

**Exhibit 3  
Design-Build Firms Pricing Schedule**

9/1/2020

<b>Design Services Fee</b>	
Item Description	Costs
Design Phase Fees	\$
Percentage of Cost of Work	%
Design Administration Services Fee (Construction Phase)	\$
Percentage of Cost of Work	%
<b>TOTAL Design Services Fee</b>	<b>\$</b>

<b>Construction Services Fee</b>		
Section	Title	Cost
<b>01 00 00</b>	<b>General Requirements</b>	
<b>01 01 01</b>	<b>Pre-construction Services Fee</b>	\$
	Percentage of Cost of Work	%
	<b>START List of Allowable General Conditions (Construction Phase)</b>	
<b>01 01 10</b>	<b>Mobilization</b>	
	Field Offices & Furnishings	\$
	Field Office Maintenance and Cleaning	\$
	Storage Trailers	\$
	Small Tools & Consumables	\$
	Monthly Cell Phone Expenses	\$
	Job Site Communications (radios, chargers, etc.)	\$
	Final Clean (general site, windows/glass, etc.)	\$
	Job Office Supplies	\$
	Job Site Computers, Copiers, Fax, Servers, etc.	\$
	Postage & Shipping Expenses	\$
	Project Sign	\$
	Drinking Water & Supplies (site and offices)	\$
	Incidental Construction Equipment, Fuel & Drayage	\$
	Materials Handling	\$
	Document Imaging	\$
	Parking Logistics	\$
	Printing/Reproduction Costs	\$
	As-built & Record Document Preparation	\$
	Partnering Costs	\$
	Employee I.D./Badging/Background Checks	\$
	Safety Expenses	\$
	PPE for Staff & Visitors	\$
	First Aid	\$
	Fall Protection	\$
	Safety Program Administration & Training	\$
	Safety Incentives	\$
	Drug Testing	\$
	Safety Signage	\$
	Travel Allowance	\$
<b>01 01 20</b>	<b>Demobilization</b>	\$
<b>01 02 10</b>	<b>Project Management</b>	
	Superintendent(s)	\$
	Safety Manager	\$
	CPM Scheduler	\$
	Quality Assurance / Quality Control / Inspections	\$
	Project Manager(s)	\$
	Project Executive	\$
	Field Office Engineer/Inspector	\$
	Field Office Support Staff	\$
	Project Expeditor	\$
	Assistant Superintendent(s)	\$
	Commissioning (support of Program Manager's Commissioning Agent)	\$
	Commissioning Agent (per Enhanced Commissioning Plan)	\$
		\$

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<b>01 02 20</b>	<b>Site Conditions</b>	
	Temporary Power consumption	\$
	Temporary Power hookup & meters	\$
	Temporary Water and Sewer consumption	\$
	Temporary Water Hookup, Distribution & Meters	\$
	Temporary Telephone & Network System Installation	\$
	Temporary Telephone & Internet Consumption Fees	\$
	Temporary Fire Protection	\$
	Temporary Heating & Cooling	\$
	Temporary Fencing	\$
	Temporary Walkways	\$
	SWPPP Measures	\$
	Dust Control	\$
	Temporary Entries and Truck Washes	\$
	Street Cleaning (by G.C.)	\$
	Traffic Control Measures	\$
	Traffic Control Maintenance	\$
	Temporary Barricades & Signage	\$
	Temporary Roads	\$
	Temporary Lighting	\$
	Temporary Partitions	\$
	Temporary Toilets/Sanitary Measures	\$
	Temporary Laydown (prep and restoration)	\$
	Security	\$
	Examination & Preparation	\$
	Pre-construction Photo Documentation	\$
	Progress Photos	\$
	Temporary Protection (in-place work/adjacent structures)	\$
	Temporary Weather Protection/Enclosures	\$
	Trash Chutes	\$
	Dumpsters (site and field offices) and trash removal	\$
<b>01 02 30</b>	<b>Bonds (excluding any for sub-consultants)</b>	
	Builder's Risk Insurance	\$
	Professional Liability insurance	\$
	Commercial General Liability Insurance	\$
	Commercial Auto insurance	\$
	Workman's Comp & Employee Liability Insurance	\$
	Umbrella Policy	\$
	Security, Payment & Performance Bonds	\$
<b>01 02 40</b>	<b>PERMITS</b>	
	Building Permits	\$
<b>SUBTOTAL List of Allowable General Conditions</b>		<b>\$</b>
Daily General Conditions Cost Rate = Total of General Conditions Costs ÷ Number of total calendar days included in the Approved Project Schedule		\$
<b>END List of Allowable General Conditions</b>		
<b>01 03 20</b>	<b>General Administrative Fee (Profit and all other costs not otherwise specifically itemized in this Pricing Schedule)</b>	<b>\$</b>
Percentage of Cost of Work		%
<b>TOTAL Construction Services Fee</b>		<b>\$</b>

**Cost of the Work - New NEOC**

Section	Title	Cost
New NEOC Admin Bldg.		
02 00 00	Site Construction & Demolition	\$
03 00 00	Concrete	\$
04 00 00	Masonry	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics, and Composites	\$
07 00 00	Thermal and Moisture Protection	\$
08 00 00	Openings	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$

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11 00 00	Equipment	\$
12 00 00	Furnishings	\$
13 00 00	Special Construction	\$
21 00 00	Fire Protection	\$
22 00 00	Plumbing	\$
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Electronic Safety and Security	\$
33 00 00	Utilities (within 5 ft line)	\$
<b>SUBTOTAL Cost of the Work: Fixed Price - New NEOC Admin Bldg.</b>		<b>\$</b>
<b>Section</b>	<b>Title</b>	<b>Cost</b>
New NEOC Supply Bldg.		
02 00 00	Demolition	\$
03 00 00	Concrete	\$
04 00 00	Masonry	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics, and Composites	\$
07 00 00	Thermal and Moisture Protection	\$
08 00 00	Openings	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
13 00 00	Special Construction	\$
21 00 00	Fire Protection	\$
22 00 00	Plumbing	\$
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Electronic Safety and Security	\$
33 00 00	Utilities (within 5 ft line)	\$
<b>SUBTOTAL Cost of the Work: Fixed Price - New NEOC Supply Bldg.</b>		<b>\$</b>
<b>Section</b>	<b>Title</b>	<b>Cost</b>
New NEOC Fleet Bldg.		
02 00 00	Demolition	\$
03 00 00	Concrete	\$
04 00 00	Masonry	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics, and Composites	\$
07 00 00	Thermal and Moisture Protection	\$
08 00 00	Openings	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
13 00 00	Special Construction	\$
21 00 00	Fire Protection	\$
22 00 00	Plumbing	\$
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Electronic Safety and Security	\$
33 00 00	Utilities (within 5 ft line)	\$
<b>SUBTOTAL Cost of the Work: Fixed Price - New NEOC Fleet Bldg.</b>		<b>\$</b>
<b>Section</b>	<b>Title</b>	<b>Cost</b>
New NEOC Supporting Facilities		
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities (outside 5ft line)	\$
<b>SUBTOTAL Cost of the Work: Fixed Price - New NEOC Supporting Facilities</b>		<b>\$</b>
<b>TOTAL Cost of the Work: Fixed Price - New NEOC</b>		<b>\$</b>

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<b>Cost of the Work - Existing NESC</b>		
<b>Section</b>	<b>Title</b>	<b>Cost</b>
<b>Existing NESC</b>		
02 00 00	Site Construction & Demolition	\$
03 00 00	Concrete	\$
04 00 00	Masonry	\$
05 00 00	Metals	\$
06 00 00	Wood, Plastics, and Composites	\$
07 00 00	Thermal and Moisture Protection	\$
08 00 00	Openings	\$
09 00 00	Finishes	\$
10 00 00	Specialties	\$
11 00 00	Equipment	\$
12 00 00	Furnishings	\$
13 00 00	Special Construction	\$
21 00 00	Fire Protection	\$
22 00 00	Plumbing	\$
23 00 00	Heating, Ventilating, and Air Conditioning (HVAC)	\$
26 00 00	Electrical	\$
27 00 00	Communications	\$
28 00 00	Electronic Safety and Security	\$
31 00 00	Earthwork	\$
32 00 00	Exterior Improvements	\$
33 00 00	Utilities	\$
<b>SUBTOTAL Cost of the Work: Fixed Price - Existing NESC</b>		\$
<b>TOTAL Cost of the Work: Fixed Price - Existing NESC</b>		\$
<b>TOTAL - Design Services Fee</b>		
		\$
<b>TOTAL - Construction Services Fee</b>		
		\$
<b>TOTAL - New NEOC Cost of Work</b>		
		\$
<b>Construction Contingency - New NEOC</b>		
		\$
<b>TOTAL - Existing NESC Cost of Work</b>		
		\$
<b>Construction Contingency - Existing NESC</b>		
		\$
<b>Allowance: Public Outreach</b>		
		\$
<b>Allowance : Dispute Resolution</b>		
		\$
<b>Allowance: Worksite Conditions Allowance</b>		
		\$
<b>Allowance: Owner's Allowance</b>		
		\$
<b>Guaranteed Maximum Price (GMP) for Project</b>		
		\$