

AGREEMENT

This **AGREEMENT**, made and entered into as of the September 10, 2026, by and between **GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY, A REGIONAL AIRPORT AUTHORITY** (the "Authority") and **Commercial Industrial Corporation**, the ("Contractor"), with respect to that certain Project consisting generally of the construction of "**Commercial Apron Expansion**" **Project No. 26-003**.

WITNESSETH:

The Authority and Contractor in consideration of the mutual covenants and obligations contained herein, hereby agree as follows:

I. BID DOCUMENTS

1.1 The Authority and Contractor hereby agree that all documents which are part of the Bid Documents and the response to the Bid are hereby made a part of and incorporated in the Agreement for all purposes.

II. WORK

2.1 Contractor shall perform all of the Work in accordance with the Contract Documents (as that term is defined in the General Conditions which are attached to and made a part of this Agreement). All of the other Contract Documents are hereby incorporated into and made a part of this Agreement by this reference. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract Documents.

2.2 The Contract Documents represent the final and entire integrated agreement between the parties with respect to the Work. The Contract Documents supersede all prior oral or written agreements, if any, between the parties, and any statement, representation, promise or inducement not set forth in the Contract Documents is null and void and not binding on the Authority or Contractor. Except for the warranty and third-party beneficiary rights of the Authority set forth herein, the Contract Documents shall not in any way create a relationship of any kind between Engineer or the Authority's Representative and Contractor or between the Authority and a Subcontractor or Supplier, or between the Authority and any other person.

2.3 If any provision(s) of the Contract Documents is/are invalid, illegal, or unenforceable such provision(s) shall be considered divisible, and all other provisions of the Contract Documents shall nevertheless remain in full force and effect.

III. CONTRACT TIME

3.1 The Authority and Contractor recognize that time is of the essence with respect to Contractor's performance of its obligation under the Contract Documents, and the Authority shall suffer financial loss if Substantial Completion of the Work is not achieved within the Contract Time specified in paragraph 3.2 below. Accordingly, if Contractor fails to achieve Substantial Completion of the Work, within the Contract Time, it shall pay the Authority Liquidated Damages in accordance with the terms stated below in Article IV, Liquidated Damages.

3.2 Contractor shall commence the Work within ten (10) days after the date specified for the commencement of the Work in the Notice to Proceed and shall complete all Work hereunder as follows:

- a. All facilities shall be operational to provide the Authority at its option the full time use of the Project as intended by the Contract Documents and Contractor shall perform the Work to achieve Substantial Completion within the Phases and times stipulated below and in Special Provision No. 2.
- b. Contractor shall perform the Work to achieve Final Completion within 30 calendar days after the date of Substantial Completion.

IV. LIQUIDATED DAMAGES

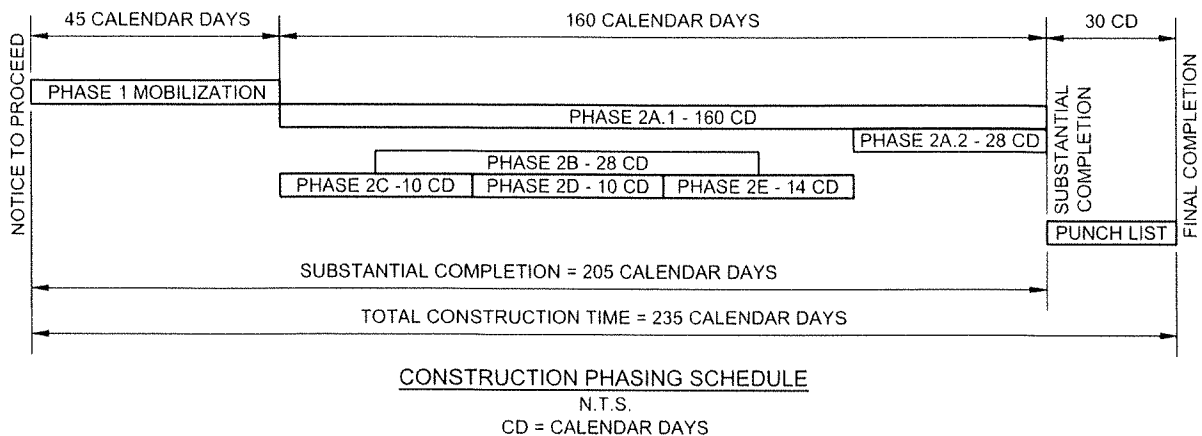
If Contractor fails to achieve Substantial Completion of the Work, or individual work phases, within the Contract Time, as said time period may be adjusted pursuant to the terms of the Contract Documents, Contractor shall pay the Authority Liquidated Damages in accordance with the following:

- a. Contractor shall pay the Authority as Liquidated Damages, and not as a penalty, the amounts listed below for each day that the work, or individual work phases, is not complete after the Contract Time specified above in paragraph 3.2a. These Liquidated Damages are the Authority's sole and exclusive Substantial Completion delay related damages and represent a reasonable estimate of the Authority's damages in the event Substantial Completion of the Work is delayed. Contractor agrees that these Substantial Completion Liquidated Damages do not constitute a penalty or forfeiture.

Commercial Apron Expansion

Phase	Calendar Days Allowed Per Phase	Liquidated Damages Per Calendar Day
Phase 1 - Mobilization	45	\$500
Construction Phase		
Phase 2A.1*	160	\$1,500
Phase 2A.2*	28	\$1,500
Phase 2B*	28	\$1,500
Phase 2C*	10	\$1,500
Phase 2D*	10	\$1,500
Phase 2E*	14	\$1,500
Substantial Completion	30	\$1,500
Total	235	

*Phases occur concurrently with Phase 2. See Project Drawings for details.



In addition to the damages specified in 4.1.a:

- b. Contractor shall pay the Authority as Liquidated Damages and not as a penalty, the amount specified in the table above for each day that expires after the time specified in Paragraph 3.2.b for Final Completion. These Liquidated Damages are the Authority's sole and exclusive Final Completion delay related damages and represent a reasonable estimate of the Authority's damages in the event Final Completion of the Work is delayed. Contractor agrees that these Final Completion Liquidated Damages do not constitute a penalty or forfeiture. Also, Contractor agrees these Final Completion Liquidated Damages are in addition to, and not duplicative of, the Substantial Completion Liquidated Damages noted in Paragraph 4.1.a above.

V. CONTRACT PRICE

5.1 The Authority hereby agrees to pay to Contractor in lawful money of the United States for the faithful performance of all of Contractor's obligations under the Contract Documents, and Contractor agrees to accept in full payment the Contract Price of **Five Million Six Hundred Fifty Thousand and Forty Nine Dollars and Ninety Cents (\$5,650,049.90)** subject to the conditions governing payments to Contractor in the Contract Documents. If the Contract Price includes any Unit Price amounts and the actual quantity of Unit Price items installed is different than the estimated quantity, then the Contract Price shall be adjusted in accordance with the Contract Documents. The Contract Price includes, if applicable, only those Alternates accepted by the Authority, as identified in paragraph 5.3 below.

5.2 The Unit Prices and associated estimated quantities included within the Contract Price are attached hereto and made a part hereof as Schedule A.

VI. PAYMENT

6.1 Payment procedures are outlined in the General Conditions, Article VII Payment. All monies not paid when due shall bear interest at a rate not to exceed six percent per year simple interest.

VII. MISCELLANEOUS

7.1 Contractor shall not sell, assign, transfer or otherwise convey any of its rights and shall not delegate any of its duties under the Contract Documents without the prior and expressed written consent of the Authority and the Surety. Any attempted sale, assignment, transfer,

conveyance or delegation of Contractor's rights under this Agreement or the other Contract Documents in violation of the terms of this paragraph shall be void and shall relieve the Authority of any further liability under the Contract Documents but shall not relieve Contractor or Contractor's Surety(ies) of any liability. If the Authority consents in writing to an assignment, unless specifically stated to the contrary in the consent, the assignment shall not release or discharge Contractor from any duty, responsibility or obligation set forth in the Contract Documents and shall not release or discharge the Surety(ies) under the bonds required by the Contract Documents.

7.2 This Agreement shall be binding on the Authority, Contractor, and all of their respective successors, heirs, legal representatives and, if the Authority has consented to an assignment or delegation as provided in the previous paragraph, assigns and delegates.

7.3 Any waiver by the Authority of any provision of the Contract Documents must be specific and in writing and shall apply only to the particular matter concerned and not to other similar or dissimilar matters. Any waiver of any breach of the Contract Documents shall not be held to be a waiver of any other breach. Neither the failure of the Authority to exercise any power given to the Authority under the Contract Documents or to insist upon compliance by Contractor with Contractor's obligations under the Contract Documents, nor any custom or practice of the Authority and Contractor at variance with the terms of the Contract Documents, shall constitute a waiver of the Authority's right to demand full and complete compliance by Contractor with the terms and provisions of the Contract Documents.

7.4 Nothing contained in the Contract Documents shall in any manner authorize, empower or constitute Contractor, its Subcontractors or Suppliers as agent(s) of the Authority; authorize or empower Contractor, its Subcontractors or Suppliers to assume or create any obligation or responsibility whatsoever, express or implied, on behalf of or in the name of the Authority; or authorize or empower Contractor, its Subcontractors or Suppliers to bind the Authority in any manner or make any representation, warranty, covenant, agreement or commitment on behalf of the Authority. Contractor shall perform all Work under the Contract Documents as an independent Contractor. This Agreement does not create, and shall not be construed as creating, any rights enforceable by any person not a party to the Agreement.

7.5 This Agreement and the Contract Documents shall be governed by and construed in accordance with the Laws and Regulations of the State of Florida without giving effect to any rules governing conflict of laws.

7.6 The parties agree that for any litigation arising under the Contract Documents, venue shall be only in Alachua County, Florida.

7.7 The Authority's payment to Contractor of any progress or final payment shall not release Contractor of any liability and shall not be deemed evidence of performance or be construed as an acceptance of defective or improper Work, or Work that does not comply with the requirements of the Contract Documents.

VIII. DEFINITIONS

8.1 Defined terms used in this Agreement have the intent and meanings assigned to them in the General Conditions, Article I. Definitions.

IX. ENGINEER/AUTHORITY'S REPRESENTATIVE

9.1 The Authority has designated **AECOM** to assume all of the duties and responsibilities of CEI/RPR Representative and have the rights and authority assigned to the Authority's Representative in the Contract Documents.

9.2 The Authority has retained the services of AECOM to assume all of the duties and responsibilities and have the rights and authority assigned to Design representative/Engineer of Record and/or Architect of Record in the Contract Documents.

X. PUBLIC ENTITY CRIME STATEMENT

10.1 In accordance with the requirements of Section 287.133, Florida Statutes, the following statement is hereby made:

"A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a Contract to provide any goods or services to a public entity, may not submit a bid on a Contract with a public entity for the construction or repair of a public building or public Work, may not submit bids on leases of real property to a public entity, may not be awarded or perform Work as a Contractor, Supplier, Subcontractor, or consultant under a Contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 for CATEGORY TWO for a period of thirty-six months from the date of being placed on the convicted vendor list."

Contractor hereby certifies and warrants that it has not been placed on any convicted felon list for the past thirty-six months.

XI. INSURANCE

11.1 **RESPONSIBILITY FOR DAMAGE CLAIMS.** The Contractor shall indemnify and save harmless the Engineer and the Owner and their officers, and employees from all suits actions, or claims of any character brought because of any injuries or damage received or sustained by any person, persons, or property on account of the operations of the Contractor; or on account of or in consequence of any neglect in safeguarding the work; or through use of unacceptable materials in constructing the work; or because of any act of omission, neglect, or misconduct of said Contractor; or because of any claims or amounts recovered from any infringements of patent, trademark, or copyright; or from any claims or amounts arising or recovered under the "Workers Compensation Act," or other law, ordinance, order, or decree. Money due the Contractor under and by virtue of his/her contract as may be considered necessary by the Owner for such purpose may be retained for the use of the Owner or, in case no money is due, his/her surety may be held until such suit or suits, action or actions, claim or claims for injuries or damages as aforesaid shall have been settled and suitable evidence to that effect furnished to the Owner, except that money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that he is adequately protected by public liability and property damage insurance.

11.2 The Contractor shall not commence any work until he obtains, at his own expense, all required insurance. Such insurance must have the approval of the Owner as to limit, form, and amount. The Contractor will not permit any subcontractor to commence work on this project until the same insurance requirements have been complied with by such subcontractor.

- a. Types – The types of insurance the Contractor is required to obtain and maintain for the full period of the contract will be Worker's Compensation Insurance, and Comprehensive General Liability Insurance, as detailed in the following portions of this specification.
- b. Evidence – As evidence of specified insurance coverage, the Owner may, in lieu of actual policies, accept certificates issued by the insurance carrier showing such policies in force for the specified period. Each policy or certificate will bear an endorsement or statement waiving right of cancellation or reduction in coverage without 10 days' notice in writing to be delivered by registered mail to the Owner. Should any policy be canceled before final payment to the Owner to the Contractor and the Contractor fails immediately to procure other insurance as specified, the Owner reserves the right to procure such insurance and to deduct the cost thereof from any sum due the Contractor under this Contract.
- c. Adequacy of Performance – Any insurance bearing on adequacy of performance shall be maintained after completion of the project for the full guaranty period. Should such insurance be canceled before the end of the guaranty period and the Contractor fails immediately to procure other insurance as specified, the Owner reserves the right to procure such insurance and charge the cost thereof to the Contractor.
- d. Payment of Damages – Nothing contained in these insurance requirements is to be construed as limiting the extent of the Contractor's responsibility for payment of damages resulting from his operations under this Contract. The costs of all insurance shall be included in the various items of the contract and no additional compensation will be allowed.
- e. It is expressly understood by Contractor that the receipt of any required insurance certificate(s) by Authority hereunder does not constitute agreement that the insurance requirements of this Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with all requirements of this Agreement or GACRAA's minimum standards. Further, the failure of Authority to obtain certificates or other evidence of insurance from Contractor shall not be deemed a waiver by Authority. Nonconforming insurance shall not relieve Contractor of its obligation to provide the insurance specified herein. Non-fulfillment of the insurance conditions by Contractor hereunder may constitute a material breach of the Agreement and the Authority retains the right to suspend the Agreement until proper evidence of insurance is provided or, in the continued absence of such evidence of insurance, to terminate this Agreement, at the Authority's sole discretion.

11.3 WORKMEN'S COMPENSATION INSURANCE. Before the Agreement between the Owner and the Contractor is entered into, the Contractor shall submit written evidence that he and all subcontractors have obtained, for the period of the Contract, full Worker's Compensation Insurance coverage for all persons whom they employ or may employ in carrying out the work under this Contract.

This insurance shall be in strict accordance with the requirements of the most current and applicable state Worker's Compensation Insurance Laws.

11.4 COMPREHENSIVE GENERAL LIABILITY INSURANCE. The Contractor, prior to execution of the contract, shall file with the Owner copies of complete certificates of insurance,

as evidence that he carries adequate insurance, satisfactory to the Owner, to afford protection against all claims for damages to public or private property, and injuries to persons arising out of and during the progress of the proposal, similar insurance to protect the Owner of the premises on or near which construction operations are to be performed.

- a. Bodily Injury and Property Damage Other Than Automobile – Unless specifically required by provisions in the proposal, the minimum limits of property damage and bodily injury liability covering each contract shall be:

Bodily Injury Liability

Each Occurrence -	\$2,000,000
Aggregate -	\$2,000,000

Property Damage Liability

Each Occurrence -	\$2,000,000
Aggregate -	\$2,000,000

Bodily Injury and Property Damage

Umbrella Excess \$5,000,000 Single Limit

Such insurance shall include, but not be limited to, coverage for: (a) Underground damage to facilities due to drilling and excavating with mechanical equipment; and (b) collapse or structural injury to structures due to blasting or explosion, excavation, tunneling, pile driving, cofferdam work, or building moving or demolition.

- b. Owners Protective Liability – Bodily injury and property damage protection shall include as Additional Named Insured: the Owner, the Engineer and his consultants, each of their officers, employees and agents, and any other persons with an insurable interest designated by the Owner as an Additional named Insured.
- c. Bodily Injury Liability and Property Damage Liability: Automobiles – Unless otherwise specifically required by provisions in the proposal, the minimum limits of bodily injury liability and property damage liability shall be:

Vehicles Operating Outside the Airport Operation Area

Bodily Injury Liability

Each Person -	\$1,000,000
Each Occurrence -	\$1,000,000

Property Damage Liability

Each Occurrence -	\$1,000,000
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- d. Indemnity – Included in such insurance will be contractual coverage sufficiently broad to ensure the provisions of Section XI.
- e. Contractor's liability insurance shall be endorsed to include as Certificate Holders: the City of Gainesville, the Authority, the Authority's Representative, Engineer, their consultants, any subsidiaries or affiliates, and each of their directors, officers, shareholders, agents, or employees. The insurance afforded to these additional insureds shall be primary insurance, and neither the coverage nor the amount of insurance provided under Contractor's policies shall be reduced or prorated by the existence of any other insurance applicable to any loss

they may have sustained. If the Subcontractors and Suppliers do not purchase and maintain the coverage specified in this Article or the Instructions to Bidders, they shall be included in Contractor's policies as additional insured.

XII. PUBLIC RECORDS

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS:

SEAN TATE

Sean.Tate@flygainesville.com

GAINESVILLE REGIONAL AIRPORT

3880 NE 39TH AVE, SUITE A

GAINESVILLE, FLORIDA 32609

(352) 373-0249

The Contractor shall comply with all applicable public records laws, specifically including Chapter 119, Florida Statutes, and shall:

- a. Keep and maintain public records required by the Authority to perform the work.
- b. Upon request from the Authority's custodian of public records, provide the Authority with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the term of the Agreement and following completion of the term of the Agreement if the contractor does not transfer the records to the Authority.
- d. Upon completion of this Agreement, transfer, at no cost to the Authority, all public records in possession of the Contractor or keep and maintain public records in possession of the Contractor or keep and maintain public records required by the Authority to perform the work. If the Contractor transfers all public records to the Authority upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public record disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Agreement, the Contractor shall meet all applicable requirements for maintaining public records. All records stored electronically must be provided to the Authority, upon request from the Authority's custodian of public records, in a format that is compatible with the information technology systems of the Authority.

XIII. TITLE VI LIST OF PERTINENT NONDISCRIMINATION ACTS AND AUTHORITIES

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

- Title VI of the Civil Rights Act of 1964 (42 USC § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 USC § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- The Age Discrimination Act of 1975, as amended (42 USC § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 USC § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (PL 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990 (42 USC § 12101, *et seq.*) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Nondiscrimination statute (49 USC § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations);
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs [70 Fed. Reg. 74087 (2005)];
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 USC § 1681, *et seq.*)

XIV. TITLE VI CONTRACT REQUIREMENTS

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the “contractor”) agrees as follows:

1. Compliance with Regulations. The contractor shall comply with Regulations relative to non-discrimination in federally assisted programs of the Department of Transportation (hereinafter, “DOT”) Title 49, code of Federal Regulations, part 21, as they may be amended from time to time (hereinafter referred as the “Regulations”), which are herein incorporated by reference and made a part of this contract.
2. Nondiscrimination. The contractor, with regard to work performed by it during the contract, shall not discriminate on the grounds of race, color, national origin, in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by § 21.5 of the Regulations, including employment practices when the contract covers a program set forth in appendix B of the Regulations.
3. Solicitations for Subcontracts, Including Procurements of Material and Equipment. In all solicitations either by competitive bidding or negotiations made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor’s obligations under this contract and the Regulations relative to non-discrimination on the grounds of race, color, or national origin.
4. Information and Reports. The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the Recipient of the Federal Aviation Administration (FAA) to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the Recipient or the FAA, as appropriate, and shall set forth what efforts it has made to obtain the information.
5. Sanctions for Noncompliance. In the event of the contractor’s noncompliance with the non-discrimination provisions of this contract, the Recipient shall impose such contract sanctions as it or the FAA may determine to be appropriate, including, but not limited to:
 - a. Withholding of payments to the contractor under the contract until the contractor complies, and/or
 - b. Cancellation, termination, or suspension of the contract, in whole or in part.
6. Incorporation of Provisions. The contractor shall include: the provisions of paragraphs 1 through 5 in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Recipient or the FAA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the Recipient to enter into such litigation to protect the interests of the Recipient and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

XV. REVIEW OF SUBCONTRACTS

Contractor shall forward copies of their major subcontracts to GACRAA’s Contracts and Grants Administrator prior to execution. Contractor may redact dollar amounts prior to forwarding.

XVI. DRAWINGS

SHEET NUMBER	SHEET TITLE
GENERAL	
G-001	COVER SHEET
G-002	INDEX OF DRAWINGS
G-003	SUMMARY OF QUANTITIES
G-004	BID SCHEDULE PLAN
G-011	GENERAL CONTRACT NOTES
G-012	SECURITY, SAFETY, & SURVEY NOTES
G-013	CONTRACT LAYOUT PLAN
G-020	PHASING PLAN - OVERALL
G-021	PHASING PLAN - PHASE 2A.1
G-022	PHASING PLAN - PHASE 2A.2
G-023	PHASING PLAN - PHASE 2B
G-024	PHASING PLAN - PHASE 2C
G-025	PHASING PLAN - PHASE 2D
G-026	PHASING PLAN - PHASE 2E
G-031	SAFETY DETAILS (1)
G-032	SAFETY DETAILS (2)
G-040	PROJECT KEY PLAN
EXISTING CONDITIONS & DEMOLITION	
CD101	EXISTING CONDITIONS (1)
CD102	EXISTING CONDITIONS (2)
CD103	EXISTING CONDITIONS (3)
CD104	EXISTING CONDITIONS (4)
CD200	DEMOLITION LEGEND & NOTES
CD201	DEMOLITION PLAN (1)
CD202	DEMOLITION PLAN (2)
CD203	DEMOLITION PLAN (3)
CD204	DEMOLITION PLAN (4)
CD301	TREE DISPOSITION PLAN (1)
CD302	TREE DISPOSITION PLAN (2)
CD303	TREE DISPOSITION TABLE
CIVIL	
CA100	GEOMETRY LEGEND, NOTES, & POINT TABLE
CA101	GEOMETRY LAYOUT PLAN (1)
CA102	GEOMETRY LAYOUT PLAN (2)
CA103	GEOMETRY LAYOUT PLAN (3)
CA104	GEOMETRY LAYOUT PLAN (4)
CA200	PAVING LEGEND & NOTES
CA201	PAVING LAYOUT PLAN (1)

CA202	PAVING LAYOUT PLAN (2)
CA203	PAVING LAYOUT PLAN (3)
CA204	PAVING LAYOUT PLAN (4)
CA210	TYPICAL SECTION MASTER PLAN
CA211	TYPICAL SECTIONS & JOINT DETAILS (1)
CA212	TYPICAL SECTIONS & JOINT DETAILS (2)
CA213	TYPICAL SECTIONS & JOINT DETAILS (3)
CA214	TYPICAL SECTIONS & JOINT DETAILS (4)
CA215	TYPICAL SECTIONS & JOINT DETAILS (5)
CA216	TYPICAL SECTIONS & JOINT DETAILS (6)
CA217	TYPICAL SECTIONS & JOINT DETAILS (7)
CA218	TYPICAL SECTIONS & JOINT DETAILS (8)
CA221	SPOT ELEVATION PLAN (1)
CA222	SPOT ELEVATION PLAN (2)
CA223	SPOT ELEVATION PLAN (3)
CA224	SPOT ELEVATION PLAN (4)
CA231	APRON EDGE TAXILANE PLAN & PROFILE
CA300	GRADING & DRAINAGE LEGEND & NOTES
CA301	GRADING PLAN (1)
CA302	GRADING PLAN (2)
CA303	GRADING PLAN (3)
CA304	GRADING PLAN (4)
CA311	DRAINAGE PLAN (1)
CA312	DRAINAGE PLAN (2)
CA313	DRAINAGE PLAN (3)
CA314	DRAINAGE PLAN (4)
CA321	PROPOSED DRAINAGE TABLES
CA322	PROPOSED DRAINAGE TABLES - UNDERDRAIN (1)
CA323	PROPOSED DRAINAGE TABLES - UNDERDRAIN (2)
CA324	PROPOSED DRAINAGE TABLES - UNDERDRAIN (3)
CA325	PROPOSED DRAINAGE TABLES - FILTER DRAIN (1)
CA326	PROPOSED DRAINAGE TABLES - FILTER DRAIN (2)
CA331	PIPE PROFILES (1)
CA332	PIPE PROFILES (2)
CA341	POND SECTIONS
CA351	DRAINAGE DETAILS (1)
CA352	DRAINAGE DETAILS (2)
CA353	DRAINAGE DETAILS (3)
CA354	DRAINAGE DETAILS (4)
CA355	DRAINAGE DETAILS (5)
CA361	UNDERDRAIN & FILTER DRAIN DETAILS (1)

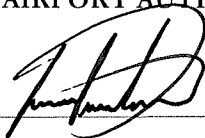
CA362	UNDERDRAIN & FILTER DRAIN DETAILS (2)
CA401	EROSION CONTROL PLAN (1)
CA402	EROSION CONTROL PLAN (2)
CA403	EROSION CONTROL PLAN (3)
CA404	EROSION CONTROL PLAN (4)
CA411	EROSION CONTROL DETAILS (1)
CA412	EROSION CONTROL DETAILS (2)
CA600	MARKING LEGEND AND POINT TABLES
CA601	MARKING PLAN
CA611	MARKING DETAILS
CA621	FENCE DETAILS (1)
CA622	FENCE DETAILS (2)
CA700	CROSS SECTION LAYOUT PLAN
CA701	CROSS SECTIONS - APRON EDGE TAXILANE (1)
CA702	CROSS SECTIONS - APRON EDGE TAXILANE (2)
CA711	CROSS SECTIONS - VEHICLE SERVICE ROAD (1)
CA712	CROSS SECTIONS - VEHICLE SERVICE ROAD (2)
CA713	CROSS SECTIONS - VEHICLE SERVICE ROAD (3)
CA801	LANDSCAPING PLAN
CA811	LANDSCAPING NOTES AND DETAILS
ELECTRICAL	
EL100	AIRFIELD LIGHTING LEGEND AND NOTES
EL101	AIRFIELD LIGHTING PLAN
EL111	AIRFIELD LIGHTING NOTES (1)
EL112	AIRFIELD LIGHTING NOTES (2)
EL121	AIRFIELD LIGHTING DETAILS (1)
EL122	AIRFIELD LIGHTING DETAILS (2)
EL131	AIRFIELD GUIDANCE SIGN DETAILS (1)
EL132	AIRFIELD GUIDANCE SIGN DETAILS (2)
EL200	ELECTRICAL LEGEND, ABBREVIATION AND NOTES
EL201	ELECTRICAL LIGHTING AND POWER PLAN
EL202	PROPOSED ELECTRICAL POWER PLAN
EL501	ELECTRICAL RISER DIAGRAM
EL600	LIGHT FIXTURE SCHEDULE & POLE DATA SCHEDULE
EL601	HIGH MAST LIGHT POLE DETAILS
EL602	PANEL SCHEDULES
EXISTING TOPOGRAPHICAL SURVEY	
V-100	EXISTING TOPOGRAPHIC SURVEY LEGEND & NOTES
V-101	EXISTING TOPOGRAPHIC SURVEY (1)
V-102	EXISTING TOPOGRAPHIC SURVEY (2)
V-103	EXISTING TOPOGRAPHIC SURVEY (3)

V-104	EXISTING TOPOGRAPHIC SURVEY (4)
V-105	EXISTING TOPOGRAPHIC SURVEY (5)
V-106	EXISTING TOPOGRAPHIC SURVEY (6)
V-107	EXISTING TOPOGRAPHIC SURVEY (7)

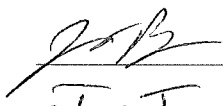
SIGNATURES

IN WITNESS WHEREOF, the Authority and Contractor have signed four (4) copies of this Agreement, and all parts of the Contract Documents have been identified by Owner and Contractor.

GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY

By: 
Name: Ferdinand Mehrlich
Title: Chief Executive Officer
Date: 16 SEP 26

CONTRACTOR
Commercial Industrial Corp.
(CONTRACTOR)

By: 
Name: Jay T. Blankenfeld
Title: VP
Email: jay@cicfl.com

Address for Giving Notice to:

**GAINESVILLE-ALACHUA COUNTY
REGIONAL AIRPORT AUTHORITY**

3880 NE 39th Avenue, Suite A
Gainesville, Florida 32609

Attn: _____

The AUTHORITY'S REPRESENTATIVE:

CEO or his designate. _____

The ENGINEER:

AECOM _____

7650 W. Courtney Campbell Cswy _____

Tampa, FL 33607 _____

Attn: Mr. Bill Prange, P.E.

The CEI/RPR Firm:

AECOM _____

7650 W. Courtney Campbell Cswy _____

Tampa, FL 33607 _____

Attn: Mr. Bill Prange, P.E.

CONTRACTOR:

Commercial Industrial Corporation

186 NW 68th Ave.

Ocala, FL 34482

End of Agreement

FRONT PAGE OF PUBLIC PAYMENT & PERFORMANCE BOND
In compliance with F.S. Chapter 255.05(1)(a)

Bond No.: 016237491

Contractor Name: Commercial Industrial Corp.

Contractor Address: 186 NW 68th Avenue Ocala, FL 34482

Contractor Phone No: 617-357-9500

Surety Company Name: Liberty Mutual Insurance Company

Surety Company Address: 175 Berkeley Street, Boston, MA 02116

Surety Company Phone No: 617-357-9500

Agent Name: M.E. Wilson Company, LLC dba Waldorff Insurance & Bonding

Agent Address: 1110 NW 6th Street

Gainesville, FL 32601

Agent Phone No: (352) 374-7779

Obligee Name: Gainesville-Alachua County Regional Airport Authority

Obligee Address:

Obligee Phone No:

Bond Amount: \$ 5,650,049.90

Contract No: (if applicable)

Description of Work: Commercial Apron Expansion Project No. 26-003

Project Address: Gainesville, FL

FRONT PAGE

All other bond page(s) are deemed subsequent to this page regardless of any page number(s) that may be pre-printed thereon.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: That **Commercial Industrial Corporation**, as Principal, located at **186 NW 68th Ave., Ocala, FL 34482** (Business Address) and **Liberty Mutual Insurance Company**, as Surety, located at **175 Berkeley Street, Boston, MA 02116** (Business Address) are held and firmly bound to the **GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY, A REGIONAL AIRPORT AUTHORITY**, as Obligee in the sum of **Five Million Six Hundred Fifty Thousand and Forty Nine Dollars and Ninety Cents (\$5,650,049.90)** for the payment whereof we bind ourselves, our heirs, executors, personal representatives, successors and assigns, jointly and severally.

Whereas, Principal has entered into a Contract dated as of the **September 10, 2026**, with Obligee, for **“Commercial Apron Expansion” and Project No. 26-003** in accordance with drawings and specifications, which Contract is incorporated by reference and made apart hereof, and is referred to as the Contract.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the Contract at the times and in the manner prescribed in the Contract; and
2. Pays Obligee any and all losses, damages, costs, and attorneys' fees, including appellate proceedings, that Obligee sustains because of any default by Principal under the Contract, including, but not limited to, all delay damages, whether liquidated or actual, incurred by Obligee; and
3. Performs the guarantee of all Work and materials furnished under the Contract for the time specified in the Contract, then this bond is void; otherwise it remains in full force.

BE IT FURTHER KNOWN:

1. Any changes in or under the Contract and compliance or noncompliance with any formalities connected with the Contract or the changes do not affect Surety's Obligation under this Bond.
2. The Surety, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or other Work to be performed hereunder, or the specifications referred to therein shall in any way affect its obligations under his bond, and it does hereby waive Notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to Work or to the specifications.
3. This instrument shall be construed in all respects as a common law bond. It is expressly understood that the time provisions and statute of limitations under Section 255.05, Florida Statutes, shall not apply to this bond.
4. In no event will the Surety be liable in the aggregate to Obligee for more than the penal sum of this Performance Bond regardless of the number of suits that may be files by Obligee.

PROJECT NO. 26-003

CONTRACT FORMS

IN WITNESS WHEREOF, the above parties have executed this instrument this 9/14/2026, the name of each party being affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

Signed, sealed and delivered in the presence of:

Robert B Tanksley JR
ROBERT B TANKSLEY JR

Witness as to Principal

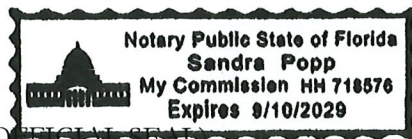
PRINCIPAL: Commercial Industrial Corporation

By: *Jay T. Blankenfeld*
 Name: Jay T. Blankenfeld
 Its: VP

STATE OF Florida
 COUNTY OF Marion

The foregoing instrument was acknowledged before me this 14 day of September, 2026 by Jay Blankenfeld, as Vice President of Commercial Industrial Corp. a Type S-Florida corporation. He/she is personally known to me OR has produced _____ as identification and did (did not) take an oath.

My Commission Expires:



(AFFIX OFFICIAL SEAL)

ATTEST:

Sandra Popp
 (Signature of Notary)

Name: Sandra Popp
 (Legibly Printed)

Notary Public, State of Florida

Serial No., If any: _____

SURETY:

Liberty Mutual Insurance Company

(Printed Name)

175 Berkeley Street

Boston, MA 02116

(Business Address)

PROJECT NO. 26-003

Rebekah Sharp

Rebekah Sharp, Witness

Witness as to Surety



Seal No. 3327

OR

[Signature]

(Authorized Signature)

Benjamin H. French, Attorney-in-Fact & Fla. Resident Agent

(Printed Name)

Witness

As Attorney-in-Fact

(Attach Power of Attorney)

(Business Address)

(Printed Name)

(Telephone Number)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2026

by _____, as _____ of

_____, Surety, on behalf of Surety. He/she is personally known to

me **OR** has produced _____ as identification and did (did not) take an oath.

My Commission Expires: _____

(Signature of Notary)

Name: _____

(Legibly Printed)

(AFFIX OFFICIAL SEAL)

Notary Public, State of _____

Serial No., If any: _____

Contract No. 26-003

PUBLIC PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS: That **Commercial Industrial Corporation** as Principal, located at **186 NW 68th Ave., Ocala, FL 34482** (Business Address) and Liberty Mutual Insurance Company, as Surety, located at **175 Berkeley Street, Boston, MA 02116** (Business Address) are held and firmly bound to the **GAINESVILLE-ALACHUA COUNTY REGIONAL AIRPORT AUTHORITY, A REGIONAL AIRPORT AUTHORITY**, as Obligee in the sum of **Five Million Six Hundred Fifty Thousand and Forty Nine Dollars and Ninety Cents (\$5,650,049.90)** for the payment whereof we bind ourselves, our heirs, executors, personal representatives, successors and assigns, jointly and severally.

Whereas, Principal has entered into a Contract dated as of the **September 10, 2026**, with Obligee, for **“Commercial Apron Expansion”, Project No. 26-003** in accordance with drawings and specifications, which Contract is incorporated by reference and made apart hereof, and is referred to as the Contract.

THE CONDITION OF THIS BOND is that if Principal:

1. Promptly makes payment to all claimants as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials or supplies, used directly or indirectly by Principal in the prosecution of the Work provided for in the Contract; and
2. Pays Obligee all losses, damages, expenses, costs, and attorneys’ fees, including appellate proceedings, that Obligee sustains because of default by the Principal under paragraph 1 of this bond; then this bond is void; otherwise it remains in full force.

Any changes in or under the Contract and compliance or noncompliance with any formalities connected with the Contract or the changes do not affect Surety’s Obligation under this Bond.

The provisions of this bond are subject to the time limitations of Section 255.05(2). In no event will the Surety be liable in the aggregate to claimants for more than the penal sum of this Payment Bond, regardless of the number of suits that may be filed by claimants.

IN WITNESS WHEREOF, the above parties have executed this instrument this 9/14/2026, the name of each party being affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

PROJECT NO. 26-003

CONTRACT FORMS

Signed, sealed and delivered in the presence of:

Whitney Taylor
 Witness as to Principal

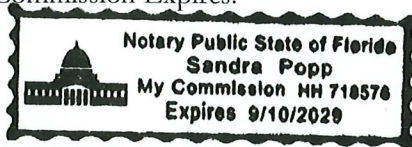
PRINCIPAL: Commercial Industrial Corporation

By: *JTB*Name: Jay T BlankenfeldIts: VP

STATE OF Florida
 COUNTY OF Marion

The foregoing instrument was acknowledged before me this 14th day of September, 2026
 by Jay Blankenfeld, as Vice President of
Commercial Industrial Corp., a Type S-Florida corporation. He/she is
 personally known to me OR has produced _____ as identification and did (did not) take
 an oath.

My Commission Expires:



(AFFIX OFFICIAL SEAL)

Sandra Popp
 (Signature of Notary)

Name: Sandra Popp

(Legibly Printed)

Notary Public, State of Florida

Serial No., If any: _____

ATTEST:

SURETY:

Liberty Mutual Insurance Company

(Printed Name)

175 Berkeley Street

Boston, MA 02116

(Business Address)

BH French

(Authorized Signature)

Benjamin H. French, Attorney-in-Fact & Fla. Resident Agent

(Printed Name)



Seal No. 3327

Rebekah Sharp

Rebekah Sharp, Witness

Witness as to Surety

OR

As Attorney in Fact

(Attach Power of Attorney)

Witness

(Business Address)

(Printed Name)

(Telephone Number)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2026

by _____, as _____ of
_____, Surety, on behalf of Surety. He/she is personally known to
me **OR** has produced _____ as identification and did (did not) take an oath.

My Commission Expires:

(Signature of Notary)

Name: _____
(Legibly Printed)

(AFFIX OFFICIAL SEAL)

Notary Public, State of _____

Serial No., If any: _____



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8213284 - 964021**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Benjamin H. French, Brenda Neill, Heather Hudgins, J.E.S. Webb, L. Dale Waldorff, Rebekah F. Sharp, Trava Ridlon, William Neill

all of the city of Gainesville state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of March, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 5th day of March, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 14 day of September, 2026.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries,