

EXHIBIT “E”
HIDALGO COUNTY
Professional Construction Management Services
Agreement # C-21-0819-11-16
WORK AUTHORIZATION NO. 2

THIS WORK AUTHORIZATION is made pursuant to the terms and conditions of the Professional Construction Management Services Agreement No. C-21-0819-11-16, incorporated herein by reference, for the “Hidalgo County Phase II Project - Courthouse Demolition and Other Services” made by and between HIDALGO COUNTY, action herein by and through the Commissioner’s Court, hereinafter called the “**Owner**,” and B2Z Engineering, LLC, hereinafter called “**Construction Manager**”.

PART 1. SCOPE OF WORK

The purpose of this Work Authorization is for the **Construction Manager** to provide Design & Procurement Phase Services for the "Hidalgo County Phase II Project - Courthouse Demolition and Other Services" project located in Edinburg, Texas.

The **Construction Manager** is to provide the scope of Services as required by the Agreement with Owner.

The scope of services to be provided by the **Construction Manager** is identified in **Attachment “A”** – “*Scope of Services to be provided by Construction Manager*” attached hereto and incorporated by reference.

PART 2. ESTIMATED COST

The estimated cost for services under this Work Authorization is **\$362,597.38** This amount is based upon the costs outlined in the **Attachment “B”** – “*Fee Proposal*” attached hereto and incorporated by reference.

PART 3. PAYMENT

Compensation and payment to the Construction Manager for the services established under this Work Authorization shall be made in accordance with the **Professional Construction Management Services Agreement No. C-21-0819-11-16** between the **Owner** and the **Construction Manager**.

PART 4. FUNDING

This Work Authorization No.2 shall be funded through funding source:

Account No. _____

Requisition Number _____ (**MUST BE INCLUDED AFTER CC APPROVAL**)

PART 5. PERIOD OF SERVICE

This Work Authorization shall become effective on the date of final acceptance of the parties hereto, and terminate **upon completion of the scopes of the Work Authorization, within the limits of Agreement No. . C-21-0819-11-16, provided in this Work Authorization; or on (DATE).** *If applicable:* Construction Manager shall conform to the approved “Work/Project Schedule”, attached hereto and incorporated by reference herein as **Attachment “C”**.

PART 6. RESPONSIBILITIES AND OBLIGATIONS

This Authorization does not waive the parties’ responsibilities and obligations provided under the **Agreement No. C-21-0819-11-16**

PART 8. ACCEPTANCE AND APPROVAL

This Work Authorization is hereby accepted and approved by the Hidalgo County Commissioners Court and hereby executed and effective as of the date indicated below.

APPROVED BY COMMISSIONERS' COURT ON DECEMBER 20, 2022.

Agenda Item No. 88748

Executive Office: _____

CONSTRUCTION MANAGER:

B2Z Engineering, LLC

COUNTY:

COUNTY OF HIDALGO

Aisha Gonzalez, President

Hon. Richard F. Cortez, County Judge

ATTEST:

Arturo Guajardo, Jr., County Clerk

LIST OF ATTACHMENTS:

Attachment "A" – *Scope of Services to be provided by Construction Manager*

Attachment "B" – *Fee Proposal*

Attachment "C" – *Approved Work/Project Schedule (If applicable)*



Attachment A

Project Specific Scope of
Services to be provided
by Construction Manager

EXHIBIT C

Scope of Services to be provided by the Engineer

SECTION I - PROJECT DESCRIPTION

The services designated herein as “Services provided by the Engineer” shall include the performance of all Construction Management services for the following described facility:

COUNTY/CITY: HIDALGO COUNTY

PROJECT/DESCRIPTION: Hidalgo County Phase II Project – Courthouse Demolition and Other Services

ENGINEER shall mean B2Z Engineering

STATE shall mean Texas Department of Transportation, Texas Department of State Health Services, Texas Commission on Environmental Quality, Texas Historical Commission, Texas Commission on Jail Standards.

COUNTY shall mean Hidalgo County

ARCHITECT shall mean Architect of Record

CMAR shall mean Construction Manager At Risk

EXHIBIT C

Scope of Services to be provided by the Engineer

DESIGN & PROCUREMENT PHASE SERVICES

Design Phase

1. **Coordinate Master Site Plan Development** – Engineer will work with the design team, contractor, and other project consultants to coordinate the phasing of the projects, sequencing of tasks, and the safety and mobility of pedestrians (courthouse square) for the various projects within this program. In addition, the Engineer will communicate with the Authority Having Jurisdiction and their respective stakeholders of projects in close proximity to the courthouse square to minimize impacts on the project schedule and maintain public safety.
2. **Bi-Weekly Design Phase** – Engineer will schedule bi-weekly design meetings with the design team and other project stakeholders. Engineer will assist in the development of meeting documentation including but not limited to, agendas, exhibits, and minutes. All meeting documents will be logged in the Project Management Information System (Owner Insite).
3. **Oversight and Management of Design Team** – Engineer will guide, oversee, and manage the Design Team throughout the development of the redesign. Engineer will coordinate other project consultants with the Design Team to ensure Owner's imperatives are incorporated into the final construction documents. Elements of the redesign include but are not limited to; COVID-19 Memorial overlay on meander, modification of modular buildings to accommodate SH107 NW corner clip, and modifications/additions to parking facility.
4. **Technical Review of Design Documents** – Engineer, in conjunction with the Construction Manager at Risk (CMaR), will perform one technical review of each set of construction documents prior to the issuance of the subcontractor bid packages. This technical review will incorporate all comments provided by the respective AHJ(s).
5. **Periodic Site Visits** – Engineer will perform site visits as needed to verify existing conditions, coordinate plan development, and identify conflicts to minimize errors and/or omissions from the construction documents.
6. **Permit Coordination** – Engineer will work with the design team, the CMaR, and AHJ's to coordinate the timely issuance of the construction permits for all projects.
7. **Review of Architect and other Project Consultant Invoices** – Engineer will receive, review, and approve all architectural, engineer, and other project consultant invoices prior to distribution to the County. All invoices will be processed via Owner Insite.

Procurement Phase

CMAR Procurement

1. **Assist in the development of the procurement packet** – Engineer will assist the Hidalgo County Purchasing Department in the development of the CMaR procurement packet. This will include the development of the scope of the projects (CSI Divisions), technical documents (schedules and budgets), scoring criteria, general conditions matrix, and the pricing and delivery schedule.
 2. ~~**Coordinate and Conduct the Pre-Proposal Conference** – Engineer will schedule the pre-proposal conference with the design team and other project stakeholders. Engineer will assist in the development of meeting documentation including but not limited to, agendas, exhibits, and minutes. All meeting documents will be logged in the Project Management Information System (Owner Insite).~~
 3. **Coordinate proposal questions/responses and issuance of any required addendum** – Engineer will coordinate with project stakeholders to develop responses for all proposal-related questions. Engineer will assist Hidalgo County Purchasing with the development and issuance of any required addendum prior to the proposal deadline.
 4. ~~**Coordinate Proposal Opening** – Engineer will coordinate and assist in scheduling all procurement activities. The Engineer will attend the proposal opening and develop a tabulation sheet to document the required submission documentation and fees (if required).~~
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EXHIBIT C

Scope of Services to be provided by the Engineer

5. **Proposal Evaluation & Formal Recommendation** – Engineer will review and evaluate the responsive proposals submitted based on the scoring criteria included in the proposal package. Upon completing the evaluation, the Engineer will make a formal recommendation to the Owner.
6. **Assist in AIA CMAr Contract Development & General Conditions** – Engineer will assist the Hidalgo County purchasing department and legal department to develop the contracts and general conditions based on the owner's needs and industry best practices.
7. ~~**Coordinate issuance of the Notice to Proceed (NTP)** – Engineer will develop an NTP letter for review and approval by the County. Once the County has approved the letter, the Engineer will distribute it to the CMAr for execution. Engineer will file the final NTP in Owner Insite and update the project schedule to reflect this milestone.~~
8. **Subcontractor Bidding Process – GMP(s)** – Engineer will define the scope of work associated with each GMP to avoid scope overlap. Engineer will work with the design team and the CMAr to ensure the bid packages for the subcontractors are clear and concise and inclusive of all pertinent project information. Engineer will coordinate with the CMAr to ensure that all proper documentation is in place before the subcontractor bid advertisement. Engineer will review all questions and responses prior to bid opening and assist in the development and distribution of necessary addendum.
9. **GMP(s) Evaluation, Negotiation, & Formal Recommendation** – Engineer along with the design team and CMAr will evaluate the proposals submitted by all subcontractor disciplines. Engineer will engage in negotiations with the CMAr as needed. Once a proposal is selected, Engineer will provide a formal letter with the recommendation to the Owner for review and approval.
10. **Assist in the development of GMP amendment** – Engineer will assist the Hidalgo County Purchasing and legal departments in the development of the GMP amendment. This process will include a thorough review of the GMP package presented by the CMAr ensuring that it is complete and captures the scope of work requested by Hidalgo County. Engineer will assist the County in determining the GMP amendment (contract) duration, as well as establishing the liquidated damages fee. Engineer will assist in the development of the Hidalgo County Commissioner's Court agenda item.

Project Consultant Procurement (Re-Design, AVIT, etc)

11. **Development of Scope of Work** – Engineer will define the Owners' expectations for other project consultants. This includes meetings, and site visits (current and future sites) with the owner, design team, and potential consultants to ensure project consultants have a well-defined scope of work.
12. **Participate and Attend Pre-Proposal Meeting** – Engineer will schedule the pre-proposal meeting with the County and design team. Engineer will assist in the development of meeting documentation including but not limited to, agendas, exhibits, and minutes. All meeting documents will be logged in the Project Management Information System (Owner Insite).
13. **Assist in the development of contract documents** – Engineer will assist the Hidalgo County Purchasing and Legal departments in the development of the contract documents. This will include a definition of the scope of services, identification of plans and specifications, vetting of the proposal, establishing the schedule, consultant coordination (RFI's), and verifying insurance documentation.

Miscellaneous Project Tasks

1. **Monthly Presentations** – Engineer will prepare a PowerPoint presentation every month to inform Hidalgo County about the program's progress. This will include updates on budget, schedule, tasks, and potential concerns. Engineer will present the presentation formally to the Hidalgo County Commissioners Court as directed.
 2. **Monthly Updates to the Project Budget** – Engineer will monitor the baseline budget and present any potential changes to the budget caused by a change in scope, unforeseen conditions, market fluctuations, and Owner request changes. Engineer will not make any changes to the baseline budget without prior approval. Engineer will track and incorporate all committed and incurred costs associated with the project into Owner Insite.
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EXHIBIT C

Scope of Services to be provided by the Engineer

3. **Monthly Updates to Project Schedule** – Engineer will monitor the baseline schedule and present any potential changes to the schedule caused by a change in scope, unforeseen conditions, market fluctuations (lead times), and Owner request changes. Engineer will not make any changes to the baseline schedule without prior approval. Engineer will track and incorporate all schedule milestones associated with the project into Owner Insite.
 4. **Weekly Owner Update Meetings with the Owner Representative Committee (ORC) and Owner Representative Group (ORG)** – Engineer will schedule weekly owner update meetings with the ORC and ORG. Engineer will develop meeting documentation including but not limited to, agendas, exhibits, and minutes. All meeting documents will be logged in the Owner Insite.
 5. **Oversight and management of Other Consultants** – Engineer will provide continuous oversight over other consultants by way of regularly scheduled coordination meetings and maintaining open communication. Engineer will request other consultants to participate in the bi-weekly design meeting as needed.
 6. **Continuous updates to the PMIS (Owner Insite)** – Engineer will continuously update Owner Insite with any pertinent project documentation. These items include but are not limited to budgets, contracts, payment applications, invoices, change proposals, change orders, design documents, specifications, meeting documentation, and RFI's.
 7. **Development of Monthly Progress Report** – Engineer will create, update, and distribute monthly progress reports to Hidalgo County. These reports may include but are not limited to, project background, executive summary, financial summary, project schedule, projects progress, issues/concerns, meetings, project schedule, and any pertinent project documentation.
 8. **Meetings, Coordination, & Support for Project Development** – Engineer will conduct meetings as needed and coordinate ongoing tasks with the Owner's representatives (information technology, purchasing, budget, facilities) and other project stakeholders for support of project development. Engineer will assist in the development of meeting documentation including but not limited to, agendas, exhibits, and minutes. All meeting documents will be logged in Owner Insite.
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Attachment B

**Contract Rates/
Fee Schedule**

EXHIBIT “D”



Contract Rates

Personnel Classification	Hourly Base Rate	Contract Rate FY 2021	Contract Rate FY 2022†	Contract Rate FY 2023†
Senior Project Manager / Principal	\$ 75.00	\$ 234.39	\$ 241.42	\$ 248.66
Project Manager	\$ 68.00	\$ 212.51	\$ 218.88	\$ 225.45
Senior Construction Engineer / Manager	\$ 62.00	\$ 193.76	\$ 199.57	\$ 205.56
Geotechnical Engineer	\$ 60.00	\$ 187.51	\$ 193.13	\$ 198.93
Construction Manager / PMP	\$ 60.00	\$ 187.51	\$ 193.13	\$ 198.93
Construction Superintendent	\$ 42.00	\$ 131.26	\$ 135.19	\$ 139.25
Environmental Manager (10+ Years Exp.)	\$ 49.00	\$ 153.13	\$ 157.73	\$ 162.46
Project Engineer (10+ Years Exp.)	\$ 45.00	\$ 140.63	\$ 144.85	\$ 149.20
Engineering Lab Manager	\$ 43.00	\$ 134.38	\$ 138.41	\$ 142.56
Design Engineer (5~10 Years Exp.)	\$ 40.00	\$ 125.01	\$ 128.76	\$ 132.62
GIS / Senior Engineering Tech	\$ 38.00	\$ 118.76	\$ 122.32	\$ 125.99
Environmental Specialist	\$ 37.00	\$ 115.63	\$ 119.10	\$ 122.67
Construction Inspector	\$ 30.00	\$ 93.75	\$ 96.57	\$ 99.46
EIT	\$ 29.00	\$ 90.63	\$ 93.35	\$ 96.15
Construction Record Keeper	\$ 28.00	\$ 87.50	\$ 90.13	\$ 92.83
Unmanned Aircraft System (UAS) Pilot	\$ 27.00	\$ 84.38	\$ 86.91	\$ 89.52
Laboratory / Field Technician	\$ 26.00	\$ 81.25	\$ 83.69	\$ 86.20
Engineer Tech	\$ 25.00	\$ 78.13	\$ 80.47	\$ 82.89
CADD Operator	\$ 23.00	\$ 71.88	\$ 74.03	\$ 76.26
Admin/Clerical	\$ 22.00	\$ 68.75	\$ 70.82	\$ 72.94
Overhead Rate*: 179.03% Profit Rate: 12.00%	Contract Rates include labor, overhead, and profit. Contract Rates to be used to derive lump sum totals. All rates are negotiated rates and are not subject to change or adjustment.			
Direct Expenses:				
Lodging.....	\$96/night			
Meals.....	\$55/day			
Mileage.....	\$0.56/mile			
Car Rental.....	\$60.00/Day			
Aerial Drone Flight.....	\$250.00/hr			
Air Travel (Coach/Business Class).....	At Cost			
8 1/2" X 11" copies.....	\$1.00/sheet			
11" X 17" copies.....	\$1.50/sheet			
Overnight Mail - Letter Size.....	\$15.00/Each			
Overnight Mail - Oversized Box.....	\$25.00/Each			

* = Overhead Rate is TxDOT 2020 Approved Audited Overhead Rate.

† = 3% Escalation Rate added to future fiscal years.



**EXHIBIT D
FEE PROPOSAL
WORK AUTHORIZATION #2**

Hidalgo County

Construction Management Services

Phase II Project - Courthouse Demolition and Other Services

C-21-0819-11-16

Work Authorization #2 ~ Design & Procurement Phase Services			MANHOURS				Total Line Item Cost
			Project Manager (CCM)	Construction Superintendent	Admin/ Clerical	Total Hours	
TASKS							
Design Phase							
1	Coordinate Master Site Plan Development	20		4	24	\$4,660.88	
2	Bi-Weekly Design Meetings	20		4	24	\$4,660.88	
3	Oversight and Management of Engineer of Record on Re-Design	68		20	88	\$16,300.24	
4	Technical review of Design Documents prior to issuance of 100% CD's.	30	50	10	90	\$14,034.10	
5	Periodic site visits as necessary to verify existing conditions.	12	12		24	\$4,248.84	
6	Permit Coordination (Demolition - Parking - Meander)	24	12	4	40	\$7,158.68	
7	Review of Architect, and other project Consultant Invoices	20		6	26	\$4,802.52	
Procurement Phase							
CMAR Procurement							
1	Assist in the development of the procurement packet.	24		8	32	\$5,819.68	
2	Coordinate and Conduct Pre-Bid Conference	12	4	6	22		
3	Coordinate Pre-Bid questions/responses & issuance of any required addendum	4	4		8	\$1,416.28	
4	Coordinate Proposal Opening	6	4	4	14		
5	Proposal Evaluation & Formal Recommendation	8	8		16	\$2,832.56	
6	Assist in AIA CMAR Contract Development & General Conditions	6	16	4	26	\$3,759.60	
7	Coordinate issuance of NTP	6		2	8		
8	Subcontractor Bidding Process – GMP(s)	30	30	4	64	\$10,905.38	
9	GMP Evaluation, Negotiation, & Formal Recommendation	40	30	4	74	\$13,094.18	
10	Assist in development of GMP amendment	8	12	4	24	\$3,656.60	
Project Consultant Procurement (Re-Design, AVIT, etc)							
11	Development of Scope of Work	10		4	14	\$2,472.08	
12	Participate and Attend Pre-Proposal Meeting	6		2	8	\$1,454.92	
13	Assist in the development of contract documents	24		4	28	\$5,536.40	
Miscellaneous Tasks							
1	Monthly Presentations to Commissioners Court	16		14	30	\$4,493.56	
2	Monthly updates to Project Budget.	12			12	\$2,626.56	
3	Monthly updates to Project Schedule	12			12	\$2,626.56	
4	Weekly Owner Update Meetings with the ORC and ORG	20		10	30	\$5,085.80	
5	Oversight and Management of Other Consultants	20		4	24	\$4,660.88	
6	Continuous updates to the PMIS (Owner Insite)	28		16	44	\$7,261.76	
7	Development of Monthly Progress Report	36		6	42	\$8,304.60	
8	Meetings, Coordination & Support for Project Development (Owner's designated representatives)	68		40	108	\$17,716.64	
Subtotal Labor Hours		590	182	184	956		
Labor Hours		590	182	184	956		
Hourly Base Rates		\$ 68.00	\$ 42.00	\$ 22.00			
Contract Rate FY2022		\$ 218.88	\$ 135.19	\$ 70.82			
Total Costs		\$ 129,139.20	\$ 24,604.58	\$ 13,030.88		\$159,590.18	

Subconsultants Brownstone Consultants, LLC \$ 202,100.00

Direct Expenses

B2Z Engineering Mileage: \$0.56/mile \$ 672.00
 Brownstone Consultants Mileage: \$0.56/mile \$ 235.20

Total Direct Expenses \$ 203,007.20

Work Authorization #2 - Total Cost

\$362,597.38



Exhibit D

Hidalgo County

Construction Management Services

Phase II Project - Courthouse Demolition and Other Services

C-21-0819-11-16

WORK AUTHORIZATION #2 - Design & Procurement Phase Services			MANHOURS				Total Line Item Cost	
			Senior Project Manager (PMP)	Project Manager (CCM/PE)	Project Engineer	Admin/ Clerical		Total Hours
TASKS								
Design Phase								
1	Coordinate Master Site Plan Development		14	28		8	50	\$9,760.00
2	Bi-Weekly Design Meetings		16	20		8	44	\$8,560.00
3	Oversight and Management of Engineer of Record on Re-Design		40	60			100	\$22,200.00
4	Technical review of Design Documents prior to issuance of 100% Plans		4	30	16	4	54	\$10,080.00
5	Periodic site visits as necessary to verify existing conditions		2	8	8		18	\$3,440.00
6	Permit Coordination (Demolition - Parking - Meander)		4	10	4	4	22	\$3,960.00
7	Review of Architect, and other project Consultant Invoices		14	20		4	38	\$7,820.00
Procurement Phase								
CMAR Procurement								
1	Assist in the development of the procurement packet.		12	10		4	26	\$5,240.00
2	Coordinate and Conduct Pre-Bid Conference		6	8	4	4	22	
3	Coordinate Pre-Bid questions/responses & issuance of any required addendums		4	4			8	\$1,800.00
4	Coordinate Proposal Opening		4	8	4	4	20	
5	Proposal Evaluation & Formal Recommendation		8	8			16	\$3,600.00
6	Assist in AIA CMAR Contract Development & General Conditions		6	16		4	26	\$5,060.00
7	Coordinate issuance of NTP		2	4		2	8	
8	Subcontractor Bidding Process – GMP(s)		24	30		4	58	\$12,320.00
9	GMP Evaluation, Negotiation, & Formal Recommendation		40	60		4	104	\$22,460.00
10	Assist in development of GMP amendment		8	12		4	24	\$4,700.00
Project Consultant Procurement (Re-Design, AVIT, etc)								
11	Development of Scope of Work		6	8		4	18	\$3,380.00
12	Participate and Attend Pre-Proposal Meeting		2	4		2	8	\$1,450.00
13	Assist in the development of contract documents		10	16		4	30	\$6,020.00
Miscellaneous Tasks								
1	Monthly Presentations to Commissioners Court		14	20		8	42	\$8,080.00
2	Monthly updates to Project Budget.		8	14			22	\$4,860.00
3	Monthly updates to Project Schedule		8	14			22	\$4,860.00
4	Weekly Owner Update Meetings with the ORC and ORG		20	40		20	80	\$14,500.00
5	Oversight and Management of Other Consultants		8	20		4	32	\$6,380.00
6	Continuous updates to the PMIS (Owner Insite)		8	10		14	32	\$4,930.00
7	Development of Monthly Progress Report		8	16		4	28	\$5,540.00
8	Meetings, Coordination & Support for Project Development (Owner's designated representatives)		30	60		20	110	\$21,100.00
Subtotal Labor Hours			330	558	36	138	1062	
Labor Hours			330	558	36	138	1062	
Hourly Base Rates			\$ 80.00	\$ 70.00	\$ 42.00	\$ 22.00		
Contract Rate FY2022			\$ 240.00	\$ 210.00	\$ 160.00	\$ 65.00		
Total Costs			\$ 79,200.00	\$ 117,180.00	\$ 5,760.00	\$ 8,970.00		\$202,100.00

Direct Expenses

Brownstone Consultants Mileage: \$0.56/mile

Total Direct Expenses \$ 235.20

Brownstone Consultants Total Cost

\$202,335.20



Attachment C

Approved Work/
Project Schedule

Attachment C

Hidalgo County Courthouse Phase II

WA #2 Schedule

C-21-0819-11-16

ID	Task Mode	Task Name	Duration	Start	Finish	June 2022	July 2022	August 2022	September 2022	October 2022	November 2022	December 2022	January 2023	February 2023	March 2023	April 2023	May 2023
1		Design Phase	210 days	Mon 10/3/22	Sun 4/30/23												
2		Procurement Phase	120 days	Mon 10/3/22	Mon 1/30/23												
3		Miscellaneous Task	210 days	Mon 10/3/22	Sun 4/30/23												

Project: WA #2 Schedule Date: Wed 9/14/22	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

Assumptions and Clarifications

1. At the direction of Hidalgo County Purchasing, we have removed Design Fees from the Demolition of the existing courthouse as these fees have been committed and incurred.
2. At the direction of Hidalgo County Purchasing, removed Environmental Fees from the Demolition of the existing courthouse as these fees have been committed. This includes any environmental testing required during demolition.
3. Site Parking construction budget and associated A/E services were reduced due to a change in scope.
4. At the direction of Hidalgo County Purchasing, the AV/IT allowance was eliminated from all phases. All AV/IT design, equipment, and installation will be procured directly by Hidalgo County.
5. At the direction of Hidalgo County Purchasing, the AV/IT consultant was eliminated from all phases. All AV/IT design and coordination will be performed by Hidalgo County IT Department.
6. Fencing Allowance was removed.
7. At the direction of Hidalgo County Purchasing, the Misc. Site Furnishings allowance was eliminated from Phase III (Meander). All Site Furnishings design, equipment, and installation will be procured directly by Hidalgo County.
8. Current budget excludes any COVID-19 Memorial construction scope.
9. Phase IV (Modular Revisions) is an allowance that only includes the modifications required for the SH-107 corner clip on the Northwest corner of the square. This allowance is subject to change as more information becomes available.
10. All Phases include a contingency calculated at 6% of their respective construction budget.
11. A Pre-Design contingency calculated at 25% of the total project cost is included.