



HILLSBOROUGH COUNTY AVIATION AUTHORITY

PART 2 SUPPLEMENTAL CONTRACT B
FOR DESIGN-BUILD SERVICES

BETWEEN

HILLSBOROUGH COUNTY AVIATION AUTHORITY

AND

HENSEL PHELPS CONSTRUCTION CO.

PROJECT NOS. 8500 23 & 8515 24

AIRSIDE D DEVELOPMENT PROGRAM & CENTRALIZED CHECKED
BAGGAGE SYSTEM

DATED October 2, 2025

SUPPLEMENTAL CONTRACT BETWEEN
OWNER AND DESIGN-BUILDER

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ATTACHMENT 1 – GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL

ATTACHMENT 2 – SECTION 01020 – OWNER’S ALLOWANCES

PART 2 SUPPLEMENTAL CONTRACT B

This Part 2 Supplemental Contract B (Contract) for design-build services is made and entered into this 2nd day of October, 2025 by and between the Hillsborough County Aviation Authority, a public body corporate under the laws of the State of Florida, hereinafter referred to as the "Owner," and Hensel Phelps Construction Co., a Colorado Corporation, authorized to do business in the State of Florida, hereinafter referred to as the "Design-Builder".

For the following Project: Airside D Development Program & Centralized Checked Baggage System

Authority Project Nos. 8500 23 & 8515 24

The Owner and Design-Builder agree as set forth below.

As part of the Part 2 Contract Between Owner and Design-Builder, dated December 5, 2024, for design-build services for Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades, Project Nos. 8500 23 & 8515 24, the Owner and Design-Builder established a GMP amount of \$91,066,666 and Substantial Completion date of December 17, 2025.

As part of the Change Order No. 1 ODP Between Owner and Design-Builder, dated April 18, 2025, for design-build services for Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades, Project Nos. 8500 23 & 8515 24, the Owner and Design-Builder established a GMP amount of \$90,016,106 and Substantial Completion date of December 17, 2025.

As part of the Change Order No. 2 Between Owner and Design-Builder, dated June 5, 2025, for design-build services for Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades, Project Nos. 8500 23 & 8515 24, the Owner and Design-Builder established a GMP amount of \$88,816,106 and Substantial Completion date of December 17, 2025.

As part of the Part 2 Supplemental Contract A Between Owner and Design-Builder, dated August 7, 2025, for design-build services for Airside D Development Program & Westside Checked Baggage Screening System Relocation and Upgrades, Project Nos. 8500 23 & 8515 24, the Owner and Design-Builder established a GMP amount of \$192,145,126 and Substantial Completion date of November 23, 2026.

ARTICLE 1 GENERAL PROVISIONS

The existing Part 2 Contract and all attachments, dated December 5, 2024, and the Part 2 Supplemental Contract A and all attachments, dated August 7, 2025, between Owner and Design-Builder, and Change Orders No. 1 ODP and 2, as described above, are incorporated by reference herein to the extent not modified by this Part 2 Supplemental Contract B. The 90% Construction Drawings and Specifications for Airside D dated August 21, 2025 are incorporated by reference. The 70% Construction Drawings and Specifications for Centralized Checked Baggage Screening dated August 21, 2025 are incorporated by reference.

ARTICLE 2 BASIS OF COMPENSATION

The Owner will compensate the Design-Builder for services rendered under the Part 2 Contract and this Part 2 Supplemental Contract A as described below.

For the Design-Builder's successful performance of the Work, as described in Article 1 of the Part 2 Contract and Design-Builder's GMP Proposals and including any other services listed in said Part 2 Contract as part of the Work, the Owner will pay to the Design-Builder the GMP

Contract Sum of Two Hundred Eighty Four Million Five Hundred Fifty Nine Thousand One Hundred Thirty and No One Hundredth Dollars (\$284,559,130) subject to additions and deductions by changes in the Work as provided in the Contract Documents. Invoiced amounts will be based upon actual work completed and supported by monthly progress reports submitted to the Owner in accordance with Article 4 of the Part 2 Contract.

The GMP amount is for the performance of the Work in accordance with the Part 2 Contract, as if fully contained herein, and Design-Builder's GMP proposal for Part 2 Supplemental Contract B, marked Attachment 1, as follows:

Attachment 1 - Part 2 Supplemental Contract A GMP proposal dated September 18, 2025, entitled "Part 2 Supplemental Contract B Submission Tampa International Airport Airside D Development Program & Centralized Checked Baggage System".

ARTICLE 3 GUARANTEED COMPLETION DATE

23.1 The Design-Builder will commence the Work within 10 days of the date set by the Owner in a written notice to proceed. The Design-Builder will achieve Substantial Completion of the Work for the structural steel elements no later than the Guaranteed Completion Date of March 30, 2027 subject to authorized adjustments and in accordance with the Contract Documents. The Centralized Checked Baggage System shall have no Substantial Completion Date established as part of this Part 2 Supplemental Contract B. The Substantial Completion Date for the Centralized Checked Baggage System will be established in a future Part 2 Supplemental Contract.

ARTICLE 4 OTHER CONDITIONS AND SERVICES

The Work for the structural steel elements to be performed under this Part 2 Supplemental Contract B will commence on the date of the notice to proceed and, subject to authorized adjustments, will be completed March 30, 2027 in accordance with the Part 2 Contract.

ARTICLE 5 TERMS AND CONDITIONS

All other terms and conditions contained in the Part 2 Contract, as modified by Part 2 Supplemental Contract B remain in full force and effect and are hereby ratified and confirmed.

**ARTICLE 6
CONTRACT**

This Contract is entered into as of the day and year first written above.

IN WITNESS WHEREOF, the parties hereto have set their hands and corporate seals by their proper officers, duly authorized to do so.

By the Design-Builder this _____ day of _____, 2025.

ATTEST:

Hensel Phelps Construction Co.

By: _____

Title: _____

Print Name

Print Address

Signed, sealed, and delivered
in the presence of:

Witness

Print Name

Witness

Print Name

Notary for Hensel Phelps Construction Co.

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025,
by _____ in the capacity of _____,
of _____ a _____

(Name of organization or company, if any)

(Corporation / Partnership / Sole Proprietor / Other)

on _____ behalf.

(Its / His / Her)

(They are / He is / She is)

(Personally known to me not personally known to me)

_____ and _____ take an oath.

and has produced the following document of identification)

(they / he / she)

(did / did not)

(Seal of Notary)

Signature of Notary

By the Owner this 2nd day of October, 2025.

HILLSBOROUGH COUNTY AVIATION AUTHORITY

(Affix Corporate Seal)

By: _____
Arthur F. Diehl III, Chairman

ATTEST:

Jane Castor, Secretary

Signed, sealed, and delivered
in the presence of:

Witness

Print Name

Witness

Print Name

**APPROVED AS TO FORM FOR LEGAL
SUFFICIENCY:**

By: _____
Michael Kamprath, Assistant General Counsel

Notary for Hillsborough County Aviation Authority

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of physical presence or online authorization, this ____ day of _____, 202__, by Arthur F. Diehl III, in the capacity of Chairman, and by Jane Castor in the capacity of Secretary, for Hillsborough County Aviation Authority, a public body corporate under the laws of the State of Florida, on its behalf.

Signature of Notary

Print, Type, or Stamp Commissioned Name of Notary



HENSEL PHELPS

Plan. Build. Manage.

6557 Hazeltine National Dr., Suite One
Orlando, FL 32822
407-856-2400

September 18, 2025

James Hanney
Director of Procurement, Capital Programs and ITS
4100 George J. Bean Pkwy
Tampa, FL 33607

Subject: Part 2 Supplemental Contract B Submission
Tampa International Airport Airside D Development Program & Centralized Checked Baggage System

Dear Mr. Hanney:

Hensel Phelps is pleased to submit Supplemental B for the Tampa International Airport Airside D Development Program & Centralized Checked Baggage System Relocation Project. This GMP is based upon the design documents produced by HNTB, coordinated with Hillsborough County Aviation Authority stakeholders, and managed by Hensel Phelps as the Design Builder and is submitted for your approval.

The intention of this supplement is to incorporate into the scope for the project the field verification, relocation, and demo of electrical & low voltage utilities for the BHS Right of Way and long lead material procurement for the Centralized Checked Baggage program while the remaining design progresses towards completion. Additionally, structural steel and precast are to be incorporated into the Airside D scope with this supplement to support the project schedule. The goal is a seamless and expedited transition from Enabling Work to full construction as soon as design allows. The work specifically included in this package is as follows:

- Design/Builder General Conditions
- Electrical Field Verification, Relocation, & Demolition Allowance
- Low Voltage Field Verification, Relocation, & Demolition Allowance
- Long Lead Materials – BHS Allowance
- ASD Structural Steel Fabrication Allowance
- ASD Structural Steel Erection Allowance
- ASD Precast Materials and Installation

Should there be any questions or comments regarding the above list, please don't hesitate to contact the undersigned.

Sincerely,

HENSEL PHELPS CONSTRUCTION CO.

Drew Krizman
Program Director

OUR VALUES

OWNERSHIP | INTEGRITY | BUILDER | DIVERSITY | COMMUNITY



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Supplemental B categorizes purchasing and allowances into two primary areas: Estimate Values, and Allowance Values.

Estimate Values:

The estimating team has prepared a budget for the precast scope of work for a GMP submission. Critical submittal coordination with the steel structure and precast elements were determined based on the overall project schedule, and Supplemental B will allocate a budget for these key items to ensure timely execution.

As directed by HCAA, the costs for the Centralized Checked Baggage System have been reported with a split allocation. Specifically, 56% of the total project cost is attributed directly to the Centralized Checked Baggage System. The remaining 44% is reported under the Airside D program, as those renovations and upgrades are designed to support the new Airside D terminal.

Allowance Values:

Design Assist subcontractors currently under contract with Hensel Phelps under Part 1 have identified essential long-lead items in collaboration with Hensel Phelps. Critical material procurements were determined based on the overall project schedule, and Supplemental B will allocate allowances for these key items to ensure timely execution. Recommendations for award will be submitted prior to the expenditure of funds.

APG Electric and MC Dean have prepared estimates for electrical and low voltage work in support of the Centralized Checked Baggage System project for the documents indicated in the bid documents reference section. Supplemental B will allocate allowances for this work and recommendations for award will be submitted prior to the expenditure of funds.

GMF has presented costs to fabricate and erect the steel frame and decking for the Airside D building for a GMP submission. GMF is the recommended contractor to execute this work. A recommendation for award will be submitted.

Daifuku has presented cost to order long lead BHS materials in support of the Centralized Checked Baggage System project and is the recommended contractor to execute this work. A recommendation for award will be submitted.



Estimate Report

ASD + CCBS 44%



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Estimate Detail

Trade Rollup

Project: TPA Airside D - Supplement B

Estimator: James Cobb

Estimate: Working - ASD Program Sup B - Rev. 2 ASD 44%

Job Size: 597,998 sf

Client: Hillsborough County Airport Authority

Report Date: 9/18/2025 7:48 AM

Grouped by:		WBS	Quantity	Total	
REF#	Sector \ Trade Rollup \ Items			Unit Cost	Amount
0	Items				
1	ASD - 8500 23 Airside D Building			91.57	54,859,848
1.1	9999 - Contractor Allowances			91.57	54,859,848
1.1.1	Structural & Miscellaneous Steel ASD Steel Fabrication - GMF		1.00 Isum	49,969,108.00	49,969,108
1.1.2	Precast Wall Panels & Miscellaneous Precast Scope ASD Allowance		1.00 Isum	4,890,740.00	4,890,740
2	CCBS - 8515 24 Centralized Checked Baggage System			0.00	7,095,221
2.1	0100 - General Requirements			0.00	
2.1.1	City of Tampa Building Permit - W/ Totals Page		info		
2.1.2	City of Tampa Transportation Impact Fees - W/ Owner		info		
2.1.3	City of Tampa Water Connection Fees - W/ Owner		info		
2.1.4	City of Tampa Fire Line Connection Fees - W/ Owner		info		
2.1.5	City of Tampa School Impact Fees - W/ Owner		info		
2.1.6	City of Tampa Sanitary Sewer Service Fees - W/ Owner		info		
2.2	9999 - Contractor Allowances			0.00	7,095,221
2.2.1	Hazardous Materials Abatement Allowance CCBS		0.44 Isum	100,000.00	44,000
2.2.2	Low Voltage Systems CCBS Relocations & Demolition Allowance - MC Dean		0.44 Isum	3,017,032.00	1,327,494
2.2.3	Electrical Systems CCBS Long Lead Materials - APG		0.44 Isum	853,010.00	375,324
2.2.4	Electrical Systems CCBS UPS System - APG		0.44 Isum	826,276.00	363,561
2.2.5	Electrical Systems CCBS Relocations & Demolition Allowance - APG		0.44 Isum	3,600,000.00	1,584,000
2.2.6	BHS System - Daifuku - CCBS Phases 1.1 - 1.2 Build-out		0.44 Isum	5,729,184.00	2,520,841
2.2.7	Selective Work for Phasing Optimization Allowance CCBS		0.44 Isum	1,000,000.00	440,000
2.2.8	Structural & Miscellaneous Building Reinforcing Requirements CCBS Allowance		0.44 Isum	1,000,000.00	440,000
S.I	Subtotal				61,955,069



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Estimate Detail

Trade Rollup

Project: TPA Airside D - Supplement B

Estimator: James Cobb

Estimate: Working - ASD Program Sup B - Rev. 2 ASD 44%

Job Size: 597,998 sf

Client: Hillsborough County Airport Authority

Report Date: 9/18/2025 7:48 AM

Grouped by:		WBS	Quantity	Total	
REF#	Sector \ Trade Rollup \ Items			Unit Cost	Amount
M.0	Markups				
M.1	ESTIMATED COST OF WORK			0.70	\$420,392
M.1.1	LEED Silver Premium				
M.1.1	General Requirements 44%				148,692
M.1.1	A & E Design Costs - With Part 1				
M.1.1	Testing & Inspections - CCBS Budget				271,700
M.2	COST OF WORK SUBTOTAL			12.90	\$7,716,466
M.2.1	ASD D/B Contingency (5%)				2,742,992
M.2.1	CCBS D/B Contingency (7%)				496,665
M.2.1	Tarriff Contingency - By Owner				
M.2.1	Allowance Sub Bonds (1.5%)				935,632
M.2.1	General Conditions 44%				2,553,012
M.2.1	A & E Design Costs - Part 2 CA Services Supplement B Initial				988,164
M.3	SUBTOTAL			9.33	\$5,581,758
M.3.1	Contractor's Fee, Overhead & Insurance (6.937%) *				4,862,557
M.3.1	Permits (0.150%)				105,138
M.3.1	Builder's Risk Insurance Policy With Supplement A				
M.3.1	Contractor's Bonds (0.810%)				614,063
M.4	OWNER ALLOWANCES			1.26	\$750,596
M.4.1	Owner Allowance (1%)				750,596
S.A	Total Markups			24.20	\$14,469,212
T	ESTIMATE TOTAL			127.80	\$76,424,281

* Negotiated Percentage. All other costs are to be billed as actual expenses.



Estimate Report

CCBS 56%



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Estimate Detail

Trade Rollup

Project: TPA Airside D - Supplement B

Estimator: James Cobb

Estimate: Working - ASD Program Sup B - Rev. 2 CCBS 56%

Job Size: 597,998 sf

Client: Hillsborough County Airport Authority

Report Date: 9/18/2025 7:36 AM

Grouped by:

REF#	Sector \ Trade Rollup \ Items	WBS	Quantity	Total	
				Unit Cost	Amount
0	Items				
1	CCBS - 8515 24 Centralized Checked Baggage System			0.00	9,030,281
1.1	0100 - General Requirements			0.00	
1.1.1	City of Tampa Building Permit - W/ Totals Page		info		
1.1.2	City of Tampa Transportation Impact Fees - W/ Owner		info		
1.1.3	City of Tampa Water Connection Fees - W/ Owner		info		
1.1.4	City of Tampa Fire Line Connection Fees - W/ Owner		info		
1.1.5	City of Tampa School Impact Fees - W/ Owner		info		
1.1.6	City of Tampa Sanitary Sewer Service Fees - W/ Owner		info		
1.2	0145 - Testing Services			0.00	
1.2.1	Testing & Inspections - W/ Totals Page		info		
1.3	9999 - Contractor Allowances			0.00	9,030,281
1.3.1	Hazardous Materials Abatement Allowance CCBS		0.56 Isum	100,000.00	56,000
1.3.2	Low Voltage Systems CCBS Relocations & Demolition Allowance - MC Dean		0.56 Isum	3,017,032.00	1,689,538
1.3.3	Electrical Systems CCBS Long Lead Materials - APG		0.56 Isum	853,010.00	477,686
1.3.4	Electrical Systems CCBS UPS System - APG		0.56 Isum	826,276.00	462,715
1.3.5	Electrical Systems CCBS Relocations & Demolition Allowance - APG		0.56 Isum	3,600,000.00	2,016,000
1.3.6	BHS System - Daifuku - CCBS Phases 1.1 - 1.2 Build-out		0.56 Isum	5,729,184.00	3,208,343
1.3.7	Selective Work for Phasing Optimization Allowance CCBS		0.56 Isum	1,000,000.00	560,000
1.3.8	Structural & Miscellaneous Building Reinforcing Requirements CCBS Allowance		0.56 Isum	1,000,000.00	560,000
S.I	Subtotal				9,030,281



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Estimate Detail

Trade Rollup

Project: TPA Airside D - Supplement B

Estimator: James Cobb

Estimate: Working - ASD Program Sup B - Rev. 2 CCBS 56%

Job Size: 597,998 sf

Client: Hillsborough County Airport Authority

Report Date: 9/18/2025 7:36 AM

Grouped by:		WBS	Quantity	Total	
REF#	Sector \ Trade Rollup \ Items			Unit Cost	Amount
M.0	Markups				
M.1	ESTIMATED COST OF WORK			0.89	\$535,045
M.1.1	LEED Silver Premium				
M.1.1	General Requirements 56%				189,245
M.1.1	A & E Design Costs - With Part 1				
M.1.1	Testing & Inspections - CCBS Budget				345,800
M.2	COST OF WORK SUBTOTAL			8.53	\$5,099,523
M.2.1	D/B Contingency (7%)				669,573
M.2.1	Tarriff Contingency - By Owner				
M.2.1	Allowance Sub Bonds (1.5%)				143,480
M.2.1	General Conditions 56%				3,249,287
M.2.1	A & E Design Costs - Part 2 CA Services Supplement B Initial				1,037,183
M.3	SUBTOTAL			1.95	\$1,167,833
M.3.1	Contractor's Fee, Overhead & Insurance (6.937%) *				1,017,359
M.3.1	Permits (0.150%)				21,997
M.3.1	Builder's Risk Insurance Policy With Supplement A				
M.3.1	Contractor's Bonds (0.810%)				128,476
M.4	OWNER ALLOWANCES			0.26	\$157,042
M.4.1	ITB Owner Testing Allowance				
M.4.1	Owner Allowance (1%)				157,042
S.A	Total Markups			11.64	\$6,959,442
T	ESTIMATE TOTAL			26.74	\$15,989,723

* Negotiated Percentage. All other costs are to be billed as actual expenses.

	Enabling Awarded Value	Supplement A Awarded Value	Supplement B	Total
A10 - FOUNDATIONS	\$ -	\$ 15,815,835	\$ -	\$ 15,815,835
B10 - SUPERSTRUCTURE	\$ -	\$ 208,588	\$ 55,859,848	\$ 56,068,436
B20 - EXTERIOR CLOSURES	\$ -	\$ 15,788,536	\$ -	\$ 15,788,536
B30 - ROOFING	\$ -	\$ -	\$ -	\$ -
C10 - INTERIOR CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
C20 - STAIRS	\$ -	\$ -	\$ -	\$ -
C30 - INTERIOR FINISHES	\$ -	\$ -	\$ -	\$ -
D10 - CONVEYING	\$ -	\$ -	\$ 5,729,184	\$ 5,729,184
D20 - PLUMBING	\$ -	\$ 1,679,048	\$ -	\$ 1,679,048
D30 - HVAC	\$ -	\$ 8,059,535	\$ -	\$ 8,059,535
D40 - FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50 - ELECTRICAL	\$ -	\$ 16,667,330	\$ 8,296,318	\$ 24,963,648
E10 - EQUIPMENT	\$ -	\$ -	\$ -	\$ -
E20 - FURNISHINGS	\$ -	\$ -	\$ -	\$ -
F10 - SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
F20 - FACILITY REMEDIATION	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000
G10 - SITE PREPARATION	\$ -	\$ -	\$ -	\$ -
G20 - SITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
G30 - LIQUID AND GAS SITE UTILITIES	\$ -	\$ -	\$ -	\$ -
G40 - ELECTRICAL SITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
G90 - MISCELLANEOUS SITE CONSTRUCTION	\$ 44,303,800	\$ -	\$ -	\$ 44,303,800
Subtotal	\$ 44,303,800	\$ 58,218,872	\$ 70,985,350	\$ 173,508,022
Markups				
ESTIMATED COST OF WORK	\$ 5,491,000	\$ 5,304,430	\$ 955,437	\$ 11,750,867
LEED Silver Premium	\$ -	\$ -	\$ -	\$ -
General Requirements	\$ -	\$ 5,304,430	\$ 337,937	\$ 5,642,367
A & E Design Costs - With Part 1	\$ -	\$ -	\$ -	\$ -
Testing & Inspections	\$ 5,491,000	\$ -	\$ 617,500	\$ 6,108,500
COST OF WORK SUBTOTAL	\$ 32,524,870	\$ 19,540,139	\$ 12,815,989	\$ 64,880,998
D/B Contingency (% Varies w Submissions)	\$ 3,540,471	\$ 3,176,165	\$ 3,909,230	\$ 10,625,866
Allowance Sub Bonds (1.5%)	\$ 1,062,141	\$ 952,850	\$ 1,079,112	\$ 3,094,104
General Conditions	\$ 21,014,616	\$ 15,351,124	\$ 5,802,299	\$ 42,168,039
A & E Design Costs - Part 2 CA Services	\$ 6,907,642	\$ 60,000	\$ 2,025,347	\$ 8,992,989
SUBTOTAL	\$ 7,746,996	\$ 19,250,740	\$ 6,749,590	\$ 33,747,326
Contractor's Fee, Overhead & Insurance (6.937%)	\$ 5,710,516	\$ 5,762,443	\$ 5,879,916	\$ 17,352,875
Permits (% Varies w Submissions)	\$ 123,480	\$ 124,595	\$ 127,135	\$ 375,210
Builder's Risk Insurance	\$ 1,181,287	\$ -	\$ -	\$ 1,181,287
Builder's Risk Insurance Policy Lump Sum Delta	\$ -	\$ 12,533,462	\$ -	\$ 12,533,462
Contractor's Bonds (0.810%)	\$ 731,713	\$ 830,240	\$ 742,539	\$ 2,304,492
OWNER ALLOWANCES	\$ 1,000,000	\$ 1,014,839	\$ 907,638	\$ 2,922,477
Art Allowance By HCAA	\$ -	\$ -	\$ -	\$ -
CBP Equipment Owner Allowance	\$ -	\$ -	\$ -	\$ -
TSA Screening Equipment Owner Allowance	\$ -	\$ -	\$ -	\$ -
Owner Allowance (1%)	\$ 1,000,000	\$ 1,014,839	\$ 907,638	\$ 2,922,477
Subtotal	\$ 46,762,866	\$ 45,110,148	\$ 21,428,654	\$ 113,301,668
Change Orders #1 & 2	\$ (2,250,560)			\$ (2,250,560)
Grand Total	\$ 88,816,106	\$ 103,329,020	\$ 92,414,004	\$ 284,559,130
	GMP 1	Supplement A	Supplement B	Current Project Total



**Design Assist Subcontractor Back-up
Centralized Checked Baggage System
Baggage Handling System Long Lead
Daifuku**

August 11, 2025

Nick Petterson | Project Manager
Hensel Phelps – Southeast Region
777 South Harbour Island Blvd, Suite 390
Tampa, FL 33602, USA
Submitted via email to NPetterson@henselphelps.com

Subject: Daifuku Proposal No. P-25-04052 **REVISION 1**
TPA CCBS - Sequence 1 Stage 1 & 2 Material Pricing Proposal

Dear Nick:

Daifuku Airport America Corporation is pleased to submit this proposal for the provision of electrical and mechanical materials for Sequence 1 Stages 1 and 2 of the Checked Baggage System project at Tampa International Airport (TPA). Revision 1: Includes price breakdown.

Scope of Work

The primary scope of work includes the following:

- Provide engineering, procurement, fabrication, and shipping of baggage conveyor equipment for sequence 1 stages 1 & 2 of the TPA CCBS project.
- Provide all necessary header steel, platforms, and catwalks,
- Supply Allen-Bradley Drive-In-a-Box (DIAB). See C&A's Division 34.
- Provide all required documents including but not limited to electrical and mechanical catalog cut sheets, mechanical shop drawings, electrical drawings, the necessary and required electrical and mechanical submittals, test plans and manuals.
- All material provided is based on the 70% drawings for CCBS
- The equipment provided will be in a “ready to install” condition.

Pricing

Our firm pricing for the above scope of work is as follows:

Description	Firm Price (USD)
Sequence 1 Stages 1 and 2 – BHS Equipment	\$5,778,513
Grand Total	\$5,778,513

Please refer to the attached document for detailed price breakdown.

Assumptions and Clarifications

1. Warehousing and Installation costs of the equipment will be provided in a future supplement.
2. Taxes and bonds are included in our pricing.

We look forward to working with Hensel Phelps on this project. Please do not hesitate to reach out to me with any questions or concerns.

Sincerely,



Automation that Inspires

Sincerely,

Daifuku Airport Technologies

Elyas Ahmadzai

Elyas Ahmadzai
Business Development Manager
(248) 419-7299 (o) | (248) 240-6340 (m)
eahmadzai@daifukuna.com

Attachments:

- Detailed Price Breakdown



**Design Assist Subcontractor Back-up
Centralized Checked Baggage System
Electrical Relocations & Demolition
APG Electric**



July 31, 2025

Hensel Phelps
Southeast Region
6557 Hazeltine National Drive
Suite One
Orlando, FL 32822

Attn: Greg Cobb (via email: gcobb@henselphelps.com)

**RE: MT-BHS Research & Relocation Allowance
Tampa International Airport
Tampa, Florida
Proposal #8524**

Dear Greg,

The following is our proposed budgetary allowance for electrical work in connection with this project:

Electrical work based on 70% Main Terminal – Baggage Handling System documents dated March 17, 2025 (timestamped July 18, 2025), onsite field observations, and VDC clash model.

MT-BHS RESEARCH & RELOCATION ALLOWANCE\$ 3,600,000.00

SCOPE OF WORK:

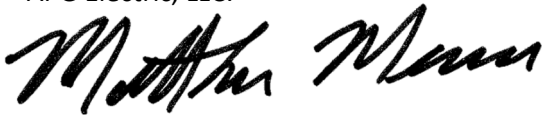
Project documents do not indicate or quantify the specific work required to research and provide all potential relocation work necessary in the Main Terminal Baggage Handling area. Our proposed budgetary allowance is based upon the following, which represents our best interpretation of the limited information currently available:

- Provide four skilled electricians for six months to research existing circuitry, identify potential conflicts, and create relocation procedure plans. Approximately 50% of this work is assumed to be provided after standard business hours.
 - Field-identify existing conduits, boxes, equipment, and other obstructions that must be relocated due to clashes or site requirements (including removal of existing CMU wall).
 - Utilize a VDC model in conjunction with the field verification described above to identify required relocations and recommend potential relocation routing solutions for review and approval by the design team. Note the following assumptions:
 - The VDC model is to be provided by others.
 - The VDC model will include existing conduits and equipment.

- The VDC model will include new conduits, equipment, and support hanging material for the baggage handling system.
 - Generate a comprehensive report of items requiring relocation.
- Intercept and relocate existing branch circuitry as required.
- Relocate existing junction boxes as required.
- Relocate existing equipment panels and wireways as required.
- Relocate existing $\frac{3}{4}$ " flexible connections for miscellaneous circuits as required.
- Relocate existing electrical equipment disconnects rated 60A and below as required.
- Provide and remove temporary power connections for existing equipment during HCAA-required shutdowns as needed.
 - An allowance of \$100,000 is included in the total allowance figure provided above for temporary power generation necessitated by prolonged shutdowns, if required.

We want to thank you for the opportunity to present our proposal and look forward to working with you on this project.

Sincerely,
APG Electric, LLC.

A handwritten signature in black ink, appearing to read "Matthew Mercer". The signature is written in a cursive, flowing style.

Matthew Mercer
Chief Estimator



**Design Assist Subcontractor Back-up
Centralized Checked Baggage System
Electrical Long Lead
APG Electric**



ELECTRIC
ENGINEERING
TECHNOLOGY
LIFE SAFETY
SECURITY

July 31, 2025

Hensel Phelps
Southeast Region
6557 Hazeltine National Drive
Suite One
Orlando, FL 32822

Attn: Greg Cobb (via email: gcobb@henselphelps.com)

**RE: Tampa International Airport – Supplement B - Long Lead Gear Equipment
Tampa, Florida
Proposal #8524**

Dear Greg,

Please see below for budgetary Supplement B-Long Lead Gear equipment proposal in connection with the above referenced project.

MAIN TERMINAL - GEAR PACKAGE

Lead Time: 38 to 43 weeks for fabrication, plus 10 to 12 weeks for submittal preparation and review.

Main Terminal gear package is based on APG assumptions from the WSCBSS documents dated 3/17/2025 (time stamped 7/18/25), emails, verbal discussions within design update meetings, and site visits to the project area. Once the gear package is further designed the gear equipment will be competitively bid by all specified vendors.

Gear Package	\$	699,691.07
Sales Tax (6% + \$75)	\$	42,056.46
Fee (15%)	\$	<u>111,262.13</u>
TOTAL	\$	853,009.66*
<i>*INCLUDED DBE PARTICIPATION</i>	\$	<i>419,814.64</i>

We want to thank you for the opportunity to present our proposal and look forward to working with you on this project.

Sincerely,
APG Electric, LLC.

Matthew Mercer
Chief Estimator



ELECTRIC
ENGINEERING
TECHNOLOGY
LIFE SAFETY
SECURITY

July 31, 2025

Hensel Phelps
Southeast Region
6557 Hazeltine National Drive
Suite One
Orlando, FL 32822

Attn: Greg Cobb (via email: gcobb@henselphelps.com)

**RE: Tampa International Airport – Supplement B - Long Lead UPS Equipment
Tampa, Florida
Proposal #8524**

Dear Greg,

Please see below for budgetary Supplement B - Long Lead UPS equipment proposal in connection with the above referenced project.

MAIN TERMINAL - UPS PACKAGE

Lead Time: 22 weeks for fabrication, plus 10 to 12 weeks for submittal preparation and review.

UPS package is based on verbal and email discussions. The proposal includes furnishing two UPS units per four EDS Machines (a total of 2 UPS units). The budget includes two 160kVA units with 20 minutes of battery runtime, based on the information provided. The proposal includes the Smith Detection basis of design vendor (Power Innovations International). Once the UPS package is further designed the equipment will be competitively bid by all specified vendors.

UPS Package	\$	677,760.00
Sales Tax (6% + \$75)	\$	40,740.60
Fee (15%).....	\$	107,775.09
TOTAL	\$	826,275.69*
 *INCLUDED DBE PARTICIPATION.....	 \$	 406,656.00

We want to thank you for the opportunity to present our proposal and look forward to working with you on this project.

Sincerely,
APG Electric, LLC.

Matthew Mercer
Chief Estimator



Design Assist Subcontractor Back-up

Centralized Checked Baggage System

Low Voltage Relocations & Demolition

MC Dean



Proposal Description
ASD - Supplement B - LV - Main Terminal Tag / Trace / Fix
TPA - Airside D

MCD Proposal No.:	ASD-PCO# 002
Date Submitted:	8/12/2025
Cust. RFP or Contract No.:	
Customer Proj. #:	

SCOPE:

- Main Terminal LV relocates to clear BHS Clashes to make way of new BHS system installation (Time and Material Allowance)
- Scope of cable tagging, tracing, relocating is limited to the Main Terminal Building.
- BHS contractor to layout their proposed routing as best as possible (given field conditions) to provide proper guidance on impacted circuits
- Proposal is based on cable splicing and the use of J-hooks in instances where a run cannot be replaced without significant shut downs.
- Mobilization date 10/1/2025
- General Conditions and all Indirect costs budgeted at 6 months only

Total Allowance: **\$ 3,017,032**

Should you have any questions, please do not hesitate to contact me.

Respectfully,

8/12/2025

Signature

Date

Dave Young
Project Manager
MC Dean, Inc.

Attachments:



Design Assist Subcontractor Back-up

Airside D

Structural Steel Fabrication & Erection

GMF Steel Group

August 12th, 2025

TPA Airside D – Supplement B – ASD – Structural Steel & Misc. Steel - Furnish & Install

Dear Sir:

We wish to submit for your approval the following estimate based on 90% DQC, dated 5/8/25. If favored with an order for this product, GMF Steel Group reserves the right to modify the bid based on receipt of additional information, specifications and/or drawings, which were not included in the bid package.

- 1) ASD SS, Misc. Steel, and Allowances – (Furnish & Install).....\$49,969,108.00
 - a. Value above is beyond what was already estimated in Supplement A (\$15,463,536.00)
 - b. See breakouts on starting on Pg. 2

We appreciate the opportunity to provide this quotation.
If you have any questions, please call.

Sincerely,



Jason Davis, Chief Estimator
GMF Steel Group
Gmfsteel.com
Jason.davis@gmfsteel.com
Phone: 863-577-0210



The attached General Conditions and Staffing Budgets support the team for the Centralized Checked Baggage Screening project through the end of calendar year 2026, as outlined in the attached schedule and staff chart. This staffing plan ensures the successful execution of the Centralized Checked Baggage Screening portion of the Airside D Program, providing the necessary personnel to meet project demands. All project general conditions and general requirements for the Airside D portion of the program are not included herein and will be included in forthcoming supplemental GMP submissions.

The General Conditions report is attached.

Selfwork Duration: Project: TPA Airside D - Supplement B
 Job Size: 597,998 sf Estimate: Working - GCs - TIA Airside D Sup B CCBS
 Client: Hillsborough County Airport Authority Estimator: James Cobb
 Architect: HNTB Report Date: 9/18/2025 7:10 AM

L = Lump Sum R = Rate A = Allowance
 F = Full Job Duration S = Supp B Incremental Funding
 C = Duration in Staff Chart

GC's Sort/Phase/Items	Quantity	Crew	WH/Unit	Unit/WH	Labor			Material		Subcontract		Equipment		Total	
					Hours	\$ / Hour	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
Items															
GC - General Conditions Item					116,824	40.44	4,724,711								
					113,704	41.54	4,723,628		227,542		818,818		369,164		6,140,236
01-10-10.00 - Supervision and Administration					41,426	114.03	4,723,628		220,531		530,125		328,015		5,802,299
Add Adjustment for Partner Participation	40. mnth	R C	173.330	0.01	6,933	175.4	30,402.							30,402.	1,216,080
Delete Adjustment for HPCC Bare Wages	(40.) mnth	R C	173.330	0.01	(6,933)	85.28	14,781.	(591,240)						14,781.	(591,240)
Project Manager	15. mnth	R C	173.330	0.01	2,600	160.09	27,749.15	416,237						27,749.15	416,237
Project Superintendent	15. mnth	R C	173.330	0.01	2,600	132.73	23,005.92	345,089						23,005.92	345,089
Area Superintendent	14. mnth	R C	173.330	0.01	2,427	109.88	19,045.47	266,637						19,045.47	266,637
Area Superintendent	11. mnth	R C	173.330	0.01	1,907	109.88	19,045.47	209,500						19,045.47	209,500
Area Superintendent	14. mnth	R C	173.330	0.01	2,427	109.88	19,045.47	266,637						19,045.47	266,637
Project Engineer	11. mnth	R C	173.330	0.01	1,907	91.23	15,812.03	173,932						15,812.03	173,932
Project Engineer	14. mnth	R C	173.330	0.01	2,427	91.23	15,812.03	221,368						15,812.03	221,368
Safety Manager	15. mnth	R C	173.330	0.01	2,600	85.32	14,789.38	221,841						14,789.38	221,841
CQC Lead	14. mnth	R C	173.330	0.01	2,427	129.22	22,397.9	313,571						22,397.9	313,571
CQC Lead	14. mnth	R C	173.330	0.01	2,427	129.22	22,397.9	313,571						22,397.9	313,571
VDC Engineer	15. mnth	R C	173.330	0.01	2,600	106.53	18,465.35	276,980						18,465.35	276,980
Office Engineer	14. mnth	R C	173.330	0.01	2,427	74.73	12,952.33	181,333						12,952.33	181,333
Office Engineer	15. mnth	R C	173.330	0.01	2,600	74.73	12,952.33	194,285						12,952.33	194,285
Office Engineer	11. mnth	R C	173.330	0.01	1,907	74.73	12,952.33	142,476						12,952.33	142,476
Field Engineer	15. mnth	R C	173.330	0.01	2,600	73.37	12,718.05	190,771						12,718.05	190,771
Field Engineer	11. mnth	R C	173.330	0.01	1,907	73.37	12,718.05	139,899						12,718.05	139,899
Field Engineer	15. mnth	R C	173.330	0.01	2,600	73.37	12,718.05	190,771						12,718.05	190,771
Intern	3. mnth	R C	173.330	0.01	520	32.59	5,648.75	16,946						5,648.75	16,946
Intern	3. mnth	R C	173.330	0.01	520	32.59	5,648.75	16,946						5,648.75	16,946
01-10-20.00 - Misc Supervision and Administration										299,375		11,019			310,394
Field Engineers' Equipment	41. MNTH	L S										268.75	11,019	268.75	11,019
District Personnel Travel w/ Overhead	TRIP	L S													0
Jobsite Travel	23. TRIP	L S								625.	14,375			625.	14,375
Moving & Relocate (AS/PE/LeadVDC)	3. EACH	L S								25,000.	75,000			25,000.	75,000
Moving & Relocate (OE/FE)	3. EACH	L S								15,000.	45,000			15,000.	45,000
Moving & Relocate (PM/PS/QCM/SM)	3. EACH	L S								50,000.	150,000			50,000.	150,000
Intern Housing	3. MNTH	L S								5,000.	15,000			5,000.	15,000
01-10-30.00 - Plans and Printing															5,000
Project Plans / Printing	10. set	L S								500.	5,000			500.	5,000
01-10-40.00 - Safety and First Aid							41,426								28,971
Safety Equipment - HCAA	1. ls	L S						16,125.	16,125					16,125.	16,125
Safety Equipment - Salaried	239. mo	L S	173.330	0.01	41,426			53.75	12,846					53.75	12,846
01-10-50.00 - Temporary Facilities							5,200				55,750				198,935
Preconstruct Photo Survey	2. ea	L S								20,000.	40,000			20,000.	40,000
Professional Photos	15. ea	L S								800.	12,000			800.	12,000
Misc Jobsite Signs	1. ls	L S						26,875.	26,875					26,875.	26,875
Office Supplies & Equipment	15. mo	L S	173.330	0.01	2,600			3,359.38	50,391					3,359.38	50,391
Field Tablets w/ case (FE, QC, AS, ++)	10. EACH	L S						1,290.	12,900					1,290.	12,900
Jobsite Computers	8. EACH	L S						2,596.13	20,769					2,596.13	20,769
Jobsite VDC / BIM Computer	1. LSUM	L S						32,250.	32,250					32,250.	32,250
Access Points w/ Network	1. info	L S													0
Postage & Shipping	15. mo	L S	173.330	0.01	2,600					250.	3,750			250.	3,750
01-10-70.00 - Inspection and Quality Control							4,853				170,000				170,000
QC Program Supplies	28. mo	L S	173.330	0.01	4,853					5,000.	140,000			5,000.	140,000
Safety/QC BBQ	2. ea	L S								15,000.	30,000			15,000.	30,000
01-10-90.00 - Equipment and Transportation							20,800				48,375		316,996		365,371
Field Trucks - Delivery / Pick-up	3. ls	L S										2,795.	8,385	2,795.	8,385
Field Trucks - HP (6 each)	90. mo	L S	173.330	0.01	15,600			537.5	48,375			1,290.	116,100	1,827.5	164,475
Radio Base Station	1. LSUM	L S										3,762.5	3,763	3,762.5	3,763
Radios	10. EACH	L S										868.6	8,686	868.6	8,686



CCBS General Conditions / General Requirements

Selfwork Duration:		L = Lump Sum R = Rate A = Allowance F = Full Job Duration S = Supp B Incremental Funding C = Duration in Staff Chart						Project: TPA Airside D - Supplement B Estimate: Working - GCs - TIA Airside D Sup B CBS Estimator: James Cobb Report Date: 9/18/2025 7:10 AM								
Misc.Power Equip.	15. mo	L	S	173.330	0.01	2,600						5,375.	80,625	5,375.	80,625	
Small Tools	1. LS	L	S									26,875.	26,875.	26,875.	26,875	
Repairs & Maintenance	15. mo	L	S	173.330	0.01	2,600						4,837.5	72,563	4,837.5	72,563	
GR - General Requirements Item						3,120	0.35		1,083		7,011		288,693	41,150	337,937	
01-10-20.00 - Misc Supervision and Administration													100,000		100,000	
Professional Surveyor - Building Primary Control	1. ls	L	S								100,000.		100,000	100,000.	100,000	
01-10-40.00 - Safety and First Aid									100		2,532		9,693	16,304	28,629	
First Aid Cabinets	1. ea	L	S							1,128.75	1,129			1,128.75	1,129	
First Aid Kits (Trucks)	3. ea	L	S							37.63	113			37.63	113	
First Aid Supplies	1. ea	L	S							1,075.	1,075			1,075.	1,075	
AED Device	1. ea	L	S									3,762.5	3,763	3,762.5	3,763	
CARES Program	1. ea	L	S								8,333.36	8,333	12,541.63	12,542	20,874.99	
Fire Ext (1 EA/3,000 sf)	10. ea	L	S				10.	100	21.5	215	136.	1,360		167.5	1,675	
01-10-50.00 - Temporary Facilities						1,040	0.95		983		4,479		23,000	24,845	53,308	
Bulletin Boards	1. ea	L	S									3,000.	3,000		3,150	
Project Sign	1. ls	L	S				150.	150						5,312.51	5,313	
Laser Scanner	6. mo	L	S	173.330	0.01	1,040			833.34	833	4,479.17	4,479	4,140.9	24,845	4,140.9	
Craft ID / Project Badging System Supplies - CCBS	1. ls	L	S									20,000.	20,000	20,000.	20,000	
01-10-60.00 - Building Services and Clean Up						2,080							156,000		156,000	
Dumpster Dump Fees (includes recycling premium)	60. ea	L	S								2,400.	144,000		2,400.	144,000	
Dumpster Rental	12. mo	L	S	173.330	0.01	2,080						1,000.	12,000	1,000.	12,000	
Subtotal	598,664 sf			5,124	5.12	116,824	40.44	7.89	4,724,711	0.38	227,542	1.37	818,818	0.62	369,164	6,140,236
ESTIMATE TOTAL	598,664 sf													10.26	6,140,236	

Items listed as L=Lump Sum are for budgeting purposes only and shall be billed using actual costs plus mark-up's and indirects

General Conditions - \$5,802,299
General Requirements - \$337,937

44% General Conditions - \$2,553,012 44% General Requirements - \$148,692	56% General Conditions - \$3,249,287 56% General Requirements - \$189,245
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DBE Program



See the following Participation Summary for anticipated participation for the DBE program. Further details on selected subcontractors will be provided in the Subcontractor Recommendation Letters that will be submitted for each trade. Letters of Intent for sub-tier vendors will be provided in the future as appropriate and in accordance with Tampa Airport's DBE Program.

DBE Participation Summary

Trade	Total Value	DBE Value	%
Description			
Enabling GMP	\$ 91,066,666	\$ 15,280,180	17%
Supplement A	\$ 103,329,020	\$ 28,310,816	27%
Precast			
Subtier 1 - To be submitted with Award Recommendation	\$ 4,890,740	\$ 750,000	15%
Design Assist GMF			
Subtier 1 - To be submitted with Award Recommendation	\$ 49,969,108	\$ 910,805	2%
Design Assist Diafuku			
Subtier 1 - To be submitted with Award Recommendation	\$ 5,729,184	\$ 500,000	9%
Design Assist APG			
Subtier 1 - To be submitted with Award Recommendation	\$ 5,279,286	\$ 826,471	16%
Design Assist MC Dean			
Subtier 1 - To be submitted with Award Recommendation	\$ 3,017,032	\$ 376,000	12%
Hensel Phelps			
General Conditions / General Requirements	\$ 6,140,236	\$ 375,000	6%
Totals Supplemental B GMP:	\$ 92,414,004	\$ 3,738,276	4.0%

DRAFT PROJECTION PENDING FINAL BIDDING AND NEGOTIATIONS

Notwithstanding the information stated above, Hensel Phelps is committed to achieving a project total goal of 12.8% DBE participation on Construction Services for the overall program.



Schedule

ID	Name	Dur	Start	Finish	2024					2025					2026					2027					2028					2029																																							
					M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Part 1 Supplement C - BHSC Trade Partner Procurement																																																																					
BG-PR-1A-EC-30	Fab & Ship BHS Elec. and Controls	200d	26-Aug-25	09-Jun-26	<ul style="list-style-type: none"> Fab & Ship BHS Elec. and Controls 																																																																
BHS Procurement, Fabrication, Shipment, & Delivery					<ul style="list-style-type: none"> Procurement & Fabrication of Mechanical Equipment [Sequence 1 Stage 1] Shipment & Delivery of Mechanical Equipment [Sequence 1 Stage 1] 																																																																
BG-PR-1A-MC-10	Procurement & Fabrication of Mechanical Equipment [Sequence 1 Stage 1]	100d	23-Dec-25	13-May-26																																																																	
BG-PR-1A-MC-60	Shipment & Delivery of Mechanical Equipment [Sequence 1 Stage 1]	10d	14-May-26	28-May-26																																																																	
Structural Steel					<ul style="list-style-type: none"> Structural Steel 																																																																
CCBS - CONSTRUCTION PHASE					<ul style="list-style-type: none"> Operational Impact Windows BHS Testing & Integration EDS Machines Baggage Handling System CCBS - Building Infrastructure 																																																																
Main Terminal CCBS Consolidation					<ul style="list-style-type: none"> Operational Impact Windows BHS Testing & Integration EDS Machines Baggage Handling System CCBS - Building Infrastructure 																																																																
Operational Impact Windows					<ul style="list-style-type: none"> Operational Impact Windows 																																																																
BHS Testing & Integration					<ul style="list-style-type: none"> BHS Testing & Integration 																																																																
EDS Machines					<ul style="list-style-type: none"> EDS Machines 																																																																
Baggage Handling System					<ul style="list-style-type: none"> Baggage Handling System 																																																																
CCBS - Building Infrastructure					<ul style="list-style-type: none"> CCBS - Building Infrastructure 																																																																
BHS ROW Prep					<ul style="list-style-type: none"> GPR Scan All Areas Required Rough-In New Conduit for Relocation at T-18 Wall Opening Relocation & Demo of Low Voltage Conduit, Cable Tray, & Cabling for BHS ROW Relocation & Demo of Electrical Conduit and Cabling for BHS ROW Pull Wire & Terminate w/ Shutdowns for Relocation at T-18 Wall Opening Demo Existing Conduit at T-18 Wall Opening Demo CMU Wall Opening for T-18 Line at CL L Demo MCP 5 Feeder Back to Source [HMCP-3] CMU Wall Infill at Former C11 Line Penetration Along CL L Threshold Inspection - CMU Wall Infill at Former C11 Line Penetration Along CL L Demo & Remove MCP 5 Demo MCP 39 Feeder Back to Source [XXX] CMU Wall Infill at Former T18 Line Penetration Along CL L Demo CMU Wall Opening for T-TC2 Line at CL L Threshold Inspection - CMU Wall Infill at Former T18 Line Penetration Along CL L Rough-In New Conduit for Relocation at T-18A Wall Opening Pull Wire & Terminate w/ Shutdowns for Relocation at T-18A Wall Opening Demo Existing Conduit at T-18A Wall Opening Demo CMU Wall Opening for T-18A Line at CL L Rough-In New 8" CHW Supply & Return Lines [CL 10.6 to CL 16] Rough-In New 6" CHW Supply & Return Lines [CL 16 to AHU-1 & CRAC-1 Tie-In Point] Tie-In New 6" & 8" CHW Supply & Return Lines Servicing East End Demo Existing 6" & 8" CHW Supply & Return Servicing East End Rough-In New 4" CHW Supply & Return [CL 6 to 10.6] Tie-In New 4" CHW Supply & Return Lines [CL 6 to 10.6] Rough-In New 1-1/2" CHW Supply & Return Lines to CRAC-1, CRAC-4, CRAC-6, & FCU-CBIS2 Tie-In New 1-1/2" CHW Supply & Return Lines to CRAC-1, CRAC-4, CRAC-6, & FCU-CBIS2 Demo Existing 8" CHW Supply & Return [CL 6 to 10.6] Demo Existing 1" & 3" CHW Supply & Return Lines to CRAC-1, CRAC-4, & CRAC-6 Rough-In New 3" CHW Supply & Return [CL 3 to 6] Tie-In New 3" CHW Supply & Return Lines [CL 3 to 6] Demo Existing 8" CHW Supply & Return [CL 3 to 6] 																																																																
A25240	GPR Scan All Areas Required	5d	17-Oct-25	23-Oct-25																																																																	
A27720	Rough-In New Conduit for Relocation at T-18 Wall Opening	2d	27-Feb-26	02-Mar-26																																																																	
A28720	Relocation & Demo of Low Voltage Conduit, Cable Tray, & Cabling for BHS ROW	47d	27-Feb-26	04-May-26																																																																	
A28730	Relocation & Demo of Electrical Conduit and Cabling for BHS ROW	47d	27-Feb-26	04-May-26																																																																	
A27730	Pull Wire & Terminate w/ Shutdowns for Relocation at T-18 Wall Opening	5d	03-Mar-26	09-Mar-26																																																																	
A27740	Demo Existing Conduit at T-18 Wall Opening	1d	10-Mar-26	10-Mar-26																																																																	
A25230	Demo CMU Wall Opening for T-18 Line at CL L	2d	18-Jun-26	19-Jun-26																																																																	
A26900	Demo MCP 5 Feeder Back to Source [HMCP-3]	10d	08-Jul-26	21-Jul-26																																																																	
A26950	CMU Wall Infill at Former C11 Line Penetration Along CL L	3d	10-Jul-26	14-Jul-26																																																																	
A26960	Threshold Inspection - CMU Wall Infill at Former C11 Line Penetration Along CL L	1d	14-Jul-26	14-Jul-26																																																																	
A26940	Demo & Remove MCP 5	1d	22-Jul-26	22-Jul-26																																																																	
A27440	Demo MCP 39 Feeder Back to Source [XXX]	2d	30-Jul-26	31-Jul-26																																																																	
A27260	CMU Wall Infill at Former T18 Line Penetration Along CL L	3d	31-Jul-26	04-Aug-26																																																																	
A27330	Demo CMU Wall Opening for T-TC2 Line at CL L	2d	03-Aug-26	04-Aug-26																																																																	
A27270	Threshold Inspection - CMU Wall Infill at Former T18 Line Penetration Along CL L	1d	04-Aug-26	04-Aug-26																																																																	
A33190	Rough-In New Conduit for Relocation at T-18A Wall Opening	2d	10-Mar-27	11-Mar-27																																																																	
A33200	Pull Wire & Terminate w/ Shutdowns for Relocation at T-18A Wall Opening	5d	12-Mar-27	18-Mar-27																																																																	
A33210	Demo Existing Conduit at T-18A Wall Opening	1d	19-Mar-27	19-Mar-27																																																																	
A33220	Demo CMU Wall Opening for T-18A Line at CL L	5d	22-Mar-27	26-Mar-27																																																																	
A43690	Rough-In New 8" CHW Supply & Return Lines [CL 10.6 to CL 16]	10d	29-Mar-27	09-Apr-27																																																																	
A43700	Rough-In New 6" CHW Supply & Return Lines [CL 16 to AHU-1 & CRAC-1 Tie-In Point]	5d	12-Apr-27	16-Apr-27																																																																	
A43710	Tie-In New 6" & 8" CHW Supply & Return Lines Servicing East End	1d	19-Apr-27	19-Apr-27																																																																	
A43720	Demo Existing 6" & 8" CHW Supply & Return Servicing East End	5d	20-Apr-27	26-Apr-27																																																																	
A43970	Rough-In New 4" CHW Supply & Return [CL 6 to 10.6]	10d	27-Apr-27	10-May-27																																																																	
A44390	Tie-In New 4" CHW Supply & Return Lines [CL 6 to 10.6]	1d	11-May-27	11-May-27																																																																	
A44400	Rough-In New 1-1/2" CHW Supply & Return Lines to CRAC-1, CRAC-4, CRAC-6, & FCU-CBIS2	5d	11-May-27	17-May-27																																																																	
A44410	Tie-In New 1-1/2" CHW Supply & Return Lines to CRAC-1, CRAC-4, CRAC-6, & FCU-CBIS2	2d	18-May-27	19-May-27																																																																	
A44430	Demo Existing 8" CHW Supply & Return [CL 6 to 10.6]	5d	20-May-27	26-May-27																																																																	
A45700	Demo Existing 1" & 3" CHW Supply & Return Lines to CRAC-1, CRAC-4, & CRAC-6	2d	27-May-27	28-May-27																																																																	
A45710	Rough-In New 3" CHW Supply & Return [CL 3 to 6]	10d	01-Jun-27	14-Jun-27																																																																	
A45720	Tie-In New 3" CHW Supply & Return Lines [CL 3 to 6]	1d	15-Jun-27	15-Jun-27																																																																	
A45730	Demo Existing 8" CHW Supply & Return [CL 3 to 6]	5d	16-Jun-27	22-Jun-27																																																																	
Power Distribution Panel Demo					<ul style="list-style-type: none"> Power Distribution Panel Demo 																																																																
Bag Claim Ceiling - Carousels C14 & C15					<ul style="list-style-type: none"> Bag Claim Ceiling - Carousels C14 & C15 																																																																
Bag Room - Pod 5					<ul style="list-style-type: none"> Bag Room - Pod 5 																																																																
Bag Room - Pod 6					<ul style="list-style-type: none"> Bag Room - Pod 6 																																																																
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Bag Room - Pod 3					<ul style="list-style-type: none"> Bag Room - Pod 3 																																																																
Bag Claim Ceiling - Carousels C12 & C13					<ul style="list-style-type: none"> Bag Claim Ceiling - Carousels C12 & C13 																																																																
Transport Line Enclosure					<ul style="list-style-type: none"> Transport Line Enclosure 																																																																
Drive Aisle					<ul style="list-style-type: none"> Drive Aisle 																																																																



Airside D - Tampa International Airport
 ASD Program Development
 Remaining Activities

■ Current
■ Progress
■ Critical
◆ Milestones
▬ Summary

Revised 18-Sep-25 03:22 p.m. | Data Date: 25-Aug-25
 HP Project ID No: 8023226 | Region Code: HP-800
 HCAA Package #8500 23
 View Name: WCBSS Schedule Build-Out
 Printed By: Nicholas Petterson



Clarifications & Assumptions



The following clarifications and assumptions are provided to convey the basis of the estimate and GMP.

GENERAL INFORMATION

- 1) Any eligible remaining funds from the Part 1 Contract, the Enabling GMP, the Supplement A GMP, and other subsequent GMPs may be transferred to other project GMPs, to support the overall program budget. These transfers will be coordinated with the Owner so that these accounting adjustments are controlled moves.
- 2) Pricing contained within this estimate does not include Buy American Act requirements
- 3) Pricing contained within this estimate does not include Project Labor Agreements (PLA).
- 4) Costs associated with LEED certification within ASD have been included. Any certification above Certified will be additional cost.
- 5) All costs for development fees, impact fees, and facilities charges are to be paid by HCAA. We have included Subcontractor work permits as required to complete the work.
- 6) All costs from the utility companies associated with electrical, water, and sewer services including permits, impact fees, connection fees, equipment charges, consumption charges, and other such costs for temporary and permanent electrical power and water usage consumption for the project including temporary office space are to be paid by Owner via direct invoice from the utility provider. The following exceptions to this provision are as follows:
 - i) Existing Hensel Phelps trailer at the Southeast corner of Airside D.
 - ii) The sewer discharge fee for disposal of contaminated water will be paid via the contaminated soil and water management allowance.
- 7) Data service for the Design-Builder, the subcontractors, and the ITB contractors, including installation and consumption, will be via private service provider and all cost for this service will be paid by the respective end user.
- 8) The following allowances are included in the GMP, along with a brief description of the intent for their utilization. Hensel Phelps will make recommendations to HCAA to award subcontracts for the below allowances on either a GMP or lump sum basis. Allowance table below:

<u>Allowance</u>	<u>Amount</u>	<u>Description</u>
Daifuku - Long Lead	\$5,729,184	This design assist subcontractor total is considered an allowance pending confirmation of design evolution from the 30% to 70% CCBS contract documents. No cost increases or decreases are known at this time. This allowance shall be utilized to purchase items deemed necessary by Hensel Phelps to support the overall project schedule for BHS Phases Sequence 1, Stage 1, Step 1 through Sequence 1, Stage 2, Step 4. The allowance includes the general conditions, general requirements, fees, delivery, unloading, and storage of such items should the schedule require.



GMP Supplemental B Clarifications and Assumptions

<u>Allowance</u>	<u>Allowance</u>	<u>Allowance</u>
APG - Long Lead	\$1,679,286	This design assist subcontractor total is considered an allowance pending confirmation of design evolution from the 30% to 70% CCBS contract documents. No cost increases or decreases are known at this time. This allowance shall be utilized to purchase items deemed necessary by Hensel Phelps to support the overall project schedule. The allowance includes the general conditions, general requirements, fees, delivery, unloading, and storage of such items should the schedule require.
GMF – Steel frame, decking, stairs fabrication and Install	\$49,969,108	This design assist subcontractor total is considered an allowance pending confirmation of design evolution from the 60% to 90% ASD contract documents and from the 30% to 70% CCBS contract documents. No cost increases or decreases are known at this time. This allowance shall be utilized to purchase items deemed necessary by Hensel Phelps to support the overall project schedule. The allowance includes the general conditions, general requirements, fees, delivery, unloading, and storage of such items should the schedule require.
APG – BHS ROW Electrical Demo & Relocation	\$3,600,000	This allowance shall be utilized to incorporate the labor, materials, equipment, general conditions, general requirements, design and any other construction costs encountered for all tagging, tracing, demo, relocation, and other ancillary support scopes for the CCBS relocation & demo of electrical utilities.
MC Dean – BHS ROW Low Voltage Demo & Relocation	\$3,017,032	This allowance shall be utilized to incorporate the labor, materials, equipment, general conditions, general requirements, design and any other construction costs encountered for all tagging, tracing, demo, relocation, and other ancillary support scopes for the CCBS relocation & demo of low voltage utilities.
Precast Wall Panels & Miscellaneous Precast Scope ASD Allowance	\$4,890,740	This allowance shall be utilized to incorporate the labor, materials, equipment, general conditions, general requirements, design and any other construction costs encountered for the ASD precast scope of work, as well as crane access methods for steel and precast. No cost increases or decreases are known at this time. This allowance shall be utilized to purchase items deemed necessary by Hensel Phelps to support the overall project schedule. The allowance includes the general conditions, general requirements, fees, delivery, unloading, and storage of such items should the schedule require.
Hazardous Materials Abatement Allowance CCBS (Excludes GC's & Time)	\$100,000	This allowance shall be utilized to incorporate the labor, materials, equipment, design and any other construction costs encountered for survey of and remediation of hazardous materials identified at the CCBS work area.



GMP Supplemental B Clarifications and Assumptions

<u>Allowance</u>	<u>Amount</u>	<u>Description</u>
Selective Work for Phasing Optimization Allowance CCBS (Excludes GC's & Time)	\$1,000,000	This allowance shall be utilized to incorporate the labor, materials, equipment, design and any other construction costs encountered for trades necessary to allow for the exploration of CCBS existing conditions, remediation of those conditions, and construction of necessary elements to optimize the overall project schedule or the sequencing of work from the initial BHS Phase (Sequence 1, Stage 1, Step 1) through Sequence 1, Stage 2, Step 4. This includes removal of sections of the bag claim ceiling and aesthetically addressing utilities. Neither a temporary ceiling nor permanent ceiling replacement is included in this allowance. Replacement of the ceiling will be included in future submissions.
Subcontractor Bonds	\$1,064,566	This allowance shall be utilized to fund subcontractor bonds. This allowance shall be allocated to the subcontractor's respective lump sum subcontract and paid on an actual cost basis.

PROJECT SPECIFIC INFORMATION

- 1) The estimate is based on the construction schedule submitted at 70% design. Further schedule development will be necessary as the design progresses to 100%.
- 2) CCBS is enabling scope only and does not incorporate the 70% design submission.
- 3) This GMP is based upon existing utility providers and systems (water, sewer, storm, gas, electrical, telecommunications, etc.) services being capable of supplying services and receiving discharges to the existing infrastructure.
- 4) Sales taxes are included pursuant to the statutory rates required of Hillsborough County and the State of Florida.
- 5) General Liability Insurance wrap-up program has been included.
- 6) Additional Construction Administration (CA) services are included in this GMP to accommodate the review of long-lead item submittals and RFIs, the Main Terminal BHS tagging and tracing work, and early ASD submittals.
- 7) As part of this submission, the Design Assist Subcontractors have provided quotations from various suppliers and subcontractors to substantiate costs within this GMP. These quotations contain terms and conditions, inclusions, exclusions, and various other items that are communication between the Design Assist Subcontractor and the vendor and this communication is strictly between those two firms. Hensel Phelps takes no position on language contained with this back-up as these items are for Design Assist Subcontractors to coordinate and manage. It is acknowledged that HCAA does not agree to these terms and conditions between these parties.
- 8) Any unused GMP funds that are not considered an allowance in the estimate summary will be transitioned to the Design-Builder's contingency. Upon submission of Supplemental C the Design Builders contingency will be recalculated to 5 % of the cost of work.
- 9) The clarification included in the Part 2 Contract Hensel Phelps' Clarifications and Assumptions regarding weather days is hereby superseded by the language included in the Prime Contract terms and conditions.
- 10) This supplemental does not include costs associated with future project at Airside E.
- 11) This supplemental does not include costs associated with future project at Airside A & C.



DIVISION 1 – GENERAL REQUIREMENTS

- 1) Design Builder has incorporated Level Of Detail (LOD) associated with BIM Execution Plan submitted to Owner dated August 20, 2024.
- 2) Testing and inspections budgets for CCBS have been added to this GMP. Additional testing and inspections as a result of drawing reviews or consultant recommendations are not included.

DIVISION 2 – SITE CONSTRUCTION

- 1) Archaeological or similar monitoring of ground disturbing activities and/or other activities and any delays (or costs) attributable to such monitoring or discovery are not included and subject to the Part 2 claims process.

DIVISION 3 – PRECAST CONCRETE

- 1) Precast estimate does not include monies associated with an non-standard color selections.

DIVISION 5 – METALS

- 1) Steel allowance budget included within Supplemental B for CCBS represents two potential options: 1) a mill order for beams, columns, and major structural shapes to allow for installation of the initial phases of the CCBS project within the 70% design and 2) procurement and application of Carbon Fiber Reinforcement Polymer (CFRP). This is not representative of all of the steel and/or CFRP necessary for the project (i.e. miscellaneous metals, ancillary support steel, etc.).
- 2) Steel allowance budget included within Supplemental B for Airside D represents the materials and labor associated with the 90% design documents.
- 3) Steel allowance budget included within Supplemental B for Airside D does not include monies for an exterior smoking enclosure.

DIVISION 16 – ELECTRICAL SYSTEMS (CCBS Area)

ELECTRICAL

- 1) Costs included are an allowance for materials and labor associated with the 70% design documents to support field verification, relocation, and demo work necessary to allow for efficient scheduling and productivity of the BHS subcontractor.

LOW VOLTAGE SYSTEMS

- 1) Costs included are an allowance for materials and labor associated with the 70% design documents to support field verification, relocation, and demo work necessary to allow for efficient scheduling and productivity of the BHS subcontractor.
- 2) Outside of the fire alarm system, for which MC Dean has contracted with JCI, no work associated with low voltage systems that require the contracting of an HCAA designated entity have been included. MC Dean will self-perform all work required.



DIVISION 34 – BAGGAGE HANDLING SYSTEMS

- 1) Costs included are based on proceeding with the Allen-Bradley Drive-In-a-Box (DIAB) system.
- 2) Warehousing and installation costs are not included in this package.
- 3) Utilization of the existing baggage handling system will be required to accommodate phasing. The material included in this submission is based on all equipment functioning for its intended purpose.
- 4) It is understood that service to ticket counter induction points and bag claim carousels, including shutdowns, will be disrupted due to phasing requirements. Refer to the sequencing within the Contract Documents and the schedule for anticipated durations. Coordination with HCAA and Stakeholders will be required. Porterage will be required and will be provided as part of this contract. Porterage will be coordinated accordingly.



This submission requests allowance allocation for long lead items, electrical work, low voltage work, and steel erection. Contracting recommendations will be submitted prior to any expenditure of funds, in accordance with our estimating plan. The basis of pricing for this GMP is as follows:

- CCBS 70% Drawing Set dated August 21, 2025
- ASD 90% Drawing Set dated August 21, 2025

SECTION 01020 - OWNER'S ALLOWANCES

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

- A. Owner's allowances in the amounts indicated and as described below have been established for certain types of work. The Design-Builder will perform such Work only upon receipt of written work orders from the Owner. For this purpose, a Work Order will have the same meaning for requirements pertaining to submittals, approvals, etc., as modified, except the Work Order is only signed by the Owner.
- B. If the Work Order directs that the allowance work be performed, the provisions of this Part 2 Contract, as modified, will govern the conduct and payment for this Work.
- C. Definitions and Explanations: All Work, including any allowance work if authorized, shall be performed in full compliance with the requirements of the Contract. All allowance work, if and when authorized, shall be performed by the Design-Builder in accordance with the Work Order.
1. The Design-Builder shall coordinate allowance Work with related Work to ensure that each selection is completely integrated and interfaced with related Work, and shall include all aspects of work to fully integrate the work with all other Work and Related Work.
- D. Work Order Data: Where applicable, include in each Work Order proposal the quantities of products being purchased, units requested, and labor hours, and furnish data to substantiate quantities. Indicate applicable taxes, delivery charges, and amounts of applicable trade discounts. Refer to this Part 2 Contract, Article 8, Changes in the Work for supporting documentation requirements.
- E. Upon issuance of a Work Order, the Work Order funds will be tracked separately by Work Order number. If multiple subcontractors are employed for the Work Order, each Subcontractor's Pay Application will include a separate line with the Work Order number. Once work is complete on the Work Order, the Design-Builder must reconcile the Work Order no later than 30 days following completion of the work associated with the Work Order, as follows:
1. Provide Owner Project Management with a package containing cost support documents totaling the Cost of the Work Order.
 2. Calculate mark-ups and fee using the same formula/calculations used to create the original Work Order budget.
 3. Any unused Work Order funds will be returned to the Owner's Allowance budget via a negative Work Order.

Attachment 2

The Contractor will forfeit their fee on the Work Order for any Work Orders that have not been reconciled within 30 days of the completion of the work associated with the Work Order, unless an extension is granted during the 30-day period in writing by the Owner, following the process above.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

3.01 SCHEDULE OF OWNER'S ALLOWANCES

- A. These allowances will cover the total cost of all Work authorized under a Work Order, including but not limited to design, cost of materials and equipment delivered and unloaded at the Project site, and all applicable taxes, permits, fees, labor, installation costs, and integration. The Design-Builder's fee for the work associated with the Work Order will be included in the Work Order amount.
- B. Should the aggregate of charges for all approved Work Orders issued by the Owner under the allowances be less than the amount of the allowance, the Final GMP Contract Sum will be decreased by the amount of the difference. No Work will be performed that would cause total charges under the allowances to exceed the authorized allowance amount. The authorized allowance amount may be increased by Change Order. Should the aggregate charge for an approved Work Order issued by the Owner under the Allowance be less than the amount of the Work Order, the Owner may issue another Work Order in a negative amount to reconcile the Work Order. Such reconciliation Work Orders do not require executive management approval.
- C. The following allowance amounts will be included in the Guaranteed Maximum Price Proposal:

OWNER'S ALLOWANCE: Allow an amount of \$2,922,477 of the GMP Contract Sum for:

- 1. **Utilities:** Repair, modify, removal, or replacement of existing utilities (sanitary, storm sewer, potable water, fire protection, mechanical systems, electrical systems, communications systems, security systems, etc.) when found to be deteriorated, damaged, or deficient.
- 2. **Structural Elements:** Repair, modify, removal, or replacement of existing structural elements when found to be deteriorated, damaged, or deficient.
- 3. **Airport Tenants & Entities:** Relocation and adjustments of Work required to accommodate airport tenants' space (airlines, rental car companies, concessions, FAA, TSA, etc.) and other common areas. Include all disciplines: civil, architectural, structural, mechanical, plumbing, electrical, communications, fire protection, security, etc.

4. **Coordination with Other Projects:** Resolution between proposed work and the work of tenants and other contracts. Include all disciplines: civil, architectural, structural, mechanical, plumbing, electrical, communications, fire protection, shuttle systems, etc.
 5. **Signage:** Additional Owner requested wayfinding, roadway, airfield, and dynamic signage that is not included in the Design-Builder's scope.
 6. **Protection and MOT:** Additional Owner requested building or roadway protection and MOT that is not included in the Design-Builder's scope.
 7. **Common Spaces Adjacent to Work:** Additional improvements related to common areas.
 8. **HCAA Departments:** Work associated with other HCAA Departments (Parking, Maintenance, Operations, etc.) that is required but the scope of work is outside of the Design-Builder's scope of work.
 9. **Unforeseen Conditions:** Any work that is required to address unforeseen conditions that is outside of the GMP scope of Work. The determination of "outside the scope of Work" would be at the absolute and sole discretion of the Owner.
 10. **Airfield Improvements:** Additional Owner requested airfield improvements necessary for Airside D construction.
 11. **Owner Trailer:** Additional Owner requested improvements to the Owner's Construction trailer.
 12. Any Work not shown in the Contract Documents, but which is necessary to complete the Project, with the approval of Executive Management.
 13. Any additional work associated with coordinating this Project with Alstom and ITB projects 1 - Apron, Site and Hydrant Fueling, 2 - Passenger Boarding Bridges, and 3 - Guideway.
 14. Owner's Allowance may be used for costs for any after-imposed Federal tax or tariff, provided Design-Builder warrants in writing that no amount for such newly imposed Federal tax or tariff was included in the GMP Sum as a contingency or otherwise.
- D. Contract Time will not be extended as a result of the issuance of any Work Order under this Section 01020 – OWNER'S ALLOWANCES.
- E. The GMP Contract Sum will not be adjusted for any costs of acceleration resulting from the issuance of Work Orders under this Section 01020 – OWNER'S ALLOWANCES. In addition, the Contract Sum will not be adjusted for any costs of acceleration of the whole

work resulting from the issuance of Work Orders under this Section 01020 – OWNER'S ALLOWANCES.

END OF SECTION