



HILLSBOROUGH COUNTY AVIATION AUTHORITY

PART 2 SUPPLEMENTAL CONTRACT D
FOR DESIGN-BUILD SERVICES

BETWEEN

HILLSBOROUGH COUNTY AVIATION AUTHORITY

AND

HENSEL PHELPS CONSTRUCTION CO.

PROJECT NOS. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19
and
8425 22

MAIN TERMINAL CURBSIDE EXPANSION, NEW
ENERGY PLANT AND RELATED WORK

DATED DECEMBER 2, 2021

SUPPLEMENTAL CONTRACT BETWEEN
OWNER AND DESIGN-BUILDER

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PART 2 SUPPLEMENTAL CONTRACT D

This Part 2 Supplemental Contract D (Contract) for design-build services is made and entered into this 2nd day of December, 2021 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 Delaware General Partnership, authorized to do business in the State of Florida, hereinafter referred to as the "Design-Builder".

For the following Program: Main Terminal Curbside Expansion, New Energy Plant and Related Work

Authority Project Nos. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19 and 8425 22

(Project No. 8200 18 – FAA Parking Lot, Project No. 8205 18 – Central Utility Plant/Loading Dock, Project No. 8900 18 – Demolition of Administration Building, Project 8230 18 – Blue and Red Curbsides, Project No. 8310 19 – Ceiling Replacement, Project No. 8425 22 – Main Terminal Airside D Shuttle Station)

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

As part of the Part 2 Contract Between Owner and Design-Builder, dated June 6, 2019, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$31,535,723.00 and Substantial Completion date of December 31, 2019.

As part of the Part 2 Supplemental Contract A Between Owner and Design-Builder, dated November 7, 2019, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$151,028,294.00 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 1ODP Between Owner and Design-Builder, dated January 23, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$143,028,294.00 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 2 Between Owner and Design-Builder, dated March 4, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$143,041,167.85 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 3ODP Between Owner and Design-Builder, dated April 13, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$135,541,167.85 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 4 Between Owner and Design-Builder, dated May 18, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$134,338,304.85 and Substantial Completion date of December 30, 2021.

As part of the Part 2 Supplemental Contract B Between Owner and Design-Builder, dated June 4, 2020 for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$144,437,593.85 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 5ODP Between Owner and Design-Builder, dated July 6, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related

Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$138,937,593.85 and Substantial Completion date of December 30, 2021.

As part of the Part 2 Supplemental Contract C Between Owner and Design-Builder, dated August 6, 2020 for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$158,858,325.85 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 6 Between Owner and Design-Builder, dated September 2, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18 and 8310 19, the Owner and Design-Builder established a GMP amount of \$158,367,666.11 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 7 Between Owner and Design-Builder, dated December 2, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19 and 8226 17, the Owner and Design-Builder established a GMP amount of \$157,900,824.06 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 8ODP Between Owner and Design-Builder, dated December 2, 2020, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19 and 8226 17, the Owner and Design-Builder established a GMP amount of \$154,900,824.06 and Substantial Completion date of December 30, 2021.

As part of the Change Order No. 9 Between Owner and Design-Builder, dated March 22, 2021, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19 and 8226 17, the Owner and Design-Builder established a GMP amount of \$154,933,681.86 and Substantial Completion date of January 4, 2022.

As part of the Change Order No. 10 Between Owner and Design-Builder, dated July 29, 2021, for design-build services for Main Terminal Curbside Expansion, New Energy Plant and Related Work, Project Nos. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19 and 8226 17, the Owner and Design-Builder established a GMP amount of \$154,961,310.19 and Substantial Completion date of January 4, 2022.

**ARTICLE 1
GENERAL PROVISIONS**

The existing Part 2 Contract and all attachments, dated June 6, 2019, and the Part 2 Supplemental Contract A and all attachments, dated November 7, 2019, between Owner and Design-Builder, Change Orders No. 1ODP, 2, 3ODP, 4, and 5ODP, the Part 2 Supplemental Contract B, the Part 2 Supplemental Contract C and Change Orders No. 6, 7, 8ODP, 9 and 10, as described above, are incorporated by reference herein to the extent not modified by this Part 2 Supplemental Contract D.

**ARTICLE 2
BASIS OF COMPENSATION**

The Owner will compensate the Design-Builder for services rendered under the Part 2 Contract, the Part 2 Supplemental Contract A, the Part 2 Supplemental Contract B, the Part 2 Supplemental Contract C and this Part 2 Supplemental Contract D 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 One Hundred Eighty Five Million Eight Hundred Thousand Three Hundred Fifty Eight and Nineteen One-Hundredth Dollars (\$185,800,358.19.) 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, the Part 2 Supplemental Contract A, the Part 2 Supplemental Contract B and the Part 2 Supplemental Contract C, as if fully contained herein, and Design-Builder's GMP proposal for Part 2 Supplemental Contract D, marked Attachment 1, as follows:

Attachment 1 - Part 2 Supplemental Contract C GMP proposal dated November 19, 2021, entitled "Red Side Enabling Supplemental D Submission – Revision 4 - TPA – Main Terminal Curbside Expansion Project."

**ARTICLE 3
PAYMENTS**

4.34 Design-Builder's Contingency Fund. A Design-Builder's contingency fund may be included as a specified amount in the GMP. Such contingency funds are to be used for costs to complete work considered to be within the original scope of work, including issued change orders, but which exceed the established estimated costs. Use of contingency funds is authorized for unanticipated or unaccounted for costs

incurred by the Design-Builder, to address such items as, by way of example, but not limitation to, for the following:

- 4.34.1 Those items that were included in the proposal drawings and specifications that the Design-Builder missed in proposing the GMP.
- 4.34.2 Those items that were included in the proposal drawings and specifications that the Design-Builder underpriced in proposing the GMP.
- 4.34.3 Schedule acceleration as required to meet contract milestones, or as deemed necessary by the Design-Builder to improve the project schedule when required.
- 4.34.4 Increased general conditions or general requirements costs.
- 4.34.5 Higher costs for replacing a subcontractor (or recommended subcontractor) after GMP establishment which are not covered by surety.
- 4.34.6 Costs associated with changes required by Authorities having jurisdiction following establishment of the GMP.
- 4.34.7 Construction costs associated with changes in design, including but not limited to affecting completed Work.
- 4.34.8 Design costs associated with design errors or omissions related to the design work in the Part 2 Contract with prior approval by Owner.
- 4.34.9 Costs for repairs for unassignable damage to Work.
- 4.34.10 Coordination conflicts encountered after construction has begun.

All contingency fund charges will be tracked in a log by the Design-Builder. This log will be submitted, reviewed and approved prior to the monthly application for payment. All remaining funds in the Design-Builder's contingency upon completion shall revert to the Owner. Design-Builder's contingency fund will not be used to fund liquidated damages. Notwithstanding the foregoing, the Design Builder's GMP established for Supplemental Contract D and the Design Builder's GMP established for Supplemental Contract E will not be used to fund any costs or claims related to the Part 2 Contract, Supplemental Contract A, Supplemental Contract B or Supplemental Contract C.

ARTICLE 4
BASIS OF COMPENSATION

21.3.3.4 CONTRACTOR'S ALLOWANCES

21.3.3.4.1 The Design-Builder has included in the GMP Contract Sum all Contractor's Allowances stated in the Contract Documents. Items covered by allowances will be supplied for such amounts and by such persons or entities as the Owner may direct, but the Design-Builder will not be required to employ persons or entities against which the Design-Builder makes reasonable objection.

21.3.3.4.2 Unless otherwise provided in the Contract Documents:

21.3.3.4.2.1 Contractor's Allowances will cover the cost to the Design-Builder of materials and equipment delivered at the site and all required taxes, less applicable trade discounts.

21.3.3.4.2.2 The Design-Builder's mark-up costs are excluded in the Contractor's Allowance amount for authorized work and are included in the Design-Builder's GMP.

21.3.3.4.2.3 Whenever costs are more than or less than the Contractor's Allowance, the GMP Contract Sum will be adjusted accordingly by Change Order.

21.3.4.3 The maximum percentage for total overhead and profit and any other expense items covered by the Contractor's Allowance will be as follows:

21.3.3.4.3.1 For the Design-Builder, 10% and the agreed upon Design-Builder's Fee of any items covered by the Contractor's Allowance performed by the Design-Builder's own forces;

21.3.3.4.3.2 For the subcontractor, 15% of any items covered by the Contractor's Allowance performed by the subcontractor, plus the agreed upon Design-Builder's Fee for the Design-Builder; and/or

21.3.3.4.3.3 For designers and other professional services providers, Part 1 Contract rates will be used for any additional design services performed by the designer's and professional services provider's own forces, plus the agreed upon Design-Builder's Fee of any net increase in the cost of the Work for the Design-Builder.

**ARTICLE 5
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 no later than the Guaranteed Completion Date of October 18, 2023 subject to authorized adjustments and in accordance with the Contract Documents. With the establishment of the above Guaranteed Completion Date of October 18, 2023.

**ARTICLE 6
WOMAN AND MINORITY OWNED BUSINESS ENTERPRISE (W/MBE) ASSURANCES**

28.3 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 subcontract to certified W/MBEs at least 14.2% of the cumulative dollar value for the design Work earned under the Part 1 and this Part 2 Contract, and at least 8.4% of the dollar value of the construction Work earned under this Part 2 Contract.

**ARTICLE 7
OTHER CONDITIONS AND SERVICES**

The Work to be performed under this Part 2 Supplemental Contract D will commence on the date of the notice to proceed and, subject to authorized adjustments, will be completed by October 18, 2023 in accordance with the Part 2 Contract.

**ARTICLE 8
TERMS AND CONDITIONS**

All other terms and conditions contained in the Part 2 Contract, as modified by Part 2 Supplemental Contract A, Part 2 Supplemental Contract B and Part 2 Supplemental Contract C, Change Orders No. 1ODP, 2, 3ODP, 4, 5ODP, No. 6, 7, 8ODP, 9 and 10 remain in full force and effect and are hereby ratified and confirmed.

**ARTICLE 9
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 _____, 2021.

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 by means of physical presence or online notarization,
this ____ day of _____, 2021, by _____ as

(Name of person)

_____, for _____
(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 _____

Main Terminal Curbside Expansion, New Energy Plant and Related Work
Project Nos. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19 and 8425 22

By the Owner this 2nd day of December, 2021.

HILLSBOROUGH COUNTY AVIATION AUTHORITY

(Affix Corporate Seal)

By: _____
Gary Harrod, 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 _____, 2021, by Gary Harrod, 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

Personally Known OR Produced Identification
Type of Identification Produced

Main Terminal Curbside Expansion, New Energy Plant and Related Work
Project Nos. 8200 18, 8205 18, 8900 18, 8230 18, 8310 19 and 8425 22



HENSEL PHELPS

Plan. Build. Manage.

6557 Hazeltine National Drive
Suite One
Orlando, Florida 32822
407.856.2400

November 19, 2021

Mr. Tom Thalheimer
Director of Procurement, Capital Program
Tampa International Airport
P.O. Box 22287
Tampa, FL 33622

Subject: Red Side Enabling
Supplemental D Submission – Revision 4
TPA – Main Terminal Curbside Expansion Project

Dear Mr. Thalheimer:

Hensel Phelps is pleased to submit Revision 4 to the Supplemental D package for the TPA Main Terminal Curbside Expansion Project. This Part 2 – Supplemental D is based on the results of the recent Bid Package 04 and subsequent Purchase Interviews. This also includes Authority comments regarding the previous GMP submissions.

The work specifically included in this package is as follows:

- Demolition of the Administration Building
- Salvage of FF&E with Reimbursement to the Airport Authority
- Temporary Bracing & Column Strengthening of the Short-Term Parking Garage columns
- Site Logistics to support the beginning of Red Side work
- Permanent & Temporary Concessions Support Spaces

We hope the information provided herein meets your approval and should you have any questions please call me at your convenience.

Regards,

Drew Krizman
Program Director

Supplemental D: Section 2 – Bid Package 04 Documents

Bid Package 04 for this project was released to the bidding community on July 27th through Building Connected. All files associated with this Bid Package release are located on SharePoint and available for review at the discretion of the Authority. They may be found at Estimating-*Procurement* > *02_Procurement* > *Bid Package 04*, or through the following link:

<https://hccc2013.sharepoint.com/:f:/t/TIA/EplqvoHICRtLhV-fpBHSFIMBr0ITeC-HWMOQFIGby7UdsA?e=tWzZNG>

The Bid Package Solicitation file is uploaded to SharePoint for your reference as well.

Supplemental D: Section 3 – Estimate Narrative

November 19, 2021

Solicitation Process & Results

On July 27th, Hensel Phelps published Bid Package 04 through Building Connected for the Red Side Enabling scopes of work. Subsequently, a Pre-Bid Meeting was held on August 5th including multiple site walks for specific trades, and bids were received on September 2nd. The scopes of work that were included in this solicitation are:

- Materials Testing / Threshold Testing / Geotechnical Services
- Pedestrian Logistics
- Demolition
- Structural Column Improvements
- Temporary Steel Bracing
- Fencing
- Equipment Salvage (CUP)

A total of 64 companies were solicited for this work and 28 proposals were received for the various trades. Trades like Demolition and Materials Testing received significant participation, while the remaining trades received between 1 and 3 proposals.

Purchasing Interviews & Scope Clarification

The Purchase Interview process began on September 28th, 2021, for which representatives of the Aviation Authority have been participants. To date, the following interviews have been completed:

- Arehna Engineering: Geotechnical Engineering & Pilot Holes
- Tierra Inc.: Materials Testing & Threshold Inspections
- Universal Engineering: Materials Testing, Threshold Inspections, and Pilot Holes
- Milburn Demolition: Demolition, Abatement, FF&E Salvage
- Structural Technologies: Structural Column Improvements
- Florida Structural Group: Structural Column Improvements
- GMF Steel Group: Temporary Steel Bracing
- KHS&S: Pedestrian Controls

The Structural Column Improvements package saw two qualified bidders, and both have been interviewed. Please see the Recommendation Letter for this trade for more information on the due diligence for this selection.

General Conditions & General Requirements

Hensel Phelps met with the Authority on November 4th to discuss the comments generated from the review of the General Conditions and General Requirements package. All agreed upon modifications have been made. Jobsite Technology and Software costs are included in the project fee structure.

11/19/2021

Per the discussion on October 21, the Lump Sum proposal has been edited to reflect only the General Conditions portions that have been negotiated and approved.

On 10/6, Hensel Phelps received notification from the Authority that the Admin Building turnover will be delayed from April 25, 2022 to June 6, 2022. This change has been evaluated and the incorporated accordingly.

GMP Development & Negotiation

Resulting from discussions through the Purchase Interview process, it was recommended by the Authority that Hensel Phelps include Contractor's Allowances for Hazardous Materials Abatement and for remediation of Contaminated Soils & Groundwater. These Allowances are for unforeseen existing conditions. Also at the request of the Authority, an Owner's Allowance of \$1M is being included under the Red Side VCB category of cost. This allowance includes the Additional Scope Request from the Authority.

Stemming from the October 21 discussion, the following costs items were included in this Supplemental D package:

- An Allowance of \$1.12M has been included for the Permanent Concessions Support spaces at Airsides A, E, and F, along with Temporary Concessions Support space at the Main Terminal Suite C area and the Loading Dock. This scope of work is beginning procurement and Hensel Phelps will keep the Authority informed as purchasing progresses.
- During demolition of the Admin Building and the subsequent column strengthening of the short-term garage, Hensel Phelps was requested to include appropriate parking modifications on Levels 4 through 9 to restrict traffic. This value was included in the Unbought Scope line of the Schedule of Values. Please see the Unbought Scope proposal summary for details.

With the above changes in mind, the current GMP value is approximately \$30.84M, which is \$1.2M over budget. This overage is directly attributable to the Contractor's Allowances, which were not contemplated in prior estimates, and the revised start date for demolition of the Admin Building.

In support of the GMP negotiation process, Hensel Phelps is tracking the following deliverable dates:

- ~~September 23rd: First Draft of all GMP Documents~~
- ~~September 24th through October 6th: Meet with HCAA to review, incorporate comments~~
- ~~October 7th: Submit Revision 1 of GMP Package~~
- ~~October 8th through October 27th: Meet with HCAA to review, incorporate comments, and update for purchasing~~
- ~~October 28th: Submit Final GMP Package for Supplemental D~~
- December 2nd: Board Meeting to approve Supplemental D

Schedule of Values Supplemental D: Red Side Enabling & Admin Demo

Owner: Hillsborough County Aviation Authority
 Architect: HNTB Corporation

9/14/2021

DIV.	HPC	Demo Admin	Red Side & Arcade	MTSP	100% Bid Package Amount	Differential (Over) / Under
	100% Estimate					
Subcontract Amounts						
GENERAL REQUIREMENTS	1,107,925	65,233	789,627	245,152	1,100,012	7,913
THRESHOLD INSPECTIONS	-	15,000	129,000	15,000	159,000	(159,000)
MATERIALS TESTING & INSPECTIONS	369,308	19,000	150,000	15,000	184,000	185,308
PEDESTRIAN CONTROLS	1,128,750		1,082,000	0	1,082,000	46,750
DEMOLITION & ABATEMENT	2,401,696	1,519,000	410,000	61,000	1,990,000	411,696
Hazardous Materials Abatement (per Tierra Reports)	125,000	w/ Above			-	125,000
STRUCTURAL COLUMN STRENGTHENING	2,700,000	2,921,000			2,921,000	(221,000)
TEMP STEEL BRACING	1,552,100	1,706,747			1,707,000	(154,900)
Geotechnical Engineering for Deep Foundations	245,000		245,000		245,000	0
Pilot Holes for Deep Foundations	131,000		131,000		131,000	0
Total Subcontract Amounts	9,760,779	6,245,980	2,936,627	336,152	9,519,012	241,767
Other						
Unbought Scope (Reallocation of General Requirements)		514,000	-	-	514,000	(514,000)
Total "Other" Scope	-	514,000	-	-	514,000	(514,000)
Contractor's Allowances						
AL01 Hazardous Materials Abatement	-	-	125,000	-	125,000	(125,000)
AL02 Contaminated Soils & Groundwater	-	-	125,000	-	125,000	(125,000)
AL03 Airside Concessions Buildout (w/ Temp Space)	609,931		1,120,000		1,120,000	(510,069)
Total Allowances	609,931	-	1,370,000	-	1,370,000	(760,069)
Cost of Trade Work: SUBTOTAL	10,370,710	6,759,980	4,306,627	336,152	11,403,012	(1,032,302)
Cost of Work Markups						
Design/Build Contingency (4%)	414,828	270,399	172,265	13,446	456,110	(41,282)
Subcontractor Bonds (1.5%)	155,561	101,400	64,599	5,042	171,041	(15,481)
General Conditions	12,278,666	622,623	9,447,866	2,197,969	12,268,458	10,208
Design Fees for Construction Administration	3,452,057	165,650	2,878,790	407,617	3,452,057	0
Total Cost of Work Markups	16,301,112	1,160,072	12,563,520	2,624,074	16,347,667	(46,555)
Cost of Work: SUBTOTAL	26,671,822	7,920,052	16,870,147	2,960,226	27,750,679	(1,078,857)
Indirect Costs						
Fee (5.282%)	1,366,931	418,337	891,081	156,359	1,465,777	(98,847)
GL/PL Insurance (0.51854%)	128,262	41,069	87,478	15,350	143,897	(15,635)
Building Permit Fee Allowance (0.22%)	43,028	17,424	37,114	6,512	61,051	(18,023)
Builders Risk Insurance (0.850%)	266,718	67,320	143,396	25,162	235,879	30,840
Payment & Performance Bond (0.655%)	165,365	51,876	110,499	19,389	181,765	(16,400)
Total Indirect Costs	1,970,304	596,027	1,269,570	222,773	2,088,369	(118,065)
CONSTRUCTION TOTAL	28,642,126	8,516,079	18,139,717	3,182,999	29,839,048	(1,196,922)
Owner's Allowance						
			1,000,000		1,000,000	
Supplemental D Total	28,642,126	8,516,079	19,139,717	3,182,999	30,839,048	
Part 2 Contract w/ Supp A, B, and C	154,961,310				154,961,310	
Running Part 2 Contract Total					185,800,358	



15-Nov-21

* Part 2 Contract w/ Supp A, B, and C, and is based on MTCE CO#10, and includes adjustments through Work Orders, etc.

** Owner's Allowance for Red VCB will be shared with Admin Demo and MTSP.

- 5.282% Fee on Cost of Work Subtotal
- 0.51854% GL/PL Insurance on Cost of Work Subtotal
- 0.220% Building Permit on Cost of Work Subtotal
- 0.850% Builder's Risk Insurance on Cost of Work Subtotal
- 0.655% Payment and Performance Bond on Cost of Work Subtotal

Supplemental D: Section 4 – General Conditions / Requirements

TPA - MTCE: Red Side Work

Hensel Phelps
6557 Hazeltine National Drive, Suite One
Orlando, FL 32822
Phone: 407.856.2400 Fax: 407.856.6111

Estimator: DET
Primary Project Qty: SQFT
Estimate UM: Imperial
11:25:01 AM

General Conditions

Report includes appropriate wage burdens in accordance with Burden sheet, including payroll taxes, WC insurance, health & life insurance, and qualified retirement. Project level insurance and indirect costs such as General Liability, Auto Insurance, and Builder's Risk insurance is not included in this report.

Item Code	Description	Quantity		UNIT COST				TOTAL COST				Line Item Unit \$	Item Total \$
				Labor \$	Material \$	Sub \$	Equip \$	Labor \$	Material \$	Sub \$	Equip \$		
Major Item Code 01000.000 General Requirements		673.75 MO											
Minor Item Code 01000.000 Administrative & Supervision													
01000.101	PROGRAM DIRECTOR	40.00 MO	V	15,469.00				618,760				\$15,469.00	\$618,760
01000.104	SENIOR ESTIMATOR	6.00 MO	V	12,857.00				77,142				\$12,857.00	\$77,142
01000.105	LEAD ESTIMATOR	6.00 MO	A	10,608.00				63,648				\$10,608.00	\$63,648
01000.106	ESTIMATOR	6.00 MO		9,605.00				57,630				\$9,605.00	\$57,630
01000.107	QUALITY CONTROL MANAGER	38.00 MO	V	13,999.00				531,962				\$13,999.00	\$531,962
01000.107	QUALITY CONTROL ENGINEER	22.00 MO		9,848.00				216,656				\$9,848.00	\$216,656
01000.110	SCHEDULER	20.00 MO	A	11,664.00				233,280				\$11,664.00	\$233,280
01000.112	OFFICE ADMINISTRATOR	40.00 MO		5,247.00				209,880				\$5,247.00	\$209,880
01000.114	SAFETY ENGINEER	37.00 MO		9,151.00				338,587				\$9,151.00	\$338,587
01000.116	GENERAL SUPERINTENDENT	22.75 MO	V	14,403.00				327,668				\$14,403.00	\$327,668
01000.117	SUMMER INTERN	9.00 MO		6,611.00				59,499				\$6,611.00	\$59,499
01000.118	SUMMER INTERN	9.00 MO		6,611.00				59,499				\$6,611.00	\$59,499
01000.119	SUMMER INTERN	6.00 MO		6,611.00				39,666				\$6,611.00	\$39,666
01000.120	SUMMER INTERN	6.00 MO		6,611.00				39,666				\$6,611.00	\$39,666
RED SIDE													
01000.106	PROJECT MANAGER	37.00 MO	V	12,800.00				473,600				\$12,800.00	\$473,600
01000.109	PROJECT SUPERINTENDENT	37.00 MO	V	15,773.00				583,601				\$15,773.00	\$583,601
01000.118	AREA SUPERINTENDENT	37.00 MO	V	11,092.00				410,404				\$11,092.00	\$410,404
01000.118	AREA SUPERINTENDENT	30.00 MO	V	11,092.00				332,760				\$11,092.00	\$332,760
01000.118	AREA SUPERINTENDENT (Night Work Support)	24.00 MO	V	11,092.00				266,208				\$11,092.00	\$266,208
01000.129	PROJECT ENGINEER	44.00 MO	A	9,677.00				425,788				\$9,677.00	\$425,788
01000.129	PROJECT ENGINEER	28.00 MO	A	9,677.00				270,956				\$9,677.00	\$270,956
01000.141	OFFICE ENGINEER	40.00 MO		9,166.00				366,640				\$9,166.00	\$366,640
01000.141	OFFICE ENGINEER	25.00 MO		9,166.00				229,150				\$9,166.00	\$229,150
01000.126	FIELD ENGINEER #1	40.00 MO		8,580.00				343,200				\$8,580.00	\$343,200
01000.126	FIELD ENGINEER #3 (Night Work Support)	28.00 MO		8,580.00				240,240				\$8,580.00	\$240,240
01000.127	FIELD ENGINEER #2	36.00 MO		8,580.00				308,880				\$8,580.00	\$308,880
Total Administrative & Supervision								\$7,124,970	\$0	\$0	\$0		\$7,124,970
Minor Item Code 01000.180 Travel, Moving & TDY Expenses													
01000.181	JOBSITE PERSONNEL TRAVEL EXPENSES	673.75 MO	L		75.00				50,531			\$75.00	\$50,531
01000.500	MOVING AND RELOCATE(PM/PS/QCM)	1.00 EACH	L			25,000.00				25,000		\$25,000.00	\$25,000
01000.502	MOVING & RELOCATE(PE, AS)	4.00 EACH	L			12,500.00				50,000		\$12,500.00	\$50,000
01000.503	MOVING & RELOCATE(FE/OE/QC/INTERN)	4.00 EACH	L			5,000.00				20,000		\$5,000.00	\$20,000
01000.520	INTERN TEMPORARY HOUSING	30.00 MO	L			2,500.00				75,000		\$2,500.00	\$75,000
Total Travel, Moving & TDY Expenses								\$0	\$50,531	\$170,000	\$0		\$220,531
Minor Item Code 01100.000 Fees & Plan Expense													
01100.922	ELECTRONIC MEDIA FILES	38.00 MO	L			1,500.00				57,000		\$1,500.00	\$57,000
01100.930	DRAWING PRINTING	1.00 LSUM	L	15,000.00					15,000			\$15,000.00	\$15,000
Total Fees & Plan Expense								\$0	\$15,000	\$57,000	\$0		\$72,000

TPA - MTCE: Red Side Work

Hensel Phelps
 6557 Hazeltine National Drive, Suite One
 Orlando, FL 32822
 Phone: 407.856.2400 Fax: 407.856.6111

Estimator: DET
 Primary Project Qty: SQFT
 Estimate UM: Imperial
 11:25:01 AM

General Conditions

Report includes appropriate wage burdens in accordance with Burden sheet, including payroll taxes, WC insurance, health & life insurance, and qualified retirement. Project level insurance and indirect costs such as General Liability, Auto Insurance, and Builder's Risk insurance is not included in this report.

Item Code	Description	Quantity	UNIT COST				TOTAL COST				Line Item Unit \$	Item Total \$	
			Labor \$	Material \$	Sub \$	Equip \$	Labor \$	Material \$	Sub \$	Equip \$			
Minor Item Code 01300.000 Offices & Temporary Facilities													
01300.105	HP OFFICE TRAILERS (JUNE 2024 TO JUNE 2025)	12.00 MO			6,117.00			73404			\$6,117.00	\$73,404	
01300.106	HP OFFICE TRAILER Remove - W/ GMP 01 Contract	1.00 INFO			0.00						\$0.00	\$0	
01300.105	OWNER TRAILER 36'X60' (JUNE 2022 TO JUNE 2025)	36.00 MO			2,300.00			82800			\$2,300.00	\$82,800	
01300.106	OWNER TRAILER 36'X60' Removal	1.00 LSUM			20,555.00			20555			\$20,555.00	\$20,555	
01300.106	TRAILER MAINTENANCE & PEST CONTROL	36.00 MO		350.00			12600				\$350.00	\$12,600	
01300.106	TRAILER CLEANING	36.00 MO		700.00			25200				\$700.00	\$25,200	
01300.106	TRAILER INSURANCE	36.00 MO		537.00			19332				\$537.00	\$19,332	
01300.113	PROFESSIONAL AERIAL PHOTOS	36.00 EACH			100.00			3600			\$100.00	\$3,600	
01300.114	WEB CAM TECHNOLOGY (EARTHCAM)	36.00 MO			450.00			16200			\$450.00	\$16,200	
01300.115	STRUCTIONSITE & REPORTING APP	36.00 MO			1,000.00			36000			\$1,000.00	\$36,000	
01300.115	PRECONSTRUCTION VIDEO SURVEY	1.00 LSUM			10,000.00			10000			\$10,000.00	\$10,000	
Total Offices & Temporary Facilities							\$0	\$57,132	\$362,559	\$0		\$419,691	
Minor Item Code 01300.160 Office Supplies & Equipment													
01300.160	OFFICE SUPPLIES & EQUIP.	38.00 MO		1,000.00			38,000				\$1,000.00	\$38,000	
01300.162	OFFICE SUPPLIES & EQUIP.- OWNER	38.00 MO		350.00			13,300				\$350.00	\$13,300	
01300.163	COPIER MACHINE SERVICE	38.00 MO				750.00				28,500	\$750.00	\$28,500	
01300.164	IPAD - replacement	6.00 EACH		750.00			4,500				\$750.00	\$4,500	
01300.165	LAPTOP COMPUTER - replacement	6.00 EACH		3,000.00			18,000				\$3,000.00	\$18,000	
01300.172	JOBSITE TECHNOLOGY & SOFTWARE	0.00 MO		250.00									
01300.175	POSTAGE & SHIPPING	38.00 MO			125.00			4,750			\$125.00	\$4,750	
01300.183	CELLULAR PHONE SERVICE	673.75 MO			82.00			55,248			\$82.00	\$55,248	
01300.187	JOBSITE SECURITY SERVICE	38.00 MO				500.00				19,000	\$500.00	\$19,000	
Total Office Supplies & Equipment							\$0	\$73,800	\$59,998	\$47,500		\$181,298	
Minor Item Code 01300.190 Temporary Services													
01300.112	SANITARY HOLDING TANKS & PUMPING	38.00 MO			3,000.00			114000			\$3,000.00	\$114,000	
01300.252	TEMP WATER USEAGE COST	38.00 MO			600.00			22,800			\$600.00	\$22,800	
01300.265	TEMP POWER USAGE COST - TRAILERS	38.00 MO			2,500.00			95,000			\$2,500.00	\$95,000	
Total Temporary Services							\$0	\$0	\$231,800	\$0		\$231,800	
Minor Item Code 01700.000 Equipment & Transportation													
01700.520	STAFF VEHICLES (Cars & Trucks)	271.75 MO		450.00		800.00		122,288		217,400	\$1,250.00	\$339,688	
01800.000	VEHICLE STIPEND (PE Equivalent positions)	98.00 MO		759.64				74,445			\$759.64	\$74,445	
Total General Conditions							\$7,124,970	\$393,195	\$881,357	\$264,900		\$8,664,422	
SALES TAX 8.50%								\$33,422		\$22,517			
HP GENERAL CONDITIONS TOTAL								\$7,124,970	\$426,617	\$881,357	\$287,417		\$8,720,360

Total Anticipated COW (w/o Contingency): \$109,686,000 7.95%
 Total Anticipated COW (w/ Contingency): \$110,686,000 7.88%

TPA - MTCE: Red Side Work

Hensel Phelps
 6557 Hazeltine National Drive, Suite One
 Orlando, FL 32822
 Phone: 407.856.2400 Fax: 407.856.6111

Estimator: DET
 Primary Project Qty: SQFT
 Estimate UM: Imperial
 11:25:01 AM

General Conditions

Report includes appropriate wage burdens in accordance with Burden sheet, including payroll taxes, WC insurance, health & life insurance, and qualified retirement. Project level insurance and indirect costs such as General Liability, Auto Insurance, and Builder's Risk insurance is not included in this report.

Item Code	Description	Quantity	UNIT COST				TOTAL COST				Line Item Unit \$	Item Total \$	
			Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$			
SUB CONSULTANTS													
ARIEL													
01000.162	Project Executive/Administrator	1.00 MO	0.00	0.00	23,734	0.00				23,734		\$23,733.87	\$23,734
	Project Manager/ WMBE Outreach/Compliance	1.00 MO	0.00	0.00	13,321	0.00				13,321		\$13,321.00	\$13,321
	WMBE Outreach/ Compliance Coordinator	8.00 MO	0.00	0.00	11,634	0.00				93,074		\$11,634.25	\$93,074
	TOTAL												\$130,129
CMTS													
01000.135	CQC LEAD - CMTS	32.00 MO	0	0.00	21,679	0.00				693,716		\$21,678.63	\$693,716
	TOTAL												\$693,716
BECK													
01000.107	JOBSITE ACCOUNTANT	35.50 MO	0.00	0.00	18,532	0.00				657,903		\$18,532.49	\$657,903
01000.108	DOCUMENT CONTROL ENGINEER	37.00 MO	0.00	0.00	13,797	0.00				510,492		\$13,797.07	\$510,492
01000.110	OFFICE ENGINEER	25.00 MO	0.00	0.00	23,981	0.00				599,536		\$23,981.46	\$599,536
01000.111	LEAD VDC ENGINEER	28.00 MO	0.00	0.00	23,440	0.00				656,322		\$23,440.06	\$656,322
	TOTAL												\$2,424,253
HP Services													
01000.114	MEP COORDINATOR	12.00 MO	25,000	0.00	0.00	0.00			300,000			\$25,000.00	\$300,000
GRAND TOTAL												\$12,268,458	

Lump Sum Proposal: L Items above with an "L" designation are included in this category of cost

\$	985,455	Total "L" items above
	38.00	Mo. Duration from May 2022 - June 2025
\$	25,933	Monthly average GC's for Lump Sum billings

Admin Demo (100% Est)	\$	552,865
Red VCB (100% Est)	\$	8,389,338
MTSP (100% Est)	\$	1,951,711
Total (100% Est)	\$	10,893,915
Diff.	\$	(1,374,544)
Admin Demo Final	\$	622,623
Red VCB Final	\$	9,447,866
MTSP Final	\$	2,197,969
Total Final Red Side	\$	12,268,458

Project: Location: Date:	TIA MTCE- Part 2 Tampa, FL		2024												2025							
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL			
	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	36	37	38			
Activities																						
NTP																						
Procurement of Supplement C																						
November Board Meeting - Supplement C Approval																						
Preconstruction Coordination - Submittals, etc.																						
NTP - Red Side																						
Demolition of Admin Building																						
Marriott Arcade Modifications																						
Red Curbside Expansion Roadways																						
Red Curbside VCB																						
Main Terminal Shuttle Platform (Airsides D)																						
Punch List																						
Final Completion & Closeout																						
Staffing																						
Core																						
Program Director (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	40		
Accountant/ODP ADMIN (Beck)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	35.5		
WMBE Coordinator (Ariel)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25							8		
VDC - Engineer (Beck)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5					28		
Scheduler (HP)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5				20		
Document Control Engineer (Beck)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				37		
Office Administrator (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	40		
MEP Coordinator/ Commissioning (HPS)	0.5	0.5	0.5	0.5	0.5	1	1	1	1	1	1	0.5	0.5	0.5	0.5					12		
QCM - (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			38		
QCL (CMTS)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			32		
QC Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1								22		
Safety Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				37		
Senior Estimator (HP)																				6		
Lead Estimator (HP)																				6		
Estimator (HP)																				6		
General Superintendent (HP)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5			22.75		
Summer Intern							1	1	1											9		
Summer Intern							1	1	1											9		
Summer Intern							1	1	1											6		
Summer Intern							1	1	1											6		
																				0		
Red Side																						
Project Manager (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	37		
Project Superintendent (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	37		
Area Supt. - Demo / Arcade / MTSP (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	37		
Area Supt. - VCB / Roadwork (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	30		
Area Supt. -Night (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	24		
																				0		
																				0		
Project Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	44		
Project Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	28		
Office Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1				40		
Office Engineer (Beck)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					25		
Office Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					25		
Field Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	40		
Field Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	28		
Field Engineer (HP)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1					36		
																				0		
Full Time Equivalents (FTE)	23	23	23	23	23	28	28	28	24	24	24	23	22	22	20	18	12	8	7	851.25		



Salaried Billing Rate Calculator

Project TPA - Main Terminal Curbside Expansion: Red Side
 Location Tampa International Airport (Tampa, FL)
 Duration 38 Mos

Position Description	Base Rate/Mo	Payroll Taxes	Worker's Comp Ins	Benefit Health Insurance	Benefit Salaried Bonus	Benefit Salaried Pension	Benefit Vehicle + Fuel	IT Network Cost	Comp. Replace. Expense	Phone	Total Burdens	G&A	Profit	General Liability Insurance	Total Rate/Mo
Program Director	11,656	978	12	1,272	NA	1,748	pd monthly	NA	w/ GC's	pd monthly	4,010	-	-	-	15,666
Program Manager for Const.	10,368	870	10	1,272	NA	1,555	pd monthly	NA	w/ GC's	pd monthly	3,708	-	-	-	14,076
General Superintendent	10,736	901	82	1,272	NA	1,610	pd monthly	NA	w/ GC's	pd monthly	3,865	-	-	-	14,601
Project Manager	9,494	797	9	1,272	NA	1,424	pd monthly	NA	w/ GC's	pd monthly	3,502	-	-	-	12,996
Project Superintendent	11,840	993	90	1,272	NA	1,776	pd monthly	NA	w/ GC's	pd monthly	4,131	-	-	-	15,971
Area Superintendent	8,069	677	61	1,272	NA	1,210	pd monthly	NA	w/ GC's	pd monthly	3,221	-	-	-	11,290
Project Engineer	6,965	584	7	1,272	NA	1,045	pd monthly	NA	w/ GC's	pd monthly	2,908	-	-	-	9,873
Safety Manager	7,609	638	58	1,272	NA	1,141	pd monthly	NA	w/ GC's	pd monthly	3,110	-	-	-	10,719
Safety Engineer	6,505	546	49	1,272	NA	976	pd monthly	NA	w/ GC's	pd monthly	2,843	-	-	-	9,348
CQC Manager	10,251	860	78	1,272	NA	1,538	pd monthly	NA	w/ GC's	pd monthly	3,748	-	-	-	13,999
CQC Lead	7,101	596	54	1,272	NA	1,065	pd monthly	NA	w/ GC's	pd monthly	2,987	-	-	-	10,088
CQC Assistant	6,908	580	53	1,272	NA	1,036	pd monthly	NA	w/ GC's	pd monthly	2,940	-	-	-	9,848
Office Engineer	6,551	550	7	1,272	NA	983	pd monthly	NA	w/ GC's	pd monthly	2,811	-	-	-	9,362
Field Engineer	6,045	507	46	1,272	NA	907	pd monthly	NA	w/ GC's	pd monthly	2,732	-	-	-	8,777
Rodman	5,425	455	41	1,272	NA	814	pd monthly	NA	w/ GC's	pd monthly	2,582	-	-	-	8,007
Intern*	4,300	361	33	1,272	NA	645	pd monthly	NA	w/ GC's	pd monthly	2,311	-	-	-	6,611
Preconstruction Manager	11,124	933	11	1,272	NA	1,689	pd monthly	NA	w/ GC's	pd monthly	3,885	-	-	-	15,009
MEP Coordinator	9,072	761	9	1,272	NA	1,361	pd monthly	NA	w/ GC's	pd monthly	3,403	-	-	-	12,475
VDC Manager	8,100	680	8	1,272	NA	1,215	pd monthly	NA	w/ GC's	pd monthly	3,175	-	-	-	11,275
Lead VDC Engineer	6,880	577	7	1,272	NA	1,032	pd monthly	NA	w/ GC's	pd monthly	2,688	-	-	-	9,768
VDC Engineer	6,426	539	6	1,272	NA	964	pd monthly	NA	w/ GC's	pd monthly	2,782	-	-	-	9,208
Estimating Director	11,448	960	11	1,272	NA	1,717	pd monthly	NA	w/ GC's	pd monthly	3,961	-	-	-	15,409
Senior Estimator	9,540	800	10	1,272	NA	1,431	pd monthly	NA	w/ GC's	pd monthly	3,513	-	-	-	13,053
Lead Estimator	7,560	634	8	1,272	NA	1,134	pd monthly	NA	w/ GC's	pd monthly	3,048	-	-	-	10,608
Estimator	6,748	566	7	1,272	NA	1,012	pd monthly	NA	w/ GC's	pd monthly	2,857	-	-	-	9,605
Scheduling Manager	10,584	888	11	1,272	NA	1,588	pd monthly	NA	w/ GC's	pd monthly	3,758	-	-	-	14,342
Scheduler	8,575	719	9	1,272	NA	1,286	pd monthly	NA	w/ GC's	pd monthly	3,286	-	-	-	11,861
Office Manager	4,860	408	5	1,272	NA	729	pd monthly	NA	w/ GC's	pd monthly	2,414	-	-	-	7,274
Admin / Secretary	3,219	270	3	1,272	NA	483	pd monthly	NA	w/ GC's	pd monthly	2,028	-	-	-	5,247
Time Keeper / Checker	3,780	317	4	1,272	NA	567	pd monthly	NA	w/ GC's	pd monthly	2,160	-	-	-	5,940
Job Site Accountant	6,588	553	7	1,272	NA	988	pd monthly	NA	w/ GC's	pd monthly	2,820	-	-	-	9,408
TBD															

Light Blue = W/C Office
 Dark Blue = W/C Field

Burden Summary	Range	Name
PRT Salaried	0.0839	prt
W/C Insurance - Office	0.0010	wcio
W/C Insurance - Field	0.0076	wcif
Health Insurance	\$ 1,272	health
Bonus		
Salaried Pension	0.15	pen
Vehicle + Fuel PM/PS	1250	vfo
Vehicle + Fuel PD/GS	1250	vff
Vehicle Allowance	700	vpe
Vehicle Allowance	700	vle
IT Fee / MH	\$ 2.44	itfee
Comp. Replacement	\$ -	comp
Phone Allowance	81,2925	phone
G & A	0.00%	ga
Profit	0.00%	profit
General Liability Ins.	0.0051854	gli
Hrs/Mo	173	hrs
Base Wage Multiplier	1.00	bwm
State	FL	
Exec. Super Comp %	0.76%	F (Field)
Clerical Comp %	0.10%	O (Office)

- *** Avg Employee Rate
- *** Historical Benefit
- *** Carried in General Conditions
- *** Carried in General Conditions
- *** Carried in General Conditions
- *** Carried in Overall Fee Structure
- *** Carried in General Conditions
- *** \$75 allowance, subject to Payroll Tax
- *** Carried in Schedule of Values
- *** Carried in Schedule of Values
- *** Carried in Schedule of Values
- *** Not Used for Part 1

Estimated General Conditions for the Tampa International Airport Curbside Check-in Expansion Project, Part 2 Agreement

 Jennifer Scholz
 Chief Financial Officer
 Hensel Phelps

Hensel Phelps Construction Co.
Current payroll and insurance percentages
and fringe benefit information

Effective
From 1/1/2021
To 12/31/2021

Florida

Revised 2/11/2021

Percentage based on labor

Craft	Compensation	Insurance	Payroll Taxes	Total
Masonry	5022	5.71	8.39	14.10
Ironworker	5057	3.39	8.39	11.78
Plumbing	5183	2.39	8.39	10.78
Electrical	5190	2.76	8.39	11.15
Carpenter	5213	5.62	8.39	14.01
Finisher/Laborer	5221	3.67	8.39	12.06
Millwright	5403	4.74	8.39	13.13
HVAC	5537	3.17	8.39	11.56
Exec Supervisor	5606	0.76	8.39	9.15
Operator/Excavation	6217	3.41	8.39	11.80
Drivers	7380	3.35	8.39	11.74
Yard & Shop	8227	3.91	8.39	12.30
Salesperson	8742	0.21	8.39	8.60
Clerical	8810	0.10	8.39	8.49
Buildings Operation	9014	2.34	8.39	10.73
Landscaping	9102	2.45	8.39	10.84

Payroll Taxes

FICA	7.650
Federal unemployment	0.6
State unemployment	0.14
Total Payroll Taxes	8.39

GL Rate

General liability	0.0021184
Umbrella	0.0018845
Professional / Pollution	0.0011825
Total GL Rate	0.0051854

*All residential or student housing projects
must contact legal to determine specific GL
rate

Experience Mod.: 0.63

Fringe Benefit Information

<u>Union & Davis Bacon / Pre.D.</u>	<u>Non Union</u>
Refer to relevant labor agreements or Pre D. wage data for medical and pension information	Health Insurance Employee \$5.28 / Work Hour Emp. + Dependent \$12.84 / Work Hour Avg. (Emp/Dep) \$9.51 / Work Hour (Premium on first 130 hrs worked / month)
Salary IT Charge \$2.44 / Salary Work Hour	Craft Vacation 6.55%
Salary Vacation 10.50%	
Salary Medical, Life, Disability	
Employee \$ 733.31	
Emp. + Dependent \$ 1,668.63	
Avg. (Emp/Dep) \$ 1,272.10	

TPA - MTCE: Red Side Work

Hensel Phelps
 al Drive, Suite One
 Orlando, FL 32822
 Phone: 407.856.2400 Fax: 407.856.6111

Estimator: JMG
 Primary Project Qty: SQFT
 Estimate UM: Imperial
 11:44:53 AM

General Requirements

Report includes appropriate wage burdens in accordance with Burden sheet, including payroll taxes, WC insurance, health & life insurance, and qualified retirement. Project level insurance and indirect costs such as General Liability, Auto Insurance, and Builder's Risk insurance is not included in this report.

Excel Version
 10/26/2021

Item Code	Description	Quantity	L S	UNIT COST				TOTAL COST				Line Item Unit \$	Item Total \$	
				Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$			
Major Item Code 01000.000 General Requirements		MO		<<< Total Man Months, EXCLUDING Interns, IT/Network Support, Secretary, & Rodman										
Minor Item Code 01000.000 Administrative & Supervision														
01000.131	FIELD ENGINEERS' EQUIPMENT	24.00 MO		0.00	0.00	0.00	650.00					15.600	\$650.00	\$15,600
01000.131	FIELD ENGINEERS' MATERIALS	24.00 MO		0.00	250.00	0.00	0.00		6,000				\$250.00	\$6,000
01000.157	PROFESSIONAL SURVEYOR - Red side	1.00 LSUM		0.00	0.00	10,000.00	0.00				10,000		\$10,000.00	\$10,000
01000.XXX	BADGING	20.00 EACH		0.00	0.00	80.00	0.00				1,600		\$80.00	\$1,600
Total Administrative & Supervision								\$0	\$6,000	\$11,600	\$15,600			\$33,200
Minor Item Code 01200.000 Safety														
01200.100	SAFETY EQUIPMENT	1.00 LSUM		0.00	0.00	0.00	25,000.00					25,000	\$25,000.00	\$25,000
01200.105	AED RECERTIFICATION	1.00 EACH		0.00	0.00	1,500.00	0.00			1,500			\$1,500.00	\$1,500
01200.110	SAFETY & QUALITY AWARDS	36.00 MO		0.00	500.00	0.00	0.00		18,000				\$500.00	\$18,000
01200.200	FIRST AID CABINETS	2.00 EACH		0.00	200.00	0.00	0.00		400				\$200.00	\$400
01200.210	FIRST AID SUPPLIES	36.00 MO		0.00	75.00	0.00	0.00		2,700				\$75.00	\$2,700
01200.310	FIRE EXT (1EA/150 SF)	80.00 EACH		10.00	115.00	0.00	0.00	800	9,200				\$125.00	\$10,000
Total Safety								\$800	\$30,300	\$1,500	\$25,000			\$57,600
Minor Item Code 01300.000 Offices & Temporary Facilities														
01300.115	MOBILE-MINI FIELD OFFICE	0.00 MO		0.00	0.00	0.00	850.00							
01300.130	TEMPORARY TOILETS & HANDWASHING STATION	36.00 MO		0.00	0.00	1,400.00	0.00			50,400			\$1,400.00	\$50,400
01300.150	BULLETIN BOARDS	1.00 EACH		150.00	0.00	500.00	0.00	150		500			\$650.00	\$650
01300.151	MISC JOBSITE SIGNS	1.00 LSUM		0.00	5,000.00	0.00	0.00		5,000				\$5,000.00	\$5,000
Total Offices & Temporary Facilities								\$150	\$5,000	\$50,900	\$0			\$56,050
Minor Item Code 01300.190 Temporary Services														
01300.191	SECURITY ESCORTS	WEEK		0.00	0.00	0.00	0.00							
01300.192	TRAFFIC CONTROL - FLAGMAN (2 MEN, FULL TIME)	36.00 MO		9,688.00	0.00	0.00	0.00	348,768					\$9,688.00	\$348,768
01300.192	MAINT. OF TEMP WALLS, FENCE, BARRICADES (1 MAN, FULL TIM	36.00 MO		4,844.00	0.00	0.00	0.00	174,384					\$4,844.00	\$174,384
01300.200	WATER & ICE SERVICE	36.00 MO		0.00	250.00	0.00	0.00		9,000				\$250.00	\$9,000
01300.236	MISC FINISH PROTECTION	1.00 LSUM		0.00	25,000.00	0.00	0.00		25,000				\$25,000.00	\$25,000
01300.XXX	STORM SEWER INSPECTION & CLEANING	LSUM		0.00	0.00	0.00	0.00							
Total Temporary Services								\$523,152	\$34,000	\$0	\$0			\$557,152
Minor Item Code 01400.000 Job Cleaning & Hauling														
01400.100	WEEKLY CLEAN-UP (1 MAN, FULL TIME)	24.00 MO		4,844.00	0.00	0.00	0.00	116,256					\$4,844.00	\$116,256
01400.106	DUMPSTER DUMP FEES (april 23-Jul 25)	398.36 EA		0.00	0.00	325.00	0.00			129,467			\$325.00	\$129,467
01400.140	HOISTING FOR SUBS	MO		0.00	0.00	0.00	0.00							
Total Job Cleaning & Hauling								\$116,256	\$0	\$129,467	\$0			\$245,723
Minor Item Code 01500.000 Inspection & Quality Control														
01500.140	VIBRATION MONITORING	1.00 LSUM		0.00	0.00	20,000.00	0.00			20,000			\$20,000.00	\$20,000
Total Inspection & Quality Control								\$0	\$0	\$20,000	\$0			\$20,000
Minor Item Code 01700.000 Equipment & Transportation														

Estimator: JMG
 Primary Project Qty: SQFT
 Estimate UM: Imperial
 11:44:53 AM

General Requirements

Report includes appropriate wage burdens in accordance with Burden sheet, including payroll taxes, WC insurance, health & life insurance, and qualified retirement. Project level insurance and indirect costs such as General Liability, Auto Insurance, and Builder's Risk insurance is not included in this report.

Excel Version

10/26/2021

Item Code	Description	Quantity	L S	UNIT COST				TOTAL COST				Line Item Unit \$	Item Total \$
				Labor \$	Material \$	Sub \$	Equipt \$	Labor \$	Material \$	Sub \$	Equipt \$		
01700.610	FIELD TRUCKS (TWO)	72.00	MO	0.00	425.00	0.00	700.00		30,600		50,400	\$1,125.00	\$81,000
01710.050	RADIO BASE STATION (reuse of Blue Side assets)	0.00	EACH	0.00	2,500.00	0.00	0.00						
01710.051	RADIOS (reuse of Blue Side assets)	0.00	EACH	0.00	950.00	0.00	0.00						
01710.051	RADIO BANK CHARGERS (reuse of Blue Side assets)	0.00	EACH	0.00	250.00	0.00	0.00						
01710.400	MISC. POWER EQUIPMENT	1.00	LSUM	0.00	0.00	0.00	10,000.00				10,000	\$10,000.00	\$10,000
01710.500	SMALL TOOLS	1.00	LSUM	0.00	10,000.00	0.00	0.00		10,000			\$10,000.00	\$10,000
01710.600	REPAIRS & MAINTENANCE	1.00	LSUM	0.00	0.00	0.00	10,000.00				10,000	\$10,000.00	\$10,000
Total Equipment & Transportation								\$0	\$40,600	\$0	\$70,400		\$111,000
Total General Requirements								\$640,358	\$115,900	\$213,467	\$111,000		\$1,080,725
SALES TAX		8.50%							\$9,852		\$9,435		\$19,287
ESTIMATE TOTALS								\$640,358	\$125,752	\$213,467	\$120,435		\$1,100,012

Scope purchased with Trades:

General Requirements (100% Est) \$1,107,925
 Diff. \$7,914

Supplemental D: Section 5 - WMBE Program

WMBE Participation Summary

Trade	Total Value	MWBE Value	%
THRESHOLD INSPECTIONS	\$ 159,000	\$ 25,440	16.00%
MATERIALS TESTING & INSPECTIONS	\$ 315,000	\$ 50,400	16.00%
GEOTECHNICAL ENGINEERING SERVICES	\$ 131,000	\$ 131,000	100.00%
PEDESTRIAN CONTROLS	\$ 1,082,000	\$ 324,600	30.00%
DEMOLITION & ABATEMENT	\$ 1,990,000	\$ 696,500	35.00%
STRUCTURAL COLUMN STRENGTHENING	\$ 2,921,000	\$ -	0.00%
TEMPORARY STEEL BRACING	\$ 1,707,000	\$ 59,745	3.50%
GENERAL CONDITIONS	\$ 12,268,458	\$ 797,450	6.50%
DESIGN / CONSTRUCTION ADMINISTRATION	\$ 3,452,057	\$ 517,809	15.00%
<i>Subtotal</i>		\$ 2,602,943	
Part 2 Base Contract: Construction **	\$ 150,248,869	\$ 12,921,403	8.60%
Supplemental D: (GMP / WMBE Participation)	\$ 27,386,991	\$ 2,085,135	7.61%
Total Part 2 Contract: Construction	\$ 177,635,860	\$ 15,006,538	8.45%
Part 2 Base Contract: Design **	\$ 4,712,441	\$ 645,604	13.70%
Supplemental D: (GMP / WMBE Participation)	\$ 3,452,057	\$ 517,809	15.00%
Total Part 2 Contract: Design	\$ 8,164,498	\$ 1,163,413	14.25%

Notwithstanding the information stated above, Hensel Phelps is committed to achieving the program goal for WMBE participation on Construction Services.

** This value is through Supplemental C, CO#10, and adjustments through Work Orders, etc.

Supplemental D: Section 6 – Project Schedule

Due to the length (page count) of the project schedule, it is being provided as an attachment to this Supplemental.

Supplemental D: Section 7 - Clarifications & Assumptions

1.0 General:

- a. The development of Part 2 - Supplemental D is based upon the following Drawings and Specifications:
 - i. Red VCB Construction Set dated May 29, 2020
 - ii. Red VCB Addendum R001 Drawings dated August 07, 2020
 - iii. Red VCB Addendum R002 Drawings dated September 16, 2020
 - iv. Red VCB Addendum R003 Drawings dated May 21, 2021
 - v. City of Tampa Permitting Comment Drawings dated November 19, 2020
 - vi. Project Manual 100% Volume 1 -4 dated June 09, 2021

The scope of work has been coordinated with Part 2 and Supplementals A, B, and C to ensure no overlap or gaps in performance.

- b. The value of Supplemental D will not be used for any costs of Part 2 GMP including the Enabling Contract and Supplementals A, B, or C.
- c. The scope of work included in Supplemental D is a partial scope for the Red Side and is contingent upon award of Supplemental E in order for work onsite to begin. The purpose of trades included in this package is to allow a high degree of coordination and procurement of long lead items targeted for the work immediately preceding notice to proceed. Some trades necessary to begin work onsite (such as MEP support for Admin Building decommissioning), will be procured during the Supplemental E negotiation period. Any delay in the procurement period for Supplemental E will delay the start of Supplemental D work.
- d. The Supplemental D Schedule of Values is based on the included schedule deliverable. This Supplemental D is a partial scope for the Red Side, the balance of which is anticipated to be competitively procured in the 4th Quarter of 2021 and 1st Quarter of 2022. The overall schedule for this Supplemental may be updated through the procurement process for the balance of Red Side work. The anticipated completion date for Supplemental D work is **October 18, 2023**.
- e. Regarding WMBE participation, this Supplemental D is a partial scope for the Red Side. The rate of WMBE participation will be less than the targeted 19%, but Hensel Phelps is committed to achieving the target participation through procurement of the balance of Red Side work.
- f. There is no cost included in Supplemental D for the relocation of personnel and resources (including FF&E) from the existing Administration Building and Main Terminal. Any salvage value realized from the disposition of FF&E will be reimbursed directly to the Aviation Authority.
- g. Supplemental D includes commissioning of identified systems as required by Florida Building Code but does not include independent 3rd party commissioning.
- h. Supplemental D assumes that temporary and permanent building electrical power and water usage cost will be by Owner and is not included in this proposal. If power and water are not available in the location required, then the cost to extend utilities to this location would be included in Supplemental D.
- i. It is our intent that most work that will take place behind temporary partitions or fencing will be performed during normal business hours. Work that interfaces with the public or airport operations will be coordinated with the Authority and may be performed at night.
- j. All work identified as TECO or TECO People's Gas will be by TECO and is not included in Supplemental D. This includes layout of its work, excavation, dewatering, backfilling, or as-builts. Hensel Phelps will coordinate with TECO as necessary to maintain the project schedule.
- k. All items to be demolished from the project that retain any salvage value have been accounted for in the determination of the Supplemental D value. Items to be sold will be directly reimbursed to the Aviation Authority outside of the standard payment process of this contract. Hensel Phelps' understanding of the reimbursement process is as follows:

- i. The Supplemental D final GMP amount will NOT include the anticipated reimbursement amount for salvaged FF&E.
 - ii. The minimal amount for reimbursement to HCAA for salvaged FF&E is \$210,000.
 - iii. Hensel Phelps and the Salvage Company anticipate that additional salvage value is possible and propose the following:
 - 1. Upon final sale of salvaged FF&E, the Salvage Company will show the Authority all records of sale.
 - 2. Reimbursements to the Authority will be direct from the Salvage Company and outside of the accounting for this Supplemental D.
- l. Maintenance of landscaping, including irrigation, mowing, trimming, etc. outside of the limits of construction are assumed to be a continuing service by HCAA and are excluded from Supplemental D. Hensel Phelps will maintain the exterior perimeter of the limits of construction during site operations. If our work inside the project limits affects the irrigation system outside the project limits, the responsibility for irrigation maintenance is included within Supplemental D.
- m. For Red Side construction management, Hensel Phelps intends to utilize Contractor's Prolog for the day-to-day project management, including RFI's, Transmittals/Submittals, etc. Hensel Phelps intends to reserve the use of HCAA's Prolog Sky for record documents only (not in-process work).
- n. Due to lack of onsite parking for this project, Personally Owned Vehicles will be parked at the contractor's lots adjacent to the project offices. HCAA agrees that should additional parking be necessary, HCAA will work with Hensel Phelps to provide additional parking within the airport campus at no additional cost.
- o. Supplemental D includes a Contractor's Allowance for the construction of Concessions Support spaces within Airsides A, E, and F. Also included in this allowance is the design and construction of the Temporary Concessions Support space within the Main Terminal Suite C and Loading Dock.
- p. We have not included any future impacts associated with COVID-19.
- q. There is no cost included in Supplemental D for the handling, storage or relocation of the existing in place Airport models at the Marriott Arcade.
- r. It is understood that all universal hazardous waste present in the Administration Building will be removed and properly disposed of by HCAA prior to turnover of the facility to Hensel Phelps.
- s. Hensel Phelps has included all asbestos and lead abatement within the demolition scope as outlined within the surveys performed by Hensel Phelps during Part 1. Any additional hazardous materials that may be found will be addressed pursuant to the Part 2 Contract for concealed and unknown conditions. Supplemental D includes a Contractor's Allowance for the remediation of unforeseen hazardous materials identified within the limits of construction for Red Side. Hazardous Materials reports specifically recognized by this Supplemental D include:
 - i. Terracon Report No. H4187423 – Asbestos Survey Report – Designated Areas (Dec 18, 2018)
 - ii. Terracon Report No. H4187423 – Lead Based Paint Survey Report – Designated Areas (Dec 19, 2018)
 - iii. Terracon Report No. H4187423 – Asbestos Containing Materials Abatement – Work Procedures (Dec 18, 2018)
 - iv. Terracon Report No. H4187423 – Lead Based Paint Abatement – Work Procedures (Dec. 18, 2018)
 - v. Envirotrac report, dated May 15, 2019
- t. Supplemental D includes a Contractor's Allowance for the remediation of unforeseen contaminated soils and groundwater identified within the limits of construction for Red Side.
- u. Supplemental D includes values for Noise and Vibration Monitoring for various noise and vibration causing work. Specific limits and thresholds for noise and vibration have not been established, and will need to be coordinated with the Authority prior to the commencement of work.
- v. The project close out deliverables, outlined in specification section 01350 Building Information Modeling Requirements and 01700 Project Closeout, would be updated to reflect the 9/17/2021 discussion

between the Authority and Hensel Phelps, as documented in RFI 1116. As-Built / Record Drawings and model deliverables will include field changes and RFI's as applicable. **These Sections will be modified in Supplemental Contract E to reflect this understanding.**

2.0 General Conditions / General Requirements:

- a. General Conditions included in this Supplemental D are for the entire construction of the Red Side.
- b. For specific costs not associated with monthly staff billings, Hensel Phelps is proposing the consolidation of General Conditions and General Requirements into a single lump sum, to be billed at a uniform monthly rate. This uniform monthly rate is determined by taking the total approved lump sum value divided by the proposed 38mo schedule. A Lump Sum GC's amount has been agreed to for the duration of the project and this amount will expire 3 months after Substantial Completion, at which time it will revert to actual GC's billed.
- c. The cost to demobilize the Owner's trailer is included in Supplemental D as deferred from the Skycenter Project. The value for this work is a negotiated lump sum of \$20,555.
- d. Jobsite Technology and Software costs are included in the overall project fee structure.

3.0 Admin Building Demolition:

- a. Demolition of the Admin Building requires significant structural modifications at the Marriott Arcade. The contract documents include a phasing plan to allow for passenger access between the Main Terminal and the Hotel during this work. As coordinated with the Authority, the Arcade will have exposed ceilings visible to the passengers during various phases of work.
- b. Supplemental D has been developed in accordance with the 100% design for Admin Demo, Temporary Steel Bracing, and Structural Column Improvements. This design was predicated on as-built information which was impossible to verify through non-destructive methods. Existing conditions that deviate from as-built information may cause a Change Order or Work Order to this Supplemental D work outside of the Contractor's Contingency. Unforeseen existing conditions could include, but not be limited to, concrete reinforcing being out of position beyond ACI standards, reduced strength concrete, spalled concrete, or otherwise structurally compromised elements not readily visible with the use of standard ground penetrating radar (GPR) technology.
- c. The project schedule submitted with this Supplemental D is a partial snapshot of the larger schedule developed for the entire Red Side and Shuttle Platform work. The schedule includes scope that is not being included in this Supplemental D but is necessary for coordination purposes.
- d. The project schedule was developed with input from the subcontracting community. Due to the complexity of the demolition / temp bracing / column strengthening sequence of work, it is anticipated that the schedule will change once those trade partners are under contract and collaborating on a revised schedule. Any changes will only benefit the project and will not increase the anticipated completion date.
- e. The Design Build team is evaluating the demolition sequence as presented in the contract documents and priced by the bidding community. Changes may be made to the demolition sequence to improve coordination, quality, and/or cost efficiency.
- f. It is understood that the Short Term Parking Garage will have all vehicles cleared and parking prohibited for all areas north of Column Line F, at all floors, from the start of demolition to the completion of the column strengthening and temporary steel scope. Hensel Phelps will provide MOT for this work.
- g. The electrical service entrance equipment at the Administration Building is property of TECO and will be coordinated by Hensel Phelps for removal by them. This Supplemental D does not include any allowance for TECO delays in the decommissioning and removal of their equipment.
- h. All costs associated with MOT at George Bean Parkway for construction ingress and egress is deferred to Supplemental E.

- i. The temporary steel bracing required by the design for column strengthening work is considered to be “rented equipment” similar to shoring or scaffolding. Thus payment for this work under Supplemental D does not confer ownership of the materials, but only use and removal.

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. 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 both the quantities of products being purchased and units requested, and furnish survey-of-requirements 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 on the Contractor's Schedule of Values by Work Order number and the amount of the Cost of Work. If multiple subcontractors are employed for the Work Order, each Subcontractor's Pay Requisition will include a separate line with the description Work Order number that will flow to the Contractor's Schedule of Values. Once work is complete on the Work Order, the Design-Builder has 30 days in which to reconcile the Work Order, as follows:
 - 1. Provide Owner Project Management with a package containing cost support documents totaling the Cost of Work.
 - 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.

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, 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 as applicable. The Design-Builder's percentage, overhead and profit for the allowance 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: For Projects 8200 18, 8205 18, 8900 18, 8230 18, and 8425 22, allow an amount of \$3,500,000.00 of the GMP Contract Sum for:

- 1. **Utilities:** Repair, modify, 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/ Civil Elements:** Repair, modify, or replacement of existing structural or civil elements when found to be deteriorated, damaged, or deficient.
- 3. **Airport Tenants & Entities:** Relocation and adjustments of Work required to accommodate airport tenants' space (Marriott Hotel, 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. **FAA Parking Lot:** Further coordination and design development associated with the FAA Parking lot.
6. **Signage:** Additional Owner requested way finding and dynamic signage that is not included in the Design-Builder's scope.
7. **Protection and MOT:** Additional Owner requested building or roadway protection and MOT that is not included in the Design-Builder's scope.
8. **Common Spaces Adjacent to Work:** Additional improvements related to common areas. This includes the LTPG, Loading Dock, Service Road, HCAA/ Marriott Arcade, Marriott Hotel Back-of-House, Main Terminal Concessions offices, and other adjacent spaces.
9. **Artwork:** All work associated with the installation of Owner provided artwork. This includes, but is not limited to, coordination with artist team(s), design of structure(s) to support art, access to artwork for installation, rental of any materials, equipment, or temporary structures to install art, incorporation of artwork and associated structures into BIM model and project schedule.
10. **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.
11. Any Work associated with changes generated from the Walker Main Terminal Curbside Expansion Review Report.
12. **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.
13. **Concessions:** Work associated with the Concession support spaces relocation to Airsides, Main Terminal Suite C and Loading Dock.
14. Future Airside D: Any work associated with the future Airside D Building.
15. Any Work not shown in the Contract Documents, but which is necessary to complete the Project, with approval of executive management.

OWNER'S ALLOWANCE: For Project No. 8310 19, allow an amount of \$500,000.00 of the GMP Contract Sum for:

1. **Utilities:** Repair, modify, 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, 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.
6. **Signage:** Additional Owner requested way finding and dynamic signage that is not included in the Design-Builder's scope.
7. **Protection and MOT:** Additional Owner requested building or roadway protection and MOT that is not included in the Design-Builder's scope.
8. **Common Spaces Adjacent to Work:** Additional improvements related to common areas. This includes the LTPG, Loading Dock, Service Road, HCAA/ Marriott Arcade, Marriott Hotel Back-of-House, Main Terminal Concessions offices, and other adjacent spaces.
9. **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.
10. **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.
11. Any Work not shown in the Contract Documents, but which is necessary to

complete the Project, with approval of executive management.

- 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

SECTION 01021 - CONTRACTOR'S ALLOWANCES

PART 1 - GENERAL

1.01 DESCRIPTION OF REQUIREMENTS

- A. Contractor's allowances in the amounts indicated and as described below have been established for certain types of work.
- B. 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.
 - 1. 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. Reserved.
- E. Contractor's Allowance funds will be tracked separately on the Contractor's Schedule of Values by category and the amount of the Cost of Work. If multiple subcontractors are employed for the category, each Subcontractor's Pay Requisition will include a separate line with the category that will flow to the Contractor's Schedule of Values. Once Contractor's Allowance work is complete for a category of Work, the Design-Builder has 30 days in which to reconcile the Contractor's Allowance work, as follows:
 - 1. Provide Owner Project Management with a package containing cost support documents totaling the Cost of Work.
 - 2. Calculate mark-ups and fee using the same formula/calculations used to create the original Contractor's Allowance budget.
 - 3. Any unused Contractor's Allowance funds will be returned to the Contractor's allowance budget.

The Contractor will forfeit their fee on the Contractor's Allowance Work for any work that has not been reconciled within 30 days of the completion of the work, following the process above.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

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3.01 SCHEDULE OF CONTRACTOR'S ALLOWANCES

- A. These allowances will cover the total cost of all Work authorized under a Contractor's Allowance category, 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 as applicable. The Design-Builder's percentage, overhead and profit for the allowance are excluded from the Contractor's Allowance amount, but are included in the GMP.
- B. Should the charges for each category of Contractor's 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.
- C. The following allowance amounts will be included in the Guaranteed Maximum Price Proposal:

CONTRACTOR'S ALLOWANCE: For Projects 8200 18, 8205 18, 8900 18, 8230 18, and 8425 22, allow an amount of \$1,370,000.00 of the GMP Contract Sum for:

- 1. **Hazardous Materials Abatement:** allow an amount of \$125,000 for Hazardous Materials Abatement for the remediation of unforeseen hazardous materials identified within the limits of construction for Red Side.
 - 2. **Contaminated Soils and Groundwater:** allow an amount of \$125,000 for Contaminated Soils and Groundwater for the remediation of unforeseen contaminated soils and contaminated groundwater identified within the limits of construction for Red Side.
 - 3. **Airside Concessions Buildout:** allow an amount of \$1,120,000 for Airside Concessions Buildout for the Permanent Concessions Support spaces at Airsides A, E, and F, along with Temporary Concessions Support space at the Main Terminal Suite C area and the Loading Dock.
- D. Contract Time will not be extended as a result of the issuance of any Work under this Section 01021 – CONTRACTOR'S ALLOWANCES.
 - E. The GMP Contract Sum will not be adjusted for any costs of acceleration resulting from Contractors Allowance Work under this Section 01021 – CONTRACTOR'S ALLOWANCES. In addition, the Contract Sum will not be adjusted for any costs of acceleration of the whole work resulting from the Contractors Allowance Work under this Section 01021 – CONTRACTOR'S ALLOWANCES.

END OF SECTION

SECTION 01370 - SCHEDULE OF VALUES

PART 1 - GENERAL

1.01 DESCRIPTION

- A. This Section includes requirements for preparation and submission of "Schedule of Values."
- B. Related work specified elsewhere:
 - 1. SCHEDULES, PHASING: Section 01315.
 - 2. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES: Section 01340.
 - 3. PRODUCTS AND SUBSTITUTIONS: Section 01605.
- C. Time Coordination: In coordination of initial submittals and other administrative start-up activities, the Design-Builder shall submit Schedule of Values to the Owner at earliest feasible date, but in no case later than 14 days before initial payment request is to be submitted.
- D. Upon request by the Owner, the Design-Builder shall support values given with data that will substantiate their correctness.
- E. The Design-Builder shall use Schedule of Values only as a basis for the Design-Builder's Applications for Payment.

1.02 FORM OF SUBMITTAL

- A. The Design-Builder shall submit the Schedule of Values using a modified AIA Document G-703 "Continuation Sheet". Modifications to the Template Microsoft Excel Schedule of Values will be required per Owner's direction. The basic format structure for the Schedule of Values will be governed by the following elements. Changes or clarification to the format will be at the sole approval of the Owner.
 - 1. No negative line items without Owner approval.
 - 2. Should a negative line item be allowed, it shall be billed out 100% during the first month that the negative line item appears.
 - 3. Any approved negative line items shall have all retainage dropped to 0% by the second pay application following the initial item appearing on the Schedule of Values.
 - 4. Schedule of Values shall be crafted using Excel. Monthly adjustments shall be made using a tracking mechanism. This tracking mechanism will be dictated by the Owner.
 - 5. Each Schedule of Values line item must be specific to one subcontractor once

bought out.

6. A column shall be used to identify the sub/vendor that was awarded the work or identified as not yet bought out.
 7. The Current Schedule of Values column must tie back to a subtotal on the Subcontractors Schedule of Values once a scope of work has gone through the buyout process.
 8. The Design-Builder may not add additional line items to the Schedule of Values without Owner approval unless new work is add by Owner Change Order or by Work Order. Work Orders that add or modify existing work shall modify the same line item on the Schedule of Values.
 9. After a scope of work is bought out, any buyout savings must be moved to the Design-Builder's Contingency line item.
 10. Changes to existing work shall not have a new line added to the Schedule of Values but shall be adjusted using a tracking method approved by the owner.
 11. A column will be added to track funding source if required by Owner.
 12. Columns will be included to track status of retainage and release of retainage.
- B. The Design-Builder shall organize the Schedule of Values utilizing the hierarchy structure provided in the Excel Schedule of Values Template. All Schedule of Value Line Items shall be categorized by four main groups including Construction Cost of Work, Soft Costs, Part 2 Design Costs, Insurance Permitting and Bonds, and Owner's Allowance. The Construction Cost of Work Schedule of Value Line Items must directly align to the Work Break Down Structure approved through the Baseline Schedule Approval process. Work Break Down Structure elements should be subtotaled with in the Construction Cost of Work section of the Schedule of Values.

1.03 PREPARING SCHEDULE OF VALUES

- A. The Design-Builder shall prepare Schedule of Values in coordination with preparation of Progress Schedule. The Design-Builder shall correlate line items with other administrative schedules and forms required for Work, including progress schedule, payment request form, listing of subcontractors, schedule of allowances, schedule of alternatives, listing of products, principal suppliers and fabricators, and schedule of submittals.
- B. The Design-Builder shall provide breakdown of Guaranteed Maximum Price Contract Sum in sufficient detail to facilitate continued evaluation of payment requests and progress reports. The Design-Builder shall breakdown principal separate Contract amounts based on the Work Break Down Structure approved through the Baseline schedule review process.
- C. The Design-Builder shall submit copies of Schedule of Values to the Owner through the Owner's management software.
- D. Listing: The Design-Builder shall arrange Schedule with columns to indicate generic name of item; related Specifications Sections; subcontractor, supplier, manufacturer, or fabricator; change orders which have affected value; dollar value of item; and percentage

of Guaranteed Maximum Price Contract Sum to nearest 1/100% and adjusted to total 100%.

E. Margins of Cost:

1. The Design-Builder shall show line items of indirect costs and margins on actual costs, only to extent such items will be individually listed in payment requests.
2. Major cost items which are not directly cost of actual work-in-place, such as distinct temporary facilities, shall be either shown as line items in Schedule of Values as General Conditions or General Requirements.

F. The Design-Builder shall itemize separate line item cost for Work required by each Section of this Specification including conditions of the Contract.

1. The Cost of General Conditions of the Contract will be paid based on the percentage of the Work completed or actual cost and this cost will appear in the Design-Builder's monthly Application for Payment.

G. For each line item which has installed value of more than \$250,000.00, the Design-Builder shall require the Subcontractors G703 line items to be broken down to list major products or operations under each item. This value can be adjusted as needed by the Owner.

H. The Design-Builder shall make sum of total costs of all items listed in schedule equal to total Guaranteed Maximum Price Contract Sum.

1.04 REVIEW AND RESUBMITTAL

- A. After review by the Owner, the Design-Builder shall revise and re-submit Schedule (and Schedule of Material Value) as required.
- B. The Design-Builder shall re-submit revised schedule in same manner.
- C. Schedule Updating: The Design-Builder shall update and resubmit the Schedule of Values when Change Orders affect the listing and when actual performance of Work involves necessary changes of substance to values previously listed.

PART 2 – PRODUCTS

Not used.

PART 3 – EXECUTION

Not used.

END OF SECTION

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