



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 05/18/21

* = Mandatory, information must be provided

or Procurement Director Award ☐

***Contractor/Vendor Name/Grantor (DBA):**

Lloyd Construction Company, Inc.

***Project Title/Description:**

Construction Manager at Risk Services: Northwest County Service Center (XNWHLC)

***Purpose:**

Amendment: Contract No. CT-FM-20-205, Amendment No. Two (2). This amendment modifies the scope of services to incorporate phase 2 pre-construction services and increases the contract amount by \$333,740.30 for a cumulative not-to-exceed amount of \$367,918.68. Administering Department: Facilities Management.

***Procurement Method:**

Pursuant to Solicitation for Qualifications No. SFQ-PO-2000003, on 02/04/20, the Board of Supervisors awarded a contract for this project in the amount of \$34,178.38 for a contract term of 02/04/20 to 02/03/21 for pre-construction services.

Amendment No. One (1) has been approved by the Procurement Director to extend the contract to 02/03/23.

Attachment: Amendment No. Two (2).

***Program Goals/Predicted Outcomes:**

To provide constructability, cost estimating and phasing options to Pima County and the design team.

***Public Benefit:**

Services for the community consisting of health, workforce development, probation, etc.

***Metrics Available to Measure Performance:**

A guaranteed maximum price(s) for the construction of the project.

***Retroactive:**

No.

Procure Dept 05/05/21 140330

TO: COB 5-5-2021 ①
VERS.: 4
PGS.: 10

Procure Dept 05/05/21 140745

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Prior Contract Number (Synergen/CMS): _____
☐ Expense Amount: \$* _____ ☐ Revenue Amount: \$ _____

***Funding Source(s) required:**

Funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

Contract is fully or partially funded with Federal Funds? ☐ Yes ☐ No

If Yes, is the Contract to a vendor or subrecipient? _____

Were insurance or indemnity clauses modified? ☐ Yes ☐ No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? ☐ Yes ☐ No

If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: CT Department Code: FM Contract Number (i.e., 15-123): 20-205
Amendment No.: 2 AMS Version No.: 4
Commencement Date: 05/18/21 New Termination Date: _____
Prior Contract No. (Synergen/CMS): _____
☒ Expense or ☐ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ 333,740.30

Is there revenue included? ☐ Yes ☒ No If Yes \$ _____

*Funding Source(s) required: FM Capital Non-Bond Projects

Funding from General Fund? ☐ Yes ☒ No If Yes \$ _____ % _____

Grant/Amendment Information (for grants acceptance and awards) ☐ Award ☐ Amendment

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Amendment Number: _____
☐ Match Amount: \$ _____ ☐ Revenue Amount: \$ _____

***All Funding Source(s) required:**

*Match funding from General Fund? ☐ Yes ☐ No If Yes \$ _____ % _____

*Match funding from other sources? ☐ Yes ☐ No If Yes \$ _____ % _____

*Funding Source: _____

*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)? _____

Contact: James Johnson

Digitally signed by James Johnson
Date: 2021.04.30 08:53:22 -07'00'

Scott Loomis

Digitally signed by Scott Loomis
Date: 2021.04.29 16:11:39 -07'00'

Department: Procurement Terri Spencer

Digitally signed by Terri Spencer
Date: 2021.04.30 13:31:25 -07'00'

Telephone: 520-724-7465

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT

PROJECT: CONSTRUCTION MANAGER AT RISK SERVICES:
NORTHWEST COUNTY SERVICE CENTER (XNWHLC)

CONSULTANT: Lloyd Construction Company, Inc.
2180 N. Wilmot Road
Tucson, Arizona 85712

CONTRACT NO.: CT-FM-20-205

AMENDMENT NO.: Two (2)

FUNDING: FM-Capital Non-Bond Projects

CONTRACT TERM: 02/04/20 - 02/03/21	ORIGINAL CONTRACT AMOUNT:	\$	34,178.38
TERMINATION PRIOR AMENDMENT: 02/03/23	PRIOR AMENDMENT(S):	\$	-
TERMINATION THIS AMENDMENT: 02/03/23	AMOUNT THIS AMENDMENT:	\$	333,740.30
	REVISED CONTRACT AMOUNT:	\$	367,918.68

CONSTRUCTION CONTRACT AMENDMENT

WHEREAS, on February 4, 2020, the Board of Supervisors approved the award of a Construction Manager at Risk Contract by COUNTY to CONTRACTOR for the above-named Project; and

WHEREAS, the project was anticipated to be conducted in multiple phases; and

WHEREAS, COUNTY and CONTRACTOR mutually agree upon the scope of work for Phase 2 pre-construction services; and

WHEREAS, COUNTY and CONTRACTOR have agreed to increase the contract amount to provide for additional pre-construction services; and

NOW, THEREFORE, it is agreed as follows:

CHANGE: **ARTICLE 2 – SCOPE OF WORK**, first paragraph as follows:

FROM: "CMAR will perform required Pre-construction Services and per amendment to this Contract, Construction Services Phases of the Project, and provide all material, equipment, tools, and labor necessary to satisfactorily complete all Work, deliverables and services described in and reasonably inferable from the Contract Documents (collectively "Scope of Work", or "the Work") as more fully described in Appendix "A" Scope of Work (7 pages), to this Contract. This Contract covers only Pre-construction Services and is not effective as a Contract for Construction Phase services until such time as the Parties agree on a Guarantee Maximum Price (GMP), including CMAR's Construction Phase Fee, and incorporate those items into this Contract by Amendment."

TO: "CMAR will perform required Pre-construction Services and per amendment to this Contract, Construction Services Phases of the Project, and provide all material, equipment, tools, and labor necessary to satisfactorily complete all Work, deliverables and services described in and reasonably inferable from the Contract Documents (collectively "Scope of Work", or "the Work") as more fully described in Appendix "A" Scope of Work (7 pages), **and Attachment 1 to Appendix "A" – SCOPE OF WORK, (5 pages)** attached to this Contract. This Contract covers only Pre-construction Services and is not effective as a Contract for Construction Phase services until such time as the Parties agree on a Guarantee Maximum Price (GMP), including CMAR's Construction Phase Fee, and incorporate those items into this Contract by Amendment."

CHANGE: ARTICLE 3 – PRE CONSTRUCTION SERVICES FEE AND GUARANTEED MAXIMUM PRICE,
second paragraph as follows:

FROM: "The Pre-construction Services Fee will not exceed Thirty Four Thousand One Hundred Seventy Eight Dollars and Thirty Eight Cents (\$34,178.38), in accordance with Pre-construction Services Fee Proposal incorporated herein as Appendix "D" Pre-construction Phase services Fee Proposal (2 pages). The Construction Services Fee will be a fixed fee, will be set forth in GMP(s) described in Article 2.E above and, if approved by COUNTY, will be incorporated into this Contract by Amendment."

TO: "The Pre-construction Services Fee will not exceed Three Hundred Sixty Seven Dollars Nine Hundred Eighteen and Sixty Eight Cents (\$367,918.68), in accordance with Pre-construction Services Fee Proposal incorporated herein as Appendix "D" Pre-construction Phase services Fee Proposal (2 pages) and Attachment 1 to Appendix "D" Pre-construction Services Fee Proposal (3 pages). The Construction Services Fee will be a fixed fee, will be set forth in GMP(s) described in Article 2.E above and, if approved by COUNTY, will be incorporated into this Contract by Amendment."

ADD: Attachment 1 to Appendix "A" SCOPE OF WORK (5 pages).

ADD: Attachment 1 to Appendix "D" Pre-construction Services Fee Proposal (3 pages).

IN WITNESS WHEREOF, the Parties have affixed their signatures to this Amendment on the dates written below.

APPROVED:

Chair, Board of Supervisors

Date

CONTRACTOR:

Lloyd Construction Company, Inc.

Signature

William E. Lloyd, President

Name and Title (Please Print)

May 3, 2021

Date

ATTEST:

Clerk of the Board

Date

APPROVED AS TO FORM:



Deputy County Attorney

Victoria Buchinger

Name (Please Print)

5/3/2021

Date

APPENDIX "A" – SCOPE OF WORK

PIMA COUNTY FACILITIES MANAGEMENT

DESIGN & CONSTRUCTION DIVISION

150 W. Congress Street | 3rd Floor | Tucson, Arizona | 85701

Tel: 520-724-3085

DATE: April 13, 2021 – Phase 2
PROJECT NAME: Northwest Service Center
BUILDING ADDRESS: 1010 West Miracle Mile Rd

A. SCOPE OF SERVICES TO BE PROVIDED BY THE CMAR

1. General Provisions

The COUNTY plans to utilize the services of a Construction Manager at Risk (CMAR) for the following services:

- a. Partner with the COUNTY and the Design Professional (DP) to mutually establish a documented understanding of those to-be-constructed elements that will comprise the construction scope of work.
- b. Develop a Cost Model with detailed project construction estimates; study labor conditions and provide advice regarding methods, means, constructability and sequencing, material availability and its impact on the schedule; and otherwise contribute to the advancement and development of the project.
- c. Based on the documented understanding of "a" above, prepare for the COUNTY'S review a Guaranteed Maximum Price package (GMP) of multiple GMP packages for the constructed portion of the project.

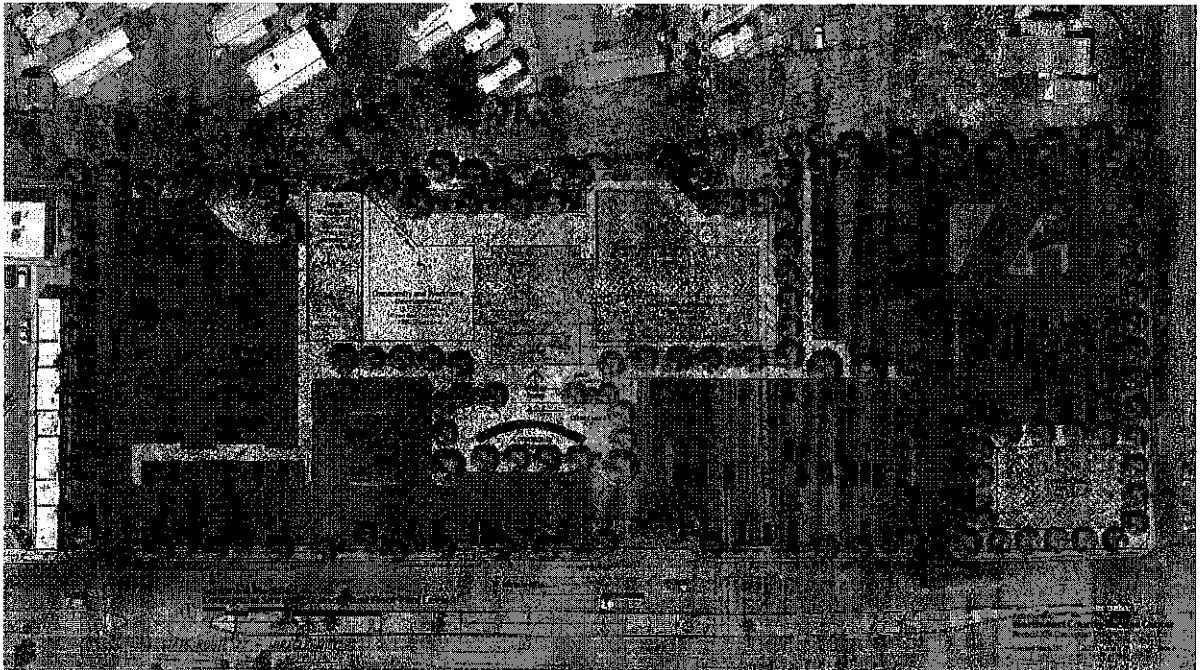
2. Project Narrative

Pima County leases various locations for service delivery by a number of agencies varying from the Health Department and Community Services to Adult Probation. The COUNTY's recent acquisition of the Golden Pins property located at 1010 W Miracle Mile will provide the site for a new facility to relocate the various leased functions into a new, three story structure. Based on evaluations of the existing bowling alley facility by the design team and the CMAR, it has been determined that it will be cost prohibitive to renovate and expand the existing building to meet Pima County's needs. Pima County has approved conceptual design Scheme 4M by Line and Space Architects representing a new 93,000 gsf three story building. Historic components such as the curved stone wall, the bowling ball and pin and the monument sign shall be salvaged and incorporated into the new design as appropriate.

Scheme 4M is based on program information provided by Line and Space to include 63,570 gsf for the Health Department, Adult Probation and Community Workforce and Development with an additional 30,000 gsf of expansion area for these departments or another yet to be determined COUNTY department. **Total area will be approximately 93,000 gsf.** Additionally, a two-story parking garage shall be provided in order to provide the required parking capacity with the second level designed as secure parking for COUNTY vehicles only. A future, separate community health clinic as shown in the approved concept, will be by a separate project but this project will develop the pad and utility infrastructure required for a two-story 11,000 sf health clinic at the southeast corner at the location of the exiting convenience store.

Current access from Miracle Mile is limited to using Fairview for access and there is an opening in the median along Miracle Mile which creates an unsafe condition. A dedicated left hand turn lane into the property is preferred to improve this condition and will need to be reviewed and approved by ADOT since it is classified as Arizona State Route 77. The viability of this improvement shall be studied and if approved by ADOT shall be incorporated into the design documents and become part of the project.

The County's Project Team will consist of representatives from Pima County Facilities Management (PCFM) who will have final decision making authority during both the design and construction phases. Other participants on the design team may include members from the Office of the Medical Examiner.



3. Project Approach

CMAR Pre-construction services shall include assistance during the design, construction documents and GMP development phases.

The project will be designed to implement LEED elements sufficient to obtain LEED Silver Certification. The DP will provide a score card during design and construction to document progress toward this goal. Pima County may or may not elect to pursue LEED certification. The DP will provide an analysis of the requirements to increase the certification level from LEED Silver to Gold and Platinum levels at the Schematic Design phase. The evaluation will include the additional point categories to obtain related to the site and building, estimated cost increase and an analysis of the advantages/disadvantages/challenges for achieving each higher certification level. The CMAR shall assist the team in reviewing the costs, constructability and schedule impacts associated with achieving the higher LEED certification goal.

Other Project considerations include:

- Historic preservation sensitivity with respect to the Miracle Mile Historic District guidelines;
- Multiple GMP packages to reduce the overall project/construction schedule;
- Infrastructure for the future build-out of the health clinic.

4. Project Team

The project team will be made up of representatives from:

- Pima County Facilities Management
- Design Professional(Team)

5. Estimated Budget & Cost Control

The total Construction Budget for this Project is **\$36,000,000** which is based on Lloyd Construction's Conceptual Scheme 4 Cost Estimate dated November 3, 2020 which was adjusted for the additional area identified in Scheme 4M. This work may be constructed in phases under multiple GMP contracts, the construction delivery method for this Project will be Construction Manager at Risk (CMAR). The CMAR shall assist the COUNTY with cost reconciliations and GMP(s) reviews.

6. Project Schedule

- Existing Conditions Survey - COMPLETE
- Program Verification - COMPLETE
- Conceptual Design – Finalize
- Schematic Design
- Design Development
- Construction Documentation in three submittals
 - 50% CD Review
 - 90% CD Review
 - 100% Bid Documents
- GMP(s) Bidding and Review*
- Construction Administration
- Closeout and Record Drawings

The CMAR shall develop and maintain the master project schedule in association with the design team and COUNTY.

*Pima County is interested in multiple bid packages to reduce the overall schedule,

7. Applicable Codes and Regulations

The CMAR shall comply with all applicable codes and regulations as defined by Pima County Development Services, the Arizona State Fire Marshal, and OSHA requirements.

8. CMAR Methodology / Services

The intent is to establish a relationship of trust and confidence between the CMAR, the DP and the COUNTY. The Project will be an "Open Book" process, whereby the DP and the COUNTY may attend any and all meetings and bid openings related to the Project and have access to any and all books, accounts, and reports of the CMAR relating to the project.

The COUNTY will contract for the CMAR services in phases, Pre-construction and with agreed upon GMPs, a Construction phase. The COUNTY anticipates a minimum of these two separate CMAR phases with agreements and fee negotiations for each. For the initial phase, the CMAR will start by providing pre-construction services during the conceptual planning phase of the Project. At or near the completion of the construction documents phase, the CMAR will be requested to provide a GMP(s) to act as the General Contractor for construction and assume the risk of delivering the Project on schedule at or under the GMP(s). Acceptance of the GMP(s) by the COUNTY will initiate the second phase, which will include complete construction services for the actual completion of the project. The COUNTY reserves the right to phase work or use of a fast track approach requiring multiple GMP's of the CMAR if deemed appropriate. Acceptance of the GMP(s) will be reflected in the contract in an amendment.

A Small Business Enterprise (SBE) goal in the range of five to fifteen percent will be set for the construction phase.

The COUNTY reserves the right to end the CMAR's services at any time during pre-construction services, and continue with an alternate CMAR procurement or with a traditional Design-Bid-Build procurement if deemed in the best interest of the COUNTY. If this occurs, the CMAR shall be paid at the agreed upon fee for services rendered. No anticipated profits will be paid for work not performed.

- a. Project Initiation: Upon award of this agreement and authorization to proceed from the COUNTY, the CMAR shall attend and participate in a "kick-off" meeting to include all identified participants in Project. This meeting is intended to open lines of communication between all participants and to verify needs, schedules and goals of the work to take place. The CMAR shall confirm all targets, meetings, reviews and deliverables on a master schedule. This will be an opportunity to establish a project understanding among all team members regarding direction and responsibilities.
- b. Design/Pre-Construction services rendered by the CMAR may include but is not limited to:
 - Team building / design meetings
 - Project scheduling/management
 - Construction phasing plan review and development
 - Value analysis/engineering
 - Permit application assistance
 - Constructability reviews
 - Cost model/budgeting at each submittal/phase
 - Design evolution documentation
 - Estimating/price guarantees (GMP)
 - Bid package coordination/strategy (subcontracting, SBE compliance)
 - Identification and ordering strategy of long lead-time materials
 - Identification of alternates and allowances
- c. Construction Phase services required of the CMAR may include the following:
 - Team management/coordination
 - Construction (including potential construction phasing)
 - Scheduling/submittal process

- Cost control/change order management
- Subcontract management
- Field management
- Safety/QC programs
- Project closeout
- Warranty period services

B. SCOPE OF SERVICES TO BE PROVIDED BY PIMA COUNTY

COUNTY shall provide the following items and services in support of the CMAR's work:

1. Cost of reproductions for all documents as listed in the Contract, which are used for meetings with COUNTY representatives, and as requested by the COUNTY's Project Manager. Reproduction costs which are used for coordination purposes between the CMAR's team members will not be paid for by the COUNTY.
2. A Project Facilitator and/or Manager from Facilities Management assigned to work with the CMAR.
3. Any information available regarding utilities and services, or any other project specific information as required such as the previously permitted plans. This does not limit or negate the requirement of the CMAR to verify the field conditions;
4. Geotechnical investigations, materials testing and special inspections (as needed) based on Project requirements.
5. Any reports and/or mitigation regarding the presence of hazardous materials on the property. In the event that hazardous materials are encountered, the COUNTY will contract directly with Abatement Consultants and Contractors for remediation, should that be necessary;
6. Any Design Standards, building Materials and Finishes Standards desired by the COUNTY;
7. Consultation with Pima County officials as required.
8. Apply and pay for Pima County Development Services building permit fees to include Wastewater fees and Arizona State Fire Marshal construction permit application and fees.
9. COUNTY will contract directly with a Historical Consultant as required for compliance with the Historic Miracle Mile District guidelines
10. COUNTY will contract directly for commissioning services as needed based upon project requirements.

End of Appendix "A" – Scope of Work

End of Attachment 1 to Appendix "A" - SCOPE OF WORK



CONSTRUCTION COMPANY, INC.

April 21, 2021

Mr. Martyn Klell, RA
New Building Services
Architectural Manager
Pima County Facilities Management

Re: Pima County Northwest County Service Center, Phase II
Construction Manager at Risk (CM@Risk) Preconstruction Services Proposal

Dear Mr. Klell,

Lloyd Construction Company, Inc. gratefully submits our preconstruction services fee per Owner and CM@Risk agreement and as outlined in Appendix A Phase 2 V2 dated April 13, 2021.

Finalize Conceptual Design Phase	\$ 24,102.19
Schematic Design	\$ 46,768.16
Design Development	\$ 65,074.62
Construction Documents	\$162,228.02
10% Contingency	\$ 29,817.30

Preconstruction Services Fee	\$327,990.30
Total Reimbursable Expenses	\$ 5,750.00
Total Preconstruction Services	\$333,740.30

Preconstruction Phase scope: Develop and maintain a cost model, site as-built verifications, utility locating, constructability reviews, building system review and recommendation, construction scheduling, phasing, fast track analysis, cost estimating, value engineering, recommendations for efficient project delivery, prequalify and solicit subcontractors, develop and deliver Guaranteed Maximum Price.

The schedule shall commence upon issuance of a notice to proceed with the following durations to be incorporated based on current information available which will be modified to match design schedule when issued:

- Notice to Proceed- May 2021
- Conceptual Design Estimate- 2 weeks July 2021
- Schematic Design Estimate- 3 weeks September 2021
- Design Development Estimate- 4 weeks November 2021
- Construction Document Estimates/GMP- 3-4 weeks each Jan 2022-Feb 2022

Please feel free to contact me should you have any questions at 520.903-7600. Again, thank you for the opportunity to submit our pre-construction services proposal on this project.

Respectfully,

Paul Pena, GM, Lloyd Construction Company, Inc.
cc: Brad Lloyd VP LCC, Drew Neptune PM LCC.

2180 N. WILMOT ROAD
P.O. BOX 30190
TUCSON, AZ 85751
T (520) 884-9821
F 884-1761
www.lloydconstruction.com

ROC073113A
ROC073114B-01

CMAR- NORTHWEST COUNTY SERVICE CENTER
Pima County Facilities Department



Pima County Procurement
Project No. 2000003

4/21/2021

Project Scope: 10 month preconstruction services for three story, 93,000 S.F., \$36,000,000 county services building for multiple agencies. Deliverable dates within the 10 month duration are to be determined.

Finalize Conceptual Design: Cost Model and Concept Phase - Meetings as needed, review current documents, define scope, meet with project stake holders, begin project management plan, review design issues, material selections, develop a Cost Model and a Conceptual Estimate, develop initial construction phasing plan review and development, value analysis, constructability review, bid package plan, identification of long lead items and purchasing strategy, identification of alternates.

Schedule - May/June 2021	Quantity	Units	Rate	Sub Total	Total
Project Management					
Project Manager	40	hrs.	\$ 81.25	\$ 3,250.00	
Field Investigations/ doc review-	40	hrs.	\$ 74.03	\$ 2,961.20	
Pot holing and utility location	1	allowance	\$ 3,500.00	\$ 3,500.00	
					\$ 9,711.20
Estimating					
Sr. Pre-Construction Manager	25	hrs.	\$ 128.85	\$ 3,221.25	
Pre-Construction Manager	60	hrs.	\$ 83.56	\$ 5,013.60	
Estimator	45	hrs.	\$ 74.03	\$ 3,331.35	
					\$ 11,566.20
Clerical/Office					
Clerical-processing	8	hrs.	\$ 48.00	\$ 384.00	
Meeting coordination	1	ls	\$ 200.00	\$ 200.00	
				\$ -	\$ 584.00
				Sub Total	\$ 21,861.40
				5% Overhead	\$ 1,093.07
				5% Profit	\$ 1,147.72
				Total Conceptual Design	\$ 24,102.19

Schematic Design - OAC meetings as needed, review current documents, define scope, meet with project stake holders, begin project management plan, review design issues, material selections, develop initial estimate, develop initial schedule.

Schedule - July 2021-September 2021	Quantity	Units	Rate	Sub Total	Total
Project Management					
Project Manager	60	hrs.	\$ 81.25	\$ 4,875.00	
Project Engineer	20	hrs.	\$ 49.38	\$ 987.60	
Field Investigations/ doc review-	40	hrs.	\$ 74.03	\$ 2,961.20	
Constructability Review/ Scheduling	60	hrs.	\$ 83.56	\$ 5,013.60	
Pot holing and utility location	0	allowance	\$ 3,500.00	\$ -	
					\$ 13,837.40
Estimating					
Sr. Pre-Construction Manager	70	hrs.	\$ 128.85	\$ 9,019.50	
Pre-Construction Manager	110	hrs.	\$ 83.56	\$ 9,191.60	
Estimator	120	hrs.	\$ 74.03	\$ 8,883.60	
					\$ 27,094.70
Clerical/Office					
Clerical-processing	6	hrs.	\$ 48.00	\$ 288.00	
Meeting coordination	6	ls	\$ 200.00	\$ 1,200.00	
				\$ -	\$ 1,488.00
				Sub Total	\$ 42,420.10
				5% Overhead	\$ 2,121.01
				5% Profit	\$ 2,227.06
				Total Conceptual Design	\$ 46,768.16

Pre construction FEE-Pima County Northwest Service Center

Design Development OAC meetings as needed, side meetings to review specific issues or design assist items, update project management plan, maintain an updated estimate, update schedule, constructability reviews, identify material issues or details, refine scope.

Schedule - September 2021-October 2021	Quantity	Units	Rate	Sub Total	Total
Project Management					
Project Manager	80	hrs.	\$ 81.25	\$ 6,500.00	
Project Engineer	50	hrs.	\$ 49.38	\$ 2,469.00	
Field Investigations/ doc review-	60	hrs.	\$ 74.03	\$ 4,441.80	
Constructability Review/ Scheduling	65	hrs.	\$ 83.56	\$ 5,431.40	
Pot holing and utility location	0	allowance	\$ 3,500.00	\$ -	
					\$ 18,842.20
Estimating					
Sr. Pre-Construction Manager	80	hrs.	\$ 128.85	\$ 10,308.00	
Pre-Construction Manager	120	hrs.	\$ 83.56	\$ 10,027.20	
Estimator	240	hrs.	\$ 74.03	\$ 17,767.20	
					\$ 38,102.40
Clerical/Office					
Clerical-processing	10	hrs.	\$ 48.00	\$ 480.00	
Meeting coordination	8	ls	\$ 200.00	\$ 1,600.00	
				\$ -	\$ 2,080.00
				Sub Total	\$ 59,024.60
				5% Overhead	\$ 2,951.23
				5% Profit	\$ 3,098.79
				Total Conceptual Design	\$ 65,074.62

Construction Documents/GMP OAC meetings as needed ,review current documents, refine project management plan, meetings to review specific issues or design assist items, maintain an updated estimate, update schedule, constructability reviews, subcontractor bid list, develop scope abstracts, finalize GMP. This will include evaluation of multiple GMP deliveries with delivery. Developed in three submittals with estimates for each 50% CD review, 90% CD review, 100% Bid Documents.

Schedule - December 2021-February 2021	Quantity	Units	Rate	Sub Total	Total
Project Management					
Project Manager	240	hrs.	\$ 81.25	\$ 19,500.00	
Project Engineer	120	hrs.	\$ 49.38	\$ 5,925.60	
Field Investigations/ doc review-	140	hrs.	\$ 74.03	\$ 10,364.20	
Constructability Review/ Scheduling	260	hrs.	\$ 83.56	\$ 21,725.60	
Pot holing and utility location	0	allowance	\$ 3,500.00	\$ -	
					\$ 57,515.40
Estimating					
Sr. Pre-Construction Manager	160	hrs.	\$ 128.85	\$ 20,616.00	
Pre-Construction Manager	210	hrs.	\$ 83.56	\$ 17,547.60	
Estimator	620	hrs.	\$ 74.03	\$ 45,898.60	
					\$ 84,062.20
Clerical/Office					
Clerical-processing	16	hrs.	\$ 48.00	\$ 768.00	
Meeting coordination	24	ls	\$ 200.00	\$ 4,800.00	
				\$ -	\$ 5,568.00
				Sub Total	\$ 147,145.60
				5% Overhead	\$ 7,357.28
				5% Profit	\$ 7,725.14
				Total Conceptual Design	\$ 162,228.02
				Phase 2 Preconstruction Subtotal	\$ 298,173.00
				Phase 2 Preconstruction Contingency 10%	\$ 29,817.30
				Phase 2 Preconstruction Fee	\$ 327,990.30

Reimbursable Expenses: billed only on submitted receipts					
Conceptual Design Plan Service and reproduction	1	ls	\$ 250.00	\$ 250.00	
Schematic Design Plan Service and reproduction	1	ls	\$ 500.00	\$ 500.00	
Design Development Plan Service and reproduction	1	ls	\$ 1,500.00	\$ 1,500.00	
Construction Documents Plan Service and reproduction	1	ls	\$ 3,500.00	\$ 3,500.00	
			Total Phase 2 Reimbursables Expenses	\$ 5,750.00	
			Total Phase 2 Preconstruction Services	\$ 333,740.30	

End of Attachment 1 to Appendix "D"