

Guaranteed Maximum Price Little Elm Public Safety Annex March 4, 2024



CROSSLAND
CONSTRUCTION COMPANY, INC.

March 4, 2024

Wesley Brandon, P.E.
Assistant Director of Development Services/Town Engineer
100 West Eldorado Pkwy
Little Elm, Texas 75068

**RE: Little Elm Public Safety Annex
Guaranteed Maximum Price Proposal**

Dear Mr. Brandon:

Crossland Construction Company, Inc. ("CROSSLAND") is pleased to submit our Guaranteed Maximum Price ("GMP") Proposal for the Little Elm Public Safety Annex ("Project").

This proposal is based on the AIA A133-2019 Standard Form of Agreement Between Owner and Contractor and AIA A201-2017 General Conditions of the Contract for Construction Between Town of Little Elm ("Owner") and CROSSLAND ("CMAR") and the Construction Documents issued by Brown Reynolds Watford Architects and their Consultants ("Architect").

We appreciate being part of your project team and helping make your project successful. If you have any questions regarding our proposal or need additional information, please do not hesitate to call.

Best regards,



Rocky Hussman
Division Manager
rhussman@crossland.com

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Section One – Proposal Summary

Executive Summary

This Guaranteed Maximum Price (“GMP”) Proposal is based upon the documents prepared by BRW and their Consultants as detailed in the enclosed Document Log.

Further project scope definition has been developed by **CROSSLAND**, and various qualifications that are included in this proposal.

From this data, we hereby propose a Guaranteed Maximum Price of **Thirteen Million Nine Hundred Ninety-Six Thousand Three Hundred Thirty Dollars (\$13,996,330.00)**. See enclosed Guaranteed Maximum Price Summary for a detailed cost breakdown of which the GMP amount is based.

The GMP amount does NOT include the Alternates which are itemized in the Appendix.

We have developed and enclosed a Project Schedule, which indicates the agreed upon schedule objectives for the project.

- | | |
|--------------------------------------|----------------|
| • Submit GMP | March 4, 2024 |
| • Council Approval of GMP | March 19, 2024 |
| • Issue Building Permit on or before | April 1, 2024 |
| • Notice to Proceed | April 1, 2024 |
| • Substantial Completion | June 5, 2025 |

CROSSLAND recommends that the attached documents be carefully reviewed; questions and comments be referred back to us for resolution; and the overall project be approved for further progress.

GUARANTEED MAXIMUM PRICE PROPOSAL



Project: Little Elm Public Safety Annex
Date: March 4, 2024

BID PACKAGE	DESCRIPTION	# BIDS	SITE	2.93 \$/Acre	BUILDING	15,751 \$/SF	TOTAL	15,751 \$/SF	%
01A	General Requirements		\$ 125,138	\$ 42,753	\$ 232,400	\$ 14.75	\$ 357,538	\$ 22.70	2.55%
01C	Materials Testing		\$ -	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
02A	Existing Conditions	2	\$ -	\$ -	\$ 2,739	\$ 0.17	\$ 2,739	\$ 0.17	0.02%
31A	Earthwork	9	\$ 243,831	\$ 83,304	\$ 76,068	\$ 4.83	\$ 319,899	\$ 20.31	2.29%
31B	Erosion Control	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
31C	Termite Treatment	2	\$ -	\$ -	\$ 945	\$ 0.06	\$ 945	\$ 0.06	0.01%
32A	Landscaping & Irrigation	11	\$ 194,873	\$ 66,578	\$ -	\$ -	\$ 194,873	\$ 12.37	1.39%
32D	Pavement Markings	2	\$ 13,725	\$ 4,689	\$ -	\$ -	\$ 13,725	\$ 0.87	0.10%
32F	Fencing	5	\$ 223,088	\$ 76,217	\$ -	\$ -	\$ 223,088	\$ 14.16	1.59%
33A	Site Utilities	5	\$ 399,576	\$ 136,514	\$ -	\$ -	\$ 399,576	\$ 25.37	2.85%
03A	Cast-in-Place Concrete	4	\$ 800,000	\$ 273,317	\$ 1,415,440	\$ 89.86	\$ 2,215,440	\$ 140.65	15.83%
03B	Polished Concrete	9	\$ -	\$ -	\$ 34,874	\$ 2.21	\$ 34,874	\$ 2.21	0.25%
04A	Masonry	5	\$ 88,500	\$ 30,236	\$ 1,247,700	\$ 79.21	\$ 1,336,200	\$ 84.83	9.55%
05A	Structural & Miscellaneous Steel	8	\$ 19,500	\$ 6,662	\$ 801,357	\$ 50.88	\$ 820,857	\$ 52.11	5.86%
06A	Woods and Plastics	11	\$ -	\$ -	\$ 275,568	\$ 17.50	\$ 275,568	\$ 17.50	1.97%
06B	Heavy Timber	3	\$ -	\$ -	\$ 257,357	\$ 16.34	\$ 257,357	\$ 16.34	1.84%
07A	Roofing	2	\$ -	\$ -	\$ 343,140	\$ 21.79	\$ 343,140	\$ 21.79	2.45%
07B	Waterproofing	5	\$ 8,900	\$ 3,041	\$ 121,569	\$ 7.72	\$ 130,469	\$ 8.28	0.93%
07D	Fiber Cement Paneling	3	\$ -	\$ -	\$ 257,958	\$ 16.38	\$ 257,958	\$ 16.38	1.84%
08A	Doors & Hardware	3	\$ -	\$ -	\$ 250,782	\$ 15.92	\$ 250,782	\$ 15.92	1.79%
08B	Glass & Glazing	5	\$ -	\$ -	\$ 228,205	\$ 14.49	\$ 228,205	\$ 14.49	1.63%
08C	Overhead Doors	6	\$ -	\$ -	\$ 84,820	\$ 5.39	\$ 84,820	\$ 5.39	0.61%
09A	Drywall & Acoustical	7	\$ -	\$ -	\$ 778,385	\$ 49.42	\$ 778,385	\$ 49.42	5.56%
09B	Flooring	7	\$ -	\$ -	\$ 60,996	\$ 3.87	\$ 60,996	\$ 3.87	0.44%
09C	Tile	5	\$ -	\$ -	\$ 111,874	\$ 7.10	\$ 111,874	\$ 7.10	0.80%
09D	Painting	7	\$ -	\$ -	\$ 115,770	\$ 7.35	\$ 115,770	\$ 7.35	0.83%
10A	Misc Specialties	6	\$ -	\$ -	\$ 86,783	\$ 5.51	\$ 86,783	\$ 5.51	0.62%
10B	Signage	2	\$ -	\$ -	\$ 84,025	\$ 5.33	\$ 84,025	\$ 5.33	0.60%
10C	Pre-Fabricated Canopies	3	\$ -	\$ -	\$ 34,275	\$ 2.18	\$ 34,275	\$ 2.18	0.24%
10D	Lockers	5	\$ -	\$ -	\$ 105,446	\$ 6.69	\$ 105,446	\$ 6.69	0.75%
11A	Equipment	5	\$ -	\$ -	\$ 143,575	\$ 9.12	\$ 143,575	\$ 9.12	1.03%
12A	Furnishings	4	\$ -	\$ -	\$ 9,270	\$ 0.59	\$ 9,270	\$ 0.59	0.07%
13A	Fuel Station	0	\$ -	\$ -	\$ -	\$ -	See Alternate D	\$ -	0.00%
14A	Elevators	0	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	0.00%
21A	Fire Protection	10	\$ -	\$ -	\$ 78,561	\$ 4.99	\$ 78,561	\$ 4.99	0.56%
22A	Plumbing	5	\$ -	\$ -	\$ 474,029	\$ 30.10	\$ 474,029	\$ 30.10	3.39%
23A	HVAC	9	\$ -	\$ -	\$ 809,877	\$ 51.42	\$ 809,877	\$ 51.42	5.79%
26A	Electrical	4	\$ -	\$ -	\$ 1,327,530	\$ 84.28	\$ 1,327,530	\$ 84.28	9.48%
27A	Communications	3	\$ -	\$ -	\$ 88,375	\$ 5.61	\$ 88,375	\$ 5.61	0.63%
27B	Audio/Visual	3	\$ -	\$ -	\$ 56,100	\$ 3.56	\$ 56,100	\$ 3.56	0.40%
28A	Fire Alarm	7	\$ -	\$ -	\$ 35,955	\$ 2.28	\$ 35,955	\$ 2.28	0.26%
28B	Security	2	\$ -	\$ -	\$ 68,205	\$ 4.33	\$ 68,205	\$ 4.33	0.49%
28C	Access Controls	1	\$ -	\$ -	\$ 141,156	\$ 8.96	\$ 141,156	\$ 8.96	1.01%
28D	Dispatch Alerting System		\$ -	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
28E	Emergency Radio Communication System		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
	TOTAL BIDS RECEIVED	195							
	SUBTOTAL DIRECT COST OF WORK		\$ 2,117,131	\$ 723,311	\$ 10,241,110	\$ 650.19	\$ 12,358,241	\$ 784.60	88.30%
	Design/Estimating Contingency		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
	ALLOWANCE No. 1 Owner's Contingency		\$ 15,000	\$ 5,125	\$ 35,000	\$ 2.22	\$ 50,000	\$ 3.17	0.36%
	ALLOWANCE No. 2 Construction Manager's Contingency		\$ 50,000	\$ 17,082	\$ 250,000	\$ 15.87	\$ 300,000	\$ 19.05	2.14%
	ALLOWANCE No. 3 Back-feed Water Line from Subdivision		\$ 60,000	\$ 20,499	\$ -	\$ -	\$ 60,000	\$ 3.81	0.43%
	Plan Review and Permit Fees		\$ -	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
	Payment & Performance Bond		\$ 20,829	\$ 7,116	\$ 93,941	\$ 5.96	\$ 114,770	\$ 7.29	0.82%
	Maintenance Bond		\$ 1,524	\$ 521	\$ 6,874	\$ 0.44	\$ 8,398	\$ 0.53	0.06%
	GL Insurance & Safety		\$ 19,051	\$ 6,509	\$ 85,922	\$ 5.46	\$ 104,972	\$ 6.66	0.75%
	Builder's Risk Insurance		\$ 5,080	\$ 1,736	\$ 22,912	\$ 1.45	\$ 27,993	\$ 1.78	0.20%
	General Conditions		\$ 151,233	\$ 51,668	\$ 280,861	\$ 17.83	\$ 432,094	\$ 27.43	3.09%
	Preconstruction Phase Fee		\$ 5,000	\$ 1,708	\$ 10,000	\$ 0.63	\$ 15,000	\$ 0.95	0.11%
	Construction Phase Fee		\$ 95,254	\$ 32,543	\$ 429,609	\$ 27.28	\$ 524,862	\$ 33.32	3.75%
TOTAL GUARANTEED MAXIMUM PRICE			\$ 2,540,101	\$ 867,817	\$ 11,456,228	\$ 727.33	\$ 13,996,330	\$ 888.60 /SF	

\$ 3,102,057

\$ (561,956)

\$ 10,902,112

\$ 554,116

\$ 14,004,169

\$ (7,839)

50% Estimate

OVER / (UNDER)

ALTERNATES:

A. Provide Earthwork and Building Pad Preparation to limit post-construction movement to 3/4" in lieu of 1".	\$ 78,885
B. Provide exterior Motorized Security Grilles behind front facing Apparatus Bay Doors including associated miscellaneous steel and	\$ 77,794
C. Provide Pre-Manufactured Aluminum Vehicular Parking Canopy with Metal Panel Roof Cover and associated foundations and Elec	\$ 212,181
D. Provide complete Fuel System with above ground concrete gas/diesel tank and DEF tote.	\$ 551,966

2**Section Two – Basis of Proposal****Introduction**

This section of Guaranteed Maximum Price (GMP) Proposal describes clarifications, qualifications, assumptions, and exclusions from which our proposal is based.

For those items that are identified as **excluded**, no cost or time has been accounted for in the GMP Proposal to address the issue. For those items that are **clarified, qualified** or based on an **assumption**, the GMP proposal reflects only the cost and time of the element as assumed or clarified.

Any modifications to the following clarifications, qualifications, assumptions, and exclusions may result in a change to GMP and/or the Project Schedule.

Cost Basis of GMP

CROSSLAND's Guaranteed Maximum Price (GMP) Proposal is based upon the following listed in order of precedence:

1. These GMP Clarifications, Qualifications, Assumptions, and Exclusions
2. Drawings
3. Specifications
4. The Agreement between Owner and Contractor

Changes or revisions to the foregoing information could result in a modification to the GMP price and/or Project Schedule. As such, the Owner must carefully review all the criteria used to develop this GMP Proposal and request any revisions to the same, so that a modified GMP Proposal can be prepared.

Bonds and Insurance

1. **Payment and Performance Bonds** for **CROSSLAND** are included in the GMP at a rate of 0.82%.
2. GMP includes following insurance coverages and rates:

General Liability Insurance	0.75%
Builder's Risk Insurance	0.20%

Permits and Fees

1. GMP **excludes** Plan Review Fees and Building Permit Fees.
2. Impact and/or Tap Fees for water and sanitary sewer are **excluded**.
3. GMP **excludes** any and all costs and/or Fees for Franchise Utilities (ie. Atmos, Oncor, AT&T, etc...)

Contingency

GMP includes the following Contingencies:

- | | |
|-----------------------------|-----------------|
| A. Owner's Contingency | \$50,000 |
| B. Construction Contingency | \$300,000 |
| C. Escalation Contingency | EXCLUDED |
| D. Design Contingency | EXCLUDED |

- A. The **Construction Contingency** shall be available for the exclusive use of **CROSSLAND** with approval by the Owner to provide funds to address items such as, by way of example: (1) estimating, coordination and/or procurement errors and/or omissions, (2) overtime and other costs of accelerating and/or recovering for time lost related to the Work (which are not otherwise the basis of entitlement to a Change Order), (3) interfacing omissions between and from the various categories of work, (4) additional costs incurred due to the withdrawal or disqualification of a subcontractor bid forming the basis for the GMP prior to execution of a written subcontract, (5) cost increases due to unanticipated local labor conditions, selective overtime, or the like. **Construction Contingency** is **NOT** intended to provide for costs associated with Owner initiated changes, design changes, design intent, unknown, unforeseen, concealed, or unrevealed physical conditions, force majeure events (ie. escalation) or other items for which **CROSSLAND** may be entitled to a Change Order in accordance with the Agreement. The **Construction Contingency** shall be increased by any savings as a result of the buyout process.
- B. **Owner Contingency** has been included in the GMP Proposal to address issues such as enlarging the size of the project, level of service of the components, modifications or acceleration of project schedule, additional quality to project components not currently reflected in the Drawings or Specifications and material and/or equipment cost escalation. The **Owner Contingency** shall be available for the exclusive use for the Town of Little Elm.

General Clarifications

1. The only price guarantee within this GMP is that of the proposed Total GMP amount. There are no individual line item guarantees within the GMP. Individual line item savings (i.e. Buyout Savings) within the GMP shall be reallocated to the Construction Contingency for **CROSSLAND's** use throughout the Construction Phase of the project.
2. GMP **excludes** Sales Tax on materials incorporated into the real property in accordance with the Agreement.
3. GMP includes the **Construction Manager's Fee** at a rate of 3.75%.
4. Public Agency reviews or approvals and associated fees are **excluded** from the GMP.
5. 3rd party and agency testing and inspection services are **excluded** from the GMP.
6. Any rates, multipliers, etc...included in the GMP shall be billed as a fixed sum and shall be auditable for proper allocation but not composition.
7. The Notice to Proceed ("NTP") for commencement of construction shall not be effective until all of the following conditions have been met:
 - a) Execution of the GMP Amendment
 - b) Proof of Insurance
 - c) Payment and Performance Bonds have been properly recorded
 - d) Issuance of required Permits
 - e) Issuance of "For Construction" Documents
 - f) Signed NOI for a TCEQ Permit

Package Specific Clarifications, Qualifications, Assumptions & Exclusions

The following definition represents the basis of our estimate and serves as the Proposal for the project. The estimated costs were developed based upon the project documents listed in the appendices and schedule data described elsewhere in this report, and the assumptions, clarifications and design criteria presented under this section. The following clarifications, qualifications, assumptions, and exclusions represent the basis of our Proposal.

01A – General Requirements

1. GMP **excludes** Construction Materials Testing
2. GMP **excludes** Cost and/or Resource Loading of the Construction Schedule
3. GMP **excludes** any and all BIM requirements. **CROSSLAND** shall utilize BIM as they deem necessary and in the manner in which they deem appropriate.
4. GMP **excludes** any and all requirements and/or goals for recycling of construction trash and debris
5. In establishing the price for the Proposal, **CROSSLAND** understands that reasonable substitutions may be made to specified materials except where otherwise noted. Substitution Requests shall be submitted and approved in accordance with the Contract Documents.

02A – Existing Conditions

1. No Comments.

31A – Earthwork

1. GMP includes Building Pad Prep to reduce post-construction movement to 1" in accordance with the Geotech Report which includes 8' of Moisture Conditioning with a 12" Select Fill Cap.
2. GMP includes Paving Subgrade Prep per the Site/Paving Legend on Sheet C1.0.

31B – Erosion Control

1. No Comments.

31C – Termite Treatment

1. No Comments.

32A – Landscaping & Irrigation

1. Plant sizes may vary from plan, alternate submissions are based on industry standards and current availability.

32D – Pavement Markings

1. No Comments.

32F – Fencing

1. No Comments.

33A – Site Utilities

1. GMP **excludes** a remote Fire Department Connection.
2. GMP **excludes** permanent water meters.
3. GMP includes an **Allowance** of **\$60,000** to back-feed the water line from the subdivision

03A – Cast-In-Place Concrete

3. GMP **excludes** non-destructive testing.
4. GMP **excludes** PIR insulation boards.
5. GMP includes stamped concrete where designated by note 3210.39 on Sheet AS1.1.
6. GMP includes Auger Cast Piles P1 1'-6" diameter 48'-0" long and P3 2'-0" diameter 50'-0" long.
7. GMP includes Paving and Sidewalk thicknesses per the Site/Paving Legend on Sheet C1.0.

03B – Polished Concrete

1. GMP includes options for Class 3 "CONC-01" or Class 3 "CONC-03" per specifications.

04A – Masonry

1. No Comments.

05A – Structural & Miscellaneous Steel

1. No Comments.

06A – Woods and Plastics

1. GMP **excludes** 114 Workstations.
2. GMP includes standard grade plastic laminate, upcharge for premium grade selection.

06B – Heavy Timber

1. GMP includes #2 Grade Western Red Cedar Timbers.

07A – Roofing

1. GMP includes a Carlisle Fleeceback fully adhered 80mil TPO roofing membrane over ½" coverboard fully adhered to 2 layers 2.2" Polyisocyanurate Isolation Board for an R-value of 25.
2. GMP includes a Berridge 24-gauge standing seam metal panel over 2 layers of Polyisocyanurate Insulation Board with HT underlayment.

07B – Waterproofing

1. No Comments.

07D – Fiber Cement Panels

1. GMP includes Berridge 12" flush 24-gauge seam soffit panels at canopy soffits, per manufacturer's standard colors & finishes.

2. GMP includes Nichiha 18" fiber cement wall panels (AWP-3030) installed horizontally.

08A – Doors & Hardware

1. No Comments.

08B – Glass & Glazing

1. No Comments.

08C – Overhead Doors

1. GMP includes (4) Aluminum Sectional Doors.
2. GMP **excludes** any coiling roll up grilles (see Alternates).

09A – Drywall & Acoustical

1. GMP includes Rulon Wood Ceilings with ¾" blades (Red Oak with White Oak finish).

09B – Flooring

1. No Comments.

09C – Tile

1. No Comments.

09D – Painting

2. No Comments.

10A – Miscellaneous Specialties

1. GMP **excludes** pallet and bulk racks.
2. GMP **excludes** stainless wire shelving.
3. Wire Mesh 102213:
 - a. GMP includes 6 gauge welded wire in a 2" x 2" square.
4. GMP includes the following types and quantities of Misc. Specialties:
 - (6) Soap/Shampoo Dish
 - (5) Grab Bar, 36"
 - (5) Grab Bar, 42"
 - (6) Shower Curtain, Rod, & Hooks
 - (4) Shower Grab Bar, 24"
 - (2) Shower Grab Bar, 48"
 - (2) Towel Bar
 - (1) Anti-Ligature Grab Bar, 36"
 - (1) Anti-Ligature Grab Bar, 48"
 - (1) Anti-Ligature Mirror, 18" x 36"
 - (1) Anti-Ligature Toilet Paper Dispenser
 - (1) Vandal Resistant Paper Towel Dispenser/Waste Receptacle
 - (8) Toilet Paper Dispenser

- (7) Paper Towel Dispenser/Waste Receptacle
- (1) Stainless Steel Framed Mirror, 24" x 48"
- (5) Stainless Steel Framed Mirror, 48" x 48"
- (1) Stainless Steel Framed Mirror, 56" x 48"
- (8) Wall Hook
- (2) Mop/Broom Holder
- (2) Glass Marker Board, 4' x 4'
- (3) Glass Marker Board, 4' x 10'
- (1) Tack Board, 4' x 4'
- (27) Tack Board on Lockers

10B – Signage

1. GMP **excludes** Core Value Graphics and Police Badge in Corridor 123 and Fire Patch Logos in Corridor 135.

10C – Pre-Fabricated Canopies

1. No Comments.

10D – Lockers

1. Metal Personal Lockers 105113:
 - a. GMP **excludes** drawers and electronic kiosks.
 - b. GMP includes Two-Tier Spacesaver metal lockers with punch outs for power and combination locks.
2. Evidence Lockers 105117:
 - a. GMP **excludes** electronic kiosks.
 - b. GMP includes non-pass-through mechanically locked units.

11A - Equipment

1. GMP includes (1) Unimac Washer/Extractor.
2. GMP includes (2) Unimac Top Load Washer.
3. GMP includes (3) Unimac Dryer.
4. GMP includes (1) Ram Air Gear Dryer.
5. GMP **excludes** the following Equipment.
 - a. Alert Central Station
 - b. Chemical Injection Pump
 - c. Alert Station Panels
 - d. Breathing Air Change Station
 - e. Breathing Air Compressor
 - f. Tank Storage Rack
 - g. Fitness Equipment
 - h. Flammable Liquid Cabinet
 - i. Sauna

12A – Furnishings

1. GMP **excludes** all Toiletries.
2. GMP **excludes** all Linens.

13A – Fuel Station

1. GMP **excludes** fuel stations (see Alternates).
 - a. Alternate pricing **excludes** exposed aggregated on Convault Tank (no longer available). Exterior will be smooth finished concrete.
 - b. Alternate pricing **excludes** double wall piping.
 - c. Alternate pricing **excludes** final Access Control requirements.

14A – Elevators

1. N/A.

21A – Fire Protection

1. GMP **excludes** Fire Pump, Jockey Pump and Controller.
2. GMP **excludes** Pre-Action and Clean Agent Systems.

22A – Plumbing

1. GMP includes PVC piping for below grade Waste, Vent, Storm and Grease Waste and no Hub Cast Iron piping for these same systems above grade.
2. GMP includes a Park SOCMP-1000 Sand/Oil Interceptor.

23A – HVAC

1. GMP includes Building Automation System (BAS) in accordance with 23 09 00
2. GMP includes NEBB Test and Balance.
3. GMP includes five (5) AirHawk Air Purification Fans and **excludes** a Vehicle Exhaust System.
4. GMP includes Commissioning Assistance and **excludes** Commissioning Services and Commissioning Agent.

26A – Electrical

1. GMP **excludes** any concrete duct banks.
2. GMP includes a 450 kW Diesel Emergency Generator, 1200A ATS, and 800A ATS.
3. GMP **excludes** Generator Docking Station. **** (DS for portable generator is shown) ****
4. GMP includes Lightning Protection

27A – Communications

1. No Comments.

27B – Audio-Visual

1. No Comments.

28A – Fire Alarm

1. No Comments.

28B – Security

1. GMP **excludes** an Intrusion Detection System.
2. GMP includes a Surveillance Video System.

28C – Access Controls

1. GMP **excludes** the Access Control Head End Server.
2. GMP includes the card readers and the connectivity to the door hardware.

28D – Dispatch Alerting System

1. GMP **excludes** a Dispatch Alerting System.

28E – Emergency Radio Communication System

1. GMP **excludes** an Emergency Responder Radio System.

Allowances

The following Allowances are included in GMP in accordance with the Contract Documents. These Allowances are intended to provide for all direct and indirect construction costs associated with each of these items.

Upon final determination of the actual cost, the GMP Allowance shall be revised by replacing the Allowance amount with the actual cost of the item or scope. In the event the actual cost is less than the specified Allowance, the cost savings shall be reallocated to the Construction Contingency. In the event the actual cost exceeds that of the Allowance, such overrun shall be funded using the Contingency.

Lump Sum Allowances

- | | |
|--|----------|
| 1. Back-feed Water Line from Subdivision | \$60,000 |
|--|----------|

Alternates

The following Alternates are **NOT** included in the GMP in accordance with the Contract Documents. These Alternates are intended to provide for all direct and indirect construction costs associated with each of these items. If any of the Alternates are accepted/approved then the GMP amount would be increased accordingly. Pricing for said Alternates is only good for thirty (30) days, therefore, must be accepted/approved no later than April 19, 2024 otherwise Crossland will need to re-price the Alternates.

- | | |
|--|-------------------------|
| A. Provide earthwork and building pad preparation to limit post-construction movements to ¾" in lieu of 1", refer to Structural and Geotechnical Report. | ADD \$78,885 |
| B. Provide exterior motorized security grilles behind front facing (North) Apparatus Bay overhead sectional doors and the associated miscellaneous steel and controls interface. | ADD \$77,794 |
| C. Provide pre-manufactured aluminum vehicular parking canopy with metal panel roof cover and associated foundations and Electrical/Lighting. | ADD \$212,181 |
| D. Provide complete fueling system with above ground concrete gas/diesel and DEF tote. | ADD \$551,966 |

Unit Prices

The following Unit Prices represent the direct cost only:

Auger Cast Piles 18"	ADD	\$100.00/LF	DEDUCT (\$10.00/LF)
Auger Cast Piles 24"	ADD	\$150.00/LF	DEDUCT (\$18.00/LF)
Import Topsoil	ADD	\$36.00/CY	
Rock Excavation	ADD	\$12.00/CY	
Light Pole Bases	ADD	\$1,000.00/EA	
Pipe Bollards	ADD	\$1,500.00/EA	
Sod, Bermuda	ADD	\$0.75/SF	
Hydromulch, Bermuda	ADD	\$0.50/SF	
Temporary Irrigation	ADD	\$1.25/SF	

Project Staff Hourly Rates

Project Executive	\$150.00/Hour
Sr. Project Manager	\$125.00/Hour
Project Manager	\$100.00/Hour
Project Engineer	\$ 65.00/Hour
General Superintendent	\$150.00/Hour
Superintendent	\$125.00/Hour
Assistant Superintendent	\$ 75.00/Hour
Field Engineer	\$ 65.00/Hour

Appendix – Document Log

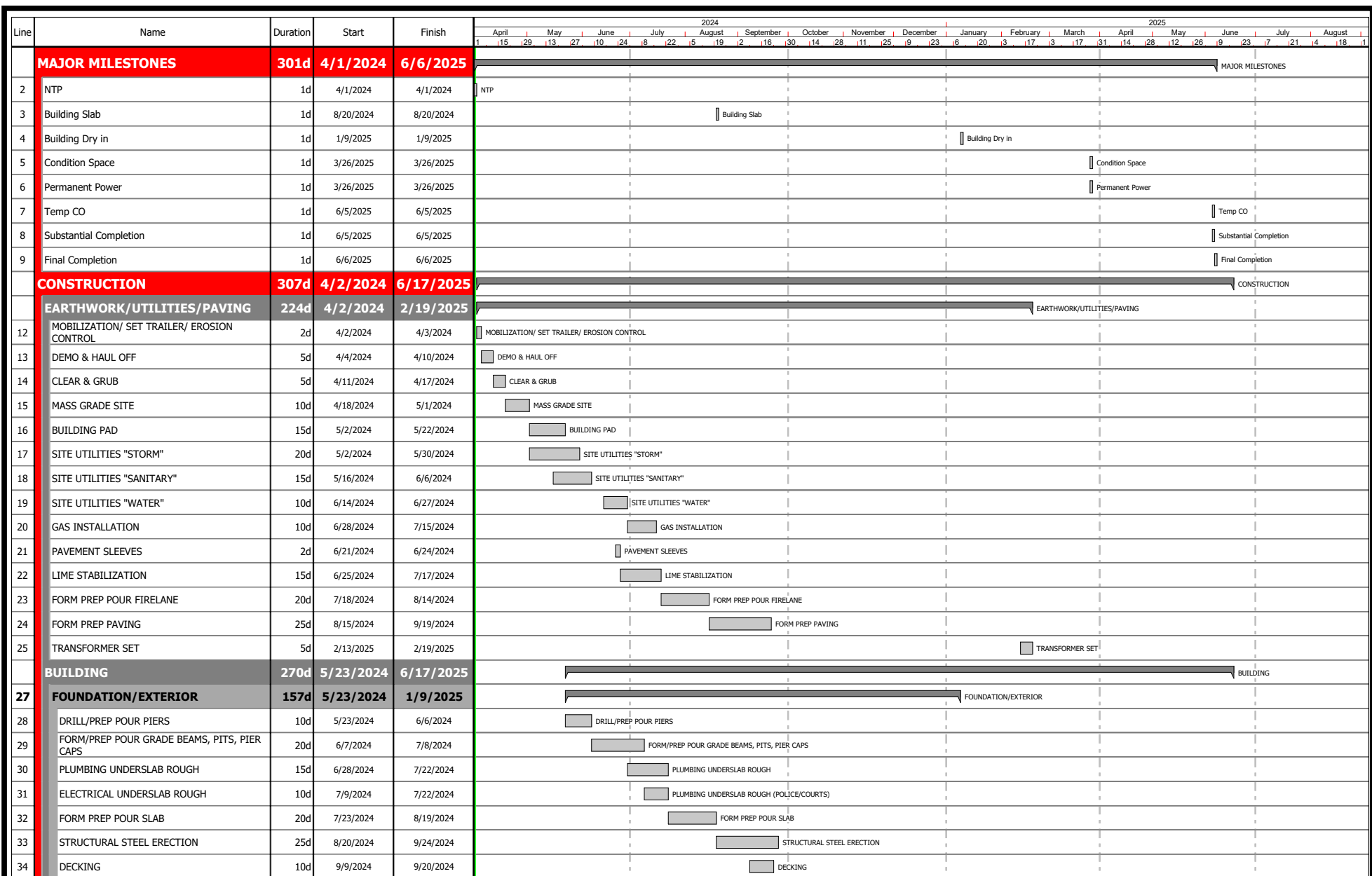
The subsequent pages contain the Document Log.

DOCUMENTS LOG										
Project:	Little Elm Public Safety Annex		50% DD	100% DD	50% CD	95% CD	IFB	Addendum #1	Addendum #2	
Owner:	Town of Little Elm									
Contractor:	Crossland Construction									
Architect:	Brown Reynolds Walford									
	Latest Date Revision:	2/20/2024								
CIVIL			8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	2/20/2024	
C0.0	BOUNDARY AND TOPOGRAPHIC SURVEY	8/31/2023								
C0.1	GENERAL NOTES	1/22/2024					1/22/2024			
C0.2	GENERAL NOTES	1/22/2024					1/22/2024			
C0.3	GENERAL NOTES	1/22/2024					1/22/2024			
C1.0	SITE PLAN	1/22/2024				12/8/2023	1/22/2024			
C1.1	PAVING DETAILS	1/22/2024				12/8/2023	1/22/2024			
C1.2	PAVING DETAILS	1/22/2024				12/8/2023	1/22/2024			
C1.3	PAVING DETAILS	1/22/2024				12/8/2023	1/22/2024			
C1.4	PAVING DETAILS	1/22/2024				12/8/2023	1/22/2024			
C1.5	PAVING DETAILS	12/8/2023				12/8/2023				
C2.0	DEMOLITION PLAN	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
C3.0	PAVING PLAN	10/26/2023								
C3.0	GRADING PLAN	1/22/2024				12/8/2023	1/22/2024			
C3.0	SITE & PAVING PLAN	9/28/2023	8/31/2023	9/28/2023						
C3.1	PAVING DETAILS	10/26/2023			10/26/2023					
C3.1	SITE & PAVING DETAILS	9/28/2023	8/31/2023	9/28/2023						
C3.2	PAVING DETAILS	10/26/2023			10/26/2023					
C4.0	GRADING PLAN	10/26/2023		9/28/2023	10/26/2023					
C4.0	EXISTING DRAINAGE AREA MAP	1/22/2024				12/8/2023	1/22/2024			
C4.1	PROPOSED DRAINAGE AREA MAP	1/22/2024				12/8/2023	1/22/2024			
C5.0	EXISTING DRAINAGE AREA MAP	10/26/2023	8/31/2023	9/28/2023	10/26/2023					
C5.0	STORM SEWER PLAN	1/22/2024				12/8/2023	1/22/2024			
C5.1	PROPOSED DRAINAGE AREA MAP	10/26/2023	8/31/2023	9/28/2023	10/26/2023					
C5.1	STORM SEWER PLAN	1/22/2024				12/8/2023	1/22/2024			
C5.2	STORM PROFILES	1/22/2024				12/8/2023	1/22/2024			
C5.3	STORM SEWER DETAILS	1/22/2024				12/8/2023	1/22/2024			
C5.4	STORM SEWER DETAILS	1/22/2024					1/22/2024			
C5.5	STORM SEWER DETAILS	1/22/2024					1/22/2024			
C6.0	STORM SEWER PLAN	10/26/2023	8/31/2023	9/28/2023	10/26/2023					
C6.0	UTILITY PLAN	1/22/2024				12/8/2023	1/22/2024			
C6.1	STORM SEWER PLAN	10/26/2023			10/26/2023					
C6.1	STORM PROFILES	9/28/2023		9/28/2023						
C6.1	UTILITY DETAILS	1/22/2024				12/8/2023	1/22/2024			
C6.2	STORM PROFILES	10/26/2023			10/26/2023					
C6.2	UTILITY DETAILS	1/22/2024				12/8/2023	1/22/2024			
C6.3	STORM SEWER DETAILS	10/26/2023			10/26/2023					
C6.3	UTILITY DETAILS	1/22/2024					1/22/2024			
C6.4	UTILITY DETAILS	1/22/2024					1/22/2024			
C6.5	UTILITY DETAILS	1/22/2024					1/22/2024			
C6.6	UTILITY DETAILS	1/22/2024					1/22/2024			
C7.0	UTILITY PLAN	10/26/2023	8/31/2023	9/28/2023	10/26/2023					
C7.0	EROSION CONTROL	1/22/2024				12/8/2023	1/22/2024			
C7.1	EROSION CONTROL DETAILS	1/22/2024				12/8/2023	1/22/2024			
C7.1	UTILITY DETAILS	10/26/2023	8/31/2023	9/28/2023	10/26/2023					
C7.2	UTILITY DETAILS	10/26/2023			10/26/2023					
C8.0	EROSION CONTROL	10/26/2023			10/26/2023					
C8.0	TOPOGRAPHIC SURVEY	1/22/2024					1/22/2024			
C8.1	EROSION CONTROL DETAILS	10/26/2023			10/26/2023					
C8.1	PRELIMINARY PLAT	1/22/2024					1/22/2024			
ARCHITECTURAL										
G1.1	TITLE SHEET AND DRAWING INDEX	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
G1.2	MASTER KEYNOTE LIST	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
G1.3	CODE ANALYSIS	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
G1.4	CODE COMPLIANCE PLAN	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
G1.5	STORM SHELTER SUMMARY	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
AS1.1	ARCHITECTURAL SITE PLAN	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
AS1.2	ARCHITECTURAL SITE SCREENING PLAN	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
AS1.3	ARCHITECTURAL SITE DETAILS	9/28/2023		9/28/2023						
AS1.3	ENLARGED SITE PLANS & ELEVATIONS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
AS1.4	ENLARGED SITE SCREENING ELEVATIONS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
AS1.5	ARCHITECTURAL SITE DETAILS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
AS1.6	ARCHITECTURAL SITE DETAILS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
A1.0	PARTITION TYPES	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A1.1	FLOOR PLAN	2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024		
A1.2	ROOF PLAN & DETAILS	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A1.3	ROOF DETAILS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
A1.4	PLAN DETAILS	2/13/2024			10/26/2023	12/8/2023	1/22/2024	2/13/2024		
A2.1	EXTERIOR ELEVATIONS	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A2.2	EXTERIOR ELEVATIONS	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A2.3	BUILDING SECTIONS	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A3.1	WALL SECTIONS	1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A3.2	WALL SECTIONS	1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A3.3	WALL SECTIONS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
A3.4	SECTION DETAILS	10/26/2023			10/26/2023					
A3.4	WALL SECTIONS	1/22/2024				12/8/2023	1/22/2024			
A3.5	STAIR PLANS, SECTIONS & DETAILS	10/26/2023			10/26/2023					
A3.5	SECTION DETAILS	1/22/2024					1/22/2024			
A3.6	SECTION DETAILS	1/22/2024				12/8/2023	1/22/2024			
A3.7	STAIR PLANS, SECTIONS & DETAILS	1/22/2024				12/8/2023	1/22/2024			
A4.1	DOOR SCHEDULE & DOOR TYPES	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A4.2	STOREFRONT & WINDOW TYPES	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
A4.3	DOOR & WINDOW DETAILS	12/8/2023			10/26/2023	12/8/2023				
A4.3	DOOR DETAILS	1/22/2024					1/22/2024			
A4.4	DOOR & WINDOW DETAILS	12/8/2023				12/8/2023				
A4.4	STOREFRONT & WINDOW DETAILS	10/26/2023			10/26/2023					

DOCUMENTS LOG												
Project:	Little Elm Public Safety Annex					50% DD	100% DD	50% CD	95% CD	IFB	Addendum #1	Addendum #2
Owner:	Town of Little Elm											
Contractor:	Crossland Construction											
Architect:	Brown Reynolds Watford											
		Latest Date Revision:	2/20/2024									
A4.4	ENLARGED EXTERIOR DETAILS		9/28/2023		9/28/2023							
A4.4	WINDOW & LOUVER DETAILS		1/22/2024						1/22/2024			
A4.5	TYPICAL WINDOW FLASHING DETAILS		10/26/2023		9/28/2023	10/26/2023						
A4.5	STOREFRONT & WINDOW DETAILS		1/22/2024					12/8/2023	1/22/2024			
A4.6	TYPICAL FIRE STATION DETAILS		10/26/2023		9/28/2023	10/26/2023						
A4.6	STOREFRONT & WINDOW DETAILS		1/22/2024					12/8/2023	1/22/2024			
A4.7	TYPICAL WINDOW FLASHING & MISC. DETAILS		1/22/2024					12/8/2023	1/22/2024			
A4.8	TYPICAL FIRE STATION DETAILS		2/13/2024					12/8/2023	1/22/2024	2/13/2024		
A5.0	TYPICAL ACCESSABILITY DETAILS		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
A5.1	RESTROOM ENLARGED PLANS & ELEVATIONS		1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024				
A5.1	INTERIOR FLOOR PLAN		1/22/2024					1/22/2024				
A5.2	RESTROOM ENLARGED PLANS & ELEVATIONS		1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024				
A5.3	RESTROOM ENLARGED PLANS & ELEVATIONS		1/22/2024					1/22/2024				
A5.4	KITCHEN ISLAND ENLARGED PLANS & ELEVATIONS		1/22/2024					1/22/2024				
A5.5	INTERIOR ELEVATIONS		2/13/2024					1/22/2024	2/13/2024			
A5.6	INTERIOR ELEVATIONS		1/22/2024					1/22/2024				
A5.7	INTERIOR ELEVATIONS		1/22/2024					1/22/2024				
A5.8	INTERIOR ELEVATIONS		1/22/2024					1/22/2024				
A5.9	MILLWORK DETAILS		1/22/2024					1/22/2024				
A5.10	MILLWORK DETAILS		1/22/2024					1/22/2024				
A5.11	MILLWORK DETAILS		1/22/2024					1/22/2024				
A5.12	MILLWORK DETAILS		1/22/2024					1/22/2024				
A5.13	MILLWORK DETAILS/INTERIOR DETAILS		1/22/2024					1/22/2024				
A6.1	REFLECTED CEILING PLAN		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
A6.1A	REFLECTED CEILING PLAN - 2X4 OPTION		8/31/2023	8/31/2023								
A6.2	ENLARGED CEILING PLANS		1/22/2024			10/26/2023	12/8/2023	1/22/2024				
A6.3	CEILING DETAILS		1/22/2024			10/26/2023	12/8/2023	1/22/2024				
A7.0	FINISH PLAN		1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024				
A7.1	INTERIOR FLOOR PLAN		12/8/2023		9/28/2023	10/26/2023	12/8/2023					
A7.1	FINISH PLAN		8/31/2023	8/31/2023								
A7.2	INTERIOR ELEVATIONS		12/8/2023				12/8/2023					
A7.2	MILLWORK/CASEWORK/INTERIOR ELEVATIONS		10/26/2023		9/28/2023	10/26/2023						
A7.3	INTERIOR ELEVATIONS		12/8/2023				12/8/2023					
A7.3	MILLWORK/CASEWORK/INTERIOR ELEVATIONS		10/26/2023		9/28/2023	10/26/2023						
A7.4	INTERIOR ELEVATIONS		12/8/2023				12/8/2023					
A7.4	MILLWORK/CASEWORK/INTERIOR ELEVATIONS		10/26/2023		9/28/2023	10/26/2023						
A7.5	MILLWORK DETAILS		12/8/2023				12/8/2023					
A7.5	INTERIOR DETAILS		10/26/2023			10/26/2023						
A7.6	MILLWORK DETAILS		12/8/2023				12/8/2023					
A7.6	INTERIOR DETAILS		10/26/2023			10/26/2023						
A7.7	MILLWORK DETAILS		12/8/2023				12/8/2023					
A7.7	INTERIOR DETAILS		10/26/2023			10/26/2023						
A7.8	MILLWORK DETAILS		12/8/2023				12/8/2023					
A7.8	INTERIOR DETAILS		10/26/2023			10/26/2023						
A8.1	SIGNAGE PLAN, SCHEDULE & DETAILS		1/22/2024				12/8/2023	1/22/2024				
A9.1	FURNISHING FLOOR PLAN (FOR INFORMATION ONLY)		1/22/2024			10/26/2023	12/8/2023	1/22/2024				
A10.1	EXTERIOR ELEVATION EXHIBITS		1/22/2024				12/8/2023	1/22/2024				
STRUCTURAL												
S1.01	STRUCTURAL NOTES		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S1.02	STRUCTURAL NOTES		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S1.03	STRUCTURAL NOTES		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S1.04	SPECIAL INSPECTIONS		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S1.05	SPECIAL INSPECTIONS		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S1.06	STORM SHELTER NOTES AND INSPECTIONS		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S1.07	WIND LOADING PLANS		12/8/2023				12/8/2023					
S1.07	WIND LOADING PLANS LOW ROOF		1/22/2024					1/22/2024				
S1.10	SITE PLAN		1/22/2024			10/26/2023	12/8/2023	1/22/2024				
S1.11	ENLARGED FOUNDATION PLANS		2/13/2024			10/26/2023	12/8/2023	1/22/2024	2/13/2024			
S1.12	SITE FOUNDATION DETAILS		1/22/2024			10/26/2023	12/8/2023	1/22/2024				
S2.00	SITE PLAN		9/28/2023		9/28/2023							
S2.01	FOUNDATION PLAN		2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024			
S2.02	MEZZANINE FRAMING PLAN		9/28/2023	8/31/2023	9/28/2023							
S2.02	LOW ROOF / MEZZANINE FRAMING PLAN		2/13/2024			10/26/2023	12/8/2023	1/22/2024	2/13/2024			
S2.03	ROOF FRAMING PLAN		9/28/2023	8/31/2023	9/28/2023							
S2.03	HIGH ROOF FRAMING PLAN		2/13/2024			10/26/2023	12/8/2023	1/22/2024	2/13/2024			
S2.04	STORM SHELTER FRAMING PLANS		1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S2.05	ENLARGED FOUNDATION PLANS		9/28/2023		9/28/2023							
S3.01	TYPICAL CONCRETE SECTIONS & DETAILS		1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S3.02	TYPICAL CONCRETE SECTIONS & DETAILS		1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S3.03	TYPICAL CONCRETE SECTIONS & DETAILS		1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S3.04	CONCRETE DETAILS AND SECTIONS		1/22/2024			10/26/2023	12/8/2023	1/22/2024				
S3.05	SITE FOUNDATION DETAILS		9/28/2023		9/28/2023							
S3.05	STORM SHELTER DETAILS		8/31/2023	8/31/2023								
S3.05	CONCRETE DETAILS AND SECTIONS		2/13/2024				12/8/2023	1/22/2024	2/13/2024			
S3.10	STORM SHELTER DETAILS		12/8/2023		9/28/2023	10/26/2023	12/8/2023					
S3.11	STORM SHELTER DETAILS		1/22/2024					1/22/2024				
S4.01	TYPICAL MASONRY SECTIONS & DETAILS		1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024				
S4.02	STORM SHELTER WALL ELEVATIONS		9/28/2023		9/28/2023							
S4.02	STORM SHELTER DETAILS		8/31/2023	8/31/2023								
S4.02	TYPICAL MASONRY SECTIONS & DETAILS		1/22/2024			10/26/2023	12/8/2023	1/22/2024				

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Architect:	Brown Reynolds Watford											
	Latest Date Revision:				2/20/2024							
S4.03	STORM SHELTER WALL ELEVATIONS				8/31/2023	8/31/2023						
S4.11	STORM SHELTER TYPICAL DETAILS				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
S4.12	STORM SHELTER TYPICAL DETAILS				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
S4.13	STORM SHELTER WALL ELEVATIONS				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
S5.01	TYPICAL STEEL SECTIONS & DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S5.02	TYPICAL STEEL SECTIONS & DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S5.03	TYPICAL STEEL SECTIONS & DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S5.04	TYPICAL STEEL SECTIONS & DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S5.05	TYPICAL STEEL SECTIONS & DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S5.06	TYPICAL COLD FORM STEEL DETAILS				9/28/2023	8/31/2023	9/28/2023					
S5.06	TYPICAL LIGHT GUAGE TRUSS DETAILS				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
S5.07	TYPICAL COLD FORM STEEL DETAILS				9/28/2023	8/31/2023	9/28/2023					
S5.07	STEEL SECTIONS AND DETAILS				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
S5.08	TYPICAL LIGHT GUAGE TRUSS DETAILS				9/28/2023	8/31/2023	9/28/2023					
S5.08	STEEL SECTIONS AND DETAILS				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
S5.09	STEEL SECTIONS AND DETAILS				2/13/2024		9/28/2023			1/22/2024	2/13/2024	
S5.10	STEEL SECTIONS AND DETAILS				2/13/2024					1/22/2024	2/13/2024	
S5.51	TRUSS PROFILES				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S5.52	APPARATUS BAY MASONRY WALL ELEVATIONS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S5.53	APPARATUS BAY MASONRY WALL ELEVATIONS				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
S5.54	FRAMING ELEVATIONS				1/22/2024				12/8/2023	1/22/2024		
S6.01	BRACING ELEVATIONS & DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
S7.01	STORM SHELTER TYPICAL DETAILS				9/28/2023	8/31/2023	9/28/2023					
S7.02	STORM SHELTER TYPICAL DETAILS				9/28/2023	8/31/2023	9/28/2023					
MECHANICAL												
M0.0	MECHANICAL TITLE SHEET				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
M0.1	GENERAL NOTES MECHANICAL				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
M0.2	MECHANICAL SCHEDULES				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
M0.3	MECHANICAL DETAILS				10/26/2023	8/31/2023	9/28/2023	10/26/2023				
M0.3	MECHANICAL SCHEDULES				2/20/2024				12/8/2023	1/22/2024		2/20/2024
M0.4	MECHANICAL SCHEDULES				12/8/2023				12/8/2023			
M0.4	MECHANICAL DETAILS				10/26/2023			10/26/2023				
M0.4	OA CALC / DOAS SOO / VRF DIAGRAMS				1/22/2024					1/22/2024		
M0.5	MECHANICAL DETAILS				1/22/2024				12/8/2023	1/22/2024		
M0.6	MECHANICAL DETAILS				1/22/2024					1/22/2024		
M1.1	FLOOR PLAN				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
M1.2	UPPER FLOOR PLAN				9/28/2023	8/31/2023	9/28/2023					
M1.2	MEZZANINE FLOOR PLAN				2/13/2024			10/26/2023	12/8/2023	1/22/2024	2/13/2024	
M1.3	CONDENSATE PIPING PLAN				1/22/2024				12/8/2023	1/22/2024		
M1.4	VRF THERMOSTAT / CONTROLS PLAN				1/22/2024					1/22/2024		
M2.1	ROOF PLAN				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
PLUMBING												
P0.1	GENERAL NOTES, LEGENDS, AND SCHEDULES				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
P0.2	DETAILS				2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	
P0.3	DETAILS				2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	
P0.4	DETAILS				1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024		
P0.5	RISER DIAGRAMS				2/13/2024		9/28/2023				2/13/2024	
PS1.1	OVERALL SITE PLAN				2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	
P1.0	UNDERFLOOR PLAN				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
P1.1	FLOOR PLAN				2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	
P1.2	MEZZANINE FLOOR PLAN				2/20/2024			10/26/2023	12/8/2023	1/22/2024	2/13/2024	2/20/2024
P2.1	ROOF PLAN				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
ELECTRICAL												
E0.0	ELECTRICAL TITLE SHEET				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
E0.1	RISER DIAGRAM				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
E0.2	DETAILS				12/8/2023	8/31/2023	9/28/2023	10/26/2023	12/8/2023			
E0.2	SCHEDULES				1/22/2024					1/22/2024		
E0.3	DETAILS				1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024		
E0.4	DETAILS				2/13/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	
E0.5	DETAILS				1/22/2024					1/22/2024		
E1.0	OVERALL SITE PLAN - ELECTRICAL				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
E1.01	OVERALL SITE PLAN - LIGHTING				2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	
E1.02	OVERALL SITE PLAN - PHOTOMETRIC				1/22/2024				12/8/2023	1/22/2024		
E1.1	FLOOR PLAN				2/20/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	2/20/2024
E1.2	FLOOR PLAN - LIGHTING				2/13/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024	2/13/2024	
E1.3	MEZZANINE FLOOR PLAN				1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024		
E1.4	MEZZANINE FLOOR PLAN - LIGHTING				1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024		
E2.1	ROOF PLAN				1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024		
TECHNOLOGY												
ES0.0	SECURITY, IT & AV SYMBOLS & NOTES				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
ES1.0	SECURITY & IT SITE PLAN				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
ES1.1	FLOOR PLAN - SECURITY				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
ES1.2	ROOF PLAN - SECURITY				1/22/2024					1/22/2024		
ES4.1	SECURITY DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
ES4.2	SECURITY DETAILS				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
ES4.3	SECURITY SCHEDULES				1/22/2024			10/26/2023	12/8/2023	1/22/2024		
ES6.1	REFLECTED CEILING PLAN - SECURITY				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		
AL1.1	FLOOR PLAN - ALERTING SYSTEM				1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024		

DOCUMENTS LOG										
Project:	Little Elm Public Safety Annex		50% DD	100% DD	50% CD	95% CD	IFB	Addendum #1	Addendum #2	
Owner:	Town of Little Elm									
Contractor:	Crossland Construction									
Architect:	Brown Reynolds Watford									
	Latest Date Revision:	2/20/2024								
AV1.1	FLOOR PLAN - AV	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
IT1.1	FLOOR PLAN - IT	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
IT3.1	IT DETAILS	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
IT3.2	IT DETAILS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
LANDSCAPE										
LP1.1	LANDSCAPE PLAN	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
LP1.2	ALTERNATIVE LANDSCAPE PLAN	8/31/2023	8/31/2023							
LP1.2	LANDSCAPE DETAILS	1/22/2024		9/28/2023	10/26/2023	12/8/2023	1/22/2024			
LP5.1	LANDSCAPE DETAILS	8/31/2023	8/31/2023							
LI1.1	IRRIGATION PLAN	1/22/2024	8/31/2023	9/28/2023	10/26/2023	12/8/2023	1/22/2024			
LI1.2	IRRIGATION DETAILS	1/22/2024			10/26/2023	12/8/2023	1/22/2024			
LI5.1	IRRIGATION DETAILS	9/28/2023	8/31/2023	9/28/2023						
REPORTS										
	LEPSA - SCHEMATIC DESIGN PACKAGE	8/11/2023								
	LITTLE ELM PUBLIC SAFETY ANNEX - 100% DD SPECIFICATIONS VOL. 1	9/28/2023								
	LITTLE ELM PUBLIC SAFETY ANNEX - 100% DD SPECIFICATIONS VOL. 2	9/28/2023								
	LITTLE ELM PUBLIC SAFETY ANNEX - 50% CD SPECIFICATIONS VOL. 1	10/26/2023								
	LITTLE ELM PUBLIC SAFETY ANNEX - 50% CD SPECIFICATIONS VOL. 2	10/26/2023								
	LITTLE ELM PUBLIC SAFETY ANNEX - 95% CD SPECIFICATIONS VOL. 1	12/8/2023								
	LITTLE ELM PUBLIC SAFETY ANNEX - 95% CD SPECIFICATIONS VOL. 2	12/8/2023								
	LITTLE ELM PUBLIC SAFETY ANNEX - IFB SPECIFICATIONS VOL. 1	1/22/2024								
	LITTLE ELM PUBLIC SAFETY ANNEX - IFB SPECIFICATIONS VOL. 2	1/22/2024								



Line	Name	Duration	Start	Finish	2024												2025											
					April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August							
35	ROOF CURB INSTALL	3d	9/16/2024	9/18/2024													ROOF CURB INSTALL											
36	EXTERIOR COLD METAL FRAMING	20d	9/18/2024	10/15/2024													EXTERIOR COLD METAL FRAMING											
37	EXTERIOR SHEATHING	15d	9/25/2024	10/15/2024													EXTERIOR SHEATHING											
38	CMU	25d	9/11/2024	10/15/2024													CMU											
39	WATERPROOFING	15d	10/16/2024	11/5/2024													WATERPROOFING											
40	STONE	30d	10/25/2024	12/9/2024													STONE											
41	STUCCO	20d	12/10/2024	1/8/2025													STUCCO											
42	ROOFING	35d	10/16/2024	12/5/2024													ROOFING											
43	SET UNITS	2d	12/6/2024	12/9/2024													SET UNITS											
44	STOREFRONT & GLASS	20d	12/10/2024	1/8/2025													STOREFRONT & GLASS											
45	BUILDING DRY IN		1/9/2025	1/9/2025													BUILDING DRY IN											
46	EXTERIORS	142d	9/20/2024	4/11/2025													EXTERIORS											
47	FENCING FOUDATION	15d	9/20/2024	10/10/2024													FENCING FOUDATION											
48	PREP POUR FOUNDATIONS FOR GENERATOR & MONUMENT SIGN	10d	9/20/2024	10/3/2024													PREP POUR FOUNDATIONS FOR GENERATOR & MONUMENT SIGN											
49	SET FENCING	30d	10/11/2024	11/21/2024													SET FENCING											
50	SITE MASONRY FOR DUMPSTER ENCLOSURE, MONUMENT SIGN	5d	10/4/2024	10/10/2024													SITE MASONRY FOR DUMPSTER ENCLOSURE, MONUMENT SIGN											
51	PREP POUR SIDEWALKS	10d	1/9/2025	1/22/2025													PREP POUR SIDEWALKS											
52	FINE GRADE TOP SOIL	10d	1/23/2025	2/5/2025													FINE GRADE TOP SOIL											
53	IRRIGATION	25d	2/6/2025	3/12/2025													IRRIGATION											
54	LANDSCAPING & SOD	20d	3/13/2025	4/9/2025													LANDSCAPING & SOD											
55	SET GEAR, PULL SECONDARY	25d	2/20/2025	3/26/2025													SET GEAR, PULL SECONDARY											
56	SET LIGHT POLES	3d	3/27/2025	3/31/2025													SET LIGHT POLES											
57	SET GENERATOR & START UP GENERATOR	10d	3/27/2025	4/9/2025													SET GENERATOR & START UP GENERATOR											
58	EXTERIOR BUILDING LIGHTING	5d	4/1/2025	4/7/2025													EXTERIOR BUILDING LIGHTING											
59	FLAG POLES/ & BIKE RACK	2d	4/10/2025	4/11/2025													FLAG POLES/ & BIKE RACK											
60	STRIPING	1d	4/10/2025	4/10/2025													STRIPING											
61	INTERIORS	152d	10/30/2024	6/5/2025													INTERIORS											
62	PLUMBING OVERHEAD ROUGH IN	25d	10/30/2024	12/5/2024													PLUMBING OVERHEAD ROUGH IN											
63	HVAC OVERHEAD ROUGH IN	25d	10/30/2024	12/5/2024													HVAC OVERHEAD ROUGH IN											
64	ELECTRICAL OVERHEAD ROUGH IN	25d	10/30/2024	12/5/2024													ELECTRICAL OVERHEAD ROUGH IN											
65	FIRE SPRINKLER ROUGH IN	25d	10/30/2024	12/5/2024													FIRE SPRINKLER ROUGH IN											
66	INTERIOR FRAMING	20d	11/20/2024	12/19/2024													INTERIOR FRAMING											
67	PLUMBING WALL ROUGH-IN	15d	12/6/2024	12/27/2024													PLUMBING WALL ROUGH-IN											
68	ELECTRICAL WALL ROUGH-IN	15d	12/6/2024	12/27/2024													ELECTRICAL WALL ROUGH-IN											

Little Elm Public Safety Annex

Line	Name	Duration	Start	Finish	2024												2025											
					April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August							
69	DRYWALL ONE SIDE	15d	12/30/2024	1/20/2025													DRYWALL ONE SIDE											
70	TWO SIDE DRYWALL	15d	1/21/2025	2/10/2025													TWO SIDE DRYWALL											
71	TAPE/BED FIRST COAT PAINT	15d	2/11/2025	3/3/2025													TAPE/BED FIRST COAT PAINT											
72	CERAMIC TILE & WALL TILE	20d	2/18/2025	3/17/2025													CERAMIC TILE & WALL TILE											
73	ACCOUSTICAL CEILING GRID	10d	3/4/2025	3/17/2025													ACCOUSTICAL CEILING GRID											
74	ELECTRICAL RI CEILING GRID	15d	3/4/2025	3/24/2025													ELECTRICAL RI CEILING GRID											
75	HVAC RI CEILING GRID	15d	3/4/2025	3/24/2025													HVAC RI CEILING GRID											
76	FIRE SUPPRESSION RI CEILING GRID	15d	3/4/2025	3/24/2025													FIRE SUPPRESSION RI CEILING GRID											
77	ACCOUSTICAL CEILING TILES	10d	3/18/2025	3/31/2025													ACCOUSTICAL CEILING TILES											
78	MILLWORK	15d	3/25/2025	4/14/2025													MILLWORK											
79	PAINT FINAL COAT	10d	4/15/2025	4/28/2025													PAINT FINAL COAT											
80	ELECTRICAL DEVICE AND TRIM OUT	10d	4/29/2025	5/12/2025													ELECTRICAL DEVICE AND TRIM OUT											
81	HVAC DEVICE AND TRIM OUT	10d	4/29/2025	5/12/2025													HVAC DEVICE AND TRIM OUT											
82	FIRE SUPPRESION AND TRIM OUT	9d	4/29/2025	5/9/2025													FIRE SUPPRESION AND TRIM OUT											
83	BATHROOM ACCESSORIES	5d	5/12/2025	5/16/2025													BATHROOM ACCESSORIES											
84	VCT/ CARPET FLOORING	15d	4/29/2025	5/19/2025													VCT/ CARPET FLOORING											
85	HVAC START UP	3d	4/10/2025	4/14/2025													HVAC START UP											
86	DOORS & HARDWARE	8d	4/21/2025	4/30/2025													DOORS & HARDWARE											
87	RESIDENTIAL APPLIANCES	2d	5/20/2025	5/21/2025													RESIDENTIAL APPLIANCES											
88	FINAL CLEAN	10d	5/22/2025	6/5/2025													FINAL CLEAN											
89	FINAL INSPECTIONS	2d	6/4/2025	6/5/2025													FINAL INSPECTIONS											
90	OWNER PROVIDED EQUIPMENT	20d	5/20/2025	6/17/2025													OWNER PROVIDED EQUIPMENT											
91	MISC. SYSTEMS	20d	5/20/2025	6/17/2025													MISC. SYSTEMS											
	CLOSEOUT	51d	4/15/2025	6/25/2025													CLOSEOUT											
	COMMISSIONING	37d	4/15/2025	6/5/2025													COMMISSIONING											
94	COMMISSIONING	10d	5/22/2025	6/5/2025													COMMISSIONING											
95	TEST & BALANCE	10d	4/15/2025	4/28/2025													TEST & BALANCE											
	COMPLETION/PUNCHLIST	15d	6/5/2025	6/25/2025													COMPLETION/PUNCHLIST											
97	SUBSTANTIAL COMPLETION	1d	6/5/2025	6/5/2025													SUBSTANTIAL COMPLETION											
98	OWNER DESIGN & TEAM PUNCHLIST	15d	6/5/2025	6/25/2025													OWNER DESIGN & TEAM PUNCHLIST											
99	FINAL COMPLETION	1d	6/25/2025	6/25/2025													FINAL COMPLETION											

Milestone Appearances

◇ Diamond