

RESOLUTION NUMBER 7749

WHEREAS, the City of Beatrice, Nebraska (“City”) has contracts for capacity and energy requirements through 2030; and

WHEREAS, the City needs to secure capacity and energy beyond 2030; and

WHEREAS, in 2024 the City retained 1898 Co., a part of Burns & McDonnell Engineering Company, to conduct a Site Selection Study to evaluate potential locations for the development of a natural-gas fired electric generation facility; and

WHEREAS, in 2025 the City retained HDR, Inc. (“HDR”) to evaluate available generating equipment, propose a strategy for equipment procurement and construction, identify expected project permitting needs, develop a preliminary risk matrix, and develop a high-level project schedule; and

WHEREAS, on or about February 17, 2026, the City committed to pursuing the next steps in the construction of a natural-gas fired electric generation facility which include identifying partners to provide economies of scale, develop ownership structure and purchase power agreements (“PPA”), and work with HDR to prepare bid documents for major equipment.

WHEREAS, the City desires to enter into an agreement with HDR to retain HDR to provide project management services, including procurement of equipment, environmental permitting, and natural gas pipeline extension, for the development of a natural-gas fired electric generation facility.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. That the Mayor and City Clerk are hereby authorized to execute the Agreement with HDR, Inc., and any and all other documents necessary, to retain HDR, Inc., to provide project management services, including procurement of equipment, environmental permitting, and natural gas pipeline extension, for the development of a natural-gas fired electric generation facility. A copy of said Agreement is attached hereto as Exhibit "A" and is incorporated herein by reference.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION PASSED AND ADOPTED this 16th day of March, 2026.

Attest:



Amanda Kuhlman, Deputy City Clerk



Robert Morgan, Mayor

Exhibit "A"

HDR's proposed scope has been broken down into Tasks for specific scope areas. The following table outlines the Tasks. A detailed description of activities, deliverables and key understanding for each Task is included in this section.

SCOPE OF SERVICES OUTLINE:

Task 200.1	Project Management
Task 200.2	Owner Furnished Equipment (OFE) Procurement Support
Task 200.3	Preliminary Engineering
Task 200.4	Air Permitting Support
Task 200.5	Additional Environmental Permitting and Agency Interaction
Task 200.6	Natural Gas Pipeline Support
Task 200.7	OFE Design Review Support
Task 300.1	EPC Contract Document Development
Task 300.2	EPC Contract Bidding, Evaluation, and Negotiations
Task 300.3	EPC Design Phase Services
Task 300.4	EPC Construction Phase Services
Task 400	Additional Services

DETAILED SCOPE OF SERVICES:

Task 200.1 – Project Management

Objectives:	<ul style="list-style-type: none"> – Effectively plan and manage internal resources. – Provide the City information on project performance.
HDR Activities:	<ul style="list-style-type: none"> – Develop and manage overall project schedule and budget using project controls tools. – Manage HDR's internal team resources. – Submit monthly invoices and progress reports to the City. – Develop and periodically update project schedule. – Perform administrative functions including consultation, arranging meetings, documenting meeting minutes, documenting stakeholder communications, filing/storing project information and providing progress reports on a regular basis.
Anticipated Meetings:	<ul style="list-style-type: none"> – All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise. – Project kickoff meeting attended by three (3) HDR personnel at the City's offices. – Bi-weekly coordination meetings attended by two (2) HDR personnel.
Task Deliverables:	<ul style="list-style-type: none"> – Monthly invoices and progress reports.
Information and Services Provided by Others:	<ul style="list-style-type: none"> – The City to indicate information and format desired in monthly reports. – OFE suppliers, EPC contractor, the City, and other contractors to supply schedule and cost information to HDR in formats suitable for incorporation into HDR's documents.
Key Understandings and Assumptions:	<ul style="list-style-type: none"> – All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar).

- HDR has based their proposal on providing 9 months of services (beginning in April 2026 and ending in December 2026). Changes in the duration of the project will require this to be revised.

Task 200.2 – Owner Furnished Equipment (OFE) Procurement Support

- Objectives:**
- Issue bidding documents for procurement of OFE through one-step procurement process.
 - Provide clarifying information to bidders during proposal response period.
 - Evaluate proposals received from bidders.
 - Provide recommendations to the City for major equipment supply contracts.
 - Award OFE contracts through negotiations and conformance process.

- HDR Activities:**
- Develop and issue RFPs to qualified major equipment vendors for procurement of generating equipment and GSU transformers.
 - Develop evaluation matrix for bidders of each procurement package.
 - Provide technical support and assistance for contract negotiations for purchase of OFE.
 - Issuance of bid questions and clarifications to achieve confirmation of bidder's scope, schedule and pricing for each bid package.
 - Preparation of a bid evaluation report with recommendation letter for each bid package.
 - Participation in contract negotiations for each bid package.
 - Development of "final conformance" contract language for each bid package.
 - Assist the City in preparation of contract award documents.

- Anticipated Meetings:**
- All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise.
 - One (1) meeting attended by four (4) HDR personnel to review draft generating equipment procurement.
 - One (1) meeting attended by four (4) HDR personnel to review draft GSU transformer procurement.
 - Two (2) pre-bid meetings attended by two (2) HDR personnel. One (1) meeting is anticipated for each bid package.
 - Four (4) negotiations meetings attended by four (4) HDR personnel at the City's offices.

- Task Deliverables:**
- Draft and final RFPs.
 - Summary of information (a bid tabulation) received from bidders for each bid package.
 - Summary of questions and clarifications for each bid package.
 - Detailed evaluation matrices and letters of recommendation for each bid package.

- Information and Services Provided by Others:**
- The City to supply proposed contract Terms and Conditions in electronic format. HDR will incorporate these with technical documents.
 - The City will issue RFP documents to vendors.
 - The City to provide comments to HDR on draft documents.

Key Understandings and Assumptions:	<ul style="list-style-type: none"> – All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar). – HDR anticipates using a one-step procurement process. Bidding documents issued to equipment bidders will request qualifications/experience, technical, and commercial information to be submitted with proposal. – It is anticipated that CT and RICE bidders will be asked to provide a proposal option which includes a long term service agreement (LTSA). – RFPs to include scope of work, specifications, conceptual drawings, and required technical submittals from vendors for purchase of major equipment. – Detailed evaluation matrices and letters of recommendation will be provided after HDR and the City have discussed information submitted by bidders and after any negotiation meetings. – HDR is assuming a total of two (2) procurement packages. <ul style="list-style-type: none"> • The first package will be used for procurement of generating equipment – allowing for bidders to propose RICE equipment or simple-cycle CT equipment with an anticipated plant size of 100-200 MW. • After the type of generating equipment has been selected, a second package will be used for procurement of the GSU transformers. • It is assumed that one generating technology will be selected by the City and one type of transformer will be needed.
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Task 200.3 – Preliminary Engineering

Objective:	<ul style="list-style-type: none"> – Develop technical information required for EPC specification development and permitting activities.
HDR Activities:	<ul style="list-style-type: none"> – Confirm technical project information developed during Task 100 activities (3/2/2026 Report). This includes conceptual general arrangement (GA) drawings, conceptual heat balances, overall electrical one-line diagrams, and preliminary process and information diagrams (P&IDs). – Develop technical information to be used for permitting activities. – Develop division of responsibility/scope of supply (DOR/SOS) matrix for EPC contract. – Define requirements associated with site utilities. – Develop work scope and technical bid package for preliminary geotechnical site investigations. – Develop work scope and technical bid package for preliminary site surveys.
Anticipated Meetings:	<ul style="list-style-type: none"> – All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise. – Two (2) coordination meetings attended by four (4) HDR personnel.
Task Deliverables:	<ul style="list-style-type: none"> – Conceptual GA drawings, predicted performance, one-line diagrams, water-mass balance, and preliminary P&IDs. – Draft and Final DOR/SOS. – Draft and Final work scope and technical bid package for geotechnical site investigations.

Information and Services Provided by Others:	<ul style="list-style-type: none"> - Draft and Final work scope and technical bid package for site surveys. - HDR will provide the City with technical information to supply to potential bidders regarding information needed, but the City will execute and hold a direct contract for geotechnical work. This will be outside of HDR's scope of services. - HDR will provide the City with technical information to supply to potential bidders regarding information needed, but the City will execute and hold a direct contract for site survey work. This will be outside of HDR's scope of services. - The City to provide HDR with geotechnical and site survey data received by selected contractors.
Key Understandings and Assumptions:	<ul style="list-style-type: none"> - All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar). - The anticipated level of design on technical project information drawings is conceptual; it will not be suitable for construction. Detailed design tasks will be performed by EPC contractor as the Engineer of Record (EOR). - DOR/SOS document will list anticipated project components and note which parties will be responsible to engineer, procure, and install them. It will be produced in a DOCX document for including in an EPC RFP.

Task 200.4 – Air Permitting Support

Objectives:	<ul style="list-style-type: none"> - Prepare Prevention of Significant Deterioration (PSD) air quality construction permit application for the proposed project. - Assist the City in obtaining favorable permit conditions for operational and compliance purposes.
HDR Activities:	<ul style="list-style-type: none"> • Prepare PSD Permit Application • Prepare emissions calculations for the proposed project. • Based on the resulting emission calculations, HDR will compare the total project stationary source emissions with Prevention of Significant Deterioration (PSD) major source and significant emission rate (SER) thresholds to determine which pollutants trigger PSD review. • For the purposes of this Task, HDR assumes that the proposed project will qualify as a major stationary source for PSD permitting purposes. For each PSD-regulated pollutant with project total stationary source emissions above the significant emissions increase levels defined in the Nebraska Administrative Code Title 129, Chapter 4, HDR will complete a Best Available Control Technology (BACT) analysis using EPA's top-down BACT guidance. • For GHG emissions (primarily CO₂), HDR proposes to take a qualitative approach for all emission units. HDR is not proposing to develop or present costs for carbon capture and sequestration (CCS) implementation. Further, HDR proposes to make a case for BACT of combustion units being periodic tuning and other recommended maintenance of equipment to optimize combustion.

- For BACT on criteria pollutants other than the PM species and SO₂, HDR assumes that the feasible emission control technology with the top-level of control will be used for all units where this case can be made. For any emission units for which a cost analysis (\$/ton removed) is needed to justify less than the top level of control, HDR assumes that the City's equipment supplier or EPC contractor will provide capital and O&M costs for control equipment deemed technically feasible for the affected emission units.
- Once preliminary emission rates are defined, HDR will conduct preliminary dispersion modeling analyses for near-field ambient air receptors using the latest EPA version of the AERMOD model. Based on the distance of the Beatrice area from the nearest Class I areas no modeling of Class I increment or other impacts is expected to be required.
- While some data (e.g., meteorological data) and preliminary protocol discussions will be needed with Nebraska Department of Water, Environment, and Energy (NDWEE) prior to conducting the preliminary analysis, the goal of this analysis is to help the City determine, in advance of submitting a full protocol for the agency's approval, that the proposed design and emission factors can result in a demonstration of compliance with National Ambient Air Quality Standards (NAAQS) and PSD Class II allowable increments. Once the preliminary modeling analysis determines a design compliance scenario, a complete dispersion modeling protocol will be prepared and submitted for review and approval by NDWEE.
- Upon receiving agency approval of the submitted modeling protocol, HDR will finalize the dispersion modeling to incorporate any changes required by the agency.
- HDR will review New Source Performance Standards (NSPS) and National Emissions Standards for Hazardous Air Pollutants (NESHAPS) to determine which of these standards potentially apply to the project emission units. HDR will provide, for inclusion in the permit application, a brief summary of requirements for each potentially applicable NSPS and NESHAPS, and describe why the requirement does or does not apply to the proposed project.
- HDR will complete the PSD air quality construction permit application by preparing an executive summary, introduction section, project description section, emissions and applicable requirements summary, BACT analysis, air quality analysis, additional impacts section, emissions calculation spreadsheets, and appropriate permit application forms. A draft permit application will be provided to the City for review. HDR will incorporate the City's comments as appropriate and provide final electronic and hard copies of the full document for the City's records and for the City's signature and submission to NDWEE.
- Draft PSD Permit Review and Comment Preparation
- Prior to the official public notice and comment period for the draft permit, HDR will request and review the pre-draft permit (i.e. source review) and provide the City with suggested

- corrections and revisions to minimize the permit's impacts on operations and compliance demonstration burdens.
 - HDR will also review the draft permit during the public notice period and provide the City with suggested corrections and revisions (including any not addressed in the pre-draft review stage).
- Acid Rain Permit
 - Prepare Acid Rain Permit application for the proposed generation units, as applicable.

- Anticipated Meetings:**
- All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise.
 - One (1) pre-application meeting with NDWEE to discuss the project and planned permitting approach attended by three (3) HDR personnel. It is anticipated that this meeting will occur before HDR has performed significant permitting activities. It is anticipated that this meeting will occur in-person at the NDWEE offices in Lincoln, NE.
 - Three (3) meetings with the City attended by three (3) HDR personnel to discuss draft permit information.

- Task Deliverables:**
- Preliminary air dispersion modeling results and recommendations (if any are needed) for design changes.
 - Air dispersion modeling protocol to the City for review and NDWEE for review and approval.
 - Draft PSD air quality construction permit application.
 - Final PSD air quality construction permit application for the City signature and submittal.
 - Comments and recommended edits to pre-draft and draft PSD permit.
 - Draft and Final Acid Rain Permit application.

- Information and Services Provided by Others:**
- Emission guarantees, operational and stack parameters, and plant layout will be provided by the EPC contractor and/or OFE suppliers.
 - Equipment performance data from OFE vendors and EPC Contractor.
 - Nearby stationary sources required to be included in the air dispersion modeling analysis will be provided by NDWEE.
 - Meteorological data for running AERMOD will be provided by NDWEE as pre-processed and ready for use in AERMOD.

- Key Understandings and Assumptions:**
- All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar).
 - This task includes services related to PSD permitting. If the project qualifies as a minor source (i.e., synthetic minor non-PSD permit), HDR will prepare the appropriate minor source construction permit application within the level of effort associated with this task.
 - It is assumed that the air permitting authority will be the NDWEE.
 - Preconstruction ambient air and/or meteorological monitoring will not be required for conducting the air quality modeling analyses.
 - For developing a compliance scenario, it is assumed that up to three sets of AERMOD model runs (all years, all pollutants as needed) are adequate to determine a compliance scenario. Additional runs to assess changes in design and emission rates can be provided at HDR's billing rates used for the in-scope efforts described above.

- Satisfying additional agency requests for information (beyond a determination of application completeness), participation in public meetings, responding to public comments, or negotiating permit terms, as well as post-permit assistance including but not limited to stack testing plans, protocols, and evaluations are outside of this scope of services. HDR can provide this type of assistance to the City if requested by the City, but it is not included in this scope of work. It can be added to a future Task.
- The City will provide the site information needed to complete the Acid Rain permit application.
- All permit application fees will be paid by the City.

Task 200.5 – Additional Environmental Permitting and Agency Interaction

- Objectives:**
- Confirm preliminary permitting matrix developed during Task 100 activities (3/2/2026 Report).
 - Coordinate with the City to obtain agency reviews and/or approvals relating to applicable laws, statutes, regulations and codes of regulating entities.
 - Support the City in developing the Southwest Power Pool (SPP) Generation Interconnection Agreement Request submittals with respect to facility scoping and construction review.
 - Support the City in developing documents for approval from the Nebraska Power Review Board (PRB).

- HDR Activities:**
- Review preliminary permitting matrix. Update as needed.
 - Provide data to the City related to SPP Generation Interconnection Request.
 - Coordinate and supply OFE vendor data to support SPP analyses during the interconnection process
 - Supply supporting data to the City for NE PRB approval process.

- Anticipated Meetings:**
- All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise.
 - Four (4) meetings attended by two (2) HDR team members.

- Task Deliverables:**
- Supporting vendor and contractor data for initial and updated SPP electrical interconnection application document for each project site.

- Information and Services Provided by Others:**
- Equipment performance data from OFE vendors as well as EPC for SPP electrical interconnection application

- Key Understandings and Assumptions:**
- All permit application fees will be paid by the City, including all SPP costs.
 - No Section 404 Clean Water Act or Section 408 approvals will be required.
 - No federal nexus to the project exists that would invoke Section 106 of the Historic Preservation Act, Section 7 of the Endangered Preservation Act, or other requirements.
 - No local planning and zoning permits will be needed (change in zone, variance, or special use).

- The water source at the project site will be connection to the City's municipal potable water system.
- The permitting matrix will clarify the division of responsibility for permitting activities, and this will be incorporated into the EPC contract.

Task 200.6 – Natural Gas Pipeline Support

- Objectives:**
- Assist the City with securing a contract for natural gas supply to site.
 - Provide clarifying information to bidders during proposal response period.
 - Evaluate proposals received from bidders.
 - Provide recommendations to the City for gas supply contract.

- HDR Activities:**
- Develop and issue RFP to potential natural gas suppliers.
 - Develop evaluation matrix for bidders of each procurement package.
 - Provide technical support and assistance for contract negotiations of natural gas supply contract.
 - Issuance of bid questions and clarifications to achieve confirmation of bidder's scope, schedule and pricing.
 - Preparation of a bid evaluation report with recommendation letter for bid package.
 - Participation in contract negotiations for bid package.
 - Development of "final conformance" contract language for bid package.
 - Assist the City in preparation of contract award documents.

- Anticipated Meetings:**
- All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise.
 - One (1) meeting attended by two (2) HDR personnel to review draft RFP.
 - One (1) pre-bid meeting attended by two (2) HDR personnel.
 - One (1) negotiations meetings attended by two (2) HDR personnel at the City's offices.

- Task Deliverables:**
- Draft and final RFP.
 - Summary of information (a bid tabulation) received from bidders.
 - Detailed evaluation matrices and letters of recommendation.

- Information and Services Provided by Others:**
- The City to supply proposed contract Terms and Conditions in electronic format. HDR will incorporate these with technical documents.
 - The City will issue RFP documents to vendors.
 - The City to provide comments to HDR on draft documents.

- Key Understandings and Assumptions:**
- All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar).
 - HDR anticipates using a one-step procurement process. Bidding documents issued to potential bidders will request qualifications/experience, technical, and commercial information to be submitted with proposal.
 - RFP to include scope of work, specifications, conceptual drawings, and required technical submittals from bidders for supply of natural gas.

- Detailed evaluation matrix and letter of recommendation will be provided after HDR and the City have discussed information submitted by bidders and after any negotiation meetings.

Task 200.7 – OFE Design Review Support

- Objectives:**
- Review design information provided by OFE suppliers for conformance with contract documents.

- HDR Activities:**
- Review submittals provided by OFE suppliers. Coordinate review by the City. Provide consolidated responses to OFE suppliers on submittals.
 - Download and maintain a log of all transmittals received from OFE supplier.
 - Maintain a database/spreadsheet tracking comments provided to OFE suppliers and the responses received.
 - Participate in regular supplier coordination meetings.

- Anticipated Meetings:**
- All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise.
 - One (1) kickoff meeting attended by four (4) HDR personnel related to procurement of generation equipment. Meeting is anticipated to be at the offices of the equipment supplier, within the United States of America.
 - One (1) kickoff meeting attended by three (3) HDR personnel related to procurement of GSU transformers. Meeting is anticipated to be at the offices of the equipment supplier, within the United States of America.
 - Regular design review meetings with OFE suppliers.

- Task Deliverables:**
- Design review comments on OFE submittals.
 - Comment tracking database/spreadsheet will be maintained and regularly shared with the City.

- Information and Services Provided by Others:**
- The City to provide comments on the OFE submittals within the contractually allowed timeframes.

- Key Understandings and Assumptions:**
- All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar).
 - HDR anticipates the EPC contract will include leading the technical administration of OFE submittals. Once the EPC contract is in place, HDR will transition out of the lead role in reviewing and responding to OFE submittals, and the EPC Contractor will lead these activities. HDR will continue to provide review comments on OFE submittals through the EPC contractor back to the OFE suppliers.

PRICING FOR TASKS 300.1 through 400 WILL BE DETERMINED AT A LATER TIME IN THE PROJECT (TARGETED Q4 OF 2026).

Task 300.1 – EPC Contract Document Development

Objectives:	<ul style="list-style-type: none">– Pre-qualify EPC construction contractors.– Issue bidding documents for EPC construction contract.
HDR Activities:	<ul style="list-style-type: none">– Develop RFQ for EPC Contractors.– Develop and issue RFP to qualified EPC Contractors.– Develop evaluation matrix for bidders.
Anticipated Meetings:	<ul style="list-style-type: none">– All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise.– One (1) meeting to review draft RFQ attended by two (2) HDR personnel.– One (1) meeting to review draft RFP attended by two (2) HDR personnel.
Task Deliverables:	<ul style="list-style-type: none">– Draft and final RFQ.– Draft and final RFP.
Information and Services Provided by Others:	<ul style="list-style-type: none">– The City to supply proposed contract Terms and Conditions in electronic format. HDR will incorporate these with technical documents.– The City to issue RFQ and RFP to bidders. HDR to supply bidding documents to the City.
Key Understandings and Assumptions:	<ul style="list-style-type: none">– All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar).– HDR anticipates using a two-step procurement process. Step one involves pre-qualifying vendors based on technical and commercial items. Step two involves a priced quotation with specific performance information.– RFQ will request technical, financial, and managerial qualifications to perform the anticipated EPC work.– RFP to include scope of work, specifications, drawings, and required technical submittals from vendors for purchase of major equipment.– Although not included in this scope of services, an additional task that may benefit the City and the project would be for HDR to develop interest in the marketplace by hosting potential EPC contractors to present their capabilities and to explain the project to the prospective contractors. This could be provided for an additional fee, if requested by the City.

Task 300.2 – EPC Contract Bidding, Evaluation, and Negotiations

Objectives:	<ul style="list-style-type: none">– Provide clarifying information to bidders during proposal response period.– Evaluate proposals received from bidders.
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	<ul style="list-style-type: none"> – Provide recommendations to the City for EPC construction contract.
HDR Activities:	<ul style="list-style-type: none"> – Provide technical support and assistance for contract negotiations for EPC contract. – Issuance of bid questions and clarifications. – Preparation of a bid evaluation report with a shortlist recommendation letter for EPC bid package. – Confirmation of bidder' scope, schedule and pricing for EPC bid package. – Participation in contract negotiations for EPC bid package. – Development of "final conformance" contract language for EPC bid package. – Assist the City in preparation of contract award documents.
Anticipated Meetings:	<ul style="list-style-type: none"> – All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise. – One (1) EPC contract pre-bid meeting attended by two (2) HDR personnel. Meeting is anticipated to be at the City's offices. – Four (4) negotiation meetings attended by four (4) HDR personnel for the EPC construction contract. One (1) meeting is anticipated to occur at the City's offices.
Task Deliverables:	<ul style="list-style-type: none"> – Summary of information (a bid tabulation) received from bidders for each bid package. – Detailed evaluation matrices and letters of recommendation for each bid package.
Information and Services Provided by Others:	<ul style="list-style-type: none"> – The City to provide comments to HDR on bid tabulations.
Key Understandings and Assumptions:	<ul style="list-style-type: none"> – All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar). – Detailed evaluation matrices and letters of recommendation will be provided after HDR and the City have discussed information submitted by bidders and after any negotiation meetings.

Task 300.3 – EPC Design Phase Services

Objectives:	<ul style="list-style-type: none"> – Monitor the equipment vendors' and EPC contractor's progress for conformance with schedule and contract technical requirements. – Manage change requests from equipment vendors and EPC contractors. – Monitor and update project costs and schedule for EPC project, OFE, and Owner-reported costs.
HDR Activities:	<ul style="list-style-type: none"> – Document, process, route, review, coordinate and provide return comments, as required, for all contract submittals.
Anticipated Meetings:	<ul style="list-style-type: none"> – All meetings are anticipated to be conducted via Teams or a similar online meeting platform, unless noted otherwise. – Two (2) meetings per week attended by four (4) HDR personnel are anticipated for the EPC contract. – Two (2) meetings per month attended by four (4) HDR personnel are anticipated for CT/RICE supply contract.

	<ul style="list-style-type: none"> One (1) meeting per month attended by four (4) HDR personnel is anticipated for the GSU supply contract.
Task Deliverables:	<ul style="list-style-type: none"> Notifications regarding submittals. Technical design and calculation reviews on submittals Review comments on document submittals (contractor and OEM; design and shop drawings). Review comments on monthly reports from EPC contract and OFE suppliers.
Information and Services Provided by Others:	<ul style="list-style-type: none"> The City to provide comments on submittals from equipment vendors and EPC contractors in timely manner and consolidated fashion.
Key Understandings and Assumptions:	<ul style="list-style-type: none"> All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar). Through the activities in Task 200.2, Task 300.1, and Task 300.2, the OFE vendors and EPC contractor will be required to provide lists of anticipated submittals. HDR will not generate a list of required submittals. HDR will monitor vendor and contractor compliance with these lists.

Task 300.4 – EPC Construction Phase Services

Objectives:	<ul style="list-style-type: none"> Observe construction progress at site. Coordinate activities and communication between the EPC contractor and the City's personnel. Witness key testing items. Monitor and verify construction progress. Monitor and update project costs and schedule EPC Project, OFE, and Owner-reported costs.
HDR Activities:	<ul style="list-style-type: none"> Provide one (1) full-time, on-site construction manager (CM). Provide two (2) full-time, on-site construction resident project representative (RPR) to observe progress, verify quality of the work, provide technical assistance, provide and document responses to contractor questions and/or information requests, provide interpretation and clarification of technical documents, and coordinate field testing and/or inspections. Provide weekly construction reports documenting progress to date. Document, coordinate and process contract change orders as approved by the City. Assist the City in change order negotiations as required. Document, maintain and track all construction records including correspondence, transmittals, requests for information, change orders, invoices, etc. Review and verify accuracy of EPC contract invoices prior to payment. Develop a comprehensive performance test plan to verify contractual compliance. Coordinate, assist and monitor execution of the performance test plan including documentation of results. Provide the same services for any retesting required to achieve satisfactory results.

- Provide final, detailed site inspections to verify the conformity and completeness of the work with the requirements of the contract documents. Record, document and inform the contractor of any deviations requiring correction.
- Provide project close out services to finalize all project documentation and transfer project information to the City for permanent retention.
- Review and validation of change order requests
- Assistance in equipment and facility inspection and testing
- Provide reviews of commissioning and startup activities
- Performance test witnessing /validation
- Verification that record drawings reflect final construction
- Risk assessment /management
- Punchlist development
- Support of negotiations for settlements of outstanding contract and warranty issues

- Anticipated Meetings:**
- Regular construction progress meetings are anticipated at the project site. It is anticipated that the RPRs will attend these meetings as part of their normal job responsibilities.
 - The HDR PM or a designee will attend monthly construction progress meetings at site.

- Task Deliverables:**
- Comments on contractor change order requests and invoices.
 - Punchlists for remaining construction activity.
 - Review of performance test plans prepared by EPC contractor.
 - Analysis of performance test results.

- Information and Services Provided by Others:**
- EPC Contractor to provide project controls updates to HDR at least bi-weekly.
 - EPC Contractor to provide office space for HDR's RPR(s).
 - EPC Contractor to shall be responsible to document design changes on record drawings.
 - EPC Contractor to maintain responsibility for distribution and management of submittals.

- Key Understandings and Assumptions:**
- HDR anticipates construction durations of eighteen (18) months with 40 hour work weeks. This includes all construction, start-up, and testing activities beginning with contractor mobilization and ending with demobilization.
 - HDR has assumed \$_____ per month for expenses for a duration of eighteen (18) months during construction for each RPR and the CM.
 - The HDR team will not be responsible for site safety and will not dictate means and methods of construction.
 - The presence of HDR's RPR on site does not alter the contractor's responsibilities to perform in accordance with the contract documents.
 - The RPR does not have authority to approve design changes. Design changes are the responsibility of the engineer of record.
 - All deliverables will be provided in common electronic format (PDF, DOCX, XLSX, or similar).

Task 400 – Additional Services

Objectives:	– Provide the City with additional professional services not specifically requested in the RFP for OE services.
HDR Activities:	– HDR can provide many professional services. Possible services anticipated for this project include, but are not limited to: <ul style="list-style-type: none">• Pro-actively marketing the project to vendor community• Balance of Plant (BOP) engineering and permitting work.• Power delivery design services• Strategic communication.• Real Estate Services.
Anticipated Meetings:	– To be determined through discussions with the City.
Task Deliverables:	– To be determined through discussions with the City.
Information and Services Provided by Others:	– To be determined through discussions with the City.
Key Understandings and Assumptions:	– These services are not included in our proposed scope of services.

COMPENSATION

- Details:**
- Compensation for services shall be provided on the basis of Time-and-Expenses. The estimated total below will not be exceeded without the City’s approval.
 - The following is a breakdown of the hours and fee anticipated for this project.
 - HDR will provide periodic updates to the City on the actual hours and fee required to complete tasks. Significant variances between anticipated and actual hours and fee will be discussed between HDR’s Project Manager and the City.

		Estimated Labor Hours	Estimated Fee
Task 200.1	Project Management	436	\$129,000
Task 200.2	Owner Furnished Equipment (OFE) Procurement Support	920	\$178,000
Task 200.3	Preliminary Engineering	550	\$111,000
Task 200.4	Air Permitting Support	600	\$126,000
Task 200.5	Additional Environmental Permitting and Agency Interaction	140	\$40,000
Task 200.6	Natural Gas Pipeline Support	400	\$94,000
Task 200.7	OFE Design Review Support	1,120	\$212,000
Task Series 200	TOTALS	3,926	\$890,000
Task 300.1	EPC Contract Document Development	To Be Determined Later in the Project	
Task 300.2	EPC Contract Bidding, Evaluation, and Negotiations	To Be Determined Later in the Project	
Task 300.3	EPC Design Phase Services	To Be Determined Later in the Project	
Task 300.4	EPC Construction Phase Services	To Be Determined Later in the Project	
Task 400	Additional Services	To Be Determined Later in the Project	
	TOTALS	TBD	TBD