

AMENDMENT NO. 1

TO

PART 1 CONTRACT FOR DESIGN-BUILD SERVICES

This AMENDMENT No. 1 is to the Part 1 Contract for Design-Build Services which was entered into the 5th day of December, 2024 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 HCBeck, Ltd., a Texas Limited Partnership, authorized to do business in the State of Florida, hereinafter referred to as the "Design-Builder". With the execution of Amendment No. 1, the Owner and the Design-Builder, for the consideration stated herein, and other good and valuable consideration, hereto agree to change provisions of the aforementioned Contract as follows:

Part 1 Contract title is revised to Airsides A & E Roof Replacement and HCAA Project No. 9000 27 is added.

1. ARTICLE 3 – DESIGN-BUILDER

Delete Paragraph 3.2 in its entirety and replace with the following:

3.2 The services that the Design-Builder will provide to the Owner under this Contract will be in accordance with Section 287.055, Florida Statutes, and will be in general accordance with the Owner's Request for Qualifications dated June 12, 2024, entitled "Request for Qualifications for Airside E Roof Replacement at Tampa International Airport," which is incorporated by reference herein, the Design-Builder's Fee and Scope Proposal dated November 4, 2024, entitled "HCAA PROJECT #8525 AIRSIDE E REROOF Part 1 Scope of Work Authority Project No. 8525 25," which is incorporated by reference herein, Amendment No. 1, dated August 26, 2026 and entitled HCAA Project #9000 27 Airside A Roof Replacement Part 1 Scope of Work, which is attached hereto as Attachment 1 and incorporated herein by reference, and all work orders and will include all things necessary to design and support the Project (collectively Services). In the event of any conflicts between this Contract and any other documents, the precedence in resolving such conflicts will be as follows:

- 3.2.1 This Contract
- 3.2.2 Individual work order(s) and the Design-Builder's associated fee and scope proposal
- 3.2.3 The Owner's Request for Qualifications
- 3.2.4 Relevant portions of the Design-Builder's response to Request for Qualifications

2. ARTICLE 6 – PAYMENTS AND BASIS OF COMPENSATION

Delete Paragraph 6.1.2 in its entirety and replace with the following:

6.1.2 The amount for the performance of Basic Services, Additional Services, and Reimbursable Expenses required under this Contract and will be in a not to exceed amount of Four Million Eighty Four Thousand Five Hundred Fifty Eight and No One Hundredth Dollars (\$4,084,558), which includes all fees for Designers, subconsultants, subcontractors, and suppliers.

3. ARTICLE 25 – WOMEN AND MINORITY OWNED BUSINESS ENTERPRISE (W/MBE) ASSURANCES

Delete Paragraph 25.3 in its entirety and replace with the following:

25.3 W/MBE Goals. In compliance with the Owner's W/MBE Policy and Program, the Design-Builder's minimum W/MBE commitment is established as the sum total of the verified Letter(s) of Intent for each portion of the Project submitted with their response. The W/MBE goal stated below is the sum total of the certified W/MBE's listed in the Design-Builder's fee and scope proposal which is attached hereto and which will be enforceable under the terms of this Contract. The Design-Builder will demonstrate that they will subcontract to certified W/MBEs at least 5% of the total dollar amount earned on the design phase of the Project.

4. All other consistent terms remain in full force and effect and are hereby ratified and confirmed.

5. The Contract, as modified by this Amendment No. 1, represents the entire understanding between the parties on the issues contained in the Contract, either written or oral, and may be amended only by written instrument signed by both parties.

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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 Professional this _____ day of _____, 2026.

ATTEST:

HCBeck, Ltd.

By:

Title:

Print Name

(Affix Corporate Seal)

Print Address

Signed, sealed, and delivered in the presence of:

Witness

Print Name / Address

Witness

Print Name / Address

Notary for HCBeck, Ltd.

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as

(Name of person)

_____, for Hensel Phelps Construction Co.

(type of authority)

(name of party on behalf of whom contract was executed)

Signature of Notary

Print, Type, or Stamp Commissioned Name of Notary

Personally Known OR Produced Identification

Type of Identification Produced

Airsides A & E Roof Replacement

Amendment No. 1

HCAA Nos. 8525 25 & 9000 27

By the Authority this ____ day of _____ 2026.

HILLSBOROUGH COUNTY AVIATION AUTHORITY

(Affix Corporate Seal)

By: _____
Arthur F. Diehl III, Chairman

ATTEST:

Administrative Assistant

Signed, sealed, and delivered
in the presence of:

Witness

Print Name / Address

Witness

Print Name / Address

REVIEWED BY:

Jeff Siddle, P.E., Vice President of Planning and
Development

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

By: _____
Michael T. 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 _____, 2026, by Arthur F. Diehl III, in the capacity of Chairman, and by _____ in the capacity of _____, 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

Personally Known OR Produced Identification
Type of Identification Produced

Airsides A & E Roof Replacement

Amendment No. 1

HCAA Nos. 8525 25 & 9000 27

HCCA PROJECT #9000 27 AIRSIDE A ROOF REPLACEMENT

Part 1 Scope of Work

August 26 2026

Project 9000-27 | Airside A Terminal Roof Replacement*Part 1 – Evaluation, Design, Documentation & GMP Development***1.0 PROJECT DESCRIPTION**

The Airside A Terminal building at Tampa International Airport has experienced ongoing maintenance and repair issues and has reached a premature end of service life. The Hillsborough County Aviation Authority (HCAA) has engaged The Beck Group (Design-Builder) to provide design-build services for the re-roofing of the Airside.

The existing roof consists primarily of standing seam metal roof panels with internal gutters and drains, with a built-up asphaltic roof system at limited low-slope locations. The standing seam metal roof has experienced the greatest moisture intrusion issues and requires replacement. The HCAA's recommendation for replacement is based on the PMP Report dated April 29, 2026.

In conjunction with replacement of the standing seam metal roof panels, the asphaltic roofing system at low-slope areas will be replaced, and curtain wall glazing will be wet-sealed to extend its service life in locations deemed necessary during the initial investigation phase. Additional testing by the Design-Builder of the metal roof, low-slope roof, and glazed curtain wall is anticipated and may identify further areas of remediation beyond those noted in the PMP Report.

2.0 SCOPE OF WORK SUMMARY

The scope of work described below will be delivered in two parts; Part 1 to include the evaluation, design, documentation and development of the Guaranteed Maximum Price (GMP) for the project and Part 2 (contracted after the acceptance of the GMP) to include administration of the construction by the design team and construction of the project.

Based on the HCAA provided description and PMP Report, the following are expected to be the main elements of the Part 1 services to be incorporated into the design process by the Design-Builder.

2.1 Roof Systems (Metal Standing Seam & Low-Slope Asphaltic)

The following process applies to both the metal standing seam and low-slope asphaltic roof areas:

- a. Continue evaluation of the existing roof system through visual observations and/or selective demolition/testing to supplement the PMP Report and form the basis of replacement recommendations.
- b. Review as-designed structural components, cladding pressures, and allowable wind pressures under the currently adopted Florida Building Code. If structural roof elements are non-compliant, provide recommendations to HCAA for compliance; design and document selected recommendations as needed.
- c. Review existing primary and overflow storm drainage capacity for alignment with the currently adopted Florida Building Code and provide design/documentation as necessary for compliance.
- d. Engage with HCAA stakeholders to understand additional areas of concern and review recommended systems for alignment with HCAA operations and maintenance departments.
- e. Document existing conditions and develop the scope of demolition.
- f. Engage a design-assist manufacturer to identify and propose an appropriate replacement roof system (including consensus on full system warranty).

Part 1 Scope of Work

August 26 2026

- g. Working with the design-assist manufacturer, document typical and unique conditions in accordance with manufacturer recommendations, producing documents for permitting, pricing, construction, and shop drawings. Documentation phased and delivered at 30%, 60%, 90%, and 100% completion.
- h. Review adjacent surfaces/areas requiring repair or replacement for installation of the new roof system.
- i. Document removal and reinstallation of utilities and/or equipment affected by the roof replacement.
- j. Submit documents for regulatory approval.
- k. Produce the GMP for the scope of work.

2.2 Metal Standing Seam Roof Areas – Additional Scope

- a. Design and document a fall protection system as required based on initial planning with project stakeholders; coordinate with HCAA on the desired system.
- b. Document removal and reinstallation of the existing lightning protection system.

2.3 Low-Slope Asphaltic Roof Areas – Additional Scope

- a. Document further evaluation and recommendations of the existing roof system for HCAA review and approval of the system to proceed with.

2.4 Curtain Wall, Window Wall and Clerestory Glazing

- a. Continue evaluation through visual survey and/or testing of existing glazed systems for water tightness to supplement the PMP Report and form the basis of remediation recommendations.
- b. Engage with HCAA stakeholders to understand additional areas of concern and review recommended remediation for alignment with HCAA operations and maintenance departments.
- c. Document existing conditions and develop design solutions for the remediation scope. Documentation phased and delivered at 30%, 60%, 90%, and 100% completion.
- d. Working with the design-assist subcontractor, document typical and unique conditions in accordance with manufacturer recommendations, producing documents for permitting, pricing, construction, and shop drawings (phased at 30%, 60%, 90%, and 100%).
- e. Review adjacent surfaces/areas requiring repair for wet sealing of the curtain wall.
- f. Submit documents for regulatory approval.
- g. Produce the GMP for the scope of work.

2.5 Laser Scanning and Existing Conditions Modeling

- a. Establish survey control points and conduct a laser scan of the building envelope to supplement HCAA-provided as-built documents. Laser scanning limited to unconcealed exterior surfaces of the Airside.
- b. Model the existing exterior building envelope, including structural elements as required to document the scope of work.

2.6 Building Interior – Moisture Baseline

Establish a baseline moisture condition for the building interior. Monitoring will be provided; however, Beck cannot guarantee quantifiable improvement to the interior space due to influencing factors outside the project scope (e.g., building mechanical systems).

Part 1 Scope of Work

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3.0 SCOPE OF PROFESSIONAL SERVICES

The following provides a general list of tasks anticipated for development and documentation of the scope of work.

3.1 Design Services Included

- 3D modeling of the existing Airside envelope based on as-built documents and laser scan point cloud.
- Architectural design and specifications.
- Engagement with and development of documents for the preconstruction team to identify and select design-assist trade partners (roofing manufacturer, scaffolding, and wet seal).
- Engage design-assist manufacturer to engineer and develop design documents and specifications for the selected roof systems.
- Structural engineer of record to review and evaluate the reroofing recommendation and design.
- Engage design-assist manufacturer to develop enabling documents for design, engineering, and erection of scaffolding along the exterior of the Airside in compliance with the current Florida Building Code.
- Mechanical, plumbing, electrical, and low-voltage engineering, design, and specifications as required for elements impacted by the reroofing scope (including lightning protection).
- Building envelope and moisture control reviews and recommendations for the roofing systems and glazing remediation.
- Photovoltaic panels viability study.
- Issue recommendation report for roof systems and glazing remediation to HCAA for selection of the documentation basis.
- Issue interim design documents at 30% and 60% completion; issue 90% documents for GMP production and regulatory review; align 100% documents with GMP and regulatory review.
- Quality control reviews focusing on accuracy of scope capture and constructability.
- Civil engineering, surveying, and structural engineering fees included as an allowance. Additional evaluation, testing, or construction activities may uncover unknown conditions requiring these services (e.g., below-grade utilities documentation, AOA concrete paving repairs, AOA phasing/logistics plans, airspace studies, project benchmarks, additional material evaluations, remediation design of building elements, meeting attendance, and coordination).
- Design and engineering in compliance with HCAA Design Criteria Manual and HCAA Sustainable Design Criteria Manual.
- Prepare and distribute meeting agendas and minutes documenting discussions and action items.

3.2 Virtual Building Group Services Included

- 3D laser scanning of the exterior Airside envelope (HCAA to facilitate access). Assumed during normal daytime hours except when services impact operations (then nightwork).
- Create and register a point cloud model for the design team to capture as-built conditions.
- Scoping/video camera inspections of internal roof drain leaders and below-grade storm drainage piping, limited to extent achievable from the roof.
- Development of a Part 1 BIM Execution Plan to be coordinated and finalized with HCAA as the basis for model production.
- Development of a Part 2 BIM Execution Plan to be used as the basis for model use and coordination efforts on the project.

Part 1 Scope of Work

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- Model production audits and model health reviews.

3.3 Preconstruction Services Included

- Cost analysis of design recommendations for HCAA review and selection.
- Development and implementation of the design-assist selection process.
- Cost analysis of 30% and 60% design documents.
- Development of a Guaranteed Maximum Price from the 90% design documents.
- Scheduling, phasing, logistics plans, and evaluation of impacts to airport operations.
- Design document quality control through constructability reviews and recommendations.
- Identification and testing of hazardous materials is excluded from the base scope and schedule. An allowance is carried for the Design-Build Team to test suspect material encountered during Part 1. Abatement and/or remediation of hazardous materials is excluded from all services.

3.4 Services Not Included

- Surveying of apron surface elevations and surface drainage conditions.
- Material testing not required as part of the existing conditions assessment.
- Laser scanning of interior conditions and concealed exterior conditions.
- Final reconciliation of construction administration fees (estimated fees provided; reconciliation to occur as part of Part 2 negotiations).
- Structural design for reinforcement of existing structural elements to comply with current Florida Building Code requirements (assumed current structural system is adequate).
- Design, documentation, and/or specification of other/adjacent materials or systems not identified in this proposal. Visual surveys, additional testing, and construction may identify unknown conditions requiring additional effort; Design-Builder will seek HCAA approval prior to engaging any additional scope.

4.0 PHASED DESIGN SEQUENCE

The design process shall be phased with each of the design elements referenced in section 3.0 SCOPE OF PROFESSIONAL SERVICES submitted as a combined package to HCAA. An initial Evaluation Phase will be required for this project to establish the program scope moving forward. Elements will be designed concurrently in the following phases, each having milestones at 30% design, 60% design, 90% design and 100% design. The 30% design and 60% design milestones will each be submitted in combination with a respective cost estimate and schedule to allow for budget control and management by HCAA, with GMP production beginning at the 90% design milestone and validated against the 100% design milestone.

4.1 Evaluation Phase

Provide thorough existing conditions analysis through the use of visual surveys and material/ systems testing, expanding upon the PMP Report. The Design-Builder will further explore system options and recommendations, evaluating constructability, maintenance, service life and presenting the recommendations along with estimates of the probable costs for each recommended system. The findings will be presented to HCAA for evaluation and selection/ approval of recommendations to proceed into the next design phase. It is anticipated this Evaluation Phase to include;

- Site investigation and analysis of existing conditions.
- In field testing of existing roof and glazing conditions.

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- Review of the as- built documents provided by Owner.
- Hold meetings with Owner stakeholders and maintenance personnel to discuss areas of concerns regarding the existing roof and glazing.
- Prepare a report of the findings from the site investigation and additional testing.
- Provide recommendations to Owner for 'best' systems/ remediation to move forward with.
- 3D scan the building envelope.
- Develop cost analysis for each of the recommendations for Owner review. Owner will provide an independent cost estimate that will be reconciled with the Design-Builder's cost estimate.
- Initiate the development of the 3D design model.
- Presentations to and weekly meetings with Owner to inform the recommendations and next design phases.
- The Design-Builder to provide an updated project schedule at each phase milestone and logistics plan as needed.

4.2 30% Design Phase (Schematic Design)

Development of the schematic design documents.

- Develop schematic design documents, including but not limited to roof plans, general details and project narratives of the selected recommendations.
- Develop enabling and phasing plans.
- Develop outline specifications.
- Review and incorporate Owner comments from the evaluation phase.
- Develop design assist trade partner procurement documents and issue to selected trade partners for qualifications and cost submission. Process will include selection of design assist manufacturer for roofing and trade partner for scaffolding systems.
- Provide quality control reviews of deliverables.
- Provide estimate for the probable cost of construction. Owner will provide an independent cost estimate that will be reconciled with the Design-Builder's cost estimate.
- Presentations to and weekly meetings with Owner to inform the recommendations and next design phases.
- The Design Builder to provide an updated project schedule at each phase milestone and logistics plan as needed.

4.3 60% Design Phase (Design Development)

Development of the design development documents.

- Develop the design development documents, including but not limited to roof plans, general details, project specific details and project narratives of the selected recommendations.
- Develop consultant discipline drawings and specifications.
- Continue development of the project specifications.
- Finalize material color/ finish in collaboration with Owner stakeholders.
- Review and incorporate Owner comments from the 30% design phase.
- Engage with the design assist trade partners to develop project specific details and specifications.
- Provide quality control reviews of deliverables.
- Provide estimate for the probable cost of construction. Owner will provide an independent cost estimate that will be reconciled with the Design-Builder's cost estimate.
- Presentations to and weekly meetings with Owner to inform the next design phases.
- Engage with the City of Tampa to review permitting/ regulatory review requirements.
- The Design-Builder to provide an updated project schedule at each phase milestone and logistics plan as needed.

4.4 90% Design Phase (Permit & Pricing / GMP)

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Develop the design development documents and sufficiently coordinate to allow for the contractor and others to price and develop the Guaranteed Maximum Price (GMP) for the scope of work. The 90% Design Phase documents will also be issued to the City of Tampa for regulatory approval.

- Develop the permit and pricing documents, including but not limited to roof plans, general and project specific details and engineered documents for all disciplines.
- Finalize the project specifications, aligning with Owner specific Division 01 specifications.
- Review and incorporate Owner comments from the 60% design phase.
- Provide quality control reviews of deliverables.
- Prepare and submit the permit and pricing documents.
- Issue the pricing documents to the trades and subcontractors, receive and evaluate bids for alignment with the scope of work.
- Prepare and submit the Part 2 GMP for Owner review and approval.
- Presentations to and weekly meetings with Owner.

4.5 100% Design Phase (For Construction)

Finalize the 90% design phase documents and issue the 'For Construction' documents.

- Finalize the permit and pricing documents, aligning with the GMP and comments from the City of Tampa.
- Review and incorporate Owner comments from the 90% design phase.
- Provide quality control reviews of deliverables.
- Provide shop drawings generated by design assist manufacturer in coordination with design team

5.0 DATA AND RESOURCES PROVIDED BY HCAA

- Original (PDF or electronic) documents associated with the existing Airside and any subsequent renovations/additions.
- Maintenance records or facility reports of associated repair, rehabilitation, or envelope intrusion issues, if available.
- Support with security, onsite access, and investigation of existing conditions.
- Support in establishing HCAA stakeholder meetings and decision-making authorities.

6.0 SCHEDULE

Reference attached Part 1 Design and Preconstruction Schedule.

7.0 CLARIFICATIONS AND QUALIFICATIONS

The following assumptions form the basis of this scope of work:

- a. This Part 1 fee proposal is based on HCAA's RFQ Solicitation No. 8525-25 dated June 12, 2024.
- b. All investigations and testing associated with the Evaluation Phase will be conducted during normal business hours; limited nightwork may be required where investigations/testing may interrupt operations. Design-Builder will coordinate with HCAA to minimize impact to airport operations.
- c. Labor and fees for documentation are based on Evaluation, 30%, 60%, 90%, and 100% design deliverables; fees may be reallocated between phases as needed provided the Contract amount is not exceeded. Fees from future phases cannot be utilized for preceding phases.

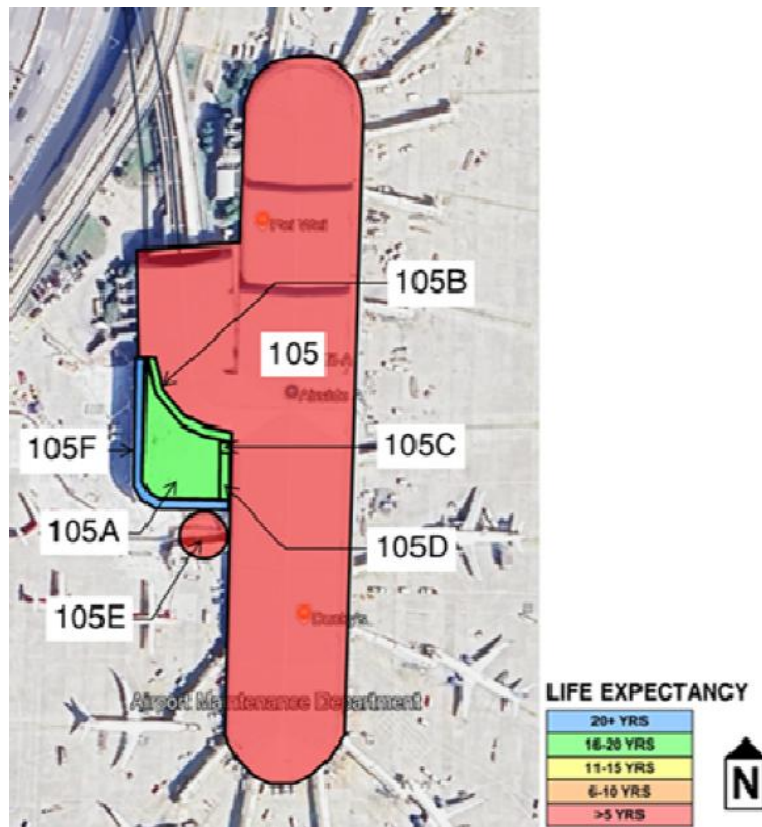
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- d. Construction Administration fees have been assumed in this proposal; final fees will be reconciled with the Part 2 contract.
- e. Consultant fees for civil engineering, survey, and structural engineering are based on efforts required for the identified scope. Should the Evaluation Phase or construction identify unknown conditions requiring additional efforts, additional services requests will be submitted to HCAA for approval.
- f. The scope of work is not anticipated to significantly change the appearance of the Airside; therefore, renderings or animations have not been included. Three-dimensional images resulting from the BIM model can be shared with HCAA.
- g. No costs are included in Part 1 for permit fees, threshold inspections, or construction testing. These costs will be included in Part 2.

8.0 SCOPE EXHIBIT

The image below represents the assumed scope of work area based on the Airside A Roof Replacement Project No. 9000-27, PMP Report dated April 29, 2026.





- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work

- Milestone
- Critical Milestone
- Summary

TPA Airside A Roof Replacement

Project ID: 176939.WK.260827 Part 1

Layout: TPA Part 1

TASK filter: Hide.

Page 1 of 1



Fee Summary

Project Fee Proposal - Summary Sheet												
Airside A Roof Replacement												
HCAA Project Number 9000 27												
8/26/2026												
Basic Design Services												
		Evaluation	30% Schematic	60% Design Dev.	90% Const. Docs	100% Const. Docs	Part 1 Total	Construction Administration	Total	W/SBE % of Fee	% W/SBE Goal	% Construction
Engineering & Preconstruction Services												\$ 29,280,000.00
HC Beck, Ltd. (Preconstruction)		\$ 122,264.71	\$ 113,008.85	\$ 94,975.55	\$ 95,629.70	\$ 184,007.63	\$ 609,886.45		\$ 609,886.45			2.08%
Beck Architecture, LLC.		\$ 158,710.40	\$ 136,510.01	\$ 121,274.27	\$ 148,472.32	\$ 108,901.25	\$ 673,868.25	\$ 406,200.30	\$ 1,080,068.55			3.69%
Building Consultants & Engineering, Inc.		\$ 58,504.30	\$ 22,784.96	\$ 23,773.04	\$ 8,014.55	\$ 5,410.68	\$ 118,487.52	\$ 220,477.07	\$ 338,964.59			1.16%
TLC Engineering Solutions		\$ 10,966.42	\$ 9,364.24	\$ 10,353.00	\$ 9,363.31	\$ 6,560.91	\$ 46,607.88	\$ 28,456.72	\$ 75,064.60			0.26%
TLC Engineering Solutions - PV Study		\$ 15,663.02	\$ -	\$ -	\$ -	\$ -	\$ 15,663.02	\$ -	\$ 15,663.02			0.05%
BASE Consultants		\$ 7,411.92	\$ 9,175.49	\$ 9,175.49	\$ 9,175.49	\$ 4,853.03	\$ 39,791.43	\$ 19,994.88	\$ 59,786.31	2.09%		0.20%
American Infrastructure Development, Inc.			\$ 16,067.33	\$ 11,251.65	\$ 12,885.89	\$ 5,310.46	\$ 45,515.33	\$ 26,806.72	\$ 72,322.05	2.52%		0.25%
Design Phase Sub Total		\$ 373,520.78	\$ 306,910.87	\$ 270,802.99	\$ 283,541.26	\$ 315,043.97	\$ 1,549,819.87	\$ 701,935.68	\$ 2,251,755.56	4.61%	5.00%	7.69%
Reimbursable Expenses												
HC Beck, Ltd. - VDC		\$ 125,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 150,000.00	\$ -	\$ 150,000.00			
HC Beck, Ltd		\$ 40,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 50,000.00	\$ -	\$ 50,000.00			
Arehna		\$ 20,000.00	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00			
Hyatt Survey Services		\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	0.87%		
Designer Assist Partners		\$ 30,000.00	\$ 20,000.00	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00	\$ 90,000.00	\$ -	\$ 90,000.00			
Owner's Allowance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000.00	\$ -	\$ 200,000.00			
Beck Architecture, LLC.		\$ 2,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,000.00	\$ 500.00	\$ 6,000.00	\$ 7,500.00	\$ 13,500.00			
Base Consultants			\$ 1,000.00	\$ 500.00	\$ 500.00	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	0.14%		
Building Consultants & Engineering, Inc.		\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,000.00	\$ 50,000.00	\$ 56,000.00			
Sub Total		\$ 244,000.00	\$ 53,000.00	\$ 28,000.00	\$ 15,000.00	\$ 14,000.00	\$ 554,000.00	\$ 59,500.00	\$ 613,500.00	1.01%		
Total Fee, Allowances, Reimbursable Expenses		\$ 617,520.78	\$ 359,910.87	\$ 298,802.99	\$ 298,541.26	\$ 329,043.97	\$ 2,103,820	\$ 761,436	\$ 2,865,256	5.62%	5.00%	

Project Fee Proposal - Evaluation

HCAA Project Number 9000 27

BASE Consultants

8/26/2026

[illegible]

PV Evaluation

[illegible]

30%Design

[illegible][illegible]

30%Design

Project Fee Proposal - 30% Design											
Airside A Roof Replacement											
HCAA Project Number 9000 27											
Building Consultants & Engineering, Inc.											
8/26/2026											
Scope/Task		Chris Morgan	Chris Dunbar	Alex Rouin	Jiranda Brockm	Abby Hunkler	<Position>	<Position>	<Position>	<Position>	Total
Basic Design Services		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task -30%											
Project Meetings (Owner/External/Weekly)											0
Project Meetings (Internal)		24		24							48
Project Management											0
Presentation Preparation											0
Existing Conditions Review + Analysis											0
As Built Verification / Documentation											0
BIM Modeling											0
Consultant Coordination											0
Design Assist Prep											0
Documentation											0
Site Visit											0
Specifications and Coordination											0
Code Review											0
QA/QC											0
Deliverable Preparation											0
Accounting/Invoicing/Financials											0
Engineering Analysis											0
System and Detail Consulting		20		40							60
Cost Analysis Coordination											0
Subtotal Hours		44	0	64	0	0	0	0	0	0	108
Rate	\$	103.84	\$ 95.38	\$ 58.07	\$ 47.31	\$ 70.00	\$ -	\$ -	\$ -	\$ -	
Subtotal Direct Labor	\$	4,568.96	\$ -	\$ 3,716.48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,285.44
Subtotal Burdened Labor @			2.75								\$ 22,784.96

[illegible]

30%Design

Project Fee Proposal - 30% Design													
Airside A Roof Replacement													
HCAA Project Number 9000 27													
BASE Consultants													
8/26/2026													
Scope/Task			Principal	Senior Project Manager 1	Project Manager	Project Engineer 1	BIM Manager	Project Engineer 2	Project Engineer 3	Senior Project	Senior Project		Total
Basic Design Services			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours		
Task -30%													
Project Meetings (Owner/External/Weekly)													0
Project Meetings (Internal)													0
Project Management													0
Presentation Preparation													0
Existing Conditions Review + Analysis													0
As Built Verification / Documentation													0
BIM Modeling													0
Consultant Coordination													0
Design Assist Prep													0
Documentation			2	4	16	16	16	16					70
Site Visit													0
Specifications and Coordination													0
Code Review													0
QA/QC													0
Deliverable Preparation													0
Accounting/Invoicing/Financials													0
Engineering Analysis													0
System and Detail Consulting													0
Cost Analysis Coordination													0
			Subtotal Hours	2	4	16	16	16	0	0	0		70
			Rate	\$ 80.34	\$ 73.65	\$ 65.41	\$ 38.46	\$ 37.74	\$ 39.23	\$ 50.48	\$ 84.46	\$ 78.28	
			Subtotal Direct Labor	\$ 160.68	\$ 294.60	\$ 1,046.56	\$ 615.36	\$ 603.84	\$ 627.68	\$ -	\$ -	\$ -	\$ 3,348.72
			Subtotal Burdened Labor @		2.74								\$ 9,175.49

Project Fee Proposal - 30% Design												
Airside A Roof Replacement												
HCAA Project Number 9000 27												
American Infrastructure Development, Inc.												
8/26/2026												
Scope/Task			PM	Designer	Admin	<Position>	<Position>	<Position>	<Position>	<Position>	<Position>	Total
			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Basic Design Services												
Task -30%												
Project Meetings (Owner/External/Weekly)					4							4
Project Meetings (Internal)												0
Project Management												0
Presentation Preparation												0
Existing Conditions Review + Analysis												0
As Built Verification / Documentation												0
BIM Modeling												0
Consultant Coordination												0
Design Assist Prep												0
Documentation			22	48								70
Site Visit			6									6
Specifications and Coordination												0
Code Review												0
QA/QC												0
Deliverable Preparation												0
Accounting/Invoicing/Financials												0
Engineering Analysis												0
System and Detail Consulting												0
Cost Analysis Coordination												0
			Subtotal Hours	28	48	4	0	0	0	0	0	80
			Rate	\$ 99.42	\$ 42.91	\$ 44.40	\$ -	\$ -	\$ -	\$ -	\$ -	
			Subtotal Direct Labor	\$ 2,783.76	\$ 2,059.68	\$ 177.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,021.04
			Subtotal Burdened Labor @		3.20							\$ 16,067.33

60% Design

[illegible][illegible]

90% Design Design

[illegible]

Project Fee Proposal - 90% Design												
Airside A Roof Replacement												
HCAA Project Number 9000 27												
Beck Architecture, LLC.												
8/26/2026												
Scope/Task			Principal	Assoc. Principal	Project Exec	Project Arch	Project Coord. II	Project Acct	<Position>	<Position>	<Position>	Total
Basic Design Services			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task - 90%												
Project Meetings (Owner/External/Weekly)				9	9	9	9					36
Project Meetings (Internal)				3	20	24	24	4				75
Project Management				4	24							28
Presentation Preparation					8	24	12					44
Existing Conditions Review + Analysis												0
As Built Verification / Documentation						12	16					28
BIM Modeling						76	84					160
Consultant Coordination/Delegated Design - details						30	32					62
Design Assist Coordination					24	8	8					40
Documentation						130	146					276
Specifications and Coordination					4	8	8					20
Code Review						16	12					28
QA/QC				3	18	24	24					69
Deliverable Preparation					6	12						18
Accounting/Invoicing/Financials								70				70
AHJ/Permitting Coordination												0
			Subtotal Hours	0	19	113	373	375	74	0	0	954
			Rate	\$ -	\$ 80.38	\$ 72.64	\$ 52.88	\$ 39.66	\$ 54.46	\$ -	\$ -	\$ -
			Subtotal Direct Labor	\$ -	\$ 1,527.22	\$ 8,208.32	\$ 19,724.24	\$ 14,872.50	\$ 4,030.04	\$ -	\$ -	\$ 48,362.32
			Subtotal Burdened Labor @		3.07							\$ 148,472.32

90% Design Design

[illegible][illegible]

90% Design Design

Project Fee Proposal - 90% Design												
Airside A Roof Replacement												
HCAA Project Number 9000 27												
BASE Consultants												
8/26/2026												
Scope/Task			Principal	Senior Project Manager 1	Project Manager	Project Engineer 1	BIM Manager	Project Engineer 2	Project Engineer 3	Senior Project Manager 2	Senior Project	Total
Basic Design Services			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task - 90%												
	Project Meetings (Owner/External/Weekly)											0
	Project Meetings (Internal)											0
	Project Management											0
	Presentation Preparation											0
	Existing Conditions Review + Analysis											0
	As Built Verification / Documentation											0
	BIM Modeling											0
	Consultant Coordination/Delegated Design - details											0
	Design Assist Coordination											0
	Documentation		2	4	16	16	16	16				70
	Specifications and Coordination											0
	Code Review											0
	QA/QC											0
	Deliverable Preparation											0
	Accounting/Invoicing/Financials											0
	AHJ/Permitting Coordination											0
	Subtotal Hours		2	4	16	16	16	16	0	0	0	70
	Rate	\$	80.34	\$ 73.65	\$ 65.41	\$ 38.46	\$ 37.74	\$ 39.23	\$ 50.48	\$ 84.46	\$ 78.28	
	Subtotal Direct Labor	\$	160.68	\$ 294.60	\$ 1,046.56	\$ 615.36	\$ 603.84	\$ 627.68	\$ -	\$ -	\$ -	\$ 3,348.72
	Subtotal Burdened Labor @			2.74								\$ 9,175.49

[illegible]

100% Design

Project Fee Proposal - 100% Design												
Airside A Roof Replacement												
HCAA Project Number 9000 27												
HC Beck, Ltd. (Preconstruction)												
8/26/2026												
Scope/Task			IPL	Dir Precon	Precon Manager	Precon Eng	Regional Sched	Regional Sup	Project Manager	Superintendent	Field Engineer	Total
Basic Design Services			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours		
Task - 100%												
GMP Bidding Process			32	40	220	220						512
GMP Production and Deliverable			8	8	40	40						96
Constructability Review								32	16	16		64
Project Schedule Update							24	8	8	8		48
Project Meetings (Internal)				4	18	18		9				49
Project Meetings (External)				4	9	9		9				31
Subtotal Hours			40	56	287	287	24	58	24	24	0	800
Rate			\$ 109.41	\$ 124.04	\$ 75.76	\$ 50.00	\$ 65.45	\$ 116.67	\$ 90.12	\$ 84.21	\$ 63.60	
Subtotal Direct Labor			\$ 4,376.40	\$ 6,946.24	\$ 21,743.12	\$ 14,350.00	\$ 1,570.80	\$ 6,766.86	\$ 2,162.88	\$ 2,021.04	\$ -	\$ 59,937.34
Subtotal Burdened Labor @				3.07								\$ 184,007.63

[illegible]

100% Design

Project Fee Proposal - 100% Design												
Airside A Roof Replacement												
HCAA Project Number 9000 27												
BASE Consultants												
8/26/2026												
Scope/Task			Principal	Senior Project	Project Manager	Project Engineer 1	BIM Manager	Project Engineer 2	Project Engineer 3	Senior Project	Senior Project	Total
Basic Design Services			Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task - 100%												
	Project Meetings (Owner/External/Weekly)											0
	Project Meetings (Internal)											0
	Project Management											0
	Presentation Preparation											0
	Existing Conditions Review + Analysis											0
	As Built Verification / Documentation											0
	BIM Modeling											0
	Consultant Coordination - systems and details											0
	Design Assist Coordination											0
	Documentation		2	4	6	8	8	8				36
	Specifications and Coordination											0
	AHJ/Permitting Coordination											0
	QA/QC											0
	Deliverable review comments											0
	Accounting/Invoicing/Financials											0
	Subtotal Hours		2	4	6	8	8	8	0	0	0	36
	Rate	\$	80.34	\$ 73.65	\$ 65.41	\$ 38.46	\$ 37.74	\$ 39.23	\$ 50.48	\$ 84.46	\$ 78.28	
	Subtotal Direct Labor	\$	160.68	\$ 294.60	\$ 392.46	\$ 307.68	\$ 301.92	\$ 313.84	\$ -	\$ -	\$ -	\$ 1,771.18
	Subtotal Burdened Labor @			2.74								\$ 4,853.03

[illegible]

Construction Administration

Project Fee Proposal - Construction Administration											
Airside A Roof Replacement											
HCAA Project Number 9000 27											
Beck Architecture, LLC.											
8/26/2026											
Scope/Task		Principal	Assoc. Principal	Project Exec	Project Arch	Project Coord. II	Project Acct	<Position>	<Position>	<Position>	Total
Basic Design Services		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Task - Construction Administration											
Review Submittals					492						492
Respond to RFI's				48	304						352
Prepare Record Documents				8	52						60
Site Visits				106	586						692
Field Reports					210						210
Field Reports (20 total/24hrs each)											0
Project Meetings (Internal)				74	112						186
Project Meetings (External)				92	106						198
BIM Management											0
Bidding and Support											0
Punch List											0
Pay Application Review				54							54
Addenda/Bulletins/Record Drawings											0
Project Management				84							84
On-site meetings											0
Mock-up reviews											0
Close-out meetings - summary report											0
Subtotal Hours		0	0	466	1,862	0	0	0	0	0	2328
Rate		\$ -	\$ 80.38	\$ 72.64	\$ 52.88	\$ 39.66	\$ 54.46	\$ -	\$ -	\$ -	
Subtotal Direct Labor		\$ -	\$ -	\$ 33,850.24	\$ 98,462.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,312.80
Subtotal Burdened Labor@			3.07								\$ 406,200.30
		\$ -	\$ 103,920.24	\$ 302,280.06	\$ -	\$ -					

[illegible]

Construction Administration

Project Fee Proposal - Construction Administration											
Airside A Roof Replacement											
HCAA Project Number 9000 27											
TLC Engineering Solutions											
8/26/2026											
Scope/Task		PM	SR Electrical	Elect Eng	Mech	SR Tech	Tech/BIM	Admin	<Position>	<Position>	
		Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	
Basic Design Services											
Task - Construction Administration											
Review Submittals			8		2	2	2				14
Respond to RFI's			8			2	4				14
Prepare Record Documents											0
Site Visits			2			1	1				4
Field Reports			2			1	1				4
Field Reports (20 total/24hrs each)											0
Project Meetings (Internal)			12								12
Project Meetings (Owner/External/Weekly)											0
BIM Management						2	2				4
Bidding and Support			8			1		1			10
Punch List			2				1				3
Pay Application Review											0
Addenda/Bulletins/Record Drawings				6	2		4				12
Project Management		43				2					45
On-site meetings											0
Mock-up reviews			4								4
Close-out meetings - summary report			2								2
Subtotal Hours		43	48	6	4	11	15	1	0	0	128
Rate	\$	75.74	\$ 60.96	\$ 38.56	\$ 54.33	\$ 84.01	\$ 50.10	\$ 37.89	\$ -	\$ -	
Subtotal Direct Labor	\$	3,256.82	\$ 2,926.08	\$ 231.36	\$ 217.32	\$ 924.11	\$ 751.50	\$ 37.89	\$ -	\$ -	\$ 8,345.08
Subtotal Burdened Labor @			3.41								\$ 28,456.72

[illegible]

Reimbursable Expenses

Project Reimbursable Expenses Proposal - Summary Sheet										
Airside A Roof Replacement										
HCAA Project Number 9000 27										
Beck Architecture LLC.										
8/26/2026										
		Part 1					Construction Administration			
Expense		Unit Cost	Quantity	Unit of Measure	Calculated Total		Unit Cost	Quantity	Unit of Measure	Calculated Total
TPA Badging		\$60	10	EA	\$600		\$60	10	EA	\$600
Reproductions / Printing		\$1,500	1	LS	\$1,500			1	LS	\$0
Parking & Vehicle Costs										
Airport Parking (Site Visits)		\$20	92	EA	\$1,840		\$20	236	EA	\$4,720
Airport Parking (Meetings)		\$20	100	EA	\$2,000		\$20	108	EA	\$2,160
		\$ - 0			\$ -		\$ - 0			\$ -
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Project Reimbursable Expenses Proposal - Summary Sheet										
Airdrie F Roof Replacement										
HCAA Project Number 8525 25										
HCBeck, Ltd.										
8/26/2026										
		Part 1				Construction Administration				
Expense		Unit Cost	Quantity	Unit of Measure	Calculated Total		Unit Cost	Quantity	Unit of Measure	Calculated Total
TPA Badging		\$60	24	EA	\$1,440		\$60	0	EA	\$ -
Reproductions / Printing		\$ -	0	LS			\$ -	0	LS	\$ -
Parking & Vehicle Costs										
Airport Parking (Site Visits)		\$20	25	EA	\$500		\$20	0	EA	\$ -
Airport Parking (Meetings)		\$20	100	EA	\$2,000		\$20	0	EA	\$ -
Equipment Rental		\$6,000	1	LS	\$6,000		\$ -	0		\$ -
Equipment Rental (Barricades, Signage, etc.)		\$2,500	1	LS	\$2,500		\$ -	0		\$ -
Small Tools		\$5,000	1	LS	\$5,000		\$ -	0		\$ -
Testing		\$15,000	1	LS	\$15,000		\$ -	0		\$ -
Video/ Scoping Ex. Drainage		\$10,000	1	LS	\$10,000		\$ -	0		\$ -
Safety Equipment, PPE		\$2,500	1	LS	\$2,500		\$ -	0		\$ -
Permitting fees		5000	1	LS	\$5,000		\$ -	0		\$ -
		\$ -	0		\$ -		\$ -	0		\$ -
		\$ -	0		\$ -		\$ -	0		\$ -
		\$ -	0		\$ -		\$ -	0		\$ -
		\$ -	0		\$ -		\$ -	0		\$ -
		\$ -	0		\$ -		\$ -	0		\$ -
Subtotal Cost					\$49,940					\$ -

Reimbursable Expenses

Project Reimbursable Expenses Proposal - Summary Sheet										
Airdrie E Roof Replacement										
HCAA Project Number 8525 25										
HC Beck, Ltd. - VDC										
8/26/2026										
		Part 1					Construction Administration			
Expense		Unit Cost	Quantity	Unit of Measure	Calculated Total		Unit Cost	Quantity	Unit of Measure	Calculated Total
General VBG Services: Project Management, Accounting, Project Setup, Software Cost, Equipment Rental, Safety					\$21,380		\$60	0	EA	\$ -
Reality Capture: Laser Scanning, Model Registration, Mesh Conversion, Field Engineering					\$115,460		\$ -	0	LS	\$ -
Travel/Material Allowance					\$11,990					
Subtotal Cost					\$148,830					\$ -