Agenda Item Form

Agenda Date: 5/18/04

Districts Affected: 3

Dept. Head/Contact Information: Juan Contreras, Program Manager - 2000 QOL Bond Program

Type of Agenda Item:

- ☒ Resolution
- ☐ Tax Installment Agreements
- ☐ RFP/ BID/ Best Value Procurement
- ☐ Application for Facility Use
- ☐ Interlocal Agreements
- ☐ Other _____
- ☐ Staffing Table Changes
- ☐ Tax Refunds
- ☐ Budget Transfer
- ☐ Bldg. Permits/Inspection
- ☐ Contract/Lease Agreement
- ☐ Board Appointments
- ☐ Donations
- ☐ Item Placed by Citizen
- ☐ Introduction of Ordinance
- ☐ Grant Application

Funding Source:

- ☐ General Fund
- ☐ Grant (duration of funds: _____ Months)
- ☒ Other Source: 2000 Quality Of Life Bond Program

Legal:

☐ Legal Review Required Attorney Assigned (please scroll down): None ☐ Approved ☐ Denied

Timeline Priority: ☒ High ☐ Medium ☐ Low # of days:_____

Why is this item necessary:

Zoo Support Facilities Projects – Scope and budget adjustments to allow the construction contract to be awarded. The project is currently $801,900 over budget based on construction bids received on April 21, 2004.

A. - Discussion and action on substitution of Animal Holding Facility with modified Fish Quarantine / Animal Holding Building and implement value engineering options, approved by Zoo personnel, to allow the Zoo Support Facility Projects construction contract to be awarded to the best value contractor.

B.- Discussion and Action on transfer of $200,000 from the New Delta Pool and New Delta Senior Center (Zoo Proposition 3 funded projects) projects' construction contingency to the augment the construction budget of Zoo Support Facility Projects.

Explain Costs, including ongoing maintenance and operating expenditures, or Cost Savings:
None.

Statutory or Citizen Concerns:
None

Departmental Concerns:
None

PERSPECTIVA + 3/DI
7380 Remcon Circle Suite A
El Paso, TX 79912
Tel: 915-225-3445
Fax: 915-833-3424
Cel: 915-526-8735

CITY CLERK DEPARTMENT
2004 MAY 13 PM 1 02

To: The Honorable Mayor & Council
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor
Jim Martinez, Chief Administrator Officer

From: Juan Contreras, Program Manager
2000 Quality Of Life Program

Subject: Agenda Item - May 18, 2004

Date: May 13, 2004

Zoo Support Facilities Projects – Scope and budget adjustments to allow the construction contract to be awarded. The project is currently $801,900 over budget based on construction bids received on April 21, 2004.

A. - Discussion and action on substitution of Animal Holding Facility with modified Fish Quarantine / Animal Holding Building and implement value engineering options, approved by Zoo personnel, to allow the Zoo Support Facility Projects construction contract to be awarded to the best value contractor.

B.- Discussion and Action on transfer of $200,000 from the New Delta Pool and New Delta Senior Center (Zoo Proposition 3 funded projects) projects' construction contingency to the augment the construction budget of Zoo Support Facility Projects.

Enclosure:

1. - BOAC Motions (2) Dated 5/5/2004
2.- Agenda Form Dated 5/13/04
3.- Memorandum on proposed action with attachments

Acknowledgement of Receipt

Mayor's Office (5 copies):	*date* _____	*time:* _____	*by:* _____
Representative District 1:	*date* _____	*time:* _____	*by:* _____
Representative District 2:	*date* _____	*time:* _____	*by:* _____
Representative District 3:	*date* _____	*time:* _____	*by:* _____
Representative District 4:	*date* _____	*time:* _____	*by:* _____
Representative District 5:	*date* _____	*time:* _____	*by:* _____
Representative District 6:	*date* _____	*time:* _____	*by:* _____
Representative District 7:	*date* _____	*time:* _____	*by:* _____
Representative District 8:	*date* _____	*time:* _____	*by:* _____

cc: P. Adauto - Dep. CAO Building & Planning Services
Lisa Elizondo - City Attorney
D. Hamlyn - Dep. CAO Quality Of Life Departments
I. Ramirez - Interim City Engineer
T. Quezada - CIP Administrator

MOTION

May 5, 2004

Motion made, seconded and carried to recommend to the Mayor and City Council that the following adjustments to the Bond election projects be approved:

> Recommendation to City Council that due to fiscal limitations during the bidding of Zoo Support Facilities, the Animal Holding Facility is no longer deemed a feasible project. It is further proposed that a substitution, which carries the intent of the Animal Holding Facility project, be accomplished with the New Fish Quarantine Building. Furthermore that value engineering negotiations with the Best Value Contractor be initiated on non essential items, as determined by the Zoo personnel, in order to bring the projects within budget.

The Deputy CAO for Building and Planning Services is hereby directed to deliver an original of this Motion to the Mayor and place this recommendation on the City Council Agenda for discussion and action.

APPROVED this 5th day of May 2004.

BOND OVERVIEW ADVISORY COMMITTEE

Chair

cc: BOAC
Zoo Department
Building and Planning Services

MOTION

May 5, 2004

Motion made, seconded and carried to recommend to the Mayor and City Council that the following adjustments to the Bond election projects be approved:

Recommendation to City Council to transfer available project contingency money from the New Delta Pool and New Delta Senior Center projects, to Zoo Support Facilities. Transfer to consist of $100,000 from each project for a combined total of $200,000 into Zoo Support Facilities.

No.	Name	Budget
1. -	Conversion of Pool and Senior Center	$2,450,000
2. -	Animal Holding and Storage Buildings	$ 435,000
3. -	Animal Quarantine Holding Facility	$ 608,000
4. -	Administration Building Renovations	$ 527,000
	Total	$4,020,000
	Plus Proposed Transfer	$ 200,000
	New Total	$4,220,000

The above action is in compliance with the contingency policy approved by City Council on March 2, 2004 which states "Utilization of proposition contingency funds after project construction bid opening/before bid award: Item no.3) Unforeseen circumstances warrant the use of contingency funds to meet base bid." The unforeseen conditions encountered at bid time are:

1. - The increased cost in all steel material costs (reinforcing steel, structural steel, miscellaneous steel metal studs, etc.) has increased the material cost by approximately 40% in the past six months.

2. - The current construction bid market has seen an increase in prices by approximately 3% due to the additional commercial / educational work underway or anticipated to occur in the remainder of 2004.

The Deputy CAO for Building and Planning Services is hereby directed to deliver an original of this Motion to the Mayor and place this recommendation on the City Council Agenda for discussion and action.

APPROVED this 5th day of May 2004.

BOND OVERVIEW ADVISORY COMMITTEE

Chair

cc: BOAC
Zoo Department
Building and Planning Services

Zoo Support Facilities Projects
2000 Quality Of Life (QOL) Bond Program

May 13, 2004

Enclosed are two motions which were approved by the Zoological Society on April 28, 2004 and the Bond Overview Advisory Committee (BOAC) on May 5, 2004. The motions recommend City Council approve the substitution of a modified Alternate 18 - Fish Quarantine / Animal Holding Building (approximately 1,000 square feet) in lieu of the Base Bid II - Animal Holding Building (approximately 5,000 square feet) and the transfer of $200,000 of construction contingency from the completed Delta Facilities (funded by the Zoo 2000 QOL Bond Proposition 2) to allow the construction contract to be awarded. Perspectiva + 3 D/I (P+3) recommends the above action in lieu of redesigning the project to meet to construction budget as the delay will increase time and cost of the project based on current construction market conditions.

The Zoo Support Facilities Projects consist of four projects combined for design and bidding as a single project. The design contract was awarded to Mijares Mora Architects on August 27, 2002. The project documents included six base bids and twenty one alternates. The project was advertised for bid on February 17th and the bids were received on April 21st of 2004 (reference attachment A). The Architect has provided an analysis of the bid results outlining the increased inflation cost since the estimate was prepared in January 2004, increase material cost, current construction market conditions and underestimating (reference attachment B).

The best value contractor for the project was determined to be Dantex General Contractors. Dantex's base bids for the projects were $821,900 over the construction budget for the base bid work. To meet the intent of the support facilities work, the Zoo personnel propose the substitution / modification of the smaller animal holding building and incorporation of a portion of alternate 8 (only the reduced storm drainage system) for a total construction contact amount of $3,151,470 (reference attachment C). P+3, the Architect and the Zoo personnel will negotiate with Dantex to value engineer (VE) reductions to meet the revised contract / budget.

To augment the construction budget a transfer of $200,000 from the construction contingency of the completed Delta Senior Center and Pool Facilities (funded by the Zoo 2000 QOL Bond Proposition 3) and an internal transfer of design savings is required to allow the construction contract to be awarded. The Zoo QOL Proposition No. 2 included the remodeling of the Washington Senior Center and Pool to covert them into warehouse and maintenance facilities buildings. The use of the Washington Facilities required the Zoo to fund the construction of the Delta Facilities which were completed in April 2004. The City has determined that $200,000 of the construction contingency can be released for use on the Zoo Support Facilities. The Project Budget Transmittal (attachment D) includes a detailed breakdown of the budgets for the four projects.

The following is a brief recapitulation of the timelines and cost associated with the project:

		Original Budget	Current Budget	Design		Bidding	
				NTP	No Days	Start	End
Convert Pool @ Washington	Mijares Mora	$ 2,450,000	$ 2,450,000	08/27/02	539	02/17/04	04/21/04
Storage Buildings - Animal Holding	Mijares Mora	$ 435,000	$ 435,000	08/27/02	539	02/17/04	04/21/04
Administration Building	Mijares Mora	$ 527,000	$ 527,000	08/27/02	539	02/17/04	04/21/04
Animal Quarantine	Mijares Mora	$ 608,000	$ 608,000	08/27/02	539	02/17/04	04/21/04
Zoo Support Facilities		$ 4,020,000	$ 4,020,000				

Bid Information

Const. Budget Base Bid	$	2,932,500	
Base Bid	$	3,754,400	
Overage	$	821,900	28%

Base Bid & Alternates	$	4,891,400	
Overage	$	1,958,900	67%

City Construction Budget

Const Budget	$	2,932,500
Prop Add Funds	$	200,000
Internal Transfers	$	18,970
Revised Budget	$	3,151,470

Construction Contract

Base Bid - Dantex	$	3,754,400
Delete Base Bid Ii & Add Alt 8 + 18	$	(427,000)
VE & Cost Reductions	$	(175,930)
Proposed Contract - Dantex	$	3,151,470

Zoo Support Facilities

Attachment A

Bid Tabulation Form: April 14, 2004
Total Budget: $4,020,000

Total Construction Budget: $ 3,014,500
Design Base Bid Budget: $ 2,952,500

			G.C. 1	G.C. 2	G.C. 3	G.C. 4
		Estimate 1/5/04	Dantex	SamCorp	F.T. James	Jan-Car
Base Bid I A	Commissary Bldg.	$ 213,378	$ 383,000	$ 524,000	$ 460,000	$ 894,848
B	Pool / Warehouse	$ 483,527	$ 830,000	$ 731,000	$ 918,911	$ 702,704
C	Senior / Facilities Bldg.	$ 499,154	$ 843,000	$ 807,000	$ 900,000	$ 804,975
Base Bid II	Animal Holding Bldg.	$ 431,720	$ 739,000	$ 922,000	$ 780,000	$ 834,821
Base Bid III	Admin. Bldg.	$ 529,374	$ 471,000	$ 530,000	$ 530,000	$ 497,560
Base Bid IV	Quarantine Barn Bldg.	$ 355,866	$ 450,000	$ 549,000	$ 570,000	$ 484,888
Base Bid V	Trench Safety System	$ 1,750	$ 1,400	$ 2,400	$ 3,200	$ 4,000
Base Bid VI	Special Elec., Telecom., Fire & Intrusion	$ 18,850	$ 37,000	$ 43,000	$ 60,000	$ 28,000
Bids		$ 2,533,619	$ 3,754,400	$ 4,108,400	$ 4,222,111	$ 4,251,796
ALT. 1	Commissary Walk-in Refrigerator/Freezers	$ 18,000	$ 55,000	$ 15,000	$ 16,000	$ 44,400
ALT. 2	Larger Lounge Addition at Warehouse Building	$ 14,769	$ 59,000	$ 67,000	$ 55,000	$ 49,300
ALT. 3	Chainlink Cages at Warehouse Building	$ 10,200	$ 31,000	$ 45,000	$ 14,000	$ 21,250
ALT. 4	Metal Industrial Shelving at Warehouse Building	$ 6,500	$ 5,000	$ 5,000	$ 7,500	$ 5,000
ALT. 5	Graphics Area Remodeling at Facilities Building	$ 83,412	$ 100,000	$ 78,000	$ 115,000	$ 114,400
ALT. 6	Parking Lot Improvements	$ 58,095	$ 69,000	$ 63,000	$ 67,000	$ 81,700
ALT. 7	Driveway, Parking Lot and Storm Drainage Improvs.	$ 42,312	$ 72,000	$ 74,000	$ 65,000	$ 82,500
ALT. 8	Driveway, Parking Lot and Storm Drainage Improvs.	$ 134,816	$ 183,000	$ 165,000	$ 110,000	$ 208,700
ALT. 9	Irrigation and Landscaping at Comm. & Fac.Bldg.	$ 7,000	$ 15,000	$ 16,000	$ 24,000	$ 23,405
ALT. 10	Exterior Metal Stalls at Animal Holding Building	$ 36,800	$ 55,000	$ 75,000	$ 70,000	$ 69,700
ALT. 11	Irrigation and Landscaping at Animal Holding Building	$ 7,000	$ 3,000	$ 3,000	$ 7,500	$ 7,200
ALT. 12	Larger Addition to Administration Building	$ 18,123	$ 110,000	$ 114,000	$ 125,000	$ 85,100
ALT. 13	Trellis Addition to Administration Building	$ 2,374	$ 12,000	$ 16,000	$ 30,000	$ 13,300
ALT. 14	Compact Movable Shelving at Administration Building	$ 6,000	$ 9,000	$ 9,000	$ 12,000	$ 8,900
ALT. 15	Irrigation and Landscaping at Administration with Alt. 12	$ 20,000	$ 19,000	$ 20,000	$ 14,000	$ 13,300
ALT. 16	Additional Stalls at Quarantine Barn	$ 51,071	$ 82,000	$ 97,000	$ 62,000	$ 114,700
ALT. 17	Addition to Animal Clinic Building	$ 32,522	$ 65,000	$ 76,000	$ 107,000	$ 71,400
ALT. 18	New Fish Quarantine Building	$ 158,435	$ 129,000	$ 141,000	$ 145,000	$ 129,300
ALT. 19	Relocate Greenhouse	$ 41,088	$ 42,000	$ 53,000	$ 75,000	$ 49,500
ALT. 20	New Hay Barn	$ 15,345	$ 19,000	$ 15,000	$ 25,000	$ 20,700
ALT. 21	Irrigation and Landscaping for Alts. 16, 17, 18, 19, 20		$ 3,000	$ 3,000	$ 1,000	$ 1,000
Total Alternates		$ 763,862	$ 1,137,000	$ 1,150,000	$ 1,147,000	$ 1,214,755
Grand Total		$ 3,297,481	$ 4,891,400	$ 5,258,400	$ 5,369,111	$ 5,466,551
Alt P3-2 Remodel Admin. - Alt. Plan		$ 8,898				
Total Estimate 1/5/04		$ 3,306,379				

mijares ochoa
ARCHITECTS INC.

Attachment B

May 11, 2004

PERSPECTIVA + 3D/I
7380 Remcon Circle - Suite A
El Paso, TX 79912

Attention: Mr. Juan Contreras
Program Manager

Reference: 0215-Zoo Support Facilities
Bid Analysis

Dear Mr. Contreras:

On May 3, 2004 we participated in the "Best Value" analysis for the above referenced project to determine the apparent successful contractor. Dantex Construction Co., Inc. was identified as the apparent "Best Value" contractor.

The City determined, during the analysis of the bids, that along with Alternate No. 18, Base Bids I, III, IV, V and VI would be awarded. Alternate 18 is for the new Fish Quarantine Building. The analysis of the budget compared to the bid from Dantex Construction with alternate 18 is as follows:

Base Bid (Sum of Base Bids I, III, IV, V and VI)	$3,015,400.00
Alternate No. 18 (New Fish Quarantine Building)	$129,000.00
Total Bid	**$3,144,000.00**
Bid amount of total Base Bid (Includes Base Bid II-Animal Holding Bldg.)	**$3,754,400.00**
Total Construction Budget	**$3,014,500.00**
Amount over Budget (24.5%)	**$739,900.00**

We have reviewed the low bid and compared it to the available monies to analyze the budget shortfall. We have concluded that there are several significant factors that have taken place in the last 6 months (time between final estimate and bid opening) that have contributed to the budget shortfall. Our analysis is as follows:

111 North Festival Drive
El Paso, TX 79912
( ) 915.542.1591
( ) 915.542.1594

Inflation for period from final estimate in January 2004 to date of bidding. 4 months ($3,014,500.00 x .75%)	add $22,608.00
Estimated steel material cost was $94,812.00. Our research indicates that steel prices have increased approximately 40% in the last 6 months. ($94,812.00 x 40%) One bidder's number for steel was $125,000.00. This issue is affecting construction costs nation wide.	add $37,925.00
Bid for Base Bid No. II, Animal Holding Building was $739,000.00. The Building has 5000 sq. feet of area or a cost per square foot of $148.00/SF which is $62.00/SF higher that the estimated cost or $310,000.00 over the estimate.	add $310,000.00
One bidder received two bids, one from an unknown mason in the amount of $68,000.00 and one from a known mason in the amount of $116,500.00 which he used. Our estimator estimated $66,175.00. We estimate this accounts for approximately $10.00 of the difference between our estimate and the bidder's bid.	
Same bidder received only one roofing bid in the amount of $72,000.00 which amounts to approximately $11.25/sq. ft., installed. According to a manufacturer of the metal roof panels, the current cost of the material is approximately $2.00/sq.ft.; we estimate the installation to cost approximately $5.00/sq.ft. for a total cost of $44,800.00 We estimate this accounts for approximately $13.50 of the difference in the unit cost between our estimate and the bidder's bid.	
A favorable market condition for the construction industry with the approval of Construction Bonds by E.P.I.S.D., S.I.S.D., Y.I.S.D., and The City of El Paso in the last 6 months has affected bid prices upward by approximately 3%. ($3,014,500.00 x 3%)	add $90,435.00
Subtotal	$460,968.00
Original Construction Budget	$3,014,500 .00
Updated Budget with current market factors	$3,475,468.00
Total Base Bid (Dantex Construction)	**$3,754,400.00**
Difference due to underestimating other material cost increases	**$278,932.00**

We hope the above information will help to clarify how the current market conditions and inflation have affected the subject project. If you require additional information, please let us know.

Sincerely,

Jorge L. Mora, AIA

Zoo Support Facilities

Attachment C

Bid Tabulation Form: April 14, 2004
Total Budget: $4,020,000

Total Construction Budget: $ 3,014,500
Design Base Bid Budget: $ 2,952,500

			G.C. 1	G.C. 2	G.C. 3	G.C. 4
		Estimate 1/5/04	Dantex	SamCorp	F.T. James	Jan-Car
Base Bid I A	Commissary Bldg.	$ 213,378	$ 383,000	$ 524,000	$ 460,000	$ 894,848
B	Pool / Warehouse	$ 483,527	$ 830,000	$ 731,000	$ 918,911	$ 702,704
C	Senior / Facilities Bldg.	$ 499,154	$ 843,000	$ 807,000	$ 900,000	$ 804,975
Base Bid II	Animal Holding Bldg.	$ -	$ -	$ -	$ -	$ -
Base Bid III	Admin. Bldg.	$ 529,374	$ 471,000	$ 530,000	$ 530,000	$ 497,560
Base Bid IV	Quarantine Barn Bldg.	$ 355,866	$ 450,000	$ 549,000	$ 570,000	$ 484,888
Base Bid V	Trench Safety System	$ 1,750	$ 1,400	$ 2,400	$ 3,200	$ 4,000
Base Bid VI	Special Elec., Telecom., Fire & Intrusion	$ 18,850	$ 37,000	$ 43,000	$ 60,000	$ 28,000
Sum of Base Bids		$ 2,101,899	$ 3,015,400	$ 3,186,400	$ 3,442,111	$ 3,416,975
ALT. 8	Driveway, Parking Lot and Storm Drainage Improvs.	$ 134,816	$ 183,000	$ 165,000	$ 110,000	$ 208,700
ALT. 18	New Fish Quarantine Building	$ 158,435	$ 129,000	$ 141,000	$ 145,000	$ 129,300
Total Alternates		$ 293,251	$ 312,000	$ 306,000	$ 255,000	$ 338,000
Grand Total		$ 2,395,150	$ 3,327,400	$ 3,492,400	$ 3,697,111	$ 3,754,975

Proposed Value Engineering	$ (175,930)
Construction Contract	$ 3,151,470

Attachment D

PROJECT BUDGET SUMMARY TRANSMITTAL

PROJECT: Zoo Support Facilities Summary

PROJECT BUDGET: $ 4,020,000

FUNDING : 2000 QOL Bonds DISTRICT: 3

DATE: 05/11/04

Project Budget		Budget Total	Admin $ 527,000	Holding and Storage $ 435,000	Quarantine $ 608,000	Convert Pool Senior Center $ 2,450,000	Total $ 4,020,000	Actual & Projections	Variance
Acct. No.	**Description:**								
	Land Acquisition -						$ -		
508000	**Land Allocation**								
508009	Furniture/Fixtures/Equip (FFE)		$ 20,000			$ 55,000.00	$ 75,000	$ 75,000	$ -
	Utility and Services			$ 7,500			$ 7,500	$ 7,500	$ -
508027	Construction Contract Base Bid		$ 375,250	$ 318,750	$ 456,000	$ 1,782,500	$ 2,932,500	$ 3,015,400	$ 82,900
	Alternate No. 18 Fish Quarantine							$ 129,000	$ 129,000
	Alternate No. 8 Storm Drainage							$ 183,000	$ 183,000
	Proposed Value Engineering							$ (175,930)	$ (175,930)
508027	**Construction Budget**	$ 3,015,000							
	Contingency	$ 308,177	$ 40,379	$ 33,376	$ 46,603	$ 187,819	$ 308,177	$ 308,177	$ -
508050	Design Fees		$ 45,270	$ 37,193	$ 52,382	$ 214,110	$ 348,955	$ 329,985	$ (18,970)
	Geotechnical Investigation								
	TAS Review		$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 4,000	$ 4,000	$ -
508050	**Design Budget**	$ 352,955							
	Environmental Testing & Abatement								
	Asbestos Testing/Study		$ 2,500		$ 2,500	$ 5,000.00	$ 10,000	$ 10,000	$ -
	Asbestos Abatement		$ 5,000		$ 7,500	$ 20,000.00	$ 32,500	$ 32,500	$ -
	Testing Lab		$ 4,358	$ 9,788	$ 3,680	$ 30,125.00	$ 47,951	$ 47,951	$ -
508024	**Materials Testing**	$ 90,451							
	Contract Compliance								
508026	Construction Insp.		$ 11,858	$ 9,788	$ 13,680	$ 55,125	$ 90,451	$ 90,451	$ -
508051	Project Mgmt./Design Review								
508053	Construction Management								
508026	**Const Inspections**	$ 90,451							
508022	City Admin Charges (Purchasing)								
502302	Printing (Copy Center)								
502209	Printing (Outside/Commercial)								
504003	Postage								
508022	**Advertising**	$ 20,100	$ 2,635	$ 2,175	$ 3,040	$ 12,250	$ 20,100	$ 20,100	$ -
502115	**P+3 Program Mngmt**	$ 142,866	$ 18,750	$ 15,430	$ 21,615	$ 87,071	$ 142,866	$ 142,866	$ -
	Other Direct Costs								
		$ 4,020,000	$ 527,000	$ 435,000	$ 608,000	$ 2,450,000	$ 4,020,000	$ 4,220,000	$ 200,000
	Proposed Delta Facility Contingency Transfer						$ 200,000		$ (200,000)
	Proposed Revised Budget						$ 4,220,000	$ 4,220,000	$ (0)

Construction Budget Base Bid	$ 2,932,500	
Proposed Delta Facility Contingency Transfer	$ 200,000	
Design Budget Savings	$ 18,970	
Construction Budget		$ 3,151,470

Construction Base Bid	$ 3,015,400	
Alternate No. 18 Fish Quarantine	$ 129,000	
Alternate No. 8 Storm Drainage	$ 183,000	
Proposed Value Engineering	$ (175,930)	
Construction Contract		$ 3,151,470

User Department

Engineering Department

Program Manager

Financing Authority

Planning/Building Services