

MODIFICATION NO. 1

CITY OF CLEARWATER DOWNTOWN DEVELOPMENT ANALYSIS SERVICES

This Modification Number 1 to the Agreement between the City of Clearwater, FL ("Client"), and HR&A Advisors, Inc. ("Contractor"), to provide Downtown Development Analysis Services dated May 30, 2023 ("Agreement"), is made effective as of July 24, 2023. The following modifications to the executed Agreement between Client and Contractor dated May 30, 2023, are to be made:

1. In "3. Scope of Services", the Contractor agrees to expand its services through the engagement of Dharam Consulting to provide cost estimation and consulting services, as proposed in Exhibit B.
2. In "8. Compensation", the cost of the Scope of Services is increased by \$10,000 and shall not exceed \$146,500 plus \$5,000 in reimbursable expenses for a total of up to \$151,500.

Except to the extent modified herein, all terms and conditions of the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the City of Clearwater and the Contractor have executed this Modification Number 1 on August 1, 2023.

HR&A Advisors, Inc.



CARY HIRSCHSTEIN, PARTNER

8/1/23

Date

ATTEST

City of Clearwater

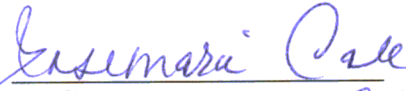


Enter Name, Title

Jennifer Poirrier
City Manager

8/1/23

Date

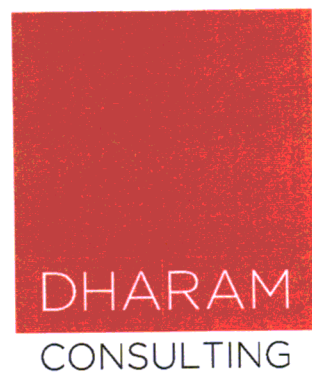


ATTEST

Rosemarie Gull
City Clerk



Exhibit B: Dharam Consulting Scope



Date 25th July, 2023

Ms. Claire Summers
Senior Analyst
HR&A Advisors INC
99 Hudson Street, Third Floor
New York NY 10013

Confidential Residential Tower, Tampa Bay FL
Cost Consulting Services, 5426-CAL-COM-23-HRA-THEBLUFFS Rev1

Dear Claire:

Thank you for inviting us to submit a proposal to provide cost and risk consulting services. We are very keen to be a part of this important project.

We believe that Dharam Consulting has the individual and collective capability to provide exceptional cost and risk consultancy services to facilitate the delivery of your project on time, to budget and to the desired quality. All of our people have experience of working with premier architects, owners and developers both in the US and globally.

Simon Hough will be the Director-in-Charge. He will be supported by our local office cost consultants, and they will attend key client and design team meetings when required. They will support the architectural, structural and MEP specialists to produce the detailed estimating work. We are well versed in the use of BIM and 3D technology and would welcome the opportunity to work with you to establish a protocol which would aid quantity extraction for checking and verification purposes and supplement our 2D work.

We have worked with all the main CM's working in this sector and we have a good track record of challenging, reconciliation and collaboration with them.

Our extensive experience in the global and local market place has allowed us to develop a highly detailed cost data base which includes benchmarking information of high quality projects of this type.

We have broad experience of working on LEED projects. Our LEED Consultant can provide meaningful support to our cost services as well as in dedicated LEED workshops providing cost data on system appraisal and material selection from a first cost as well as whole life cost perspective. We can also perform Life Cycle Cost Analysis work on materials or systems if required.

Total Lump Sum Fee Proposed for this Project is \$10,000.00 (Ten Thousand Dollars and Zero Cents).

Comprehensive project cost estimating at the following design phases:

Provide a single estimate at 100% Concept Phase.

Services included in this fee;

- Provide a fully detailed Cost Model which is commensurate with the level of detail provided in the drawings and specifications. Where design information is incomplete, or options are still in play we will work with the design team to agree on budget allowances or provide additional detail and include this in the estimate to ensure the total cost of construction is reflected in our published cost plan. Estimate will be in Uni-Format and CSI summary if required.
- We will attend up to 3 virtual design team meetings for each work phase.
- We will provide a confidence level commentary on the pricing levels that we have included in our estimate especially relating to any allowances for work yet to be designed and for any other target budgets.
- We will solicit prices from appropriate local vendors, review information from surveys and reports.
- Research comparable pricing of local and similar national projects.
- The format for the estimate will be reviewed and agreed with the team prior to its development.
- We will provide one (1) revision to each estimate when required to account for corrections and/or clarification and to test and document scope modifications that are deemed necessary to meet the construction budget.
- We will suggest and vet design and construction alternatives as appropriate.
- We will review and comment on any outstanding risks that we perceive.
- Review and comment on the construction schedule informing cost considerations in relation to project duration, general conditions and general requirements.
- Comment on LEED considerations and provide general support to achieve client objectives.
- Provide a written opinion on the additional cost per unit of incorporating new units into the 1-tower concept.
- Provide a written opinion of the reasonableness of the cost estimates for both the 1- and 2-tower concepts. Our statement of reasonableness will encompass all primary elements namely Site Work, Commercial space, Car Parking and the main Apartment tower.

Exclusions

1. Life Cycle Costing.
2. Value Engineering.
3. Formal Risk Management Process.
4. CM Reconciliation.
5. Construction Scheduling and Logistics.
6. Construction Phase Cost Management.
7. Provision of on-going and continuous cost management during the design phases.

Travel expenses that are incurred within a 100 mile radius of our Los Angeles office are included in our fee. Other expenses will be billed as cost.

We assume we will be provided with electronic copies of all relevant documentation together with 3D models and up to two hard copy half size sets if we request them at no extra cost.

Any other services required will be billed at our standard charge out rates.

Estimating Schedule

Unless otherwise agreed, we request a minimum of three weeks' notice and three weeks to complete the work for each stage. With a start date yet to be determined, we suggest the following dates for the formal submittals of our service:

	Documents to Dharam Consulting	Complete Cost Plan
Conceptual Design Cost Plan	7/23/23	8/9/23
Written Opinion of Cost		8/10/23

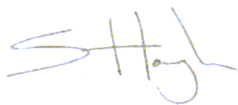
Payment Terms

We will arrange a payment schedule with you that allows us to invoice you periodically as we complete the work. Our payment terms are 30 days net. Payments not received within the first 30 days will incur a monthly finance charge equal to 2.5% of the balance of all outstanding sums.

This fee proposal is valid for 30 days. Our work output will be issued electronically in typical standard word, excel or PDF based documents. Our cost models and cost plans will be in standard Uni-format elemental summaries. If hard copies are required, we will provide up to 6 copies to a presentation meeting.

We very much look forward to the opportunity of working with you on this exciting project. Please do not hesitate to contact us if you require additional information.

Sincerely



Simon R. Hough
Director
Dharam Consulting, LLC