

RESOLUTION NO 2026 – 64
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA APPROVING THAT CERTAIN APPLICATION FOR FUNDS FROM THE FEDERAL AVIATION ADMINISTRATION INFRASTRUCTURE INVESTMENT AND JOBS ACT GRANT FOR T-HANGER TAXI LANE REHABILITATION AND DRAINAGE IMPROVEMENTS AT THE LAKE CITY GATEWAY AIRPORT; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY APPLYING FOR SUCH GRANT FUNDS; RECOGNIZING THE AUTHORITY OF THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT SUCH APPLICATION; DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT SUCH APPLICATION; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City (the “City”) by and through the Lake City Gateway Airport (the “Airport”) desires to apply for funds through the Federal Aviation Administration Infrastructure Investment and Jobs Act Grant (the “Grant Program”) in the amount of \$220,096.00. (the “Grant Funds”); and

WHEREAS, the Airport will use the Grant Funds for T-hanger taxi lane rehabilitation and drainage improvements; and

WHEREAS, upon approval, the Grant Funds will be used to cover the cost of said repairs, as detailed in the quote shown as an Exhibit attached hereto; and

WHEREAS, the Grant Program requires the City to provide matching funds in the amount of \$2,317.00; and

WHEREAS, the Grant Program requires the State to provide matching funds in the amount of \$9,267.00; and

WHEREAS, applying for the Grant Funds is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Applying for the Grant Funds is in the public or community interest and for public welfare; and
2. In furtherance thereof, applying to the Grant Program for an award of the Grant Funds should be and is approved by the City Council of the City of Lake City; and

3. The City Manager of the City of Lake City or his designee is authorized and directed to execute on behalf of and bind the City to such documents as are necessary to apply for the Grant Funds; and
4. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of May, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Federal Assistance Request Checklist

Airport:	Lake City Gateway Airport (LCQ)
Sponsor:	City of Lake City
City, State:	Lake City, Florida
Date of Application:	May 2026
Type of Application:	FY 2026 IJA Grant Application - Construct

Cover Letter:

- 1. Letter of Credit method of payment requested.
- 2. Project(s) identified. (Any changes from previous meetings/discussions should be discussed prior to submission.)
- 3. If pre-application, proposed application date identified.
- 4. If application, any changes to requested amount are identified and reasons provided.
- 5. If application, identify if any changes have taken place on Exhibit "A" Property Map since last grant.
- 6. If application, identify if any changes have taken place on Exhibit "C" Title Opinion since last grant.

Pre Application:

- 7. Standard Form 424; Form 5100-100 (Part II and Part III)
- 8. Detailed Project Information Sheet
- 9. Project Cost Estimates – One for each project and a summary
- 10. Project Sketch – One for each or one drawing with all projects
- 11. Environmental Determination Documentation for each project (CATEX Checklist, Copy of FONSI or ROD Signature Page)
- 12. Individual Project Schedules
- 13. Airport Sponsor AIP Certifications
- 14. Exhibit "A" (Airport Property Inventory Map)
- 15. Exhibit "C" (Title Opinion)

Application:

- 13. Standard Form 424; Form 5100-101 (Part II); Form 5100-101 (Part III)
- 14. Detailed Project Information Sheet
- 15. Individual Project Cost Breakdowns and Total Cost Summary
- 16. Bid Tabulations and Recommendation for Award Letter or:
 - 16.1 Construction Agreement
 - 16.2 Consultant-Inspection Agreement
 - 16.3 Consultant – Design Agreement
 - 16.4 Consultant – Planning Agreement
- 17. Project Sketch – One for each or one drawing with all projects
- 18. Environmental Determination Documentation for each project
- 19. Individual Project Schedules
- 20. Appraisals (Land Acquisition Projects)
- 21. Independent Cost Estimates (Design-Only Projects or Construction Phase Services)
- 22. Airport Sponsor AIP Certifications
- 23. Exhibit "A" (Airport Property Inventory Map)
- 24. Exhibit "C" (Title Opinion)

Standard Form 424

Application for Federal Assistance SF-424

*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application * If Revision, select appropriate letter(s): <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation * Other (Specify) <input type="checkbox"/> Revision
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*3. Date Received:	4. Applicant Identifier:
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5a. Federal Entity Identifier: LCQ	*5b. Federal Award Identifier:
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State Use Only:

6. Date Received by State:	7. State Application Identifier:
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8. APPLICANT INFORMATION:

*a. Legal Name: City of Lake City

*b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000317	*c. UEI: GSPXME95JAG9
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d. Address:

*Street 1: 205 N. Marion Avenue

Street 2: _____

*City: Lake City

County/Parish: Columbia

*State: Province: FL

*Country: 32055

*Zip / Postal Code USA: United States

e. Organizational Unit:

Department Name:	Division Name:
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f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr. *First Name: Noah

Middle Name: _____

*Last Name: Walker

Suffix: _____

Title: Mayor

Organizational Affiliation:
N/A

*Telephone Number: <u>386-360-9172</u>	Fax Number:
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*Email: WalkerN@lcfcla.com

Application for Federal Assistance SF-424

***9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Pick an applicant type

Type of Applicant 3: Select Applicant Type:

Pick an applicant type

*Other (Specify)

***10. Name of Federal Agency:**

Federal Aviation Administration

***11. Catalog of Federal Domestic Assistance Number:**

CFDA No: CFDA Title:

20.116 Airport Improvement Program (AIP)

***12. Funding Opportunity Number:**

N/A

*Title:

N/A

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Columbia

***15. Descriptive Title of Applicant's Project:**

T-Hangar Taxilanes Rehabilitation (Design), Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: 5

*b. Program/Project: 5

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 09/01/2026

*b. End Date: 06/30/2027

18. Estimated Funding (\$):

*a. Federal	\$ 220,096
*b. Applicant	\$ 0
*c. State	\$ 9,267
*d. Local	\$ 2,317
*e. Other	\$ 0
*f. Program Income	\$ 0
*g. TOTAL	\$ 231,680

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____ .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

***20. Is the Applicant Delinquent On Any Federal Debt?**

- Yes No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. *First Name: Noah
Middle Name: _____
*Last Name: Walker
Suffix: _____

*Title: Mayor

*Telephone Number: 386-360-9172

Fax Number:

* Email: WalkerN@lcfla.com

*Signature of Authorized Representative:

*Date Signed:

Standard Form 5100-100 (Part II)

Application for Federal Assistance (Development and Equipment Projects)

PART II – PROJECT APPROVAL INFORMATION

Part II - SECTION A	
The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.	
Item 1. Does Sponsor maintain an active registration in the System for Award Management (www.SAM.gov)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Item 2. Can Sponsor commence the work identified in the application in the fiscal year the grant is made or within six months after the grant is made, whichever is later?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Item 3. Are there any foreseeable events that would delay completion of the project? If yes, provide attachment to this form that lists the events.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Item 4. Will the project(s) covered by this request have impacts or effects on the environment that require mitigating measures? If yes, attach a summary listing of mitigating measures to this application and identify the name and date of the environmental document(s).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Item 5. Is the project covered by this request included in an approved Passenger Facility Charge (PFC) application or other Federal assistance program? If yes, please identify other funding sources by checking all applicable boxes.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
<input type="checkbox"/> The project is included in an <i>approved</i> PFC application. If included in an approved PFC application, does the application <i>only</i> address AIP matching share? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> The project is included in another Federal Assistance program. Its CFDA number is below.	
Item 6. Will the requested Federal assistance include Sponsor indirect costs as described in 2 CFR Appendix VII to Part 200, States and Local Government and Indian Tribe Indirect Cost Proposals?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If the request for Federal assistance includes a claim for allowable indirect costs, select the applicable indirect cost rate the Sponsor proposes to apply:	
<input type="checkbox"/> De Minimis rate of 10% as permitted by 2 CFR § 200.414.	
<input type="checkbox"/> Negotiated Rate equal to _____ % as approved by _____ (the Cognizant Agency) on _____ (Date) (2 CFR part 200, appendix VII).	
<i>Note: Refer to the instructions for limitations of application associated with claiming Sponsor indirect costs.</i>	

PART II - SECTION B

Certification Regarding Lobbying

The declarations made on this page are under the signature of the authorized representative as identified in box 21 of form SF-424, to which this form is attached. The term "Sponsor" refers to the applicant name provided in box 8 of the associated SF-424 form.

The Authorized Representative certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Sponsor, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the Authorized Representative shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The Authorized Representative shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

PART II – SECTION C

The Sponsor hereby represents and certifies as follows:

1. Compatible Land Use – The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

Yes

2. Defaults – The Sponsor is not in default on any obligation to the United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

True

3. Possible Disabilities – There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

N/A

4. Consistency with Local Plans – The project is reasonably consistent with plans existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.

True

5. Consideration of Local Interest – It has given fair consideration to the interest of communities in or near where the project may be located.

Yes

6. Consultation with Users – In making a decision to undertake an airport development project under Title 49, United States Code, it has consulted with airport users that will potentially be affected by the project (§ 47105(a)(2)).

Yes

7. Public Hearings – In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

Yes

8. Air and Water Quality Standards – In projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the state in which the project is located to certify in writing to the Secretary that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

True

PART II – SECTION C (Continued)

9. Exclusive Rights – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

N/A

10. Land – (a) The sponsor holds the following property interest in the following areas of land, which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

True

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

True

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit “A”. [1]

True

¹ State the character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL

1. Assistance Listing Number:
 2. Functional or Other Breakout:

SECTION B – CALCULATION OF FEDERAL GRANT

Cost Classification	Latest Approved Amount (Use only for revisions)	Adjustment + or (-) Amount (Use only for revisions)	Total Amount Required
1. Administration expense (Independent Fee Estimate)			\$ 2,600
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			219,580
5. Other Architectural engineering fees			
6. Project inspection fees			
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement			
12. Equipment			
13. Miscellaneous (DBE Plan Update FY27-FY29)			9,500
14. Subtotal (Lines 1 through 13)			\$ 231,680
15. Estimated Income (if applicable)			0
16. Net Project Amount (Line 14 minus 15)			231,680
17. Less: Ineligible Exclusions (Section C, line 23 g.)			0
18. Subtotal (Lines 16 through 17)			\$ 231,680
19. Federal Share requested of Line 18			220,096
20. Grantee share			2,317
21. Other shares			9,267
22. TOTAL PROJECT (Lines 19, 20 & 21)			\$ 231,680

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	Amount Ineligible for Participation
a.	
b.	
c.	
d.	
e.	
f.	
g. Total	\$ 0

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	Amount
a. Securities	
b. Mortgages	
c. Appropriations (by Applicant)	
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. Other (Explain):	
h. TOTAL - Grantee share	\$ 2,317
25. Other Shares	Amount
a. State	9,267
b. Other	
c. TOTAL - Other Shares	\$ 0
26. TOTAL NON-FEDERAL FINANCING	\$ 11,584

SECTION E – REMARKS (Attach sheets if additional space is required)

Detailed Project Information Sheet

**Lake City Gateway Airport (LCQ)
 Airport Improvement Program
 FY 2026 IIJA Grant Application**

Detailed Project Information

Airport: Lake City Gateway Airport (LCQ)

City, State: Lake City, Florida

Project Title: T-Hangar Taxilanes Rehabilitation (Design), Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update

Project Description: Rehabilitation of approximately 109,000 sq. ft. of taxilanes pavement. Work also includes approximately 550 linear feet of upgraded RCP to improve drainage on the transient apron as well as Exhibit A update and FY27—FY29 DBE Plan Update.

Project Justification: The taxilanes pavement condition ranges from a PCI of 44, very poor, to a PCI of 64, fair. Flooding from minor storm events impact usability of the transient aircraft apron.

Special Circumstances: None.

Project Cost Information:

Total Cost (100%)	FAA Share (95%)	State (4%)	Local (1%)
\$231,680	\$220,096	\$9,267	\$2,317

Type of Funding Proposed (FAA Share Only)			
<u>Fund Type</u>	<u>Funds Available</u>	<u>Funds to be Used</u>	<u>Funds Remaining</u>
FY 2024 BIL	\$280,828	\$220,096	\$60,732
FY 2025 BIL	\$282,000	\$0	\$282,000
FY 2026 BIL	\$285,000	\$0	\$285,000
FY 2026 NPE	\$150,000	\$0	\$150,000
Total	\$997,828	\$0	\$777,732

Alternate Funding Plan: None.

Individual Project Cost Breakdown
and
Total Cost Summary

**Lake City Gateway Airport (LCQ)
 Airport Improvement Program
 FY 2026 JIIA Grant Application**

Project Costs

Project Title: T-Hangar Taxilanes Rehabilitation (Design), Drainage Improvements, Exhibit A
 Property Map Update and FY27-FY29 DBE Plan Update

	<u>Cost (100%)</u>	<u>FAA (95%)</u>
Professional Engineering & Environmental Services	\$219,580	\$208,601
DBE Plan Update FY-27-FY29	\$9,500	\$9,025
Independent Fee Estimate	\$2,600	\$2,470
Total Amount	\$231,680	\$220,096
Total Estimated Project Cost (100%)	\$231,680	
Total FAA Share Cost (95%)		\$220,096

Consultant Agreement:
Supplemental Agreement 26-35

City of Lake City, Florida



Lake City Gateway Airport (LCQ)

T-Hangar Taxilanes Rehabilitation and Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update

by

Passero Associates, LLC

(Passero Project No. 20070044.0035)

Supplemental Agreement 26-35

**Supplemental Agreement 26-35
T-Hangar Taxilanes Rehabilitation and Drainage Improvements,
Exhibit A Property Map Update & FY27-FY29 DBE Plan Update
Lake City Gateway Airport, FL**

PASSERO ASSOCIATES ("PA" or "Consultant") agrees to perform the following services, in accordance with the terms and conditions of this Supplemental Agreement and the Professional Services Agreement with the City of Lake City (Owner or "Client") for Engineering and Consulting Services dated October 1, 2022, all of which terms and conditions are incorporated herein by reference.

Project Location: Lake City Gateway Airport, Lake City, Florida.

Project Description: The project consists of the rehabilitation of approximately 21,100 square feet of pavement within the existing T-hangar taxilanes through milling and overlay, as well as the replacement or upgrading of approximately 550 linear feet of reinforced concrete pipe (RCP) to improve drainage on the adjacent aircraft apron. The project will also include preparation of an updated Exhibit "A" Property Map and a Disadvantaged Business Enterprise (DBE) Program Update for FY 2027 through FY 2029.

Scope of Basic Services: Project formulation, Grant Administration, Design, and Bidding and Award Services (see Attachment A: Scope of Work).

Scope of Special Services: Survey and Geotechnical investigation. (see Attachment A: Scope of Work).

Client Manager: Mr. Don Rosenthal, City Manager.

Airport Manager: Mr. Ed Bunnell, Executive Director

PA Program Manager: Mr. Brad Wenthe, P.E.

PA Project Manager: Mr. Bruce Bradley

Basic Services Compensation and Method of Payment: Not-to-Exceed \$174,105.00

Special Services Compensation and Method of Payment: Not-to-Exceed \$54,975.00

Total Project Cost: Not-to-Exceed \$229,080.00

Schedule and Meetings: Start work upon authorization of this supplemental agreement. Project design kick-off meeting, 60% and 100% Design Review Meetings with Airport, FAA and FDOT, and Field Check of Pre-Final Plans.

- Deliverables:**
1. Topographic Survey Maps, and Geotechnical Site Investigation Report
 2. Pre-Final Plans and Specifications, Cost Estimate.
 3. Final (Bid Set) Plans and Specifications, Cost Estimate
 4. Construction Safety Phasing Plan.

"Consultant" – Passero Associates, LLC

"Client" – City of Lake City, Florida

BY: _____
Bradley Wenthe, Vice President

BY: _____
Noah Walker, Mayor

ATTEST BY: _____

ATTEST BY: _____

Date: _____

Date: _____

Attachment A: Scope of Work

**T-Hangar Taxilanes Rehabilitation and Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update
(Design Phase)**

Lake City Gateway Airport, Lake City, Florida

I. Project Description

The project consists of the rehabilitation of approximately 21,100 square feet of pavement within the existing T-hangar taxilanes through milling and overlay, as well as the replacement or upgrading of approximately 550 linear feet of reinforced concrete pipe (RCP) to improve drainage on the adjacent aircraft apron. The scope of work includes, but is not limited to, bituminous asphalt pavement rehabilitation, earthwork and grading, storm sewer improvements, limerock base construction, asphalt paving, and pavement markings. The project will also include preparation of an updated Exhibit "A" Property Map and a Disadvantaged Business Enterprise (DBE) Program Update for FY 2027 through FY 2029.

II. Basic Services

Passero Associates, LLC (Consultant) will provide the following basic services to assist the City of Lake City (City) with the Design Phase of the T-Hangar Taxilanes Rehabilitation and Drainage Improvements Project. Project services include design validation and conformance with FAA applicable design guidance. FAA guidance documents include but are not limited to:

- Advisory Circular 150/5300-13 Change 1, Airport Design
- Advisory Circular 150/5320-5, Airport Drainage Design
- Advisory Circular 150/5320-6, Airport Pavement Design and Evaluation
- Advisory Circular 150/5370-2, Operational Safety on Airports During Construction
- Advisory Circular 150/5370-10, Standards for Specifying Construction of Airports

A. Project formulation and Grant Administration Phase:

The Consultant shall support project formulation and funding coordination for the T-Hangar Taxilanes Rehabilitation and associated Drainage improvements. The project is anticipated to be funded through a combination of Federal Aviation Administration (FAA), Florida Department of Transportation (FDOT), and City of Lake City funding sources. FAA participation is expected to be limited to the mill and overlay of a 25-foot width of each taxilane within the project limits (approximately 21,100 square feet), consistent with current FAA eligibility and design standards. Improvements outside of this core section, including outboard pavement, and T-hangar aprons are anticipated to be funded by FDOT and/or local sources.

The Consultant shall structure the project to align design development, quantity takeoffs, and contract packaging with the identified funding sources. Services shall include, but not be limited to, the following:

- Development of engineer's cost estimates at each design phase with quantities allocated by funding eligibility (FAA, FDOT, City/Local).
- Preparation of bid schedules and contract documents that clearly segregate work items based on funding source and participation.
- Evaluation and incorporation of a base bid and additive and/or deductive alternates, as necessary, to provide flexibility for project award within available funding.
- Ongoing coordination of design and quantity development to reflect changes in project geometry and scope, ensuring accurate cost allocation and compliance with funding requirements.

The Consultant shall aid the City by acting as its liaison and Project coordinator with FAA and FDOT during the Project's design. In addition, the Consultant shall assist the City in the preparation of paperwork required to secure funds for the Project. The specific services to be provided or furnished for this Phase of the Project are the following:

1. Preparation of grant application packages; coordination of their execution by the City; and submission to the funding agencies.
2. During the Design Phase, to aid the City by acting as its liaison and Project coordinator with the funding agencies.
3. The estimated construction cost of this improvement is \$680,000. The Consultant shall evaluate and validate the proposed construction budget and keep the City apprised during each phase of the Project of the results of such evaluation. The Consultant shall advise the City as to options available for reducing construction costs to maintain the budget, if it appears likely that contractor bid prices will exceed this budget.
4. Perform Project management duties such as Project planning, invoice preparation, schedule coordination, coordination of design team and internal cost control.
5. Schedule coordination: Consultant shall provide continued coordination so that Project schedules are met for each phase of work included in this contract. Phases of design may be delayed by the FAA or other review agencies.
6. The design schedule is anticipated to be as follows:

<u>Time from Contract Execution from Receipt of Notice to Proceed (NTP)</u>	
Project Kick off	September 2026
Preliminary Design (includes Field Data Collection)	60 days
Pre-Final Design	60 days
Final Design	60 days (February 2027)

7. Exhibit A Airport Property Map
 - a. Study Design – This task includes project setup and preparation of the scope of services, project approach, and anticipated schedule for the Exhibit A update. The Consultant will coordinate with the Sponsor and Airport staff to confirm the intended project approach, available background information, and anticipated deliverables. Coordination with the FAA will be provided as appropriate during the development and review of the Exhibit A.
Product: Scope of services and project approach for the Exhibit A update.
 - b. Meetings, Presentations, and Coordination – Project coordination will be provided throughout the Exhibit A update effort. Up to four project coordination/review meetings are anticipated for this task. Meetings are anticipated to be held virtually via Microsoft Teams unless otherwise requested. Anticipated meetings include the following:
 - i. Meeting 1: Kickoff Meeting with the Sponsor and project team for the preparation of the Exhibit A.
 - ii. Meeting 2: Project update or the Exhibit A task.
 - iii. Meeting 3: Discuss Exhibit A draft with Sponsor before sending to the FAA for review.
 - iv. Meeting 4: Discussion of FAA comments on the Exhibit A.
 - c. Basic Assumptions - The following is a list of assumptions which forms the basis of the cost for providing these services. It must be noted that any change to these assumptions constitutes a change in the project scope possibly requiring an additional fee.
 - i. The Sponsor and airport staff will be responsible for providing the following
 1. Survey information of current facilities, elevations of adjacent buildings, trees, etc.
 2. Property, boundary, easement, right-of-way, topographic and utility surveys
 3. Zoning, deed and other land use information

- ii. The Sponsor will provide for and/or arrange access to and make provisions for the Consultant and subconsultants to enter upon public and private property for performance of the Scope of Work.
8. Perform a preliminary environmental review, including review of the previous Master Plan. Complete appropriate NEPA forms and submit to the FAA, as required. A CATEX is assumed to be the appropriate documentation.

B. Joint Automated Capital Improvement Program (JACIP) and FAA Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) Assistance

The Consultant shall assist the City in the update to the Airport JACIP in the following areas:

1. Coordinate the Engineer's opinion of probable costs for design and construction with existing input in the JACIP
2. Update the JPM with Engineer's certifications of plans and specifications.
3. Upload plans and specifications into JPM.
4. Assist City in uploading signed task orders and third-party agreements.
5. Create "Non-Rule making Airport" (NRA) case on FAA OE/AAA site for FAA review of the project construction.

C. Preliminary Design Phase (30%):

The Preliminary Design Phase is intended to identify and evaluate alternatives to provide cost-effective and practical solutions for the work items identified. The Consultant will evaluate pavement rehabilitation and phasing alternatives through contacts with local authorities, review of the pre-application, field investigations, and a practical design approach. The Project's design will take advantage of local knowledge and experience and will utilize expertise from recent construction Projects to design a cost-effective Project. The specific services to be provided or furnished for this Phase of the Project are the following:

- Project kickoff meeting and schedule development.
- Coordinate survey and geotechnical investigation (Cal-Tech Testing and Southeast Surveying and Mapping Corporation).
- Preliminary pavement rehabilitation concepts and recommendations based on geotechnical data.
- Preliminary grading and drainage concepts.
- Preliminary CSPP concept.
- 30% plans, preliminary quantities, and Opinion of Probable Construction Cost (OPCC)
- Perform a preliminary Project site inspection to further familiarize the design team with the Project areas.

D. Pre-Final (90%) Design Phase

The services to be performed during this Phase consist generally of services required to furnish the City with a set of Pre-Final Plans, Contract Document and Technical Specifications.

The specific services to be provided or furnished for this Phase of the Project are the following:

- Advance civil, pavement, grading, and drainage design.

- Prepare technical specifications and bid schedule consistent with FAA AC 150/5370-10.
- Prepare updated OPCC
- Quality control review prior to agency submittal.
- Submit 90% package for City/FAA/FDOT review.

E. Final/Bid Set (100%)

The services included under this Phase shall generally consist of services required to furnish the City with a complete set of Contract Documents for the Project, including Final Plans, Specifications, and opinion of probable construction costs. Services to be performed or furnished during this Phase may include revising the preliminary submittal information to comply with City comments and then completion of the final design. Plans and Specifications will be completed; final design will be coordinated with the City; and a complete set of bid documents will be furnished to the City. A final opinion of probable construction costs and the final Design Report will also be prepared and submitted. A final Construction Safety Phasing Plan (CSPP) and Construction Management Plan will be provided as well.

The specific services to be provided or furnished for this Phase of the Project are the following:

- Incorporate review comments from City/FAA/FDOT.
- Finalize the grading and drainage system design.
- Prepare final construction plans, supplemental documents and construction phasing plans.
- Prepare final quantity takeoffs for the bid schedule. This will include items shown on the drawings and/or described in the technical specifications.
- Prepare a final probable construction cost utilizing the quantity takeoff and bid items previously developed.
- Prepare final contract agreements and technical specifications.
- Submit advance final documents to the City, FAA, and FDOT for final review and comment. The design team and the City will conduct a final design review meeting to discuss contents, costs and other comments.
- Reproduce copies of the bid documents which include plans, specifications, and construction phasing plans, soil boring logs and typical cross sections. These documents will be supplied to the City.
- Finalize sealed plans, specifications, bid schedule, and OPCC.
- Prepare advertisement-ready bid documents.

After final comments are provided by the City, FAA and FDOT, Passero will develop a complete BID Set of contracts plans and specifications.

F. Bidding and Award Phase Services

- Respond to bidder RFIs
- Prepare addenda (assumes up to three addenda).
- Attend pre-bid meetings, in person.
- Attend Bid Opening, in person.
- Review Bids and Prepare Bid Tabulation and Recommendation of Award letter.

- Prepare "For Construction" Drawings and Contract Book

G. DBE Plan Update and Goal

Receipt of a grant from the Florida Department of Transportation (FDOT) and/or FAA is anticipated in the future, which will reimburse the Sponsor for costs associated with the preparation of the DBE Plan. More specifically, the Planning Phase Services will include the following elements of work:

1. Prepare work scope and fees.
2. Scoping calls/e-mails with FDOT Aviation, Sponsor, Consultant, and Subconsultant.
3. Provide a proposed legal advertisement for public input into proposed DBE goals for the Lake City Gateway Airport within seven (7) working days of the issuance of a "Notice to Proceed".
4. Develop interim goals for DBE participation in FAA projects with its associated methodology for the Lake City Gateway Airport for coordination with the FAA within seven (7) working days following the issuance of a "Notice to Proceed".
5. Within seven (7) working days, following final input from the public pertaining to proposed DBE goals, establish final goals and methodology for submission to FAA.
6. Develop a DBE Plan in accordance with 49 CFR, Part 26, suitable for final coordination with the Sponsor and the FAA.
7. Conduct stakeholder consultation teleconference.
8. Submit all documents to the FAA through civil-rights-connect.

III. Special Services

1. Special services associated with this project are topographic survey and geotechnical investigation.
2. This Phase of the Project does not include any other special services. However, if during the later stages of the design phase of this project, other special services are needed, such services shall be performed by the Consultant for additional compensation and only as requested and agreed to by the Consultant and City, and approved, in writing, by the City.

IV. Meetings, Presentations and Deliverables

1. Passero Associates will prepare for and attend the following meetings:
 - Project Design Kick-off Meeting
 - Site Inspection of project area
 - Project 60% Design Review Meeting with Airport, FAA and FDOT.
 - Project 100% Design Review Meeting with Airport, FAA and FDOT.
 - Field Check of Pre-Final Plans
2. Passero Associates will provide the following deliverables to the City, FAA and FDOT:
 - Topographic Survey Maps, and Geotechnical Site Investigation Report
 - Pre-Final Plans and Specifications, Cost Estimate.
 - Final (Bid Set) Plans and Specifications, Cost Estimate
 - Construction Safety Phasing Plan.

V. Other Considerations

1. This Scope of Services does not include the following:
- Construction Administration / Resident Engineering / Construction Observation Phases.
 - Any additional Permitting
 - Wetland Delineation
 - Preparation of additional related Design, Construction Plans, and Specifications.
 - Other special services (such as environmental studies, permitting, traffic studies or other special studies, etc.) that may be desired or requested.
 - Payment of Any Utility Fees, City Health Department Fees, permit fees and/or any Other Utility Company Fees Related to Work Designed, Service Upgrades, and Reports.

If such services are later determined to be required before the project is complete, they shall be performed as additional services only under a separate written agreement and as approved by the City.

The City is responsible for providing complete and thorough data in a timely fashion as requested by Passero, including all necessary data from City archives. Passero is not responsible for data that is not provided for during the course of this Agreement

End of Scope of Services

Schedule B
Passero Associates, LLC
Consultant Services Fees and Costs

Airport: Lake City Gateway Airport
Project: T-Hangar Taxi Lane Rehabilitation, Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Update
PA Project No: 2007004.0035
4/29/2026
Prepared By: BCB

Project Phases	Project Tasks	Employee Classifications				Task Totals	Phase Totals
		Project Mgr.	Project Engineer	Staff Engineer	Grants Admin. Asst.		
A. Project Formulation and Grant Administration	Project Planning & Coordination with City and FBO	8	6		4	\$ 1,152.28	\$ 4,967.72
	Preliminary Construction Budget	2	4	4		\$ 596.82	
	Exhibit A Preparation & Coordination	15	6			\$ 1,533.15	
B. JACIP and OE/AAA	Categorical Exclusion	15	6		4	\$ 1,685.47	\$ 1,352.20
	OE/AAA Submission	2	2	4	2	\$ 542.78	
	Grant and JACIP Support	2	4	2	8	\$ 809.42	
C. Preliminary Design (30%)	Start-up & Initial Site Inspection	4	12	4		\$ 1,269.96	\$ 8,355.46
	Data Collection & Sub Coordination	8	8	4	4	\$ 1,466.56	
	Concept Plans	2	24	40		\$ 3,555.54	
	Internal QA/QC	8	6			\$ 999.96	
D. Pre-Final Design (90%)	Interim Plan Review	4	6	8		\$ 1,063.44	\$ 15,771.18
	Pre-Final Plans	16	40	60		\$ 6,583.92	
	Front End Specifications	2	4	2	8	\$ 809.42	
	Technical Specifications	2	12	8	6	\$ 1,530.18	
	Opinion Cost Update and Design Report	2	20	12	4	\$ 2,158.90	
	Develop Construction Safety Phasing Plan	2	8	16	2	\$ 1,485.62	
E. Final Design (100%)	Internal QA/QC	8	8		4	\$ 1,282.48	\$ 18,978.84
	Interim Plan Review	4	4	8		\$ 933.24	
	Finalize Contract Plans (assume 30 sheets)	24	80	115		\$ 12,328.38	
	Finalize Front End Specifications	2	2		4	\$ 434.86	
	Finalize Technical Specifications	2	8	4	2	\$ 933.38	
	Finalize Qty Takeoff	2	4	8		\$ 780.90	
	Finalize Opinion Cost	2	6	2		\$ 634.98	
	Finalize Construction Safety Phasing Plan	2	2	8	2	\$ 726.86	
F. Bidding and Award Services	Internal QA/QC	8	8		4	\$ 1,282.48	\$ 7,656.64
	Final Review Meeting with City and FBO	6	6	4	2	\$ 1,107.86	
	Finalize and Submit Bid Documents	2	4	4	4	\$ 749.14	
	Host Bid, Advertisement, Contractor Outreach	4	6		8	\$ 999.92	
	Prepare and Attend Pre-bid Conference	6	4	2	4	\$ 961.78	
G. DBE Plan Update and Goal	Address RFIs and Addendum	6	8	6	4	\$ 1,406.26	\$ 1,675.68
	Bid Opening Meeting	6	6		2	\$ 923.78	
	Bid Tab, Rec of Award, Conformed Sets	10	20	20	10	\$ 3,364.90	
	Prepare Work Scope and Fees	4			4	\$ 457.00	
	Scoping calls with FDOT Aviation, Sponsor, Consultant, and Sub Consultant	4			2	\$ 380.84	
	Stakeholder consultation teleconference	2				\$ 152.34	
	Develop DBE Plan	4			4	\$ 457.00	\$ 56,015.80
	Submit documents to FAA	2			2	\$ 228.50	
Total Hours:		190	354	349	64		957
Hourly Rate (2026):		\$ 76.17	\$ 65.10	\$ 46.02	\$ 38.08		
Direct Salary Cost:		\$ 14,472.30	\$ 23,045.40	\$ 16,060.98	\$ 2,437.12		

Travel: Number of Trips	4
Travel: Mileage per Trip	180
Travel: Cost per Mile	\$ 0.73
Total Travel Costs:	\$ 525.60
Per Diem: Number of Days	4
Per Diem Rate	\$ 85.00
Total Per Diem Costs:	\$ 340.00
Fee for Geotechnical Investigation:	\$ 2,275.00
Fee for Topo Survey:	\$ 3,700.00
Fee for Exhibit 'A' Update	\$ 39,500.00
Fee for DBE Plan Update and Uniform Reporting:	\$ 9,500.00
Total Subconsultant Costs:	\$ 54,975.00
Reproduction (copies, presentations, boards, plans)	\$ 300.00
Miscellaneous Expenses	\$ 300.00
Total Direct Non-salary Expenses	\$ 56,440.60

Summary of All Fees and Costs:	
Total Hours:	957
Total Direct Salary Costs:	\$ 56,015.80
Overhead (168% of Direct Labor Costs):	\$ 94,106.54
Total Labor Cost:	\$ 150,122.34
Fixed Fee (15% of Total Labor Cost):	\$ 22,518.35
Subtotal:	\$ 172,640.70
Total Direct Non-salary Expenses:	\$ 56,440.60
Total Cost (Labor, OH, Fixed Fee & Expenses):	\$ 229,081.30
SAY:	\$ 229,080.00



Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

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

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

April 28, 2026

Mr. Bruce Bradley, E.I.
PASSERO
335 S. Legacy Trail, Suite B-102
St. Augustine, Florida 32092

**RE: Proposal for Pavement Evaluation
Lake City Gateway Airport-Taxilane Pavement Rehabilitation
Lake City, Florida**

Dear Mr. Bruce Bradley, E.I.:

Cal-Tech Testing, Inc. (CTTI) is pleased to submit this proposal to perform an evaluation throughout the Hangar Taxilane's pavement at the Lake City Gateway Airport in Lake City, Florida.

SITE & PROJECT INFORMATION

Based on the information in the Project Sketch you provided to us, the referenced airport's hangar taxilane pavement rehabilitation project requires evaluation of the existing pavement section to aid in the design and construction.

SCOPE OF SERVICES

Per your request the scope of services will consist of cutting cores at eight (8) locations as indicated on the Project Sketch. The core locations will be patched immediately at completion.

At completion of the pavement cores, we will deliver the core specimens to our laboratory for review and prepare a report summarizing the work done and providing the material and thickness of the pavement surface and base courses.

ESTIMATED FEE

Based on the proposed scope of services the fee for our roadway pavement evaluation is as follows:

Mobilization	\$ 300.00
Pavement Core (8 @ \$125 each)	\$1,000.00
Management (layout, coordination, etc.)	\$ 300.00
Report Preparation	\$ 600.00
Administration	\$ 75.00
Total	\$2,275.00

Proposal for Pavement Evaluation
Lake City Gateway Airport-Taxilane Pavement Rehabilitation
Lake City, Florida

Schedule

We anticipate that our field work will encompass one (1) working day. Our report should be issued within 3 working days of completion of the field and laboratory work.

Authorization

If this proposal is acceptable, please authorize us to proceed with the proposed services by signing below and return to our office. A sub-contract agreement will also be sufficient as authorization.

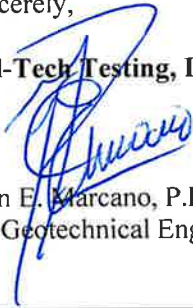
Closing

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

Sincerely,

Cal-Tech Testing, Inc.

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



Mike Stalvey, Jr.
Vice-President

Proposal for Pavement Evaluation-Lake City Gateway Airport, Taxilane Pavement Rehabilitation, Lake City, Florida	
Name of Representative (Print)	Date
Title:	
Representative Signature:	



April 22, 2026

VIA EMAIL: <bbradley@passero.com>

Bruce Bradley, EI
Project Manager
PASSERO ASSOCIATES, LLC
335 S. Legacy Trail, Suite B-102
St. Augustine, FL 32092

**Topographic Survey
LCQ Taxilanes and Drainage
(4 Acres +/-)**

Lake City Gateway Airport, 3824 US-90
Lake City, Florida 32055

Sections 35, Township 03 South, Range 27 East, Columbia County, Florida

Dear Mr. Bradley,

We are pleased to submit our proposal for Surveying Services on the above referenced project.

SCOPE OF WORK:

Provide a Topographic Survey to meet the Standards of Practice as prescribed by the Florida Board of Professional Land Surveyors in Chapter 5J-17 FAC, Section 472.027 of the Florida Statutes. The survey will include the following:

- A. Locate all improvements and utilities, as evidenced by above ground features or if designated and marked by the Utility Owners, their designated representative, or a contracted service at the original time of field visit.
- B. Obtain spot elevations on natural ground and existing improvements suitable for interpolation of one-foot contours to be shown on the final drawing.
- C. Establish a minimum of five (3) site benchmarks.
- D. Topographic coverage will be limited to:
 1. All survey points shall be depicted as "Civil Point Objects" as created in AutoCAD Civil 3D.
 2. All data shall be presented in state plane coordinates (NAD83). Vertical datum NAVD 88 shall be used.
 3. A Triangular Irregular Network (TIN) shall be created, and 3-D lines plotted for the purpose of Passero Associates to generate a 3D Model. The TIN shall be appropriately manipulated to create realistic break lines that most accurately model the existing ground surface.
 4. Provide spot elevations within the area indicated on the Survey Plan. Provide elevations on a 50' max. grid. Increase the survey density as needed to accurately account for all noticeable grade changes.
 5. Locate all survey monuments or benchmarks that are present within the survey areas.
 6. Within indicated areas, locate all natural and manmade features including swales, ditches, change of grades and ponds and provide spot elevations every 50' along top of bank, toe of slope, and centerline of swale/ditch.

100 % Employee-Owned | www.southeasternsurveying.com

Orlando, Florida | Jacksonville, Florida | Chipley, Florida

EXHIBIT TO RESOLUTION Tampa, Florida | Kissimmee, Florida | Marianna, Florida | Tavares, Florida | Dothan, Alabama

FY-26 FAA IIJA Grant Application Page 29

Taxilanes and Drainage
(4 Acres +/-)
at
Lake City Gateway Airport (LCQ)



7. Locate and identify pavement markings. Airfield centerlines shall be located on center and edge stripes shall be located along outside edge at increments of 100'.
8. Locate all existing airfield edge lights with all duct and cable markers.
9. Locate horizontally and vertically existing edges of pavement for all pavements inside the survey corridor.
10. Locate and provide legend of all signage.
11. Provide location and elevations of drainage structures. All corner elevations shall be provided for top of grate elevations. Locate all storm pipes and provide pipe sizes, material, and inverts. If pipes extend beyond the survey boundary, then provide pipe & structure data at the point of pipe termination.
12. Locate all miscellaneous structures in paved and grassed areas.
13. Locate all above ground utilities, and underground utilities to the extent possible.
14. Provide locations of geotechnical borings (if applicable).
15. Provide finished floor elevations of all buildings located within or at the edge of the survey boundary (if applicable).
16. The survey deliverables shall be electronic files fully compatible with AutoCAD Civil 3D.
17. Provide horizontal and vertical control points that will be used for construction survey in the area of the topographic survey.
18. Provide survey in appropriate scale for readability.
19. During the construction phase of this project, the surveyor must be available to meet with the contractor to discuss any survey coordination such as control point and grading verification that may be required.

Utility owners do not designate and mark their utilities as a result of contacting Sunshine 811 during the design phase. Therefore, Southeastern Surveying and Mapping Corporation (SSMC) will request a Design Ticket from Sunshine 811 and provide the utility contact information received from the Design Ticket.

ADDITIONAL SERVICES

Any service not explicitly provided for in the above scope will be billed as additional services and will be performed at our then current hourly rates as provided for in **Exhibit A**.

Taxilanes and Drainage
(4 Acres +/-)
at
Lake City Gateway Airport (LCQ)



EXHIBIT "A"
HOURLY RATES

Professional Surveyor & Mapper	\$162.00/per hour
Project Manager (Survey)	\$162.00/per hour
Project Manager (SUE)	\$162.00/per hour
Senior Technician (Survey)	\$122.00/per hour
Senior Technician (SUE)	\$122.00/per hour
CAD Technician	\$108.00/per hour
2 Person Survey Field Crew	\$163.00/per hour
3 Person Survey Field Crew	\$214.00/per hour
4 Person Survey Field Crew	\$265.00/per hour
2 Person SUE Field Crew	\$198.00/per hour
3 Person SUE Field Crew	\$276.00/per hour

2024-2025 SSMC Standard Rate Sheet

EXHIBIT "A"

Surveying and Mapping Services

Labor Code	Category	Day	Night /Weekend
102	Professional Surveyor & Mapper/PSM	\$ 199.00 / per hour	
103	Project Surveyor	\$ 177.00 / per hour	
121	Expert Witness	\$ 360.00 / per hour	
111	Senior Technician	\$ 133.00 / per hour	
113	CAD Technician	\$ 118.00 / per hour	
011	Clerical	\$ 79.00 / per hour	\$ 118.00 / per hour
131	One Person Field Crew	\$ 133.00 / per hour	
132	Two Person Field Crew	\$ 178.00 / per hour	\$ 267.00 / per hour
133	Three Person Field Crew	\$ 233.00 / per hour	\$ 350.00 / per hour
134	Four Person Field Crew	\$ 289.00 / per hour	\$ 433.00 / per hour

LiDAR/UAV

Labor Code	Category	Day	Night /Weekend
411	LiDAR Technician	\$ 133.00 / per hour	
401	LiDAR Project Manager	\$ 177.00 / per hour	
431	LiDAR One Person Field Crew	\$ 155.00 / per hour	
432	LiDAR Two Person Field Crew	\$ 204.00 / per hour	
011	Clerical	\$ 79.00 / per hour	\$ 118.00 / per hour
451	UAS/UAV Photogrammetry Crew	\$ 268.00 / per hour	
441	Mobile Scan Crew	\$ 268.00 / per hour	

Construction Services

Labor Code	Category	Day	Night /Weekend
301	Construction Professional Surveyor & Mapper	\$ 203.00 / per hour	
302	Construction Project Manager	\$ 203.00 / per hour	
311	Construction Senior Technician	\$ 153.00 / per hour	
313	Construction CAD Technician	\$ 136.00 / per hour	
011	Clerical	\$ 79.00 / per hour	\$ 118.00 / per hour
331	Construction One Person Field Crew	\$ 153.00 / per hour	
332	Construction Two Person Field Crew	\$ 204.00 / per hour	\$ 306.00 / per hour
333	Construction Three Person Field Crew	\$ 268.00 / per hour	\$ 402.00 / per hour
334	Construction Four Person Field Crew	\$ 332.00 / per hour	\$ 498.00 / per hour

GIS Services

Labor Code	Category	Day	Night /Weekend
501	Professional Engineer	\$ 213.00 / per hour	
514	GIS Project Manager	\$ 177.00 / per hour	
511	GIS Analyst	\$ 119.00 / per hour	
512	GIS Technician	\$ 79.00 / per hour	
011	Clerical	\$ 79.00 / per hour	\$ 118.00 / per hour
532	Two Person GIS Crew	\$ 178.00 / per hour	
531	One Person GIS Crew	\$ 133.00 / per hour	

Subsurface Utility Engineering (SUE) Services

Labor Code	Category	Day	Night /Weekend
203	Project Manager	\$ 177.00 / per hour	\$ 265.00 / per hour
212	Senior Technician	\$ 133.00 / per hour	\$ 200.00 / per hour
011	Clerical	\$ 79.00 / per hour	\$ 118.00 / per hour
231	One Person Crew	\$ 178.00 / per hour	\$ 267.00 / per hour
232	Two Person Crew	\$ 216.00 / per hour	\$ 324.00 / per hour
233	Three Person Crew	\$ 301.00 / per hour	\$ 451.00 / per hour
211	One Person Concrete Radar Mapping/Imaging	\$ 217.00 / per hour	\$ 336.00 / per hour
Vacuum Excavation (Per Test Hole)			
N/A	1-3 Test Holes/Dirt	\$ 2,664.00	\$ 3,864.00
N/A	1-3 Test Holes/Asphalt/Concrete	\$ 2,664.00	\$ 3,864.00
N/A	4 or more Test Holes/Dirt (Per Location)	\$ 616.00 / each	\$ 924.00 / each
N/A	4 or more Test Holes/Asphalt/Concrete (Per)	\$ 765.00 / each	\$ 1,148.00 / each
Temporary Traffic Control (TTC)			
N/A	Per Lane Closure	\$ 1,013.00 / each	\$ 1,231.00 / each
N/A	Per Sidewalk Closure	\$ 500.00 / each	\$ 600.00 / each
N/A	Flagman Control (Hourly – Per Flagger)	\$ 100.00	\$ 150.00
Mast Arms (Per Location)			
N/A	Subsurface Utility Locating (QL-B & QL-A)	\$ 1,656.00	
N/A	Concrete/Asphalt Removal & Repair	\$ 436.00	
N/A	Survey Staking of Pole Location	\$ 431.00	

Miscellaneous Services

Labor Code	Category	Day	Night /Weekend
Per Diem/Lodging Expenses			
N/A	Per Day Two Person Crew	\$ 395.00	
N/A	Per Day Three Person Crew	\$ 595.00	



May 5, 2026

Chris Johnson
Passero Associates
335 South Legacy Trail, Suite B-102
St. Augustine, FL 32092

RE: Exhibit 'A' Services at Lake City Gateway Airport (LCQ)

Thank you for the opportunity to provide you with our proposal for services at Lake City Gateway Airport (LCQ). Herewith is our SOW for your review. If there is anything you would like to discuss further on this project please do not hesitate to reach out.

Thank you again, and we look forward to working with you on this project.

Sincerely,

Woolpert, Inc.
Justin Ness, PLS
Aviation Geospatial Practice Manager
Senior Associate

Enclosure: Scope of Work dated 5/5/2026

Woolpert, Inc.
12200 NW Ambassador Drive, Suite 610
Kansas City, MO 64163
816.895.9188

**SCOPE OF WORK
FOR
Lake City Gateway Airport (LCQ)
Lake City, Florida
Exhibit 'A' Update**

DESCRIPTION

Woolpert will complete an updated Exhibit 'A' – Airport Property Inventory Map. This project will follow the standards outlined in the following guidance:

- ➔ FAA SOP 3.00: Standard Operating Procedures (SOP) for FAA Review of Exhibit 'A' Airport Property Inventory Maps

This project will consist of preparing a new Exhibit 'A' Airport Property Inventory Map based on publicly available research, analysis, and historical information. This update will not include an airport boundary survey.

PROJECT COORDINATION AND MANAGEMENT

Woolpert will provide Project Management and Coordination services to ensure timely completion of this project using the following project management best practices:

Meetings with the Client and the project stakeholders as required will be completed at the beginning of the project to determine critical path project dates and establish the proposed deliverable schedule. Various meetings during this project will also be conducted to review the progress and discuss any potential deviations from the plan.

Woolpert will provide the Client with a monthly Project Status Report (PSR) outlining progress and any problems that may arise while performing the work. The PSR must include an update of the project schedule, as described in this section, when schedule changes are expected.

Woolpert will create and maintain a Quality Control Checklist (QCC) for the project. The QCC shall include personnel, project milestone checking and peer review procedures at each phase of the project.

1.0 Prepare Exhibit 'A' – Airport Property Inventory Map

Woolpert will complete research to obtain publicly available deeds and conveyances for all parcels held by the airport in fee title and/or avigation easements. The records research will include documents that have been recorded for airport property back to the first parcel of land as necessary to complete the Exhibit 'A'. If necessary, Woolpert may employ a local title company/research company to assist with records research. This is not to be construed as a "title commitment or title policy". Woolpert will research additional documents deemed necessary to properly determine boundary lines of parcels identified in the title research. This may require research of deeds, plats, records of surveys, etc. for property surrounding the airport to establish record boundary lines. Woolpert will coordinate with jurisdictions as appropriate

to gather any additional information as necessary.

Woolpert will coordinate with Passero, the airport and the FAA to gain access to historical records and research previous grant history of airport property. This research will be reflected on the Exhibit 'A' showing grants used for parcel acquisition including as match for funding and official FAA release of obligations.

Once research is completed, Woolpert will prepare a new Exhibit 'A' Airport Property Inventory Map compliant with the FAA ARP SOP 3.00: *Standard Operating Procedure (SOP) for FAA Review of Exhibit 'A' Airport Property Inventory Maps*. This includes research of FAA grant records to determine if and to what extents grants were used to acquire properties and/or if/when properties were used as a funding match for any federal grants. During various stages of completion of the Exhibit 'A', the Consultant will submit a draft set of the Exhibit 'A' Airport Property Inventory Map to the airport for their review and comment. Meetings will be scheduled for periodic reviews, including a draft review. The final Exhibit 'A' will be delivered in PDF format.

Assumptions

Below is a list of assumptions associated with this scope of work:

- Woolpert will not provide land surveying services including monument recovery, boundary survey delineation, legal description preparation, legal opinion or title insurance.
- Passero will provide Woolpert with existing Exhibit 'A' and ALP for this airport at the time of NTP.
- Passero will provide Woolpert with digital CAD files of the Exhibit 'A' and ALP basemap, including airport planimetric features and safety area linework (RPZ, RSA, ROFA) to be utilized as supporting information on the Exhibit 'A'.
- Passero/Airport will provide Woolpert with any deed and/or record information that may be present in their information depository.
- Woolpert will not collect any geospatial information such as imagery or planimetric features etc. as part of this project.
- Existing utility easements that encumber or benefit airport property will be shown only if found during research activities. This Exhibit 'A' may not show all utility easements that benefit or encumber the airport, unless the easement was acquired using AIP grant funds, as the primary intent of the Exhibit 'A' is to show fee title and aviation easements affecting flight of aircraft.
- The existing property map provided to Woolpert by Passero, developed by Geomatics Corp., shows "lease lands". The Exhibit 'A' is not intended to show leased lands, a lease exhibit is not included with this scope of work.
- Record information taken from research will be used to establish bearings and distances to satisfy the requirement of *SOP 3.00 - Items 3 and 8.h*.

Delivery Schedule

Woolpert will deliver the final deliverables for this project no later than 90 calendar days from the date of a notice to proceed. A formal project delivery schedule will be compiled based on project needs and negotiated prior to starting this project.

Fee Breakdown

The fee breakdown shown in the following table is based on Lump Sum progress billing. These fees are valid for project NTP in 2026. If NTP is delayed beyond 2026, Woolpert may require adjustments to this fee estimate to account for cost escalations.

Fee Breakdown – Lump Sum	
Task Description	Fee
1.0 – Prepare Exhibit 'A'	\$ 39,500
Lump Sum Fee Total	\$39,500



April 26, 2026

PASSERO ASSOCIATES, LLC
Brad Wenthe, PE
Southeast Aviation Services Director
4730 Casa Cola Way Suite 200
St. Augustine, FL 32095

RE: NEW DBE PLAN/GOALS FY 2027-FY 2029
LAKE CITY GATEWAY AIRPORT LETTER OF AGREEMENT

Dear Mr. Wenthe:

It is my understanding that Passero Associates, LLC desires to engage a consultant to develop a Disadvantaged Business Enterprise Plan for the LAKE CITY GATEWAY AIRPORT, Lake City, Florida in accordance with 49 CFR, Part 26. Taffy Pippin Consulting LLC is pleased to offer the following proposal to accomplish these services.

Taffy Pippin Consulting, LLC will provide Passero Associates, LLC with a Disadvantaged Business Enterprise Plan in accordance with the provisions of 49 CFR Part 26, "Participation by Disadvantaged Business Enterprise in DOT Programs". Our services will include the following:

1. Provide a proposed legal advertisement for public input into proposed DBE goals for the Lake City Gateway Airport within ten working days of the issuance of a "Notice to Proceed";
2. Develop Interim goals for DBE participation in FAA projects with its associated methodology for Passero Associates, LLC to be coordinated with the Airport, and the FAA within ten working days following the issuance of a "Notice to Proceed";
3. Within ten working days, following final input from the public pertaining to proposed DBE goals, establish final goals and methodology for submission to the FAA;
4. Provide one copy of the final plan, for coordination;
5. Conduct Stakeholder Consultation;
6. Complete the annual Uniform Reports for FY 2027-FY 2029; and
7. Submit all documents through the FAA Civil Rights Connect portal.

Passero Associates, LLC will provide required information to complete the new DBE Program Plan and goals.

DBE FIRM
3153 Lexington Road, Montgomery, AL 36106 / (334) 546-4717/

Taffy Pippin Consulting LLC will be paid the sum of Nine Thousand Five Hundred Dollars (\$9,500.00) for the above cited services which will include all out-of-pocket expenses:

New DBE Plan	\$2,000.00
FY 2027 Goal	\$ 0
FY 2027 Reporting	\$ 0
FY 2028 Goal	\$3,250.00
FY 2028 Reporting	\$ 500.00
FY 2029 Goal	\$3,250.00
FY 2029 Reporting	\$ 500.00
<hr/>	
Total	\$9,500.00

The completed Disadvantaged Business Enterprise Plan will be provided to Passero Associates, LLC to be delivered to the Lake City Gateway Airport.

If the above conditions and services are acceptable to you, would you please indicate your acceptance below. Your acceptance will also act as our "Notice to Proceed" on this important project.

Thank you for the privilege of offering these services in the development of this project and should you have any questions please don't hesitate to call.

Sincerely,

Taffy V. Pippin

Taffy Valdez Pippin
Consultant/Planner

Accepted:
Passero Associates, LLC

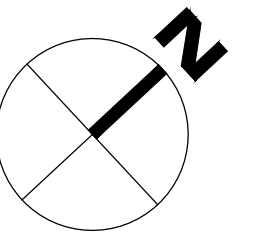
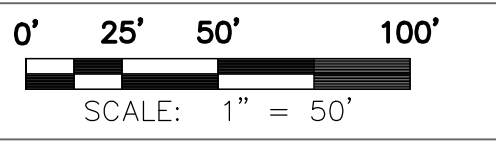
Project Sketch

LEGEND

DRAINAGE IMPROVEMENT AREA



REHABILITATION AREA



Prepared For:
CITY OF LAKE CITY

Stamp:
NOT APPROVED UNLESS ACCOMPANIED WITH
A VALID SIGNATURE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

M. SINGLETARY
ENGINEER OF RECORD LICENSE
#71535

Client:



Passero Associates

335 S. Legacy Trail, Suite B-102 (904) 757-6106
Saint Augustine, FL 32092 Fax: (904) 757-6107
Certificate of Authorization # 34028
Principal-in-Charge B. WENTE
Project Manager B. BRADLEY

Revisions			
No.	Date	By	Description

UNAUTHORIZED USE OF THESE DRAWINGS IS IN VIOLATION OF FLORIDA
ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.03(1).
THESE PLANS ARE COPYRIGHT PROTECTED. ©

Drawing Title:

**PROJECT
SKETCH**

Project Location:
**LAKE CITY GATEWAY
AIRPORT (LCQ)**

Town/City:
LAKE CITY
County/State:
COLUMBIA, FLORIDA

Project No.

Drawing No.

Date:

APRIL 2026

**PROPOSED DRAINAGE
IMPROVEMENTS**

**MILL,
RESURFACE TAXILANES,
& REMARK ASPHALT
PAVEMENT AREA.**

LIMIT OF SURVEY

EXISTING BOX HANGARS

EXISTING T-HANGARS

EXISTING T-HANGARS

Environmental Determination Documentation

**FAA ORLANDO AIRPORTS DISTRICT OFFICE – CATEGORICAL EXCLUSION (CATEX)
SHORT FORM**

Lake City Gateway Airport (LCQ)

T-Hangar Taxilanes Rehab,
Exhibit A, Drainage Improvement

Airport: _____ Project Title: _____

Use this CATEX Short Form if the Proposed Action is a federal action subject to NEPA and normally would not have a significant effect(s) on the human environment. **Identify the applicable category on the line below from FAA Order 1050.1G, Appendix B, sections B-2.1 through B-2.6 for the Proposed Action.**
Order 1050.1G, Appendix B, sections B-2.3 and 2.4

List all components of the Proposed Action and Connected Actions (if any) on a separate sheet. *A CATEX should not be used for a segment or an interdependent part of a larger proposed action.* **Include** a summary of existing conditions at the Proposed Action site. **Attach** a site map identifying the Proposed Action area on the airport's current ALP and a recent aerial of the Proposed Action area.

Certify that the Proposed Action and Connected Actions are **NOT** likely to have extraordinary circumstances or significant impacts. Significance thresholds and factors to consider are in FAA Order 1050.1G, Appendix A, Exhibit A-1. Extraordinary circumstances are listed in FAA Order 1050.1G, Appendix B, B-1(b), and summarized below:

- (1) An adverse effect on cultural resources protected under the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 300101, *et seq.*;
- (2) An effect on resources protected under Section 4(f) of the Department of Transportation Act;
- (3) An effect on natural, ecological, or scenic resources of Federal, state, Tribal (including Tribal trust or treaty protected resources), or local significance (e.g., federally listed or proposed endangered, threatened, or candidate species, or designated or proposed critical habitat under the Endangered Species Act, 16 U.S.C. §§ 1531-1544);
- (4) An effect on the following resources: resources protected by the Fish and Wildlife Coordination Act, 16 U.S.C. §§ 661-667d; wetlands; floodplains; coastal zones; national marine sanctuaries; wilderness areas; National Resource Conservation Service-designated prime and unique farmlands; energy supply and natural resources; resources protected under the Wild and Scenic Rivers Act, 16 U.S.C. §§ 1271-1287, and rivers or river segments listed on the Nationwide Rivers Inventory (NRI); and solid waste management;
- (5) A division or disruption of an established community, or a disruption of orderly, planned development, or an inconsistency with plans or goals that have been adopted by the community in which the project is located;
- (6) An increase in congestion from surface transportation (by causing a decrease in the level of service below acceptable levels determined by the appropriate transportation agency, such as a highway agency);
- (7) An effect on noise levels of noise sensitive areas;
- (8) An effect on air quality or violation of Federal, state, tribal, or local air quality standards under the Clean Air Act, 42 U.S.C. §§ 7401-7671q;
- (9) An effect on water quality, sole source aquifers, a public water supply system, or state or tribal water quality standards established under the Clean Water Act, 33 U.S.C. §§ 1251-1387, and the Safe Drinking Water Act, 42 U.S.C. §§ 300f-300j-26;
- (10) Effects on the quality of the human environment that are likely to be highly controversial on environmental grounds. The term "highly controversial on environmental grounds" means there is a substantial dispute regarding the analytical outcomes of the environmental review. Controversies on environmental grounds relate to a substantive issue pertaining to the analysis of effects, such as reasonable disagreement over the degree, extent, or nature of a proposed action's environmental impacts or over the action's risks of causing environmental harm. Mere opposition is not sufficient for a proposed action or its impacts to be considered highly controversial on environmental grounds. Opposition on environmental grounds by a Federal, state, or local government agency or by a tribe or a substantial number of the persons affected by the action should be considered in determining whether or not reasonable disagreement regarding the impacts of a proposed action exists. However, while a substantial number of persons affected by the action is a consideration, it is not necessarily determinative that extraordinary circumstances exist. If in doubt about whether a proposed action is highly controversial on environmental grounds, consult with the Orlando ADO;
- (11) Likelihood to be inconsistent with any Federal, state, tribal, or local law relating to the environmental aspects of the proposed action; or
- (12) Likelihood to create a significant impact on the human environment, including, but not limited to, actions likely to cause a significant lighting impact on residential areas or commercial use of business properties, likely to cause a significant impact on the visual nature of surrounding land uses, likely to cause environmental contamination by hazardous materials, or likely to disturb an existing hazardous material contamination site such that new environmental contamination risks are created.

Final 10/16/2025

CATEGORICAL EXCLUSION ENVIRONMENTAL DETERMINATION CHECKLIST

Lake City Gateway Airport (LCQ)

Airport: _____

Passero Associates

5/1/2026

Prepared and certified by: _____ Date: _____

	YES**	NO	COMMENTS
THE PROPOSED ACTION MUST BE LISTED IN FAA ORDER 1050.1G, APPENDIX B, SECTIONS B-2.1 THROUGH B-2.6 AS AN ACTIVITY THAT WOULD NORMALLY BE CATEGORICALLY EXCLUDED			
THE PROPOSED ACTION CONSISTS OF:			
Helicopter facilities or operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Land acquisition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New airport serving general aviation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Access or service road construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New airport location	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
New runway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Runway extension, strengthening, reconstruction, resurfacing or widening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Converting prime or unique farmland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Runway Safety Area (RSA) improvements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ILS or ALS installation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport development (hangars, terminal expansion)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
On-airport aboveground or underground fuel storage tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction, reconstruction, or relocation of an ATCT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
THE PROPOSED ACTION WILL AFFECT:			
Historic/Archeological/Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Section 4(f) or 6(f) resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Federally listed, endangered, threatened, or candidate species, or designated/proposed critical habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Federal, state, tribal, or local natural, ecological, or scenic resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands, floodplains, waterways, coastal zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Energy supply or natural resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Protected rivers or river segments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Established community(s), planned development, or plans/goals adopted by the local community	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Surface vehicular traffic (reduce LOS)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Air quality or violate Federal, state, tribal or local standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water quality, a sole source aquifer, public water supply system, or federal, state, or tribal water quality standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
THE PROPOSED ACTION IS LIKELY TO:			
Be Highly Controversial on Environmental Grounds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Be Inconsistent with Federal, state, tribal, or local law relating to environmental aspects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cause residential or business relocations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Increase noise levels over Noise Sensitive Land Uses within the 65 dBA noise contour or newly include Noise Sensitive Land Uses within the 65 dBA noise contour.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Contain Hazardous Materials or Affect Hazardous Materials/Sites	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Create a Wildlife Hazard per AC 150/5200-33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Increase lighting impacts on residential communities or impact the visual nature of surrounding land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

** Attach detailed explanations or analysis for all "yes" answers on a separate sheet that supports a Categorical Exclusion determination.

Project Schedule

**Lake City Gateway Airport (LCQ)
Airport Improvement Program
FY 2026 IIJA Grant Application**

Project Schedule

Project: T-Hangar Taxilanes Rehabilitation (Design), Drainage Improvements, Exhibit A Property Update and FY27-FY29 DBE Plan Update

<u>Proposed Project Schedule:</u>	<u>Dates:</u>
Submittal of Project Grant Application to FAA	05/2026
Grant Offer Submitted to Sponsor	08/2026
Execution of FAA Grant	08/2026
Design Kick Off	09/2026
Project Completion	02/2027
Grant Close-Out	03/2027

**INDEPENDENT FEE ESTIMATE
FOR
T-HANGAR TAXILANES REHABILITATION
AND DRAINAGE IMPROVEMENTS
PROJECT**

**PROJECT FORMULATION, DESIGN AND
BIDDING PHASE SERVICES**

LAKE CITY GATEWAY AIRPORT

LAKE CITY, FLORIDA

MAY 11, 2026

Prepared by:

**AIRPORT IFE SERVICES, INC.
115 BLEVINS RD.
ROAN MOUNTAIN, TN 37687**

Schedule B

Airport: Lake City Gateway Airport
 Project:
 PA Project No:
IFE Prepared by Airport IFE Services, Inc. 5/11/26
 Prepared By:

Project Phases	Project Tasks	Employee Classifications				Task Totals	Phase Totals
		Project Mgr.	Project Engineer	Staff Engineer	Grants Admin. Asst.		
A. Project Formulation and Grant Administration	Project Planning & Coordination with City and FBO	8	6		2	\$ 1,076.12	\$ 4,847.26
	Preliminary Construction Budget	2	8	4		\$ 857.22	
	General Project Management	24	12		8	\$ 2,913.92	
B. JACIP and OE/AAA	OE/AAA Submission	2	4	2	2	\$ 580.94	\$ 1,390.36
	Grant and JACIP Support	2	4	2	8	\$ 809.42	
C. Preliminary Design (30%)	Start-up & Initial Site Inspection	4	12	4		\$ 1,269.96	\$ 8,345.98
	Data Collection & Sub Coordination	8	8	4	4	\$ 1,466.56	
	Concept Plans	2	24	32		\$ 3,187.38	
	Internal QA/QC	8	8		4	\$ 1,282.48	
	Interim Plan Review	4	6	8	2	\$ 1,139.60	
D. Pre-Final Design (90%)	Pre-Final Plans	16	24	60		\$ 5,542.32	\$ 14,621.82
	Front End Specifications	2	4	2	8	\$ 809.42	
	Technical Specifications	2	12	8	4	\$ 1,454.02	
	Opinion Cost Update and Design Report	2	20	12	4	\$ 2,158.90	
	Develop Construction Safety Phasing Plan	2	10	8	2	\$ 1,247.66	
	Internal QA/QC	8	8		4	\$ 1,282.48	
	Interim Plan Review	4	6	8	2	\$ 1,139.60	
E. Final Design (100%)	Finalize Contract Plans (assume 30 sheets)	20	75	115		\$ 11,698.20	\$ 18,440.70
	Finalize Front End Specifications	2	2		4	\$ 434.86	
	Finalize Technical Specifications	2	8	6	2	\$ 1,025.42	
	Finalize Qty Takeoff	2	4	6		\$ 688.86	
	Finalize Opinion Cost	2	6	2		\$ 634.98	
	Finalize Construction Safety Phasing Plan	2	4	8	2	\$ 857.06	
	Internal QA/QC	8	8		4	\$ 1,282.48	
	Final Review Meeting with City and FBO	6	4	6	2	\$ 1,069.70	
Finalize and Submit Bid Documents	2	4	4	4	\$ 749.14		
F. Bidding and Award Services	Host Bid, Advertisement, Contractor Outreach	4	8		8	\$ 1,130.12	\$ 7,050.38
	Prepare and Attend Pre-bid Conference	6	4	2	2	\$ 885.62	
	Address RFIs and Addendum	6	8	6	2	\$ 1,330.10	
	Bid Opening Meeting	6	2		2	\$ 663.38	
	Bid Tab, Rec of Award, Conformed Sets	12	20	8	12	\$ 3,041.16	
G. DBE Plan Update and Goal	Prepare Work Scope and Fees	2			2	\$ 228.50	\$ 1,371.02
	Scoping calls with FDOT Aviation, Sponsor, Consultant, and Sub Consultant	4				\$ 380.84	
	Stakeholder consultation teleconference	2				\$ 152.34	
	Develop DBE Plan	4			2	\$ 380.84	
	Submit documents to FAA	2			2	\$ 228.50	
Total Hours:		196	343	321	106		966
Hourly Rate (2024):		\$ 76.17	\$ 65.10	\$ 46.02	\$ 38.08		
Direct Salary Cost:		\$ 14,929.32	\$ 22,329.30	\$ 14,772.42	\$ 4,036.48		\$ 56,067.52

Travel: Number of Trips	5
Travel: Mileage per Trip	180
Travel: Cost per Mile	\$ 0.73
Total Travel Costs:	\$ 652.50
Per Diem: Number of Days	5
Per Diem Rate	\$ 85.00
Total Per Diem Costs:	\$ 425.00
Fee for Geotechnical Investigation:	\$ 2,275.00
Fee for Topo Survey:	\$ 3,700.00
Fee for Exhibit A Property Inventory Map (Woolpert):	\$ 39,500.00
Fee for DBE Plan Update and Uniform Reporting:	\$ 9,500.00
Total Subconsultant Costs:	\$ 54,975.00
Reproduction (copies, presentations, boards, plans)	\$ 1,500.00

Summary of All Fees and Costs:	
Total Hours:	966
Total Direct Salary Costs:	\$ 56,067.52
Overhead (174% of Direct Labor Costs):	\$ 97,557.48
Total Labor Cost:	\$ 153,625.00
Fixed Fee (15% of Total Labor Cost):	\$ 23,043.75
Subtotal:	\$ 176,668.76
Total Direct Non-salary Expenses:	\$ 58,552.50
Total Cost (Labor, OH, Fixed Fee & Expenses):	\$ 235,221.26
SAY:	\$ 235,000.00

Schedule B

Airport: Lake City Gateway Airport	
Project:	
PA Project No:	
IFE Prepared by Airport IFE Services, Inc. 5/11/26	
Prepared By:	
Miscellaneous Expenses	\$ 1,000.00
Total Direct Non-salary Expenses	\$ 58,552.50

Sponsor Certifications to the FAA

Drug-Free Workplace
Plans and Specifications
Selection of Consultants
Conflict of Interest

Drug-Free Workplace Airport Improvement Program Sponsor Certification

Sponsor: City of Lake City, FL

Airport: Lake City Gateway Municipal Airport (LCQ)

Project Number:

Description of Work: T-Hangar Taxilanes Rehabilitation (Design), Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements on the drug-free workplace within federal grant programs are described in 2 CFR part 182. Sponsors are required to certify they will be, or will continue to provide, a drug-free workplace in accordance with the regulation. The AIP project grant agreement contains specific assurances on the Drug-Free Workplace Act of 1988.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. A statement has been or will be published prior to commencement of project notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sponsor's workplace, and specifying the actions to be taken against employees for violation of such prohibition (2 CFR § 182.205).

Yes No N/A

2. An ongoing drug-free awareness program (2 CFR § 182.215) has been or will be established prior to commencement of project to inform employees about:

- a. The dangers of drug abuse in the workplace;
- b. The sponsor's policy of maintaining a drug-free workplace;
- c. Any available drug counseling, rehabilitation, and employee assistance programs; and
- d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

Yes No N/A

3. Each employee to be engaged in the performance of the work has been or will be given a copy of the statement required within item 1 above prior to commencement of project (2 CFR § 182.210).

Yes No N/A

4. Employees have been or will be notified in the statement required by item 1 above that, as a condition employment under the grant (2 CFR § 182.205(c)), the employee will:

- a. Abide by the terms of the statement; and
- b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

Yes No N/A

5. The Federal Aviation Administration (FAA) will be notified in writing within 10 calendar days after receiving notice under item 4b above from an employee or otherwise receiving actual notice of such conviction (2 CFR § 182.225). Employers of convicted employees must provide notice, including position title of the employee, to the FAA (2 CFR § 182.300).

Yes No N/A

6. One of the following actions (2 CFR § 182.225(b)) will be taken within 30 calendar days of receiving a notice under item 4b above with respect to any employee who is so convicted:

- a. Take appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; and
- b. Require such employee to participate satisfactorily in drug abuse assistance or rehabilitation programs approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

Yes No N/A

7. A good faith effort will be made, on a continuous basis, to maintain a drug-free workplace through implementation of items 1 through 6 above (2 CFR § 182.200).

Yes No N/A

Site(s) of performance of work (2 CFR § 182.230):

Location 1

Name of Location: Lake City Gateway Municipal Airport (LCQ)

Address: 3524 US-90, Lake City, FL 32055

Location 2 (if applicable)

Name of Location:

Address:

Location 3 (if applicable)

Name of Location:

Address:

Attach documentation clarifying any above item marked with a "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: City of Lake City Florida

Name of Sponsor's Authorized Official: Noah Walker

Title of Sponsor's Authorized Official: Mayor

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.



Project Plans and Specifications

Airport Improvement Program Sponsor Certification

Sponsor: City of Lake City, FL

Airport: Lake City Gateway Municipal Airport (LCQ)

Project Number:

Description of Work: T-Hangar Taxilanes Rehabilitation (Design), Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). Labor and civil rights standards applicable to AIP are established by the Department of Labor (www.dol.gov/). AIP Grant Assurance C.1—General Federal Requirements identifies applicable federal laws, regulations, executive orders, policies, guidelines and requirements for assistance under AIP. A list of current advisory circulars with specific standards for procurement, design or construction of airports, and installation of equipment and facilities is referenced in standard airport sponsor Grant Assurance 34 contained in the grant agreement.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting “Yes” represents sponsor acknowledgement and confirmation of the certification statement. The term “will” means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. The plans and specifications were or will be prepared in accordance with applicable federal standards and requirements, so that no deviation or modification to standards set forth in the advisory circulars, or FAA-accepted state standard, is necessary other than those explicitly approved by the Federal Aviation Administration (FAA) (14 USC § 47105).

Yes No N/A

2. Specifications incorporate or will incorporate a clear and accurate description of the technical requirement for the material or product that does not contain limiting or proprietary features that unduly restrict competition (2 CFR §200.319).

Yes No N/A

3. The development that is included or will be included in the plans is depicted on the current airport layout plan as approved by the FAA (14 USC § 47107).
 Yes No N/A

4. Development and features that are ineligible or unallowable for AIP funding have been or will be omitted from the plans and specifications (FAA Order 5100.38, par. 3-43).
 Yes No N/A

5. The specification does not use or will not use "brand name" or equal to convey requirements unless sponsor requests and receives approval from the FAA to use brand name (FAA Order 5100.38, Table U-5).
 Yes No N/A

6. The specification does not impose or will not impose geographical preference in their procurement requirements (2 CFR §200.319(b) and FAA Order 5100.38, Table U-5).
 Yes No N/A

7. The use of prequalified lists of individuals, firms or products include or will include sufficient qualified sources that ensure open and free competition and that does not preclude potential entities from qualifying during the solicitation period (2 CFR §319(d)).
 Yes No N/A

8. Solicitations with bid alternates include or will include explicit information that establish a basis for award of contract that is free of arbitrary decisions by the sponsor (2 CFR § 200.319(a)(7)).
 Yes No N/A

9. Concurrence was or will be obtained from the FAA if Sponsor incorporates a value engineering clause into the contract (FAA Order 5100.38, par. 3-57).
 Yes No N/A

10. The plans and specifications incorporate or will incorporate applicable requirements and recommendations set forth in the federally approved environmental finding (49 USC §47106(c)).
 Yes No N/A

11. The design of all buildings comply or will comply with the seismic design requirements of 49 CFR § 41.120. (FAA Order 5100.38d, par. 3-92)
 Yes No N/A

12. The project specification include or will include process control and acceptance tests required for the project by as per the applicable standard:
 - a. Construction and installation as contained in Advisory Circular (AC) 150/5370-10.
 Yes No N/A

b. Snow Removal Equipment as contained in AC 150/5220-20.

Yes No N/A

c. Aircraft Rescue and Fire Fighting (ARFF) vehicles as contained in AC 150/5220-10.

Yes No N/A

13. For construction activities within or near aircraft operational areas(AOA):

a. The Sponsor has or will prepare a construction safety and phasing plan (CSPP) conforming to Advisory Circular 150/5370-2.

b. Compliance with CSPP safety provisions has been or will be incorporated into the plans and specifications as a contractor requirement.

c. Sponsor will not initiate work until receiving FAA's concurrence with the CSPP (FAA Order 5100.38, Par. 5-29).

Yes No N/A

14. The project was or will be physically completed without federal participation in costs due to errors and omissions in the plans and specifications that were foreseeable at the time of project design (49 USC §47110(b)(1) and FAA Order 5100.38d, par. 3-100).

Yes No N/A

Attach documentation clarifying any above item marked with "No" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and additional documentation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: City of Lake City, FL

Name of Sponsor's Authorized Official: Noah Walker

Title of Sponsor's Authorized Official: Mayor

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Selection of Consultants

Airport Improvement Program Sponsor Certification

Sponsor: City of Lake City, FL

Airport: Lake City Gateway Municipal Airport (LCQ)

Project Number:

Description of Work: T-Hangar Taxiways Rehabilitation (Design), Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update

Application

49 USC § 47105(d) authorizes the Secretary to require certification from the sponsor that it will comply with the statutory and administrative requirements in carrying out a project under the Airport Improvement Program (AIP). General requirements for selection of consultant services within federal grant programs are described in 2 CFR §§ 200.317-200.326. Sponsors may use other qualifications-based procedures provided they are equivalent to standards of Title 40 chapter 11 and FAA Advisory Circular 150/5100-14, Architectural, Engineering, and Planning Consultant Services for Airport Grant Projects.

Certification Statements

Except for certification statements below marked as not applicable (N/A), this list includes major requirements of the construction project. Selecting "Yes" represents sponsor acknowledgement and confirmation of the certification statement. The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance. This list is not comprehensive and does not relieve the sponsor from fully complying with all applicable statutory and administrative standards. The source of the requirement is referenced within parenthesis.

1. Sponsor acknowledges their responsibility for the settlement of all contractual and administrative issues arising out of their procurement actions (2 CFR § 200.318(k)).
 Yes No N/A

2. Sponsor procurement actions ensure or will ensure full and open competition that does not unduly limit competition (2 CFR § 200.319).
 Yes No N/A

3. Sponsor has excluded or will exclude any entity that develops or drafts specifications, requirements, or statements of work associated with the development of a request-for-qualifications (RFQ) from competing for the advertised services (2 CFR § 200.319).
 Yes No N/A

4. The advertisement describes or will describe specific project statements-of-work that provide clear detail of required services without unduly restricting competition (2 CFR § 200.319).
 Yes No N/A
5. Sponsor has publicized or will publicize a RFQ that:
a. Solicits an adequate number of qualified sources (2 CFR § 200.320(d)); and
b. Identifies all evaluation criteria and relative importance (2 CFR § 200.320(d)).
 Yes No N/A
6. Sponsor has based or will base selection on qualifications, experience, and disadvantaged business enterprise participation with price not being a selection factor (2 CFR § 200.320(d)).
 Yes No N/A
7. Sponsor has verified or will verify that agreements exceeding \$25,000 are not awarded to individuals or firms suspended, debarred or otherwise excluded from participating in federally assisted projects (2 CFR §180.300).
 Yes No N/A
8. A/E services covering multiple projects: Sponsor has agreed to or will agree to:
a. Refrain from initiating work covered by this procurement beyond five years from the date of selection (AC 150/5100-14); and
b. Retain the right to conduct new procurement actions for projects identified or not identified in the RFQ (AC 150/5100-14).
 Yes No N/A
9. Sponsor has negotiated or will negotiate a fair and reasonable fee with the firm they select as most qualified for the services identified in the RFQ (2 CFR § 200.323).
 Yes No N/A
10. The Sponsor's contract identifies or will identify costs associated with ineligible work separately from costs associated with eligible work (2 CFR § 200.302).
 Yes No N/A
11. Sponsor has prepared or will prepare a record of negotiations detailing the history of the procurement action, rationale for contract type and basis for contract fees (2 CFR §200.318(i)).
 Yes No N/A
12. Sponsor has incorporated or will incorporate mandatory contact provisions in the consultant contract for AIP-assisted work (49 U.S.C. Chapter 471 and 2 CFR part 200 Appendix II)
 Yes No N/A



Certification and Disclosure Regarding Potential Conflicts of Interest Airport Improvement Program Sponsor Certification

Sponsor: City of Lake City, FL

Airport:

Project Number: Lake City Gateway Municipal

Description of Work: T-Hangar Taxilanes Rehabilitation (Design), Drainage Improvements, Exhibit A Property Map Update and FY27-FY29 DBE Plan Update

Application

Title 2 CFR § 200.112 and § 1201.112 address Federal Aviation Administration (FAA) requirements for conflict of interest. As a condition of eligibility under the Airport Improvement Program (AIP), sponsors must comply with FAA policy on conflict of interest. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

- a) The employee, officer or agent,
- b) Any member of his immediate family,
- c) His or her partner, or
- d) An organization which employs, or is about to employ, any of the above.

Selecting "Yes" represents sponsor or sub-recipient acknowledgement and confirmation of the certification statement. Selecting "No" represents sponsor or sub-recipient disclosure that it cannot fully comply with the certification statement. If "No" is selected, provide support information explaining the negative response as an attachment to this form. This includes whether the sponsor has established standards for financial interest that are not substantial or unsolicited gifts are of nominal value (2 CFR § 200.318(c)). The term "will" means Sponsor action taken at appropriate time based on the certification statement focus area, but no later than the end of the project period of performance.

Certification Statements

1. The sponsor or sub-recipient maintains a written standards of conduct governing conflict of interest and the performance of their employees engaged in the award and administration of contracts (2 CFR § 200.318(c)). To the extent permitted by state or local law or regulations, such standards of conduct provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the sponsor's and sub-recipient's officers, employees, or agents, or by contractors or their agents.

Yes No

2. The sponsor's or sub-recipient's officers, employees or agents have not and will not solicit or accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements (2 CFR § 200.318(c)).

Yes No

3. The sponsor or sub-recipient certifies that is has disclosed and will disclose to the FAA any known potential conflict of interest (2 CFR § 1200.112).

Yes No

Attach documentation clarifying any above item marked with "no" response.

Sponsor's Certification

I certify, for the project identified herein, responses to the forgoing items are accurate as marked and have the explanation for any item marked "no" is correct and complete.

Executed on this day of , .

Name of Sponsor: City of Lake City, FL

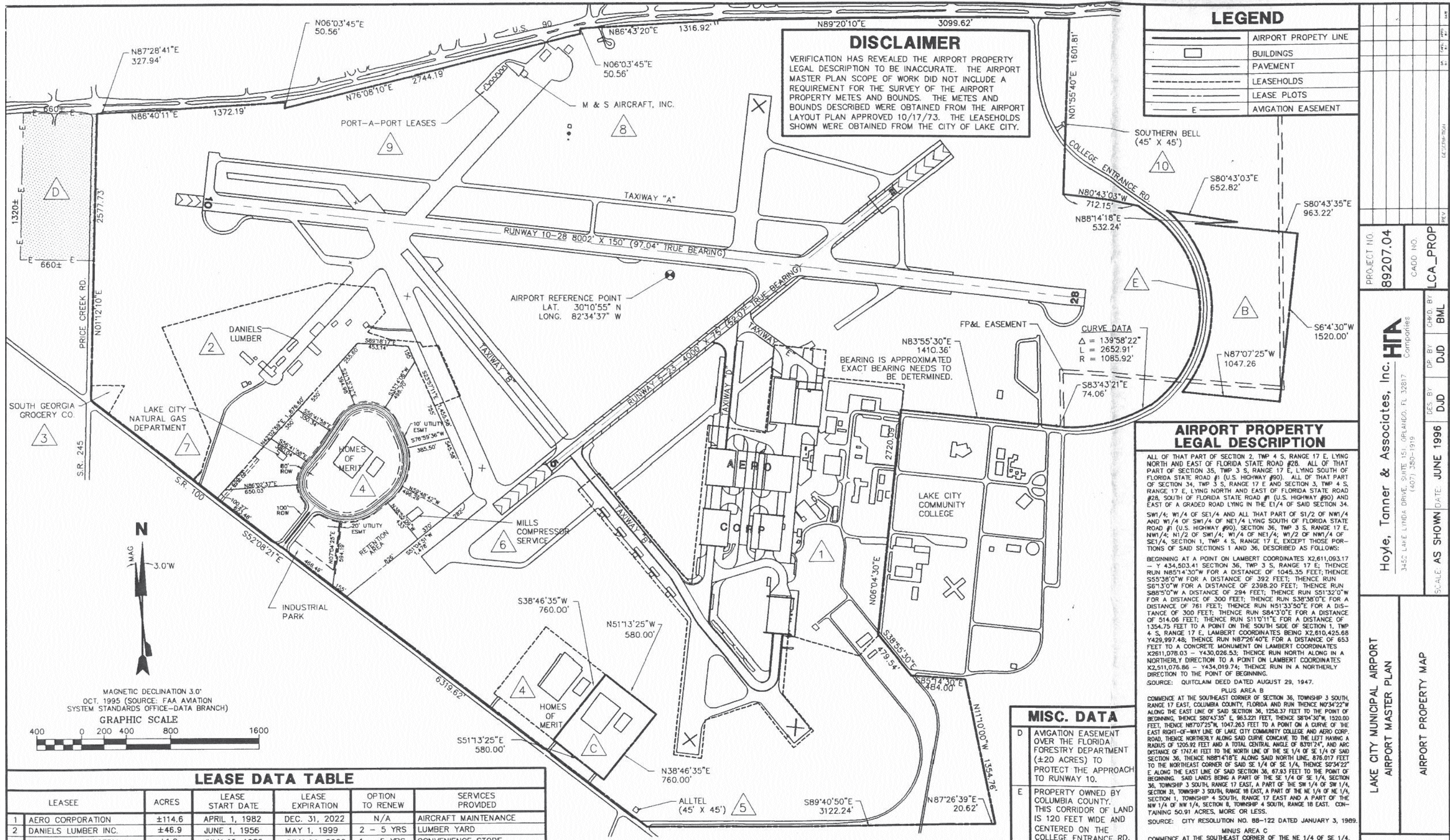
Name of Sponsor's Authorized Official: Noah Walker

Title of Sponsor's Authorized Official: Mayor

Signature of Sponsor's Authorized Official: _____

I declare under penalty of perjury that the foregoing is true and correct. I understand that knowingly and willfully providing false information to the federal government is a violation of 18 USC § 1001 (False Statements) and could subject me to fines, imprisonment, or both.

Exhibit A (Airport Property Inventory Map)



DISCLAIMER
 VERIFICATION HAS REVEALED THE AIRPORT PROPERTY LEGAL DESCRIPTION TO BE INACCURATE. THE AIRPORT MASTER PLAN SCOPE OF WORK DID NOT INCLUDE A REQUIREMENT FOR THE SURVEY OF THE AIRPORT PROPERTY METES AND BOUNDS. THE METES AND BOUNDS DESCRIBED WERE OBTAINED FROM THE AIRPORT LAYOUT PLAN APPROVED 10/17/73. THE LEASEHOLDS SHOWN WERE OBTAINED FROM THE CITY OF LAKE CITY.

LEGEND

—	AIRPORT PROPERTY LINE
▭	BUILDINGS
—	PAVEMENT
- - -	LEASEHOLDS
- - -	LEASE PLOTS
E	AVIGATION EASEMENT

AIRPORT PROPERTY LEGAL DESCRIPTION

ALL OF THAT PART OF SECTION 2, TWP 4 S, RANGE 17 E, LYING NORTH AND EAST OF FLORIDA STATE ROAD #28, ALL OF THAT PART OF SECTION 35, TWP 3 S, RANGE 17 E, LYING SOUTH OF FLORIDA STATE ROAD #1 (U.S. HIGHWAY #90), ALL OF THAT PART OF SECTION 34, TWP 3 S, RANGE 17 E AND SECTION 3, TWP 4 S, RANGE 17 E, LYING NORTH AND EAST OF FLORIDA STATE ROAD #28, SOUTH OF FLORIDA STATE ROAD #1 (U.S. HIGHWAY #90) AND EAST OF A GRADED ROAD LYING IN THE E 1/4 OF SAID SECTION 34, SW 1/4; W 1/4 OF SE 1/4 AND ALL THAT PART OF S 1/2 OF NW 1/4 AND W 1/4 OF SW 1/4 OF NE 1/4 LYING SOUTH OF FLORIDA STATE ROAD #1 (U.S. HIGHWAY #90), SECTION 36, TWP 3 S, RANGE 17 E, NW 1/4; N 1/2 OF SW 1/4; W 1/4 OF NE 1/4; W 1/2 OF NW 1/4 OF SE 1/4, SECTION 1, TWP 4 S, RANGE 17 E, EXCEPT THOSE PORTIONS OF SAID SECTIONS 1 AND 36, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON LAMBERT COORDINATES X2,611,093.17 - Y 4,344,503.41 SECTION 36, TWP 3 S, RANGE 17 E; THENCE RUN N85°14'30"W FOR A DISTANCE OF 1045.35 FEET; THENCE S55°38'0"W FOR A DISTANCE OF 392 FEET; THENCE RUN S61°3'0"W FOR A DISTANCE OF 2398.20 FEET; THENCE RUN S88°5'0"W A DISTANCE OF 294 FEET; THENCE RUN S51°32'0"W FOR A DISTANCE OF 300 FEET; THENCE RUN S38°38'0"E FOR A DISTANCE OF 761 FEET; THENCE RUN N51°33'50"E FOR A DISTANCE OF 300 FEET; THENCE RUN S84°3'0"E FOR A DISTANCE OF 514.06 FEET; THENCE RUN S11°11"E FOR A DISTANCE OF 1354.75 FEET TO A POINT ON THE SOUTH SIDE OF SECTION 1, TWP 4 S, RANGE 17 E, LAMBERT COORDINATES BEING X2,610,425.68 Y429,997.48; THENCE RUN N87°26'40"E FOR A DISTANCE OF 653 FEET TO A CONCRETE MONUMENT ON LAMBERT COORDINATES X2611,078.03 - Y430,028.53; THENCE RUN NORTH ALONG IN A NORTHERLY DIRECTION TO A POINT ON LAMBERT COORDINATES X2,511,076.86 - Y434,019.74; THENCE RUN IN A NORTHERLY DIRECTION TO THE POINT OF BEGINNING.

SOURCE: QUITCLAIM DEED DATED AUGUST 29, 1947.

PLUS AREA B

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N0°34'22"W ALONG THE EAST LINE OF SAID SECTION 36, 1258.37 FEET TO THE POINT OF BEGINNING, THENCE S80°43'35" E, 963.221 FEET, THENCE S80°4'30"W, 1520.00 FEET, THENCE N87°07'25"W, 1047.26 FEET TO A POINT ON THE CURVE OF THE EAST RIGHT-OF-WAY LINE OF LAKE CITY COMMUNITY COLLEGE AND AERO CORP. ROAD, THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1205.92 FEET AND A TOTAL CENTRAL ANGLE OF 83°01'24", AND ARC DISTANCE OF 1747.41 FEET TO THE NORTH LINE OF THE SE 1/4 OF SE 1/4 OF SAID SECTION 36, THENCE N88°41'18"E ALONG SAID NORTH LINE, 876.017 FEET TO THE NORTHEAST CORNER OF SAID SE 1/4 OF SE 1/4, THENCE S0°34'22"E ALONG THE EAST LINE OF SAID SECTION 36, 67.93 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING A PART OF THE SE 1/4 OF SE 1/4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 17 EAST, A PART OF THE SW 1/4 OF SW 1/4, SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST, A PART OF THE NE 1/4 OF NE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND A PART OF THE NW 1/4 OF NW 1/4, SECTION 8, TOWNSHIP 4 SOUTH, RANGE 18 EAST, CONTAINING 50.91 ACRES, MORE OR LESS.

SOURCE: CITY RESOLUTION NO. 88-122 DATED JANUARY 3, 1989.

MINUS AREA C

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SE 1/4, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N88°50'25"W ALONG THE SOUTH LINE OF SAID NE 1/4 OF SE 1/4, 565.35 FEET TO THE CENTERLINE OF STATE ROAD #100, THENCE N51°13'25"W ALONG SAID CENTERLINE, 472.00 FEET, THENCE N38°46'35"E, 760.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N38°46'35"E, 760.00 FEET, THENCE N51°13'25"W, 580.00 FEET, THENCE S38°46'35"W, 760.00 FEET, THENCE S51°13'25"E, 580.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN THE NE 1/4 OF SE 1/4, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, CONTAINING 10.12 ACRES, MORE OR LESS.

SOURCE: DEED OF RELEASE DATED JUNE 21, 1984.

MISC. DATA

- D AVIGATION EASEMENT OVER THE FLORIDA FORESTRY DEPARTMENT (±20 ACRES) TO PROTECT THE APPROACH TO RUNWAY 10.
- E PROPERTY OWNED BY COLUMBIA COUNTY. THIS CORRIDOR OF LAND IS 120 FEET WIDE AND CENTERED ON THE COLLEGE ENTRANCE RD.

PROPERTY DATA TABLE

DESCRIPTION	DATE	NOTES
A TRANSFER OF AIRFIELD TO LAKE CITY (±1,200 ACRES)	AUGUST 29, 1947	SUBJECT TO SURPLUS PROPERTY ACT.
B LAND ACQUISITION FOR RUNWAY 10/28 (±50 ACRES)	JANUARY 3, 1989	SUBJECT TO SURPLUS PROPERTY ACT.
C RELEASE OF LAND TO HOMES OF MERIT (±10 ACRES)	JUNE 21, 1984	SUBJECT TO SURPLUS PROPERTY ACT.

LEASE DATA TABLE

LEASEE	ACRES	LEASE START DATE	LEASE EXPIRATION	OPTION TO RENEW	SERVICES PROVIDED
1 AERO CORPORATION	±114.6	APRIL 1, 1982	DEC. 31, 2022	N/A	AIRCRAFT MAINTENANCE
2 DANIELS LUMBER INC.	±46.9	JUNE 1, 1956	MAY 1, 1999	2 - 5 YRS	LUMBER YARD
3 S. GEORGIA GROCERY	±1.0	JULY 15, 1985	JULY 14, 2000	1 - 5 YRS	CONVENIENCE STORE
4 HOMES OF MERIT	±12.0	NOV. 1, 1987	OCT. 31, 2005	5 - 6 YRS	MOBILE HOME MANUFACTURING
5 ALLTEL	45' X 45'	FEB. 1, 1993	JAN. 31, 2022	N/A	TELECOMMUNICATIONS
6 MILLS COMPRESSOR SERV.	±1.5	JUNE 1, 1991	MAY 31, 2003	6 YRS	COMPRESSOR SALES/SERVICE
7 LAKE CITY NAT. GAS DEPT.	±2.88	OCT. 1, 1990	N/A	N/A	NATURAL GAS STORAGE
8 M & S AIRCRAFT, INC.	50' X 50'	OCT. 20, 1983	OCT. 19, 1998	5 YRS	PRIVATE AIRCRAFT STORAGE
9 PORT-A-PORT LEASES	HANGAR	VARIABLES	VARIABLES	MONTHLY	PRIVATE AIRCRAFT STORAGE
10 DANIELS LUMBER INC.	45' X 45'	JUNE 1, 1989	JUNE 1, 2001	3 - 6 YRS	TELECOMMUNICATIONS

PROJECT NO. 89207.04
 CADD NO. LCA_PROP
 HOYLE, TANNER & ASSOCIATES, INC. HTA
 3450 LAKE LINDA DRIVE, SUITE 151, ORLANDO, FL 32817
 (407) 380-1919
 SCALE: AS SHOWN DATE: JUNE 1996
 DES. BY: D/JD
 DP. BY: D/JD
 CHKD. BY: BML
 LAKELAND MUNICIPAL AIRPORT
 AIRPORT MASTER PLAN
 AIRPORT PROPERTY MAP
 DRAWING 6-11
 SHEET 11 OF 11

Exhibit C (Opinion of Title)

**CERTIFICATE OF TITLE
FAA Central Region**

To: Manager, Safety and Standards Branch

Subject: Lake City Gateway Airport (LCQ)

AIP Project No. TBD

This certification is made to satisfy (check **both** if applicable):

- Part II Section C.10 of the Grant Application (FAA Form 5100-100) for existing airport property**
- Grant conditions relative to satisfactory title evidence for land being acquired under this project**

The City of Lake City (hereinafter referred to as the "Sponsor"), pursuant to Section 47105(d) of the Federal Aviation Administration Authorization Act of 1994 (and amendments), hereby certifies that satisfactory property interest to the land indicated herein is vested in the Sponsor, as required by obligations of the referenced Grant Agreement with the Federal Aviation Administration.

The Sponsor hereby certifies that it holds the quality of title described below, as of the date of the attorney's title opinion on which this certification is based.

Parcel Number (Per Exhibit A)	Quality of Interest (Fee, Easement*, etc.,)
Parcels 1-10 (as shown on drawing 6-11)	Fee Simple Ownership

Parcels must be listed. Avoid simply referencing the Exhibit A Property Map. Attach additional sheets as necessary.

*The Sponsor certifies that grantors of easements constitute all of the owners of the land affected by such easements, and they had such quality of title in and to such land as to enable them to convey the interest purported to be conveyed in and by the easements granted. No other interests or rights exist which are incompatible with or would interfere with the exercise and enjoyment by the Sponsor of the rights and interests conveyed.

Sponsor hereby certifies that the Sponsor or the Sponsor's attorney have reviewed, evaluated and subordinated to airport use where necessary, all encumbrances and that no outstanding encumbrances exist which might affect the maintenance, operation, or development of the airport.

Sponsor further certifies that if defects in the title require correction after acceptance of this Certificate of Title by the FAA, the Sponsor accepts full responsibility for clearing such defects, encumbrances, or exceptions at its own expense.

This Certificate of Title is based upon a current title opinion dated December 1996 by the sponsor's attorney Herbert F. Derby (name of attorney).

Sponsor certifies that the title opinion referenced above corresponds with the "Exhibit A" airport property map dated June 1996 AIP project number TBD. Although specific title evidence documents are not submitted herewith, copies of deeds and other appropriate evidence of title for the land are on file with the Sponsor and are available for inspection by the FAA.

It is understood that the FAA reserves the right to require additional information at any time.

City of Lake City
Name of Sponsor

Noah Walker, City Mayor

Signature of Sponsor Official Authorized to Sign Grant Agreement

Date