-24 A	19-Jul-24 A		<input type="checkbox"/>
Construction Phase Summaries					
Summary Preconstruction Phase					
A1630	Commence Pre-Construction Phase	81 11-Mar-24 A	22-Apr-25	1062	<input type="checkbox"/>
A1640	Pre-Construction Phase Duration (Calendar Days)	81 11-Mar-24 A		19	<input type="checkbox"/>
A1650	Complete Pre-Construction Phase	0	22-Apr-25	19	<input type="checkbox"/>
Summary Construction Phase 0					
A1050	Commence Construction Phase 0	51 12-May-25	01-Jul-25	0	<input type="checkbox"/>
A1060	Construction Phase 0 Duration (Calendar Days)	51 12-May-25	01-Jul-25	0	<input type="checkbox"/>
A1070	Complete Construction Phase 0	0	01-Jul-25	0	<input type="checkbox"/>
Summary Construction Phase 1					
A1080	Commence Construction Phase 1	50 02-Jul-25	20-Aug-25	0	<input type="checkbox"/>
A1090	Construction Phase 1 Duration (Calendar Days)	50 02-Jul-25	20-Aug-25	0	<input type="checkbox"/>
A1100	Complete Construction Phase 1	0	20-Aug-25	0	<input type="checkbox"/>
Summary Construction Phase 1A					
A3060	Commence Construction Phase 1A	22 02-Jul-25	23-Jul-25	0	<input type="checkbox"/>
A1300	Phase 1A - Demo Blast Wall/Relo SIDA Gate/Rehab Pvmnt/Modify Twp J & H Lighting Duration (CDs)	22 02-Jul-25	23-Jul-25	0	<input type="checkbox"/>
A3050	Complete Construction Phase 1A	0	23-Jul-25	0	<input type="checkbox"/>
Summary Construction Phase 1B					
A3090	Commence Construction Phase 1B	19 24-Jul-25	11-Aug-25	0	<input type="checkbox"/>
A1330	Phase 1B - Reduce Taxiway A Width Duration (CDs)	0 24-Jul-25	11-Aug-25	0	<input type="checkbox"/>
A3080	Complete Construction Phase 1B	19 24-Jul-25	11-Aug-25	0	<input type="checkbox"/>
Summary Construction Phase 1C					
A3120	Commence Construction Phase 1C	9 12 Aug 25	20-Aug-25	0	<input type="checkbox"/>
A1310	Phase 1C - Relocate VSR Duration (CDs)	0 12-Aug-25	20-Aug-25	0	<input type="checkbox"/>
A3110	Complete Construction Phase 1C	0	20-Aug-25	0	<input type="checkbox"/>
Summary Construction Phase 2					
A1110	Commence Construction Phase 2	24 12 Aug 25	18-Apr-26	1	<input type="checkbox"/>
A1120	Construction Phase 2 Duration (Calendar Days)	0 21-Aug-25	18-Apr-26	0	<input type="checkbox"/>
A1130	Complete Construction Phase 2	24 12 Aug 25	18-Apr-26	1	<input type="checkbox"/>
Summary Construction Phase 2A					
A7370	Commence Construction Phase 2A	62 21-Aug-25	21-Oct-25	0	<input type="checkbox"/>
A1320	Phase 2A - Construct Bypass Taxiway North - Subphase 1 of 3 Duration (CDs)	0 21-Aug-25	21-Oct-25	0	<input type="checkbox"/>
A7360	Complete Construction Phase 2A	62 21-Aug-25	21-Oct-25	0	<input type="checkbox"/>
Summary Construction Phase 2B					
A7340	Commence Construction Phase 2B	98 22-Oct-25	27-Jan-26	0	<input type="checkbox"/>
A1331	Phase 2B - Construct Bypass Taxiway North - Subphase 2 of 3 Duration (CDs)	0 22-Oct-25	27-Jan-26	0	<input type="checkbox"/>
A7330	Complete Construction Phase 2B	98 22-Oct-25	27-Jan-26	0	<input type="checkbox"/>
Summary Construction Phase 2C					
A7310	Commence Construction Phase 2C	73 28-Jan-26	10-Apr-26	0	<input type="checkbox"/>
A1340	Phase 2C - Construct Bypass Taxiway North - Subphase 3 of 3 Duration (CDs)	0 28-Jan-26	10-Apr-26	0	<input type="checkbox"/>
A7300	Complete Construction Phase 2C	73 28-Jan-26	10-Apr-26	0	<input type="checkbox"/>
Summary Construction Phase 2D					
A7220	Commence Construction Phase 2D	8 11-Apr 26	18-Apr-26	1	<input type="checkbox"/>
A1360	Phase 2D - Install Pavement Markings for Bypass Taxiway North Duration (CDs)	0 11-Apr-26	18-Apr-26	0	<input type="checkbox"/>
A7210	Complete Construction Phase 2D	8 11-Apr-26	18-Apr-26	1	<input type="checkbox"/>
Summary Construction Phase 3					
A1140	Commence Construction Phase 3	146 19 Apr 26	11-Sep-26	0	<input type="checkbox"/>
A1150	Construction Phase 3 Duration (CDs)	0 19-Apr-26	11-Sep-26	0	<input type="checkbox"/>
A1160	Complete Construction Phase 3	146 19-Apr-26	11-Sep-26	0	<input type="checkbox"/>

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Activity ID	Activity Name	Remaining Start Duration	Finish	Total Float	Critical	2025	2026	2027	2028
Summary Construction Phase 3A									
A7390	Commence Construction Phase 3A	143 19 Apr-26	08-Sep-26	0	<input type="checkbox"/>				
A1370	Phase 3A - Construct Taxiway A Duration (CDs)	0 19-Apr-26		1	<input checked="" type="checkbox"/>				
A7380	Complete Construction Phase 3A	143 19-Apr-26	08-Sep-26	0	<input type="checkbox"/>				
Summary Construction Phase 3B									
A7420	Commence Construction Phase 3B	3 09 Sep-26	11-Sep-26	0	<input type="checkbox"/>				
A1380	Phase 3B - Prepare to Open New Taxiway A/Close Bypass Taxiway North & Relocate VSR Duration (C	0 09-Sep-26		0	<input type="checkbox"/>				
A7410	Complete Construction Phase 3B	3 09-Sep-26	11-Sep-26	0	<input type="checkbox"/>				
Summary Construction Phase 4									
A1170	Commence Construction Phase 4	97 12-Sep-26	17-Dec-26	0	<input type="checkbox"/>				
A1180	Construction Phase 4 Duration (Calendar Days)	0 12-Sep-26		0	<input type="checkbox"/>				
A1190	Complete Construction Phase 4	97 12-Sep-26	17-Dec-26	0	<input type="checkbox"/>				
Summary Construction Phase 4A									
A7450	Commence Construction Phase 4A	6 12 Sep-26	17-Sep-26	0	<input type="checkbox"/>				
A1390	Phase 4A- Demo & Remove FBO Hangars/Relocate East SIDA Gate/Relocate VSR Duration (CDs)	0 12-Sep-26		0	<input type="checkbox"/>				
A7460	Complete Construction Phase 4A	6 12-Sep-26	17-Sep-26	0	<input type="checkbox"/>				
Summary Construction Phase 4B									
A7430	Commence Construction Phase 4B	91 18-Sep-26	17-Dec-26	0	<input type="checkbox"/>				
A1400	Phase 4B - Construct Bypass Taxiway South/Relocate VSR North & South Duration (CDs)	0 18-Sep-26		0	<input type="checkbox"/>				
A7440	Complete Construction Phase 4B	91 18-Sep-26	17-Dec-26	0	<input type="checkbox"/>				
Summary Construction Phase 5									
A1200	Commence Construction Phase 5	161 18-Dec-26	27-May-27	0	<input type="checkbox"/>				
A1210	Construction Phase 5 Duration (Calendar Days)	0 18-Dec-26		0	<input type="checkbox"/>				
A1220	Complete Construction Phase 5	161 18-Dec-26	27-May-27	0	<input type="checkbox"/>				
Summary Construction Phase 5A									
A7470	Commence Construction Phase 5A	14 18-Dec-26	31-Dec-26	3	<input type="checkbox"/>				
A1410	Phase 5A- Install Pavement Markings for Bypass Taxiway South/Close Twy D & E Duration (CDs)	0 18-Dec-26		0	<input type="checkbox"/>				
A7480	Complete Construction Phase 5A	14 18-Dec-26	31-Dec-26	3	<input type="checkbox"/>				
Summary Construction Phase 5B									
A7490	Commence Construction Phase 5B	147 01 Jan-27	27-May-27	0	<input type="checkbox"/>				
A1420	Phase 5B - Construct Taxiway A (Non RSA) Duration (CDs)	0 01-Jan-27		3	<input type="checkbox"/>				
A2320	Phase 5B - Construct Taxiway D2 (RSA) Duration (CDs)	147 01-Jan-27	27-May-27	0	<input type="checkbox"/>				
A2330	Phase 5B - Construct Taxiway E (RSA) Duration (CDs)	147 01-Jan-27	27-May-27	0	<input type="checkbox"/>				
A7500	Complete Construction Phase 5B	0	27-May-27	0	<input type="checkbox"/>				
Summary Construction Phase 6									
A1230	Commence Construction Phase 6	104 28 May-27	08-Sep-27	0	<input type="checkbox"/>				
A1240	Construction Phase 6 Duration (Calendar Days)	0 28-May-27*		0	<input type="checkbox"/>				
A1250	Complete Construction Phase 6	104 28-May-27	08-Sep-27	0	<input type="checkbox"/>				
Summary Construction Phase 6A									
A7530	Commence Construction Phase 6A	12 28-May-27	08-Jun-27	0	<input type="checkbox"/>				
A7540	Phase 6A - Prepare to Open Taxiway D2 & E Duration (CDs)	0 28-May-27		0	<input type="checkbox"/>				
Summary Construction Phase 6B									
A7510	Commence Construction Phase 6B	92 09-Jun-27	08-Sep-27	0	<input type="checkbox"/>				
A1440	Phase 6B - Construct Taxiway A Duration (CDs)	0 09-Jun-27		0	<input type="checkbox"/>				
A2300	Phase 6B - Construct Taxiway D (CDs)	92 09-Jun-27	08-Sep-27	0	<input type="checkbox"/>				
A7520	Complete Construction Phase 6B	0	08-Sep-27	0	<input type="checkbox"/>				
Summary Construction Phase 7									
A7560	Commence Construction Phase 7	97 09-Sep-27	14-Dec-27	6	<input type="checkbox"/>				
A7570	Construction Phase 7 Duration (Calendar Days)	0 09-Sep-27		0	<input type="checkbox"/>				
A7580	Complete Construction Phase 7	97 09-Sep-27	14-Dec-27	6	<input type="checkbox"/>				

Completed Work
LOE Remaining
LOE Actual
Remaining Work
Critical Remaining Work
Milestone

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Activity ID	Activity Name	Remaining Start Duration	Finish	Total	Critical
A1280	Complete Construction Phase 7	0	14-Dec-27	6	☐
Summary Construction Phase 7A					
A7550	Commence Construction Phase 7A	14 09-Sep-27	22-Sep-27	0	☐
A1450	Phase 7A - Deactivate Twy D2/Deactivate Bypass Twy South/Open Twy D/Relocate VSR (CDs)	14 09-Sep-27	22-Sep-27	0	☐
A7560	Complete Construction Phase 7A	0	22-Sep-27	0	☐
Summary Construction Phase 7B					
A7570	Commence Construction Phase 7B	83 23-Sep-27	14-Dec-27	2	☐
A1460	Phase 7B - Construct Remaining Apron Pavement/Duration (CDs)	0 23-Sep-27	14-Dec-27	0	☐
A7580	Complete Construction Phase 7B	83 23-Sep-27	14-Dec-27	2	☐
Construction					
Construction Phase Pre Activity Meetings					
A2670	Conduct Pre-Activity Meeting Phase 1A	511 24-Jun-25	15-Sep-27	0	☐
A2680	Conduct Pre-Activity Meeting Phase 1B	1 24-Jun-25	24-Jun-25	0	☐
A2690	Conduct Pre-Activity Meeting Phase 1C	1 16-Jul-25	16-Jul-25	0	☐
A2700	Conduct Pre-Activity Meeting Phase 2A	1 04-Aug-25	04-Aug-25	0	☐
A2710	Conduct Pre-Activity Meeting Phase 2B	1 13-Aug-25	13-Aug-25	0	☐
A2720	Conduct Pre-Activity Meeting Phase 2C	1 14-Oct-25	14-Oct-25	0	☐
A2730	Conduct Pre-Activity Meeting Phase 2D	1 15-Jan-26	15-Jan-26	0	☐
A2740	Conduct Pre-Activity Meeting Phase 3A	1 02-Apr-26	02-Apr-26	0	☐
A2750	Conduct Pre-Activity Meeting Phase 3B	1 10-Apr-26	10-Apr-26	0	☐
A2760	Conduct Pre-Activity Meeting Phase 3C	1 31-Aug-26	31-Aug-26	0	☐
A2770	Conduct Pre-Activity Meeting Phase 4A	1 03-Sep-26	03-Sep-26	0	☐
A2780	Conduct Pre-Activity Meeting Phase 4B	1 10-Sep-26	10-Sep-26	0	☐
A2800	Conduct Pre-Activity Meeting Phase 5A	1 09-Dec-26	09-Dec-26	0	☐
A2810	Conduct Pre-Activity Meeting Phase 5B	1 18-Dec-26	18-Dec-26	0	☐
A2820	Conduct Pre-Activity Meeting Phase 6A	1 20-May-27	20-May-27	0	☐
A2830	Conduct Pre-Activity Meeting Phase 6B	1 01-Jun-27	01-Jun-27	0	☐
A2840	Conduct Pre-Activity Meeting Phase 7A	1 31-Aug-27	31-Aug-27	0	☐
A2850	Conduct Pre-Activity Meeting Phase 7B	1 15-Sep-27	15-Sep-27	0	☐
Construction Phase Subcontractor Procurement					
A7880	Negotiate & Execute Subcontract - Striping	40 08-Apr-25	05 Jun 25	52	☐
A7950	Negotiate & Execute Subcontract - Joint Sealing	30 08-Apr-25	21-May-25	27	☐
A7960	Negotiate & Execute Subcontract - Rebar	30 08-Apr-25	21-May-25	62	☐
A7930	Negotiate & Execute Subcontract - Asphalt Paving	30 08-Apr-25	21-May-25	27	☐
A7870	Negotiate & Execute Subcontract - Electrical	15 23-Apr-25	14-May-25	10	☐
A7940	Negotiate & Execute Subcontract - Cold Planning	30 23-Apr-25	05-Jun-25	17	☐
Submittals & Procurement					
Administration Submittals & Procurement					
A9870	Prepare & Submit - Subcontractor Selection Plan	241 03-Dec 24 A	02 Mar 26	128	☐
A9880	Review & Approve - Subcontractor Selection Plan	91 03-Feb 25	27 Jun-25	106	☐
A9560	Prepare & Submit - Contractor Quality Control Program CQCP	10 03-Feb-25	20-Feb-25	46	☐
A9570	Review & Approve - Contractor Quality Control Program CQCP	5 03-Feb-25	07-Feb-25	46	☐
Procurement					
A1610	Prepare & Submit - Secure SWPPP Permit for Construction	26 23-Apr-25	30-May-25	21	☐
A1610	Review & Approve - Secure SWPPP Permit for Construction	21 30-Apr-25	30-May-25	21	☐
A1610	Prepare & Submit - Secure SWPPP Permit for Construction	82 03-Feb-25	13-Jun-25	11	☐
A1610	Review & Approve - Secure SWPPP Permit for Construction	30 23-Apr-25	05-Jun-25	17	☐
A1610	Prepare & Submit - Secure SWPPP Permit for Construction	15 23-Apr-25	14-May-25	17	☐
A1610	Review & Approve - Secure SWPPP Permit for Construction	15 15-May-25	05-Jun-25	17	☐
A1610	Prepare & Submit - Secure SWPPP Permit for Construction	15 03-Feb-25	13-Jun-25	11	☐
A1610	Review & Approve - Secure SWPPP Permit for Construction	15 03-Feb-25	28-Feb-25	57	☐
A1610	Prepare & Submit - Secure SWPPP Permit for Construction	21 04-Mar-25	04-Apr-25	57	☐

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Activity ID		Activity Name	Remaining Start Duration	Finish	Total Float	Critical
A1620		Prepare & Submit - Erosion and Sediment Control Plan	5 23-Apr-25	29- Apr-25	21	<input type="checkbox"/>
A2100		Prepare & Submit - Emergency/Contingency Plan	15 23-Apr-25	14- May-25	11	<input type="checkbox"/>
A2140		Review & Approve - Erosion and Sediment Control Plan	21 30-Apr-25	30- May-25	21	<input type="checkbox"/>
A2110		Review & Approve - Emergency/Contingency Plan	21 15-May-25	13- Jun-25	11	<input type="checkbox"/>
Administration - Submittals C-120 Airport Safety and Security			91 03-Feb-25	27-Jun-25	106	
A9820		Prepare & Submit Safety Runway Closure, Barricades, Lights	30 23-Apr-25	05- Jun-25	17	<input type="checkbox"/>
A9850		Review & Approve Safety Runway Closure, Barricades, Lights	5 23-Apr-25	29-Apr-25	17	<input type="checkbox"/>
A9840		Procure Materials for Runway Closures, Barricades and Lights	10 30-Apr-25	14- May-25	17	<input type="checkbox"/>
A9800		Administration - Submittals & Procurement - Haul/Routes, Traffic Control Yard Set Up	15 15-May-25	05-Jun-25	17	<input type="checkbox"/>
A9810		Prepare & Submit - Haul/Routes, Traffic Control Yard Set Up	26 03-Feb-25	20-Mar-25	67	<input type="checkbox"/>
A9810		Review & Approve - Haul/Routes, Traffic Control Yard Set Up	5 03-Feb-25	07-Feb-25	67	<input type="checkbox"/>
A7770		Administration - Submittals & Procurement - Safety Plan Compliance Document	21 10-Feb-25	20-Mar-25	67	<input type="checkbox"/>
A7780		Prepare & Approve (SPCD) Safety Plan Compliance Document	19 12-May-25	06-Jun-25	16	<input type="checkbox"/>
A7780		Review & Approve (SPCD) Safety Plan Compliance Document	5 12-May-25	16-May-25	16	<input type="checkbox"/>
A1660		Administration - Submittals Project FAA 7460	21 17-May-25	06-Jun-25	25	<input type="checkbox"/>
A1660		Prepare & Submit 7460 Permit for Batch Plant	45 23-Apr-25	27-Jun-25	106	<input type="checkbox"/>
A1670		Prepare & Submit 7460 Project Wide Construction Activities (Tallest Equipment)	45 23-Apr-25	27-Jun-25	37	<input type="checkbox"/>
Construction - Submittals & Procurement			241 03-Dec 24 A	02-Mar-26	128	
A1660		Construction - Submittals & Procurement P-306 Lean Concrete Base Course	29 12-May-25	23-Jun-25	6	<input type="checkbox"/>
A1660		Prepare & Submit P-306 Lean Concrete Base	29 12-May-25	23-Jun-25	6	<input type="checkbox"/>
A1670		Review & Approve P-306 Lean Concrete Base Mix Design	15 12-May-25	02-Jun-25	6	<input type="checkbox"/>
A1670		Review & Approve P-306 Lean Concrete Base Mix Design	21 03-Jun-25	23-Jun-25	8	<input type="checkbox"/>
Construction - Submittals & Procurement P-401 Asphalt Mix Pavement			22 15-May-25	16-Jun-25	10	
A1760		Construction - Submittals & Procurement - Asphalt Mix Design	15 15-May-25	05-Jun-25	17	<input type="checkbox"/>
A1770		Review & Approve P-401 Asphalt Mix Design	1 15-May-25	15-May-25	26	<input type="checkbox"/>
A9540		Construction - Submittals & Procurement - Asphalt Mix Design P-403	22 15-May-25	16-Jun-25	10	<input type="checkbox"/>
A9550		Prepare & Submit P-403 Asphalt Mix Design	1 15-May-25	15-May-25	10	<input type="checkbox"/>
A9550		Review & Approve P-403 Asphalt Mix Design	21 16-May-25	16-Jun-25	10	<input type="checkbox"/>
A9500		Construction - Submittals & Procurement - Asphalt Pavement Quality Control Plan	22 15-May-25	16-Jun-25	10	<input type="checkbox"/>
A9510		Prepare & Submit Asphalt Pavement Quality Control Plan	1 15-May-25	15-May-25	10	<input type="checkbox"/>
A9520		Review & Approve Asphalt Pavement Quality Control Plan	21 16-May-25	16-Jun-25	10	<input type="checkbox"/>
A9530		Construction - Submittals & Procurement - Asphalt Pavement Laydown Plan	22 15-May-25	16-Jun-25	10	<input type="checkbox"/>
A9530		Prepare & Submit Asphalt Pavement Laydown Plan	1 15-May-25	15-May-25	10	<input type="checkbox"/>
A9530		Review & Approve Asphalt Pavement Laydown Plan	21 16-May-25	16-Jun-25	10	<input type="checkbox"/>
Construction - Submittals & Procurement P-501 Cement Concrete Pavement			183 12-May-25	02-Mar-26	28	
A1780		Construction - Submittals & Procurement - PCQP Concrete Mix Design	31 06-Jan-26	02-Mar-26	28	<input type="checkbox"/>
A1780		Prepare & Submit P-501 Concrete Mix Design	20 06-Jan-26	09-Feb-26	27	<input type="checkbox"/>
A1790		Review & Approve P-501 Concrete Mix Design	21 10-Feb-26	02-Mar-26	48	<input type="checkbox"/>
A1800		Construction - Submittals & Procurement - Dowel Bars	29 22-May-25	03-Jul-25	174	<input type="checkbox"/>
A1810		Prepare & Submit P-501 Dowel Bar Product Data	15 22-May-25	12-Jun-25	176	<input type="checkbox"/>
A1810		Review & Approve P-501 Dowel Bar Product Data	21 13-Jun-25	03-Jul-25	290	<input type="checkbox"/>
A1820		Construction - Submittals & Procurement - Joint Sealers	29 22-May-25	03-Jul-25	174	<input type="checkbox"/>
A1830		Prepare & Submit P-501 Joint Sealers Product Data	15 22-May-25	12-Jun-25	176	<input type="checkbox"/>
A1830		Review & Approve P-501 Joint Sealers Product Data	21 13-Jun-25	03-Jul-25	290	<input type="checkbox"/>
A1880		Construction - Submittals & Procurement - Bond Breaker	34 12-May-25	30-Jun-25	177	<input type="checkbox"/>
A1880		Prepare & Submit P-501 Bond Breaker Product Data	20 12-May-25	09-Jun-25	179	<input type="checkbox"/>
A1890		Review & Approve P-501 Bond Breaker Product Data	21 10-Jun-25	30-Jun-25	293	<input type="checkbox"/>
A1890		Construction - Submittals & Procurement - Crushed Agg Base	34 12-May-25	30-Jun-25	36	<input type="checkbox"/>

Completed Work LOE Remaining LOE Actual Critical Remaining Work Milestone

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Activity ID	Activity Name	Remaining Duration	Finish	Total Float	Critical	2025	2026	2027	2028
A1840	Prepare & Submit P-209 Crushed Agg Base Specifications	20	12-May-25	35	<input type="checkbox"/>	J	F	M	A
A1850	Review & Approve P-209 Crushed Agg Base Specifications	21	10-Jun-25	51	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement - Subbase P-154		41	12-May-25	52	<input type="checkbox"/>	J	F	M	A
A7590	Prepare & Submit P-154 Subbase Specifications	20	12-May-25	52	<input type="checkbox"/>	J	F	M	A
A7600	Review & Approve P-154 Subbase Specifications	21	10-Jun-25	52	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement D-751 Manholes, Catch Basins, Inlets and Inspection Holes		34	12-May-25	36	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement - Trench Drain		34	12-May-25	36	<input type="checkbox"/>	J	F	M	A
A1920	Prepare & Submit Trench Drain Product Data	20	12-May-25	35	<input type="checkbox"/>	J	F	M	A
A1930	Review & Approve Trench Drain Product Data	21	10-Jun-25	51	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement - Reinforced Concrete Pipe		34	12-May-25	36	<input type="checkbox"/>	J	F	M	A
A1900	Prepare & Submit RCCP Product Data	20	12-May-25	35	<input type="checkbox"/>	J	F	M	A
A1910	Review & Approve RCCP Product Data	21	10-Jun-25	51	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement - Storm Drain Backfill Material		34	12-May-25	36	<input type="checkbox"/>	J	F	M	A
A1940	Prepare & Submit Storm Drain Backfill Material Specs	20	12-May-25	35	<input type="checkbox"/>	J	F	M	A
A1950	Review & Approve Storm Drain Backfill Material Specs	21	10-Jun-25	51	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement - Misc. Metals Storm Drain		34	12-May-25	36	<input type="checkbox"/>	J	F	M	A
A1960	Prepare & Submit Subsurface Drain Product Data	20	12-May-25	35	<input type="checkbox"/>	J	F	M	A
A1970	Review & Approve Subsurface Drain Product Data	21	10-Jun-25	51	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement L-100 Airfield Electrical General and Testing Requirements		117	12-May-25	194	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement - Permanent SIDA Gate Submittals		117	12-May-25	194	<input type="checkbox"/>	J	F	M	A
A2560	Prepare & Submit Perm SIDA Gate Shop Dwg & Product Data	20	12-May-25	195	<input type="checkbox"/>	J	F	M	A
A2570	Review & Approval Perm SIDA Gate Shop Dwg & Product Data	21	10-Jun-25	318	<input type="checkbox"/>	J	F	M	A
A2580	Fabricate & Deliver Perm SIDA Gate Materials	120	01-Jul-25	318	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement - Temp SIDA Gate Submittal		45	12-May-25	6	<input type="checkbox"/>	J	F	M	A
A2210	Fabricate & Deliver Temp SIDA Gate - By County	45	12-May-25	6	<input type="checkbox"/>	J	F	M	A
Construction - Submittals & Procurement L-128 Temporary Airfield Electrical Work & Misc Electrical		154	03-Dec-24	26-Sep-25	115	<input type="checkbox"/>	J	F	M
Construction - Submittals & Procurement - Electrical Materials Phase 1 & 2		46	03-Dec-24	22-Apr-25	62	<input type="checkbox"/>	J	F	M
A2350	Prepare & Submit Phase 1 & 2 Electrical Shop Dwg & Product Data	0	03-Dec-24	18-Dec-24	A	<input type="checkbox"/>	J	F	M
A2360	Review & Approve Phase 1 & 2 Electrical Shop Dwg & Product Data	10	18-Dec-24	10-Feb-25	97	<input type="checkbox"/>	J	F	M
A2380	Change Order #01 - Early Procurement of Electrical Items	5	12-Feb-25	21-Feb-25	57	<input type="checkbox"/>	J	F	M
A2370	Fabricate & Deliver Phase 1 & 2 Electrical Materials	60	22-Feb-25	22-Apr-25	92	<input type="checkbox"/>	J	F	M
Construction - Submittals & Procurement - Electrical Materials Phase 3 thru 7		78	06-Jun-25	26-Sep-25	115	<input type="checkbox"/>	J	F	M
A2410	Prepare & Submit Phase 3 thru 7 Electrical Shop Dwg & Product Data	20	06-Jun-25	128	<input type="checkbox"/>	J	F	M	A
A2420	Review & Approve Phase 3 thru 7 Electrical Shop Dwg & Product Data	21	08-Jul-25	28-Jul-25	205	<input type="checkbox"/>	J	F	M
A2430	Fabricate & Deliver Phase 3 thru 7 Electrical Materials	60	29-Jul-25	26-Sep-25	205	<input type="checkbox"/>	J	F	M
Construction - Phase 0		152	12-May-25	05-Jan-26	27	<input type="checkbox"/>	J	F	M
Construction - Phase 0 - Mobilization		152	12-May-25	05-Jan-26	27	<input type="checkbox"/>	J	F	M
Construction - Phase 0 - Mobilization - Yard Set Up - Parking Lot C		35	12-May-25	01-Jul-25	104	<input type="checkbox"/>	J	F	M
A1980	Phase 0 - Mob - Install Fence & Secure Parking Lot C	10	12-May-25	23-May-25	0	<input checked="" type="checkbox"/>	J	F	M
A2080	Phase 0 - Mob - Install Temp Water Service	7	27-May-25	04-Jun-25	3	<input type="checkbox"/>	J	F	M
A2000	Phase 0 - Mob - Install Soundwalls at Parking Lot C	8	27-May-25	05-Jun-25	121	<input type="checkbox"/>	J	F	M
A2070	Phase 0 - Mob - Reconfigure Parking Lot, Removals & Asphalt Pave	10	27-May-25	09-Jun-25	0	<input checked="" type="checkbox"/>	J	F	M
A1990	Phase 0 - Mob - Set Up Field Office Trailer at Parking Lot C	15	10-Jun-25	01-Jul-25	0	<input checked="" type="checkbox"/>	J	F	M
Construction - Phase 0 - Mobilization - Batch Plant Set Up - Parking Lot C		117	02-Jul-25	05-Jan-26	27	<input type="checkbox"/>	J	F	M
A2010	Phase 0 - Mob - F/P/S Batch Plant Footings	5	02-Jul-25	09-Jul-25	99	<input type="checkbox"/>	J	F	M
A2020	Phase 0 - Mob - Batch Plant Delivery to Site	5	22-Oct-25	28-Oct-25	27	<input type="checkbox"/>	J	F	M
A2030	Phase 0 - Mob - Setup Batch Plant	5	29-Oct-25	05-Nov-25	27	<input type="checkbox"/>	J	F	M
A2040	Phase 0 - Mob - Batch Conc Pymt Test Samples	30	06-Nov-25	05-Jan-26	27	<input type="checkbox"/>	J	F	M
Construction - Phase 0 - Mobilization - Yard Set Up - Parking Lot T		15	27-May-25	16-Jun-25	10	<input type="checkbox"/>	J	F	M
A2590	Phase 0 - Mob - Install Fence & Secure Work Area Staging Yard - Pkg Lot T	5	27-May-25	02-Jun-25	6	<input type="checkbox"/>	J	F	M

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

[illegible]

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

Activity ID	Activity Name	Remaining Start Duration	Finish	Total Float	Critical	2025												2026												2027												2028																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
A3260	Phase 1C - Install Convex Mirrors at Hangar Corners	2 12-Aug-25	13-Aug-25	4	<input type="checkbox"/>	J	F	M	A	M	J	J	A	S																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																</

Attachment A

Completed Work
LOE Remaining
LOE Actual
Remaining Work
Critical Remaining Work
Milestone

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

Activity ID	Activity Name	Remaining Start Duration	Finish	Total Float	Critical	2025	2026	2027	2028
A8140	Phase 2A- Construct Aircraft Loaded MH (1 EA) #8	9 13-Sep-25	23-Sep-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A8160	Phase 2A- Construct 12" DIP Connections RCP (3 EA) #12	3 17-Sep-25	19-Sep-25	3	<input type="checkbox"/>	J	F	M	A
Phase 2ADrainage System Trench Drain		12 07-Oct-25	21-Oct-25	0	<input type="checkbox"/>	J	F	M	A
A8930	Phase 2A- Excavate Trench Drain (520 LF) #16	3 07-Oct-25	09-Oct-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A8940	Phase 2A- Install Rebar Trench Drain (520 LF) #16	3 10-Oct-25	14-Oct-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A8170	Phase 2A- F/P/S Trench Drain (520 LF) #16	6 15-Oct-25	21-Oct-25	0	<input checked="" type="checkbox"/>	J	F	M	A
Construction - Phase 2A- Bypass Twy A- Subphase 1 of 3 - Electrical		5 07-Oct-25	11-Oct-25	7	<input type="checkbox"/>	J	F	M	A
A3460	Phase 2A- Core & Install Inpavement Temp L-852T Lights Cans (9 EA)	2 07-Oct-25	08-Oct-25	7	<input type="checkbox"/>	J	F	M	A
A3470	Phase 2A- Saw Kerf PCC & Install Conduits L-852T(L)	2 09-Oct-25	10-Oct-25	7	<input type="checkbox"/>	J	F	M	A
A3520	Phase 2A- Install Temp Inpavement Edge Light Covers (9 EA)	1 11-Oct-25	11-Oct-25	7	<input type="checkbox"/>	J	F	M	A
Construction - Phase 2B - Bypass TwyA Subphase 2 of 3		67 22-Oct-25	27-Jan-26	0	<input type="checkbox"/>	J	F	M	A
Construction - Phase 2B - Bypass TwyA- Subphase 2 of 3 - Demo & Excavation		18 22-Oct-25	14-Nov-25	17	<input type="checkbox"/>	J	F	M	A
A3530	Phase 2B - Setup Construction Work Area	1 22-Oct-25	23-Oct-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3700	Phase 2B - Disconnect & Remove Existing Electrical	2 22-Oct-25	23-Oct-25	3	<input type="checkbox"/>	J	F	M	A
A3550	Phase 2B - Prep Area for Asphalt Removal & Remove Tie Downs	1 23-Oct-25	23-Oct-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3540	Phase 2B - Cold Plane & Remove Existing Asphalt	3 24-Oct-25	27-Oct-25	0	<input type="checkbox"/>	J	F	M	A
A3560	Phase 2B - Excavate Pavement Section	7 28-Oct-25	05-Nov-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3570	Phase 2B - Over Excavate Subgrade (Preparation Method)	3 06-Nov-25	08-Nov-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3980	Phase 2B - Remove Existing Storm Drain Systems	3 12-Nov-25	14-Nov-25	17	<input type="checkbox"/>	J	F	M	A
Construction - Phase 2B - Bypass TwyA - Subphase 2 of 3 - Pymt Recon		17 09-Dec-25	06-Jan-26	8	<input type="checkbox"/>	J	F	M	A
A3580	Phase 2B - Place Subgrade Stabilization Method	3 09-Dec-25	11-Dec-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3590	Phase 2B - Place 9" Subbase (P-154)	3 12-Dec-25	16-Dec-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3600	Phase 2B - Place 9" CAB (P-209)	4 18-Dec-25	23-Dec-25	0	<input type="checkbox"/>	J	F	M	A
A3610	Phase 2B - Place 7" Asphalt & Overlay (P-401) & Mill Tie Ins	7 24-Dec-25	06-Jan-26	0	<input checked="" type="checkbox"/>	J	F	M	A
Construction - Phase 2B - Temp Asphalt Ramp GPH-3-02		4 24-Dec-25	31-Dec-25	11	<input type="checkbox"/>	J	F	M	A
A9120	Phase 2B - Mill Temp Ramp Within TSA Limits GPH-3-02	1 24-Dec-25	24-Dec-25	11	<input type="checkbox"/>	J	F	M	A
A9130	Phase 2B - Set Steel Plates Nightly Within TSA Limits (XX EA)	1 27-Dec-25	27-Dec-25	11	<input type="checkbox"/>	J	F	M	A
A9170	Phase 2B - Asphalt Pave Temp Ramp & Overlay GPH-3-02	2 29-Dec-25	31-Dec-25	11	<input type="checkbox"/>	J	F	M	A
Construction - Phase 2B - Bypass TwyA - Subphase 2 of 3 - Drainage Systems		52 12-Nov-25	27-Jan-26	0	<input type="checkbox"/>	J	F	M	A
Phase 2B - Drainage System 2B-1		20 12-Nov-25	08-Dec-25	0	<input type="checkbox"/>	J	F	M	A
A8180	Phase 2B - Install 24" RCP (132 LF) #02	4 12-Nov-25	15-Nov-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A8190	Phase 2B - Install 12" DIP (3 EA) #07	2 17-Nov-25	18-Nov-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A8220	Phase 2B - Connect New RCP to Existing Structure (1 EA) #14	2 17-Nov-25	18-Nov-25	14	<input type="checkbox"/>	J	F	M	A
A8210	Phase 2B - Construct 12" DIP Connections RCP (3 EA) #12	3 19-Nov-25	21-Nov-25	11	<input type="checkbox"/>	J	F	M	A
A8320	Phase 2B - Construct Concrete Collar (1 EA) #14	5 19-Nov-25	24-Nov-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A8200	Phase 2B - Construct Aircraft Loaded Catch Basin (1 EA) #10	9 25-Nov-25	08-Dec-25	0	<input checked="" type="checkbox"/>	J	F	M	A
Phase 2B - Drainage System 2B-2		22 12-Nov-25	10-Dec-25	1	<input type="checkbox"/>	J	F	M	A
A3660	Phase 2B - Install 24" RCP (607 LF) #02	10 12-Nov-25	22-Nov-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3670	Phase 2B - Install 12" DIP (6 EA) #07	2 24-Nov-25	25-Nov-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3730	Phase 2B - Construct Concrete Collar (1 EA) #14	5 24-Nov-25	02-Dec-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A4000	Phase 2B - Construct 12" DIP Connections RCP (3 EA) #12	5 29-Nov-25	04-Dec-25	3	<input type="checkbox"/>	J	F	M	A
A3620	Phase 2B - Construct Aircraft Loaded MH (2 EA) #08	8 29-Nov-25	08-Dec-25	0	<input checked="" type="checkbox"/>	J	F	M	A
A3630	Phase 2B - Construct Pipe Connection to Existing Storm Drain (1 EA) #13 Deep Connection	10 29-Nov-25	10-Dec-25	1	<input type="checkbox"/>	J	F	M	A
A3640	Phase 2B - Construct Aircraft Loaded Catch Basin (1 EA) #10	5 03-Dec-25	08-Dec-25	0	<input checked="" type="checkbox"/>	J	F	M	A
Phase 2B - Drainage System Trench Drain		15 07-Jan-26	27-Jan-26	0	<input type="checkbox"/>	J	F	M	A
A8230	Phase 2B - Excavate Trench Drain (842 LF) #16	4 07-Jan-26	10-Jan-26	0	<input checked="" type="checkbox"/>	J	F	M	A
A9280	Phase 2B - Install Rebar Trench Drain (842 LF) #16	5 12-Jan-26	16-Jan-26	0	<input checked="" type="checkbox"/>	J	F	M	A
A9000	Phase 2B - F/P/S Trench Drain (842 LF) #16	6 17-Jan-26	27-Jan-26	0	<input checked="" type="checkbox"/>	J	F	M	A
Construction - Phase 2B - Bypass TwyA - Subphase 2 of 3 - Electrical		6 07-Jan-26	13-Jan-26	9	<input type="checkbox"/>	J	F	M	A
A3680	Phase 2B - Core & Install Inpavement Temp L-852T Lights Cans (10 EA)	3 07-Jan-26	09-Jan-26	9	<input type="checkbox"/>	J	F	M	A

Completed Work
LOE Remaining
LOE Actual
Remaining Work
Critical Remaining Work
Milestone

Activity ID	Activity Name	Remaining Start Duration	Finish	Total Float	Critical	2025												2026												2027												2028																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
						J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A

[illegible]

[illegible]

[illegible]

Activity ID

Activity Name

Remaining Duration

Finish

Total Float

Critical

A5300

Phase 4B - Place 9" Subbase (P-154)

3 Oct-Nov-26

06-Nov-26

0

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A5310

Phase 4B - Place 9" CAB (P-209)

3 Oct-Nov-26

12-Nov-26

0

☒

A5320

Phase 4B - Place 7" Asphalt & Overlay (P-401) & Mill Tie Ins

5 Oct-Nov-26

19-Nov-26

0

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Construction - Phase 4B - Nightly Reconstruct Section Within TSA GPH-3-04

A8670

Phase 4B - Excavate & Build New Section within TSA GPH-3-04

5 Oct-Oct-26

12-Oct-26

36

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A8680

Phase 4B - Install Steel Plates Nightly per GPH-3-04

2 Oct-Nov-26

14-Oct-26

36

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A8690

Phase 4B - Asphalt Pavement Section within TSA GPH-3-04

1 Oct-Nov-26

13-Nov-26

19

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Construction - Phase 4B - Temp Asphalt Edge Ramp GPH-3-02

A9210

Phase 4B - Mill/Edge for Temp Ramp GPH-3-02

1 Oct-Nov-26

13-Nov-26

19

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A9220

Phase 4B - Asphalt Pave Temp. Ramp GPH-3-02

1 Nov-Nov-26

16-Nov-26

19

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Construction - Phase 4B - Construct Drainage Systems

Phase 4B - Drainage System 4B-1 & 4B-2

A5390

Phase 4B - Install 24" RCP (312 LF) #02

7 Oct-Oct-26

14-Oct-26

0

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A5350

Phase 4B - Connect New RCP To Existing Structure (1 EA) #14

1 Oct-Oct-26

15-Oct-26

5

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A5410

Phase 4B - Install 12" DIP (5 EA) #07

3 Oct-Oct-26

20-Oct-26

0

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A5330

Phase 4B - Construct Aircraft Loaded MH (1 EA) #08

4 Oct-Oct-26

21-Oct-26

2

☐

A5340

Phase 4B - Adjust Storm Drain Structure to Finished Grade (1 EA) #09

4 Oct-Oct-26

21-Oct-26

2

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A5400

Phase 4B - Construct 12" DIP Connections RCP (4 EA) #12

3 Oct-Oct-26

23-Oct-26

0

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Phase 4B - Drainage System 4B-3

A8240

Phase 4B - Install 18" RCP (176 LF) #01

3 Oct-Oct-26

08-Oct-26

0

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A8250

Phase 4B - Install 12" DIP (2 EA) #07

2 Oct-Oct-26

12-Oct-26

3

☐

A8410

Phase 4B - Construct Pipe Connection to Existing Storm Drain (1 EA) #13 Deep Connection

10 Oct-Oct-26

23-Oct-26

0

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A8270

Phase 4B - Construct 12" DIP Connections RCP (1 EA) #12

2 Oct-Oct-26

14-Oct-26

6

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A8260

Phase 4B - Construct Aircraft Loaded MH (1 EA) #08

5 Oct-Oct-26

20-Oct-26

3

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Phase 4B - Drainage System Trench Drain

A8280

Phase 4B - Excavate Trench Drain (670 LF) #16

4 Oct-Nov-26

25-Nov-26

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A9300

Phase 4B - Install Rebar Trench Drain (670 LF) #16

4 Oct-Nov-26

03-Dec-26

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A9290

Phase 4B - F/P/S Trench Drain (670 LF) #16

8 Oct-Dec-26

17-Dec-26

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Construction - Phase 4B Electrical

A7630

Phase 4B - Install Conduit for In-Pavement Temp Edge Lights L-968B (600LF)

2 Oct-Oct-26

30-Oct-26

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A5450

Phase 4B - Saw Kerf Existing Pavement Pavement (430 LF)

4 Oct-Nov-26

25-Nov-26

3

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A5440

Phase 4B - Core & Install Temp L-852T Light Cans (16 EA)

3 Oct-Nov-26

03-Dec-26

3

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A5460

Phase 4B - Pull & Terminate Wire for Pavement Edge Lights

2 Oct-Dec-26

08-Dec-26

3

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A5470

Phase 4B - Install Temp Impavement Edge Light Fixtures (16EA)

2 Oct-Dec-26

11-Dec-26

3

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A5480

Phase 4B - Tie In Temp Electrical Impavement Edge Lights

1 Oct-Dec-26

14-Dec-26

3

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Construction - Phase 4B Signage

A5430

Phase 4B - Install Un-Light Temp Retro Reflective Sign 5/GPH-3-06 (2 EA)

3 Oct-Nov-26

24-Nov-26

13

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A9920

Phase 4B - Install New Panels on Existing Sign

3 Oct-Nov-26

24-Nov-26

13

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Construction - Phase 4B - Relocate VSR & SIDA Gate

Phase 4B - Permanent SIDA Gate

A5170

Phase 4B - Demo Existing Pavement for SIDA Gate

1 Sep-Sep-26

18-Sep-26

8

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A5510

Phase 4B - F/P/S Conc Island Curb

2 Sep-Sep-26

22-Sep-26

8

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A5180

Phase 4B - Install Electrical for SIDA Gate

4 Sep-Sep-26

28-Sep-26

8

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A5190

Phase 4B - Install Conc Foundations for SIDA Gate Components

2 Sep-Sep-26

30-Sep-26

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A5200

Phase 4B - Install SIDA Gate Components

6 Oct-Oct-26

08-Oct-26

8

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A5210

Phase 4B - Install SIDA Electrical - Siemens

7 Oct-Oct-26

20-Oct-26

8

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A5220

Phase 4B - Restore Pavement Around SIDA Island

2 Oct-Oct-26

22-Oct-26

8

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A5800

Phase 4B - Paint Permanent VSR at Permanent SIDA Gate

1 Oct-Oct-26

23-Oct-26

8

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A5780

Phase 4B - Activate Permanent SIDA Gate

1 Oct-Oct-26

26-Oct-26

8

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Phase 4B - Temporary SIDA Gate

2025

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JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

Activity ID	Activity Name	Remaining Start Duration	Finish	Total Float	Critical	2025												2026												2027												2028																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
A8770	Phase 4B - Obliterate Existing Markings at Temp SIDA Gate	3 27-Oct-26	29-Oct-26	8	<input type="checkbox"/>	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J	J	F	M	A	M	J

Completed Work
LOE Remaining
LOE Actual
Remaining Work
Critical Remaining Work
Milestone

[illegible]

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

Activity ID	Activity Name	Remaining Duration	Start	Finish	Total Float	Critical	2025												2026												2027												2028																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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Construction - Phase 5B - Taxiway A (Non RSA) - Electrical - Full Section AC																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
A5870	Phase 5B - Twy A - Install Conduit for Impavement Edge Lights L-868B	17	30-Apr-27	25-May-27	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

Completed Work
LOE Remaining
LOE Actual
Remaining Work
Critical Remaining Work
Milestone

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JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

Activity ID	Activity Name	Remaining	Start	Finish	Total	Critical												
		Duration			Float													
A6570	Phase 6B - Twy D (Non-RSA) - 7" Asphalt Pavement (P-401) Full Section	2	16-Aug-27	17-Aug-27	0	☑												
A6580	Phase 6B - Twy D (Non-RSA) - Asphalt Pavement Overlay (P-403) & Mill Tie Ins	4	18-Aug-27	23-Aug-27	0	☑												
Construction - Phase 6B - Taxiway D (Non RSA) - Drainage System Taxiway A																		
A7830	Phase 6B - Install 12" RCP (250 LF) #6	9	09-Jul-27	21-Jul-27	10													
A8970	Phase 6B - Connect RCP to Existing Structure (1 EA) #14	4	09-Jul-27	14-Jul-27	10	☑												
A8960	Phase 6B - Construct Aircraft Loaded Catch Basin (1 EA) #10	1	15-Jul-27	15-Jul-27	14	☑												
Construction - Phase 6B - Taxiway D (Non RSA) - Electrical																		
A6640	Phase 6B - Twy D (Non-RSA) - Install Conduit for Pymt Edge Lights	36	20-Jul-27	08-Sep-27	0	☑												
A6650	Phase 6B - Twy D (Non-RSA) - Core Asphalt & Install Pymt Edge Lights	5	20-Jul-27	26-Jul-27	10	☑												
A6660	Phase 6B - Twy D (Non-RSA) - Pull & Terminate Wire Pavement Edge Lights L-867B	3	24-Aug-27	26-Aug-27	0	☑												
A6670	Phase 6B - Twy D (Non-RSA) - Install Taxiway Edge Light	3	27-Aug-27	31-Aug-27	0	☑												
Construction - Phase 6B - Twy D (Non-RSA) - Signs																		
A9670	Phase 6B - Twy D (Non-RSA) - Signs	5	01-Sep-27	08-Sep-27	0	☑												
Construction - Phase 6B - Taxiway D (Non RSA) - Signs																		
A9670	Phase 6B - Twy D (Non-RSA) - Signs	8	18-Aug-27	27-Aug-27	7	☑												
A9670	Phase 6B - Twy D (Non-RSA) - Signs	6	18-Aug-27	25-Aug-27	7	☑												
A9660	Phase 6B - Twy D (Non-RSA) - Signs	2	26-Aug-27	27-Aug-27	7	☑												
Construction - Phase 6B - Taxiway D (RSA)																		
Construction - Phase 6B - Taxiway D (RSA) - PCQP Construction																		
A7200	Phase 6B - Twy D (RSA) - PCQP Construction	61	09-Jun-27	03-Sep-27	2													
A6680	Phase 6B - Twy D (RSA) - Pre Build Rebar Cages for PCQP Pavement	50	09-Jun-27	19-Aug-27	13													
A6690	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #1	3	09-Jun-27	11-Jun-27	2	☑												
A6700	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #2	4	14-Jun-27	17-Jun-27	2	☑												
A6710	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #3	4	21-Jun-27	24-Jun-27	2	☑												
A6720	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #4	4	25-Jun-27	30-Jun-27	2	☑												
A6730	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #5	4	01-Jul-27	07-Jul-27	2	☑												
A6740	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #6	4	08-Jul-27	13-Jul-27	2	☑												
A6750	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #7	4	14-Jul-27	19-Jul-27	2	☑												
A7050	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #8	4	20-Jul-27	23-Jul-27	2	☑												
A6800	Phase 6B - Twy D (RSA) - Excavate, Build Section, Pour PCC Pour #9	4	26-Jul-27	29-Jul-27	2	☑												
A6860	Phase 6B - Twy D (RSA) - Excavate Tie Into Runway 2L-20R	5	30-Jul-27	05-Aug-27	13	☑												
A6870	Phase 6B - Twy D (RSA) - Grind Tie In Key at Runway 2L-20R	5	06-Aug-27	12-Aug-27	13	☑												
A6880	Phase 6B - Twy D (RSA) - Grind Tie In Key at Runway 2L-20R	5	13-Aug-27	19-Aug-27	13	☑												
Construction - Phase 6B - Taxiway D (RSA) - PCQP Finishes																		
A6760	Phase 6B - Twy D (RSA) - PCQP Finishes	14	30-Jul-27	18-Aug-27	14													
A6770	Phase 6B - Twy D (RSA) - Grind Concrete Pavements	3	30-Jul-27	03-Aug-27	14	☑												
A6780	Phase 6B - Twy D (RSA) - Install PCQP Joint Seal	8	04-Aug-27	13-Aug-27	14	☑												
A6790	Phase 6B - Twy D (RSA) - Punch Out PCQP	3	16-Aug-27	18-Aug-27	14	☑												
Construction - Phase 6B - Taxiway D (RSA) - Asphalt Shoulder																		
A6810	Phase 6B - Twy D (RSA) - Asphalt Shoulder	9	30-Jul-27	11-Aug-27	2	☑												
A6820	Phase 6B - Twy D (RSA) - Place 10" CAB (P-209) Shoulder	2	30-Jul-27	02-Aug-27	2	☑												
A8090	Phase 6B - Twy D (RSA) - Place Subgrade Stabilization Method P-159	2	06-Aug-27	09-Aug-27	2	☑												
A8980	Phase 6B - Twy D (RSA) - Place 4" Asphalt (P-401) Shoulder	2	10-Aug-27	11-Aug-27	2	☑												
Construction - Phase 6B - Taxiway D (RSA) - Electrical in Asphalt Shoulder																		
A8990	Phase 6B - Twy D (RSA) - Electrical in Asphalt Shoulder	54	21-Jun-27	03-Sep-27	2													
A6840	Phase 6B - Twy D (RSA) - HH-01 Aircraft Rated Electrical Handhole, 4x4x4	5	21-Jun-27	25-Jun-27	32	☑												
A6850	Phase 6B - Twy D (RSA) - HH-02 Aircraft Rated Electrical Handhole, 4x4x4	5	21-Jun-27	25-Jun-27	32	☑												
A6970	Phase 6B - Twy D (RSA) - Install Conduit for Edge Lights	3	03-Aug-27	05-Aug-27	2	☑												
A7230	Phase 6B - Twy D (RSA) - Core Asphalt & Install Pymt Edge Lights	3	12-Aug-27	16-Aug-27	2	☑												
A7260	Phase 6B - Twy D (RSA) - Reinstall Existing L-862E Runway Threshold Light	5	17-Aug-27	23-Aug-27	2	☑												
A8950	Phase 6B - Twy D (RSA) - Pull & Terminate Wire Pavement Edge Lights	4	24-Aug-27	27-Aug-27	2	☑												
A7720	Phase 6B - Twy D (RSA) - Pull & Terminate Wire Pavement Edge Lights	5	30-Aug-27	03-Sep-27	2	☑												
A7820	Phase 6B - Twy D (RSA) - Drainage A2 South	12	09-Jun-27	25-Jun-27	25	☑												
A9680	Phase 6B - Twy D (RSA) - Drainage A2 South	2	09-Jun-27	10-Jun-27	25	☑												
A7720	Phase 6B - Twy D (RSA) - Drainage A2 South	8	11-Jun-27	23-Jun-27	27	☑												
A7820	Phase 6B - Twy D (RSA) - Drainage A2 South	10	11-Jun-27	25-Jun-27	25	☑												
A9680	Phase 6B - Twy D (RSA) - Drainage A2 South	7	28-Jun-27	07-Jul-27	44	☑												
A9680	Phase 6B - Twy D (RSA) - Drainage A2 South	2	28-Jun-27	29-Jun-27	44	☑												

Completed Work
LOE Remaining

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Attachment A

Activity ID	Activity Name	Remaining Duration	Start	Finish	Total Float	Critical
A6900	Phase 6B - Build House Keeping Pads (3 EA)	5	30-Jun-27	07-Jul-27	44	<input type="checkbox"/>
Construction - Phase 6B - Taxway D RSA - Finish Grading						
A6920	Phase 6B - (RSA) Backfill Asphalt & Grade Contours	15	12-Aug-27	01-Sep-27	4	<input type="checkbox"/>
A9240	Phase 6B - (RSA) Seed Slopes RSA	5	12-Aug-27	16-Aug-27	4	<input type="checkbox"/>
A9250	Phase 6B - (RSA) Punch List RSA	5	19-Aug-27	25-Aug-27	4	<input type="checkbox"/>
Construction - Phase 7						
Construction - Phase 7A - Deactivate Twy D2 & Bypass TwyA Reopen Twy D & Relo VSR/Restore Lights		61	09-Sep-27	14-Dec-27	0	<input type="checkbox"/>
Construction - Phase 7A - Striping Taxway D/D2/A & VSR						
A6900	Phase 7A - Place Airfield Pmnt Mkgs Twy D/D2 & VSR	10	09-Sep-27	22-Sep-27	0	<input type="checkbox"/>
A7250	Phase 7A - Paint Green Shoulder	5	09-Sep-27	15-Sep-27	2	<input type="checkbox"/>
A6880	Phase 7A - Blackout Airfield Pmnt Mkgs	1	16-Sep-27	16-Sep-27	2	<input type="checkbox"/>
A8020	Phase 7A - Activate New Twy D/A & VSR	1	21-Sep-27	21-Sep-27	0	<input checked="" type="checkbox"/>
A6890	Phase 7A - Obliterate Existing Pmnt Mkgs	1	22-Sep-27	22-Sep-27	0	<input checked="" type="checkbox"/>
Construction - Phase 7A - Affield Signs						
A6950	Phase 7A - Remove Airfield Guidance Sign Foundation	8	09-Sep-27	20-Sep-27	2	<input type="checkbox"/>
A9370	Phase 7A - Form & Pour Permanent Airfield Sign Foundation	5	09-Sep-27	15-Sep-27	0	<input checked="" type="checkbox"/>
A8420	Phase 7A - Install Permanent Airfield Signs	3	16-Sep-27	20-Sep-27	0	<input checked="" type="checkbox"/>
Construction - Phase 7A - Electrical						
A6920	Phase 7A - Install L-867B Cover Plates @ Twy D2 Edge Lights	7	09-Sep-27	17-Sep-27	1	<input type="checkbox"/>
A6930	Phase 7A - Restore Edge Lights @ Twys J & H	3	09-Sep-27	13-Sep-27	1	<input type="checkbox"/>
A6940	Phase 7A - Install L-868B Cover Plates @ Twy A Edge Lights	2	14-Sep-27	15-Sep-27	1	<input type="checkbox"/>
Construction - Phase 7B - Construct Remaining Apron Pavement & Grooves Taxway E						
Construction - Phase 7B - Taxway D Pavement Reconstruct Section		51	23-Sep-27	14-Dec-27	0	<input type="checkbox"/>
Construction - Phase 7B - Construct Remaining Apron Pavement - Demo & Excavation - Twy D						
A6960	Phase 7B - Twy D - Setup Construction Work Area	8	23-Sep-27	05-Oct-27	14	<input type="checkbox"/>
A6980	Phase 7B - Twy D - Cold Plane & Remove Existing Pavement Section	1	23-Sep-27	23-Sep-27	14	<input type="checkbox"/>
A6990	Phase 7B - Twy D - Excavate Pavement Section	2	24-Sep-27	27-Sep-27	14	<input type="checkbox"/>
A7000	Phase 7B - Twy D - Over Excavate Subgrade (Preparation Method)	3	28-Sep-27	30-Sep-27	14	<input type="checkbox"/>
Construction - Phase 7B - Construct Remaining Apron Pavement - Asphalt Pmnt Recon - Twy D						
A7060	Phase 7B - Twy D - Place Subgrade Stabilization Method P-159	2	04-Oct-27	05-Oct-27	14	<input type="checkbox"/>
A7070	Phase 7B - Twy D - Place 9" Subbase (P-154)	16	08-Oct-27	29-Oct-27	12	<input type="checkbox"/>
A7080	Phase 7B - Twy D - Place 9" CAB (P-209)	4	08-Oct-27	13-Oct-27	12	<input type="checkbox"/>
A7090	Phase 7B - Twy D - Place 7" Asphalt (P-401) Mill & Overlay	5	14-Oct-27	20-Oct-27	12	<input type="checkbox"/>
Construction - Phase 7B - Twy D Nightly Reconstruct Section GPH-3-04						
A8450	Phase 7B - Twy D - Excavate Section & Build New Section GPH-3-04	5	14-Oct-27	20-Oct-27	19	<input type="checkbox"/>
A8460	Phase 7B - Twy D - Install Steel Plates Nightly GPH-3-04 (XX EA)	2	21-Oct-27	22-Oct-27	19	<input type="checkbox"/>
A8660	Phase 7B - Twy D - Place 7" Asphalt Nightly Reconstruct Section GPH-3-04	1	26-Oct-27	26-Oct-27	18	<input type="checkbox"/>
Construction - Phase 7B - Taxway A Asphalt Pavement Reconstruct Section						
Construction - Phase 7B - Construct Taxway A - Demo & Excavation		51	23-Sep-27	14-Dec-27	0	<input type="checkbox"/>
Construction - Phase 7B - Setup Construction Work Area						
A7010	Phase 7B - Twy A - Cold Plane & Remove Existing Pavement Section	10	23-Sep-27	07-Oct-27	0	<input type="checkbox"/>
A7020	Phase 7B - Twy A - Excavate Pavement Section	1	23-Sep-27	23-Sep-27	0	<input checked="" type="checkbox"/>
A7030	Phase 7B - Twy A - Excavate Pavement Section	2	24-Sep-27	27-Sep-27	0	<input checked="" type="checkbox"/>
A7040	Phase 7B - Twy A - Over Excavate Subgrade (Preparation Method)	3	28-Sep-27	30-Sep-27	0	<input type="checkbox"/>
A7150	Phase 7B - Twy A - Remove Existing Drainage	2	04-Oct-27	05-Oct-27	0	<input checked="" type="checkbox"/>
Construction - Phase 7B - Construct Taxway A - Asphalt Pmnt Recon						
A7100	Phase 7B - Twy A - Place Subgrade Stabilization Method P-159	2	06-Oct-27	08-Nov-27	0	<input checked="" type="checkbox"/>
A7110	Phase 7B - Twy A - Place 9" Subbase (P-154)	9	26-Oct-27	27-Oct-27	0	<input checked="" type="checkbox"/>
A7120	Phase 7B - Twy A - Place 9" CAB (P-209)	2	28-Oct-27	29-Oct-27	0	<input checked="" type="checkbox"/>
A7130	Phase 7B - Twy A - Mill & Overlay Asphalt (P-401)	3	01-Nov-27	04-Nov-27	0	<input checked="" type="checkbox"/>
Construction - Phase 7B - Twy A - Nightly Reconstruct Section GPH-3-04 VSR						
		22	06-Oct-27	06-Nov-27	11	<input checked="" type="checkbox"/>

JWA Twy A, D E Reconstruction - Baseline IFC

Schedule Update

Data Date: 01-Feb-25
Run Date: 06-Mar-25

Activity ID	Activity Name	Remaining Duration	Start	Finish	Total Float	Critical	2025												2026												2027												2028																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Appendix C – Subcontractor, Supplier, and Service Vendor Selection

Reference attached file for vendor selection.



**COUNTY OF ORANGE, OC PUBLIC WORKS
CONTRACT NO. MA-080-24010874
SELECTED SUBCONTRACTORS AND SUPPLIERS**

In accordance with contract section 2.8.4.1 this document identifies the recommended subcontractors and suppliers selected for the Taxiway A, D, and E Reconstruction project. The selected subcontractor and suppliers are based on a "Best Value" selection criteria as outlined in Flatiron's Subcontracting Plan.

TABLE 1 – SUMMARY OF RECOMMENDED SUBCONTRACTORS AND SUPPLIERS

SCOPE	SELECTED SUBCONTRACTOR / SUPPLIER	CONTRACT VALUE \$
Hot mix Asphalt	All American Asphalt	\$6,955,792.00
Cold Planing	All American Asphalt	\$1,778,495.00
Electrical	Royal Electric Company	\$7,683,533.00
Masonry	L Johnson Construction Inc.	\$174,274.00
Rebar (supply and placement)	CMC Rebar	\$1,097,965.00
Saw and Seal (PCC)	MCS Morales	\$876,111.00
Striping	Specialized Pavement Marking	\$1,405,178.00
Grooving	RE Mason	\$154,480.00
Corrective Grinding	RE Mason	\$118,991.00
Aggregate – Lean / PCC	Vulcan Materials	\$1,733,424.00
Aggregate - Roadway	Vulcan Materials	\$2,935,071.00
Cement Buy Haul - PCC & Lean	CalPortland	\$936,229.00
Flyash / Slag Cement Buy Haul	EcoMaterial Technology and Valencia Trucking	\$214,981.00
Admixtures	Sika	\$61,472.00
Geotextiles	Hanes Geo Components	\$291,612.00
Miscellaneous Iron and Steel	Long Beach Iron Works	\$98,179.00
RSC Cement Buy	CMAX Cement	\$398,460.00
PCC Supplies	Pacific Highway	\$407,366.00
Ready Mix Concrete	Cemex	\$779,463.00


FLATIRON

COUNTY OF ORANGE, OC PUBLIC WORKS
CONTRACT NO. MA-080-24010874
SELECTED SUBCONTRACTORS AND SUPPLIERS

SWPPP Materials	Ferguson Waterworks	\$16,535.00
Trucking	Various	\$5,234,353.00
Underground Pipe Products	Ferguson Waterworks	\$164,896.00
Underground RCP Pipe	Thompson Pipe Group	\$167,726.00
Trench Drain	Ferguson Waterworks	\$630,974.00
Quality Control	MB Professional Services	\$2,819,427.00
Sweeping	Various	\$1,450,240.00
Survey	Culver Group	\$444,000.00
Water Truck	Titan Disposal Company	\$1,130,369.00
Airfield Traffic Control Devices	Mountain Electric	\$256,684.00



Appendix D – JWA GMP Estimating Assumptions and Clarifications

Reference attached file for list of estimating assumptions and clarification.

GMP General Assumptions

A. Guaranteed Maximum Price Cost (GMP):

The submitted Guaranteed Maximum Price (GMP) proposal by CMARE Flatiron West, Inc. (Flatiron or Contractor) represents the final proposal for the entire scope of work to be performed during the construction phase of the John Wayne Airport Taxiway A, D, and E Reconstruction Project (JWA Taxiway). This document outlines CMARE's clarifications and assumptions that form the basis of the GMP proposal.

The proposal is developed based on key clarifications and assumptions made during the preconstruction services. The pricing is determined using the final Issued for Construction (IFC) set of drawings, which include:

- Final IFC SNA Taxiway ADE Plans
- Final IFC SNA Taxiway ADE Technical Specifications (with CSPP)

B. Drawings & Specification Changes Post-Contract Execution:

Any changes to the Issued for Construction (IFC) Drawings or Specifications after contract execution will be addressed through change orders, which may adjust the contract value, unit price or lump sum value, or schedule as needed. These changes can include design modifications, specification updates, phasing sequence adjustments, or external factors such as delays or unforeseen conditions. All changes will be documented, evaluated, and agreed upon by both parties to ensure proper adjustments to the overall project cost and schedule.

C. Notice to Proceed (NTP):

This GMP proposal assumes that the Notice to Proceed (NTP) will be issued no later than May 12, 2025. Any delay in issuing the NTP will require adjustments to the baseline schedule and project costs, which are not included in this GMP proposal. Changes to the NTP date will be managed through a contract change order or contingency allowances.

D. Labor Agreements:

Pricing assumes the use of master labor agreements negotiated between general contractors and local labor unions. Flatiron and its subcontractors employ a unionized workforce and adhere to established union agreements. These unions offer structured apprenticeship programs that provide workers with essential training, experience, and certifications. As a result, employing unionized crews is expected to meet the "Skilled and Trained" workforce requirement, as no additional stipulations or specific requirements are outlined in the contract.

E. Construction Schedule Assumption:

Construction Operations Schedule:

- Construction Schedule: NTP on May 12, 2025 – Substantial Completion December 20, 2027.
- Total Project Duration: 952 calendar days.
- Weather Days: 57 are included in the baseline schedule.

Construction Services Duration:

- This GMP includes a total of 36 months of construction services:
- 2 months for preparation and setup
- 32 months for physical construction
- 3 months for punch list, closeout, and demobilization

Daily Construction Activities:

- It is assumed that all calendar days are available and that all daily construction activities will proceed without disruption. Any impacts beyond Flatiron's control—including, but not limited to, delays, early pickups, work stoppages, or slowdowns—will require compensation to Flatiron and/or subcontractors.

Schedule Adjustments:

- Any deviations from these scheduling assumptions will require a contract change order to account for additional time and associated costs.

F. Contingency Log:

The Project Contingency Log was developed from the Project Risk Register Log to effectively manage costs, mitigate risks, and facilitate a cooperative schedule during the preconstruction phase. This log categorizes potential risks and related costs into defined groups for payment purposes. Flatiron has excluded these risks and associated costs from the GMP proposal. The contingency items will be applied as specified in the log throughout construction. Timely

execution of requested contingencies is expected to avoid any delays or disputes.

G. Escalation Costs:

The GMP proposal includes escalation for labor (5% annually) and materials (3% annually) based on the construction schedule. For significant price increases in permanent materials, Section 15.2 of the General Requirements will apply. Additionally, Flatiron will collaborate with JWA under the "Changes" section of the General Conditions to address such issues. JWA acknowledges and agrees to work in good faith to resolve any unforeseen escalation-related circumstances.

H. Escorts and Flaggers:

Flatiron assumes that escort and flagging procedures will follow the agreements established during pre-construction services and or as outlined in the approved submittal C-105-3. Any additional services beyond those discussed or documented in the approved submittals shall be explicitly compensated through the designated contingency item.

I. Exclusions – Dove Street Entrance Management:

Costs for managing the Dove Street entrance during active construction hours are excluded and assumed to be handled by John Wayne Airport.

J. Exclusions – Quail Street Gate Guard:

A gate guard at the Quail Street or other gates entrances is excluded from Flatiron's GMP. JWA will provide a gate guard as needed during construction when requested.

K. Employee Parking:

This GMP proposal does not include costs for contractor employee parking. It is assumed that all contractor employees will park at Parking Structure C at no cost. The parking facility should provide convenient and easily accessible entry for contractors to ensure efficient site access. The parking process shall adhere to the pre-approved preconstruction submittal #35, outlining designated access points, easily attainable parking permits, and any other relevant procedures to maintain an efficient use of the parking structure.

L. Staging Locations:

The following staging areas will be provided per submittal C-120-4:

1. Laydown at the south end of the runway (The Boneyard)
2. Laydown near Parking Structure C (C-Lot)
3. T-Lot north of I-405

M. Saw-Cutting Operations:

Flatiron assumes that Submittal #0-1 – Coordination Plan for Saw-Cutting Operations, will be approved by John Wayne Airport (JWA) and the proposed plan for daytime saw-cutting will be acceptable to the airport operations team. The proposed plan assumes the following:

- Daytime saw-cutting can take place between 10:00AM and 1:00PM.
- The duration of each saw-cutting session will be approximately 20 minutes.
- The airport operations team will approve enough saw-cutting sessions per day to ensure the completion of crack control cuts in the PCCP.

N. Early Submission of Submittals

Flatiron and JWA acknowledge the importance of timely submission, review, and approval of all required startup submittals. It is understood that JWA will review these submittals prior to or at the issuance of the Notice to Proceed (NTP). All early work submittals will be submitted, reviewed, and approved in a prompt manner, ensuring alignment with project schedules. Additionally, Flatiron and JWA will collaborate closely throughout the submittal process to address any concerns or revisions efficiently, minimizing potential delays during project startup and early construction activities.

O. Sweeper and Water Truck Costs:

The GMP proposal includes one full-time operated sweeper truck and one full-time operated water truck during nightly construction activities. Any additional sweeper and water truck services outside of construction operation hours have been agreed upon during pre-construction services and outlined in the approved submittal (C-120-5). Services beyond those specified in these documents will be compensated through the designated contingency item.

Taxiway A Reconstruction Project

CMARE Clarifications and Assumptions

GMP Proposal

P. Hazardous or Contaminated Soil or Materials:

Flatiron has been notified that no hazardous or contaminated materials or soils have been identified on the project. Therefore, no budget or allowance for such materials has been included. In the event that hazardous or contaminated materials or soils are discovered, a contingency item has been established to cover the associated costs and impacts.

Q. Runway Closures:

Runway 2R-20L will be closed nightly by airport operations, and Flatiron will not perform this activity. The contractor will perform nightly closures of Runway 2L-20R during work hours for tasks within the RSA.

R. Construction Surveying:

Pricing includes the cost of pre-construction surveys, construction surveys, and post-construction surveys to document final conditions. No allowance has been made to survey outside of the project limits. Nor has an allowance been made to establish new control points.

S. Office Space or Materials:

The GMP proposal does not include a budget for office space, office supplies, or any materials for JWA, AECOM, or Orange County personnel.

T. Badging Appointments:

The GMP badging proposal assumes the fingerprinting appointments require an average of 1 hours and the training courses require an average of 4 hours per employee. The pricing assumes fingerprinting and training appointments will be available for enrollment within 1 week of any given date.

U. Badging Cost:

Flatiron assumes badging prices will not be increased for the duration of the project. The GMP price includes \$52 per person per badge.

V. Subcontractor and Supplier Pricing:

Pricing incorporates rates from approved subcontractors and suppliers (Submittal #0-14).

W. Project Subcontractors:

Flatiron assumes that the approval of the Construction Services Contract by the County of Orange Board of Supervisors on April 22, 2025, is binding and will allow Flatiron to submit project contracts to the pre-approved subcontractors. This will enable the immediate distribution of subcontracts and facilitate an expedited project startup as shown in the baseline schedule and Notice to Proceed (NTP).

X. Rejected Work:

The GMP proposal does not include additional costs or schedule time to perform additional rework or rejected work. Any costs associated with rework or replacement of work deemed unacceptable will be addressed through contingency allowances.

Y. Quantity Growth Adjustment:

GMP pricing is based on pre-agreed-upon quantities established during pre-construction services between all parties. Any substantial growth or decrease in quantities, not covered within the approved contingency log, will be addressed through a contract change order.

Z. Indirect Project Costs:

The GMP proposal includes Bid Item #169 for Indirect Project Costs, which will be billed throughout construction. These costs are accounted for as a lump sum based on a 952-calendar-day schedule.

AA. Productivity Rates:

The productivity rates established in the GMP are based on the assumption that there will be no delays to the project's hours of operation, as outlined in the contract documents. Additionally, it is assumed that access to work phases will remain unencumbered by airport operations or other subcontractors. Any changes to these conditions, including delays or restricted access, will impact productivity rates. Impacts to these productivity rates will be addressed through a contingency item or a contract change order to ensure proper compensation.

BB. Coordination with Other Airport Subcontractors:

Flatiron is to cooperate and coordinate with other Airport Subcontractors. Pricing excludes additional unreasonable costs to coordinate with other airport subcontractors including delays and or changes to the contractors' scope of work.

CC. Long-Lead Procurement Exclusions:

Pricing does not include material costs for long-lead electrical items in Phases 1 and 2, as per Submittal #20.

DD. Owner-Supplied Materials:

Owner-supplied materials must be delivered in a timely manner to avoid delays.

EE. Existing Irrigation:

The GMP pricing does not include allowances or pricing for the investigation, reconnection, or support of any existing irrigation network at the airport. It is assumed that all existing irrigation systems will be completely removed without hesitation or additional considerations. Any work related to the existing irrigation, including investigation or modifications, will require a contract change order or contingency.

II. Demolition / Earthwork / Site Civil Assumptions**A. Lump Sum Items:**

Pricing for lump sum items in the GMP schedule of values, including excavation, asphalt removal, aggregate placement, and PCCP work, is based on the information provided in the IFC plan set. It is assumed that no significant changes will be made to elevations, grades, widths, or lengths for these items beyond what is outlined in the approved plans. Any modifications impacting these quantities may require adjustments through change orders.

B. Groundwater Assumptions:

Pricing assumes no groundwater will be encountered during excavation based on boring log data.

C. Asphalt Reuse:

The GMP proposal assumes that all existing asphalt pavement can be readily milled using standard methods and reused for over-excavation backfill and subgrade stabilization, as outlined in the contract drawings. If additional methods or equipment are required to produce sufficient milled material for reuse, this will necessitate a change order or contingency request to cover the additional costs.

D. Subgrade Stabilization Over Material:

It is assumed that existing asphalt will be ground and processed using standard industry methods for use as subgrade stabilization material for over-excavated subgrade. Any additional processing or mitigation efforts beyond standard industry practices will be addressed through contingency funds or a change order.

E. Over-Excavation Quantities:

The GMP allowances for over-excavation and subgrade stabilization quantities are based on percentage assumptions outlined in the technical specifications P-152 and P-159. Any changes to these quantities may lead to significant logistical adjustments in the flow of materials throughout the project. Any alterations to these quantities will be addressed through allowances or the contingency item to ensure proper compensation and maintain project continuity.

F. Asphalt Disposal:

The GMP proposal includes the disposal of 13,445 cubic yards (CY) of asphalt materials. All remaining asphalt material will stay on-site and be allocated for use as backfill material and subgrade stabilization. Any excess asphalt disposal costs will be addressed through contingency funds or a change order.

G. Material Removal Assumptions:

Boring data and initial site investigation indicates only asphalt and aggregates are present within removal sections. Removal of concrete, lean concrete base, petromat, or other unknown materials is excluded.

H. Soil Conditions:

Cohesive soils are expected throughout the project, and the 95% compaction requirement is explicitly accounted for in the GMP proposal. Any additional compaction requirements beyond this specified level are not included in the GMP and will require a contract change order to address the associated cost and schedule impacts.

I. Geotechnical Support & Determination:

The GMP pricing excludes all geotechnical subgrade determinations. The owner is responsible for providing all geotechnical engineer determinations and ensuring timely, accurate subgrade assessments without causing production delays or rework. Any rework resulting from incorrect subgrade stabilization methods, as determined by the geotechnical assessments, will require full compensation for the associated schedule delays and costs. These costs will be addressed through the contingency allocated for this work.

J. Geotechnical Engineer:

Flatiron assumes the owner provided geotechnical engineer will be on site during all excavation operations. In addition, Flatiron assumes the geotechnical engineer will be available upon request for timely inspection scheduling.

III. Underground Utilities Assumptions

A. Temporary Drainage Connections:

Costs for designing or installing temporary drainage connections are excluded. Drainage will be constructed per the phased drawings.

B. Storm System Investigations:

No costs are included for additional investigation on existing storm systems outside of work area.

C. Utility Subgrade:

Pricing assumes no over-excavation or subgrade stabilization is required for installing new underground utilities. The existing subgrade at the trench bottom is assumed to be constructable with standard efforts.

IV. Paving Assumptions

A. On-Site Batch Plant:

Flatiron's concrete batch plant will be exclusively located at Parking Lot C, as specified in the approved submittal C-105-7, with no exceptions. Due to insufficient grid capacity, the batch plant will be powered by on-site generators to ensure uninterrupted operations.

B. Equipment Storage:

The concrete paving equipment can be stored on-site within the Phase limits behind low-profile barricades during ongoing paving operations. Equipment will remain outside the Runway Object Free Area (ROFA) as shown on the plans.

C. Paving Equipment:

The GMP assumes that a paving screed and forms are acceptable for use within the RSA. Outside of the RSA, paving screed will be utilized for areas with irregularly shaped concrete panels and small concrete pavement pours. This assumption does not exclude finish products from being inspected for compliance with project plans and specifications.

D. Cement Usage:

Preparatory cement is assumed to be approved for rapid-strength concrete in the RSA. This assumption does not exclude concrete mix designs from being submitted for approval.

V. SIDA Gate Assumptions

A. Temporary Gate Configuration:

The temporary SIDA gate will match the configuration of the existing East perimeter SIDA gate.

B. Scope of Supply:

Temporary and permanent gate materials will be supplied per the drawings and Siemen's proposed scope of work.

C. Siemens Coordination:

Flatiron assumes Siemens has reviewed and understood the updated plans, specifications, and requirements in coordination with the County.

D. Temporary Gate Responsibilities

In addition to the materials listed in the SIDA gate specifications, Flatiron assumes the County will be providing one (1) badge status indicator light.

E. Permanent Gate Responsibilities

Flatiron assumes the County will be providing the materials for the emergency phone, emergency phone anchors, strobe, call box, VLAN programming, fiber patch panel, facility backup power, and network switch gear/patch panels. The County is not responsible for hardware installation.

F. Owner-Supplied SIDA Gate Materials:

Owner-supplied SIDA gate materials must be delivered to the contractor 5 days prior to installation in order to avoid delays.

G. Owner Approval

Flatiron assumes JWA will provide pre-approval for the SIDA gate switch-over to ensure there are no delays in opening the temporary and permanent SIDA gates. Approval is to be provided 2 days prior to the switch-over shift.

H. VLAN Programming

Flatiron assumes JWA will configure the virtual local area networks (VLAN) on the network switch at the time allocated, as determined by Flatiron's schedule, to ensure there are no delays in opening the temporary and permanent SIDA gates.

I. Guard Booth

Flatiron assumes there is no guard booth to be installed for either the temporary or permanent SIDA gates.

J. Field Layout

Flatiron assumes JWA will provide field layout for the SIDA gate components that do not have specified locations or coordinates on the plan sheets. (E.g. The red obstruction light). Layout is to be provided by a JWA representative within 48 hours of the contractor's request.

VI. Environmental Assumptions

A. Archaeologist Costs:

The GMP does not include any costs for an archaeologist or paleontologist. Any additional cost resulting from the services of an archaeologist or paleontologist will be addressed via the contingency log or a change order.

B. Recycling:

Pricing assumes that crushed asphalt and concrete that is reused on-site or re-used at a third-party facility may be an acceptable form of waste diversion as required by the JWA Construction and Demolition 65% Diversion Program.

C. Fire Ant Risk:

Flatiron assumes there will be no encounters with red imported fire ants throughout the project. Any additional cost incurred due to mitigating the presence of red imported fire ants will be addressed via the contingency log or a change order.

D. Soil Testing

Flatiron assumes soil samples tested by a California certified testing laboratory may be taken in situ and not from a stockpiled location.

*County of Orange, John Wayne Airport
Flatiron West, Inc.*

MA-280-25011290

EXHIBIT II – C&D DEBRIS DIVERSION PROGRAM

John Wayne Airport, Orange County Construction and Demolition (C&D) Debris Diversion Program

John Wayne Airport's (JWA's) C&D Debris Diversion Program requires that construction and demolition projects strive to divert 90% of nonhazardous materials from landfills and in no case divert less than 65% of nonhazardous materials from landfills. This packet will explain the policies and procedures required to implement this program and is based on Orange County Waste and Recycling's C&D program.

There are four options available to comply with this program. The options are summarized below and explained in (Sections A, B, and C).

1. Complete a construction waste management plan identifying expected waste types, tonnage and the recycling or waste facilities proposed for use.
2. Use an approved waste management facility. The County of Orange maintains a list of approved waste management facilities that meet industry standards relating to the proper recycling and diversion of materials. Using one of these facilities ensures compliance with this program. The list is attached to this packet at the end and can also be accessed at <https://www.oclandfills.com/CD> by clicking on the link for Approved Facilities.
3. Generate a minimal amount of waste for new construction (less than 2 lbs/ft²) to meet the requirement of the waste stream reduction alternative.
4. Create your own plan in accordance with CALGreen Standards.

This packet contains the following sections to assist with this program:

- Program instructions are provided in Section A.
- A C&D Debris Diversion Program Work Plan Template is provided in Section B.
- A C&D Debris Diversion Program – ANNUAL/FINAL Compliance Report Template is provided in Section C,
- A list of approved County of Orange waste management facilities is provided at the end.

Section A – John Wayne Airport C&D Debris Diversion Program Instructions

Prior to construction initiation, complete, and sign the "John Wayne Airport Construction and Demolition Diversion Compliance Work Plan" (Section B of this packet) and described below. Submit the work plan to the Project Manager.

1. Select Compliance Option and Develop Work Plan:

Develop a work plan that identifies which of the four methods below will be employed to meet the 90% diversion goal (65% minimum). Provide the work plan to the Project Manager for approval by JWA Environmental prior to project initiation.

- **Option 1 – Construction Waste Management Plan**

Develop a work plan that identifies tonnage, type of material, diversion method, and hauler/facility that will be used.

- **Option 2 – Use an approved Waste Management Facility**

Develop a work plan that identifies the County of Orange approved facility to which waste will be taken. Approved facilities can be found on Page 5. These facilities will divert as much C&D waste as possible.

- **Option 3 – Waste Stream Reduction Alternative (Cannot be used for demolition projects)**

Develop a work plan that identifies that the construction waste will not exceed 2 lbs/ ft².

- **Option 4 – Create your own plan in accordance with CALGreen Standards**

Develop a work plan in accordance with the California Green Building Code standards that strives for a 90% waste diversion goal, with a minimum of 65%.

2. Implement Diversion Workplan During Project

During the project, track waste and diversion tonnage and provide an annual report if the project extends past July 31 of each year.

- Save documentation (bills, tickets etc.) for all waste (diverted and landfilled).
- In January of each year, provide the "Construction and Demolition Debris Diversion Program – Annual Compliance Report" from the previous year as well as copies of documentation, including disposal/recycling receipts to the project manager.

3. Provide Final Project Documentation

- Submit "Construction and Demolition Debris Diversion Program – Final Compliance Report" (Section C of this packet) and copies of documentation, including disposal/recycling receipts to the Project Manager.
- JWA Environmental will review the Final Compliance Report and receipts for compliance and reply within 3 business days.
- If contractor is deemed in compliance, no further action is required. If applicant is deemed to be noncompliant, payment may be withheld.

Section B – John Wayne Airport C&D Debris Diversion Program - Work Plan

Please complete work plan Option 1, 2, 3, or 4 for estimated construction and demolition debris produced as a result of the proposed project and submit to the Project Manager.

Project Name: _____ Project # _____

Contractor:	
Project Description	
Total Project Valuation: \$	Total Project Square Footage:
Estimated Total Debris Tonnage:	Estimated Completion Date:

☐ Option 1: Complete the construction waste management compliance plan – complete in full

****Please indicate estimated tonnage, type of material, diversion method, and hauler/facility that will be used****

Material Type	Estimated Tonnage Diverted	Diversion Method - Recycle, Reuse, Salvage, Compost	Estimated Tonnage Disposed – Landfilled	Proposed Site, Hauler, Facility, or Recycler
Asphalt/Concrete				
Brick/Masonry/Tile				
Cardboard				
Wood				
Metals				
Landscape Debris				
Soil/Rock				
Carpet, Padding/Foam				
Other:				
Other:				

☐ Option 2: Use a County-approved facility – Please list all facilities you plan to use

****Final reporting must include proof (tonnage receipts, bill, letter from facility)**

☐ Option 3: Project is expected to meet the Waste Stream Alternative

Provide the estimated non-residential new construction with a combined disposal weight no more than 2 lbs/ft²

lbs/ft²

☐ Option 4: Create your own plan in accordance with CALGreen Standards

Provide Plan. This option should strive for a 90% waste diversion goal, with a minimum of 65%.

THIS PAGE TO BE SUBMITTED TO THE PROJECT MANAGER for JWA Environmental

Section C - John Wayne Airport C & D Debris Diversion Program –
ANNUAL / FINAL Compliance Report

**** Submittal of this form is required January 30 of each year and at Project Completion**

Please complete this form in its entirety, attach weight slips or other records of measurement from recycling companies that show actual tonnage of diverted materials, and submit to the Project Manager.

Project Name: _____ Project # _____

☐ Option 1: Complete the construction waste management compliance plan – complete in full

Please indicate tonnage, type of material, diversion method, and hauler/facility that was used

Material Type	Actual Tonnage Diverted	Diversion Method - Recycle, Reuse, Salvage, Compost	Actual Tonnage Disposed – Landfilled	Site, Hauler, Facility, or Recycler
Asphalt/Concrete				
Brick/Masonry/Tile				
Cardboard				
Wood				
Metals				
Landscape Debris				
Soil/Rock				
Carpet, Padding/Foam				
Other:				
Other:				
A. Total Actual Tonnage Diverted				
B. Total Actual Tonnage Disposed				
C. Total Tonnage Generated for Project (A+B)				
D. Percent Diverted (A divided by C, then multiply by 100)				

☐ Option 2: Use an approved facility – Name Facilities

Include proof (tonnage receipts, bill, letter from facility

☐ Option 3: Project is expected to meet the Waste Stream Alternative

Provide the final non-residential new construction with a combined disposal weight no more than 2 lbs/ft²

lbs/ft²

☐ Option 4: Create your own plan in accordance with CALGreen Standards

This option should strive for a 90% waste diversion goal, with a minimum of 65%.

Print Name: _____

Signature: _____ Date: _____

THIS PAGE TO BE SUBMITTED TO THE PROJECT MANAGER for JWA Environmental

Contract Summary Form

OC Expediter Requisition #: 1705739

Flatiron West, Inc.

SUMMARY OF SIGNIFICANT CHANGES

N/A

SUBCONTRACTORS

This contract includes the following subcontractors or pass through to other providers.

Subcontractor Name	Service(s)	Amount
All American Asphalt	Asphalt Paving	\$6,955,792
All American Asphalt	Cold Plane	\$1,777,621
Royal Electric	Electrical	\$8,147,703
L. Johnson Construction	Masonry	\$84,456
CMC Rebar	Rebar	\$1,067,113
MCS Morales	Saw and Seal	\$865,796
Sterndhal Enterprises	Striping	\$1,388,436
RE Mason	Grooving & Corrective Grinding	\$273,471
Vulcan Materials	Aggregates Lean/PCC & Roadway	\$4,662,585
CalPortland	Cement PCC Lean	\$936,229
Eco Material & Valencia trucking	Flyash	\$429,962
Sika	Admixtures	\$91,472
Hanes Geo Components	Geotextiles	\$291,612
Long Beach Iron Works	Miscellaneous Iron and Steel	\$98,179
CMAX Cement	RSC Cement	\$398,460
Pacific highway	PCC Supplies	\$400,302
Cemex	Ready Mix Concrete	\$746,808
Titan	Trucking	Unknown
Cal Earth		
Dirty Deedz Dumping		
Grit and Gravel		
BT Trucking		
Monzon and Sons		
Ferguson	Underground Pipe Products	\$164,896
Thompson Pipe Group	Underground RCP	\$167,726
Ferguson Waterworks	Trench Drain	\$630,974
MB Pro	Quality Control	\$2,851,107
Titan Disposal	Sweeping	Unknown
Kitty	Sweeping	Unknown

Culver Group	Surveying	\$524,000
Titan Disposal	Water Truck	Unknown
Monzon and Sons		

CONTRACT OPERATING EXPENSES

Based on the construction services fee submitted by the CMARE in a separate price proposal, and accepted by the County (which by reference is made a part of this Contract); the Total Contract Prices is \$101,998,960 as follows:

The CMARE shall provide the basic services described in Article 2 and Attachment A for:

Guaranteed Maximum Price of: \$90,188,815

Contingency of: \$11,810,145