

GMP Cost Estimate

Williamson County Annex Facility
151 Wilco Way
Georgetown, Texas 78626

August 09, 2017

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Section 1 – Description of Work

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	Post Bid Addendum 1	7/06/2012	KAH Architecture

Clarifications, Assumptions and Qualifications**Design Services**

- Architectural and Engineering design services are excluded
- Geotechnical Engineering and soils analysis reports are excluded

GENERAL REQUIREMENTS**Supervision and Administration**

- Project supervision includes a Project Superintendent with Project Management, Safety Coordinator, Estimating, and Administrative Assistant as necessary to complete the project as scheduled
- Document Reproduction as required for shop drawings
- Postage and delivery services

Temporary Facilities

- Project field office
- Project office equipment as required
- Project sign and safety signs
- Temporary toilets
- Site fencing and gates
- Barricades and guard rails as required

Project Services

- Field engineering and layout
- Jobsite clean-up and trash haul off
- Final cleaning
- After hours or weekend job site security is **not** included in our price

Personnel Hoisting

- None required for this project

Temporary Utilities

- Field telephone service
- Project electrical service

Equipment

- Project pickup trucks
- Expendable tools
- Small equipment rental

Permits, Bonds, and Insurance

- The cost of all site and building permits is excluded in the budget
- Mechanical, Electrical, & Plumbing trade permits are included
- Plan review Fees are excluded
- Price excludes Utility connection fees, Impact fees, and Assessment fees
- General Liability, Auto, Worker Compensation, and Builders Risk Insurance are included
- The price includes the cost of performance and payment bonds

Project Schedule, Weather, and Work Hours**Schedule**

- The Project Schedule will include pre-construction and construction activities and when fully developed will serve as the basis for the time required to complete the project

Work Hours

- Normal working days are Monday through Friday, excluding holidays. Work may take place at night or on weekends as coordinated with the Owner

Environmental

- We have assumed that all environmental investigations and permits will be accomplished and paid for by the Owner if required
- The handling or abatement of hazardous materials is not included in this estimate

Building Inspections

- Inspections will be provided as required by local jurisdiction

Jobsite Equipment

- Scaffolding and hoisting for construction access
- Equipment for excavation, structural steel, and concrete construction

Layout & Engineering

- Layout and engineering as required

Materials Testing

- The cost of materials testing is to be by the Owner. The Cost of re-testing due to test failures shall be done by the Construction Manager.

BIM CAD Coordination

- Layout and CAD services as required

Temporary Power and Lighting

- Price includes electrical power consumption and temporary lighting required for construction. Electrical service costs shall be transferred to the Owner when permanent power is hooked up and operational

Erosion Control, Dirt Work and Paving

- Silt fence
- Construction entrance
- Concrete washout
- Tree protection
- Inlet protection
- Maintenance of temporary erosion control and SWPPP during construction
- Remove all erosion controls and tree protection after acceptance of project
- Miscellaneous sawcut and site demolition
- Stripping and stockpiling of topsoil
- Excavation
- Embankment
- Haul off spoils
- Select fill per specifications
- Re-spread topsoil
- Finish grade site as per drawings
- Backfill curb
- 8" Lime stabilized subgrade at HMAC paving
- 10" Compacted base at HMAC paving
- 2" HMAC paving
- 8" Subtrade prep at concrete paving
- 4" Compacted base at concrete paving (concrete paving by others)
- Subgrade preparation +/- 0.1ft.
- Excavate for building crawl space to subgrade below mud slab
- Over excavate for building crawl space to 4 ft. outside of building line and lay back slope to allow for construction of perimeter beams and structural 1st floor pan slab
- Grade below mud slab to drain as per elevations on Civil drawings
- Backfill at perimeter of 1st floor perimeter retaining walls/beams as per Geotechnical report and structural notes on Sheet S101 (GC to furnish and install all soil retainers prior to backfilling)
- Construct water quality pond including 12" clay liner. Storm piping, rip rap and concrete weir by others
- Striping and signs
- Construct dry stack wall and footing as shown on sheet C17
- Excavation for sidewalk areas
- All final grading around buildings, walkways, sidewalks and curbs per site plan and per ADA requirements
- Haul excess concrete waste, asphalt spoil, rubbish and trash to a legal offsite disposal area
- Price shall include cleaning parking lots and paved areas for the final acceptance of the project
- Prepare Original SWPPP and updates
- Price includes revisions from post bid addendum #1
- Price includes revision to haul off of excess spoils to Wilco dump site
- Price includes earthwork at Pavilion Alternate #2
- Misc. earthwork and paving costs

Site Utilities and Storm Drainage

- Potable water lines
- Offsite potable water lines
- Sanitary sewer lines
- Fire water lines
- Storm sewer lines
- Layout, control and all staking required for the work included in this subcontract
- Excavation, trenching, bedding, backfill and compaction for all utility work as per plans and specifications
- Potholing
- Trench safety / shoring.
- Competent individual to inspect all trenching and shoring and provide daily inspections and reports to certify that all trenching and shoring is in strict compliance with applicable laws and regulations
- Water and wastewater piping and fittings
- Cleanouts, valves and accessories
- Fire hydrant assemblies
- Fire Department Connection
- Domestic and irrigation meter assemblies
- Backflow preventers
- Tapping sleeves and valves
- Concrete vault
- Valve boxes
- Manholes
- Tie-ins to existing water and wastewater lines
- Storm piping
- Inlets, and concrete headwalls with aprons
- Concrete rip-rap with velocity dissipaters and sediment depth marker at Storm Sewer Line A
- Sedimentation riser pipe and trash rack and 48" square concrete vault with batch pond controller, actuator and butterfly valve as per sheet C22. Power to pond control system by electrical subcontractor
- 2" Sleeves as shown on sheet C10
- Roof drain tie-ins from 5' outside building to downspout termination
- 6" and 8" Under drain below building including grate inlets (4 ea) and concrete rip-rap at outflow
- Includes Flowable fill trench backfill at the underdrain from 2 ft. inside building to 4' outside building where under drain transitions from interior to exterior of building line
- Pressure and leak testing
- De-watering of trenches
- Disinfection and system certification
- Tie-ins, taps and connections to public utility lines
- Traffic control required for utility construction
- Removal of spoils from site
- Connections to domestic and sanitary sewer lines at 5 ft. Outside of building
- Any street and drive demolition and repair back in public R.O.W. and private drives
- All trade permits and licenses and required to complete the scope of work
- All hoisting and lifting required to complete the scope of work
- Certifications and testing of site utilities as required
- Misc. utility costs

Gas Line

▪ 2" Poly Gas Line	889	lf
▪ 2" Riser	2	ea
▪ Clearing and ROW prep		
▪ Erosion control and revegetation		
▪ Haul off excavated materials	89	cy

Landscaping and Irrigation

- Trees
- Shrubs
- Groundcover
- Topsoil
- Irrigation
- Irrigation system
- Misc. Landscape & Irrigation cost

Site and Building Concrete

- Drilled piers
- Mud slab
- Foundation walls
- Suspended 1st floor slab
- Slab on 2nd floor metal deck
- Stairs & landings
- Shoring
- Reshoring
- Bracing
- Forming systems
- Bulkheads, keyways, blockouts, sleeves, pockets and accessories
- Soil retainers
- Install all anchor bolt assemblies (furnished by others)
- Rebar
- Sawcut
- Grouting structural steel baseplates
- Stairs/Stair pans/ landings
- Steps and ramps
- Equipment bases and foundations and housekeeping pads
- Transformer pads and Dumpster pads
- Light pole bases
- Monolithic Curbs and/or curb and gutter as shown
- Concrete paving and flatwork
- Concrete overflow weir at water quality pond (headwalls and rip-rap by others)
- Concrete slab on void box forms (Pavilion, Alternate 2)
- Granular course and fine grading
- Structural excavation and backfill of beams, footings, plinths, etc. at buildings
- Structural excavation for retaining walls and footings as well as backfill and compaction at site concrete
- Finishing and curing of all concrete work as specified
- Concrete floor sealers and hardeners as specified

- Bilco floor hatch
- Temporary lighting in crawl space
- Structural Concrete Allowance \$10,000.00
- Structural Reinforcing Allowance \$10,000.00
- Additional foundation work for high future density storage

Masonry

- 8" Regular CMU
- 8" Burnished CMU (Refuge Enclosure)
- Cast Stone (Windows Sills and Monument Sign Caps)
- Leuders Limestone Ranging from 2" to 10"
- Rock Mortar Type N and CMU Mortar Type S
- Grout, Rebar, Wire
- Dumpster Enclosure
- Monument Sign
- Masonry Anchors
- Mortar Net, Weeps
- Mock-up
- Scaffold

Structural and Miscellaneous Steel

- Columns
- Beams
- Girders
- Architectural steel
- Anchor bolt assemblies (fabricate and deliver only)
- Beam seats
- Studs
- Channels
- Pour stops
- Joist seats
- Joist and bridging
- Joist and bridging anchors
- Steel stairs, roof ladders
- Steel stair pan assemblies
- Risers
- Landings
- Stair nosings
- Steel stringers
- Steel stair rails and wall rails (excludes aluminum handrails and railings)
- Floor deck
- Roof deck
- Roof opening frames
- Lintels
- Misc. angles, plate, tube & channel
- Steel support tubes at Courtroom divider walls, counter walls, counters and other areas as shown on architectural plans
- All required connection bolts, expansion bolts and other required fasteners
- All handrails at site steps as shown on Architectural and Civil drawings
- Dumpster gate/frame

- Bollards (furnish and deliver only)
- All materials shall either be prime finished or galvanized as indicated and/or specified
- Labor to install furnish only items
- Perimeter safety cabling at 1st and 2nd floors
- Paint Touch up at welds
- Structural Steel Allowance \$10,000.00
- Install furnish only items
- Rooftop gas pipe supports
- Includes structural steel associated with Alternate #3 for future high density storage

Decorative Handrail

- Allow the sum of \$75,000.00 to furnish and install decorative handrail system at stair 101 and balcony

Finish Carpentry, Cabinets and Countertops

- Furnish and install all plastic laminated and wood clad cabinetry and plastic laminated and counter tops per section 06 20 00, 06 40 23 and 06 65 00
- Cabinet door locks, drawer locks and other millwork hardware
- Frameless concealed hinges
- Aluminum reveals
- Plastic laminate and wood clad shelves
- Plam paneling
- Fire retardant materials where indicated
- Sealants
- Plam veneer countertops
- Wilsonart Quartz countertops
- Solid surface window sills
- Stainless steel transaction tray
- Shop finish all architectural woodwork items
- Standing and running trim where shown
- Mock ups
- Furnish and install all cabinet hardware
- Provide shop drawings and samples
- Stainless steel countertop and pass through trays

Waterproofing, Dampproofing, Sealants & Flashing

- Weather Resistive Barrier applied to all exterior walls and transition membrane applied to base of wall, transitions and perimeter of all openings
- Weather Barrier system is priced as WrapShield SA by VaproShield LLC as specified
- Cementitious waterproofing at elevator pits
- 1" 25 psi Extruded Polystyrene Insulation applied to exterior walls behind masonry (Rigid insulation behind the metal wall panels is included in the Metal Wall Panels and ACM pricing line item)
- Closed Cell Foam Insulation MD-1, at Crawl Space Concrete Flat Surfaces and Vertical Surfaces in the crawl space applied to the R value specified
- The crawl space foam priced is Quadfoam 2.0 Closed -Cell Spray Polyurethane Foam Insulation as manufactured by Quadrant Urethane Technologies. This material has been

certified as per ICC-ES Report ESR-3459 to be installed in an attic or crawl space without a prescriptive ignition barrier

- Approximately 6 inches of closed cell spray foam wall cavity air barrier MD-2, placed on top of the blanket exterior wall insulation creating a wall cavity air barrier for the perimeter walls of the structure
- 1" EPS insulation - below grade at beams
- Stainless Steel flashing, applied behind Masonry only, at:
 - Window, Door & Louver Heads
 - Lintels or Shelf Angles
 - Base of Wall
- Flashings at metal panels, storefront and curtainwall assemblies and roofing related flashings are not included in this line item and are part of the pricing for those respective trades
- Cement Waterproofing applied to interior surfaces of below grade elevator pits
- Exterior Silicone Sealant applied to:
 - Masonry CJ
 - Masonry to Hollow Metal Door frames
 - Masonry to Soffits
 - Masonry to Parapet Caps
 - Masonry to Metal Panel transitions
- Site Sealants applied to:
 - Sidewalk EJ
 - Concrete Pavement CJ & EJ
 - Site Concrete to Building EJ

Mechanical Screens

- Linea equipment screens for rooftop units by Modworks
- Qty (4), 4-sided screens
- Heights to match the RTU height, elevated to match roof curb height
- Horizontal or vertical ribbed R-Panel
- 2" Tube framing, 14 ga. red primed steel
- Galvanized steel mounting hardware
- Custom non-metallic colors are included
- Freight, installation, crane, and coordination meeting
- Standard screen design is suitable for use on Category C buildings, up to 200 ft. tall, and 130 MPH wind loads
- ModWerks screens are built to ASCE 7-10 standards and are compliant with IBC 2012

Metal Wall Panels and ACM

- Furnish and install MBCI, or equal 22 gauge prefinished 7.2 corrugated panels with matching trim and flashings at designated walls over 1" rigid insulation and a Knight Wall framing system
- Furnish and install MBCI, or equal 22 gauge prefinished 7.2 corrugated roof panels with matching trim and flashings at eyebrow roofs and soffits over a 1" rigid insulation and ½" Securock cover board
- Price includes custom non-metallic colors
- 20 Year Finish Warranty
- 2 Year Workmanship Warranty
- Fabricate and install a 4mm prefinished composite panels with aluminum extrusions and matching aluminum flashings over a 1" rigid insulation and a Knight Wall framing system
- 5 Year Workmanship Warranty
- Bond

Roofing and Sheet Metal

- Fully adhered 60mil TPO Roofing over mechanically fastened 'A" DensDeck Primed and 2 layers 2.6" 25psi ISO (R30)
- Insulation through fastened by Cover Board Fastener
- 25psi Tapered ISO Crickets to drains as required per roof plan on 1/A401
- Membrane flashing up and over parapets (ex: 1/A701)
- Coping - shop fabricated 24g prefinished steel cap, Kynar custom non-metallic color using ES-1 tested design (wood nailer at top of parapet)
- 24g Prefinished steel counterflashings below metal wall panel siding at rooftop penthouses. Shop fabricated, Kynar custom non-metallic color
- 24g prefinished steel conductor heads and downspouts at penthouse primary scuppers. Shop fabricated, Kynar custom non-metallic color
- Roof Hatch, Ladder Up Post, and Safety Rail System
- Flash rooftop mechanical units
- Flash square support column penetrations for louver equipment screen per manufacturer's standard detail
- Walkway pad layout around RTUs and roof hatch only. Additional walk pad available at \$14.00 per linear foot
- 20 Year NDL and 90mph wind speed rating manufacturer's warranty
- FM 1 - 90 rated insulation attachment
- 2 Year workmanship warranty from roofing company
- Bond

Doors, Frames, and Hardware

▪ Hollow metal doors	19	ea
▪ Hollow metal frames	14	ea
▪ Wood Doors	202	ea
▪ Wood Doors with w/Glass inserts		
▪ Wood Doors Fire Rated		
▪ Prefinished steel frames	202	ea
▪ Finish Hardware	1	ls
▪ Storefront Hardware	1	ls
▪ Misc. Hdw expenses, unloading & sorting	1	ls

Access Doors & Hatches

- Floor hatch
- Coiling Shutter at Kitchen
- Security Grille - motorized

Glass, Glazing and Storefronts

- Oldcastle BE Reliance 2 ½" x 7 ¼" Curtain Wall System - 1" Insulated Glass Units, Class II Clear Anodized, Elevations R1.2, R1.3, R1.4, R1.5, Sunshades Included
- Oldcastle BE MP-3000 2" x 4 ½" Storefront System - 1" Insulated Glass Units, Class II Clear Anodized, Center Set, Thermally Broken, Sunshades Included
- PPG Solarban 70XL Azuria + Clear - 1" Insulated Glass Units, Tempered Where Required, Elevations A-P

- PPG Solarban 90 Azuria + Clear - 1" Insulated Glass Units, Tempered Where Required, Elevations R
- 1/4" Clear Tempered Glass in interior frames by others
- Oldcastle BE Wide Stile Doors - Class II Clear Anodized, Hardware furnished by others, Door Tags: 100, 100A, HA108A
- Mirrors at elevations 108, 109, 110, 116, 117, C121, C122, C126, 207, 212, 216, JP224, JP229
- CRL Sliding Transaction Windows at Window Type E and F
- Level 3 Amortex Bullet Resistant Window at elevation HR102
- 1/4" Fireglass 20 fire rated glazing at 20-minute door lites
- Exterior Perimeter Waterproofing Sealant
- Shop Drawings and Stamped Structural Calculations Included
- Bond

Drywall and Acoustical

- Cold formed framing
- Engineered shop drawings
- Exterior gyp sheathing 1/2" glass mat
- Install doors frames and hardware furnished by GC
- Exterior thermal batt insulation in metal framed walls
- Interior metal framing and gypsum board
- Acoustical ceilings per finish schedule on plans not spec book. Air Care tile included
- In wall blocking
- Parapet cap and back of parapet sheathing
- Bullet resistant panels in type P walls – up to ceiling height or 10' in courtroom
- FRP
- Cloud framing in courtroom including C channels
- Caulking and sealants incidental to drywall construction

Ceramic Tile

- PT1 supplied and installed - herring bone pattern
- CWT-1 Shower wall tile supplied and installed
- PWT-1 supplied and installed -
- PTB1-1 supplied and installed - cove base material not available in this tile
- Vertical wall edge trim supplied and installed
- Marble threshold, 2 x 36 x 3/8 DBL bevel
- Waterproofing supplied and installed - Hydroban waterproofing
- Thinset latex modified supplied and installed
- Epoxy grout supplied and installed
- Crack suppression
- Excludes moisture suppression system

Carpet and Rubber Base

- C- 1A
- C- 1B
- C- 2
- C- 3
- Vinyl tile 1

- Vinyl tile 2
- RB 1
- RB 2
- RTR – Treads
- Transitions
- For 5% attic stock add the sum of \$8,500.00 to the Base Bid

Painting and Finishing

- Tape, float, texture, and Paint walls, ceilings, and furrdowns
- Firetape
- Exposed Deck at Main Hallway and Meeting Room - paint
- Stair Railings, stringer, riser, etc. @ Stair Landings – paint
- HM Doors and Frames - paint
- Ships Ladder and Cage – Paint
- Concrete Floors (SC-1) – Clear Sealer
- All non-prefinished exposed metals
- Wallcoverings are not included in price

Window Treatments

- 225 ea Draper XD model manual shades 5% open with fascia
- Interior Blind Allowance \$2,500

Cubicle Curtain and Track

- Cubicle curtain track assemblies with curtain -2 ea

Signage

- ADA signage at all rooms and bathrooms
- Wayfinding/egress
- Bronze plaque
- Installation of all signs
- Exterior Building letters
- Monument sign
- Allow the sum of \$70,000

Flagpoles

- Two (2) each flag poles with lighted beacons

Louvers

- Louvers at foundation vents

Knox Box

- Knox box 1 ea

Fire Extinguishers and Cabinets

- Fire extinguishers and cabinets 30 ea

Restroom Partitions & Accessories

- Solid plastic overhead braced toilet partitions 22 ea
- Urinal screens with post 8 ea
- Manufacture standard colors
- Toilet accessories as scheduled

Night Deposit

- Kingsley through-wall payment drop Model 12-1800 1 ls
- Install night deposit box 1 ls

Food Service Equipment

- Allow the sum of \$60,000.00 for commercial kitchen equipment

Residential Appliances

- Allow the sum of \$10,000.00 to furnish and install residential appliances

Courtroom Seating**Courtroom Benches by Sauder Courtroom Furniture**

- 14 pews totaling 218 linear feet
- Wood Specie: Maple
- Fabric: Not specified; choose from Sauder standard selections
- Body: Sauder #301-4026:
- Seat: Contoured substrate, plywood core, 5-ply construction, upholstered with 3.25" foam
- Back: plywood core, 5-ply construction with genuine veneers front and rear
- Intermediate supports: solid maple
- End Style: Sauder #302-2200 - No end cap
- Complete coordination, field measurements, and approval drawings included
- Delivery and installation included

Sauder Clarity Jury Chairs

- 6 Jury chairs on swivel bases
- Wood Specie: Maple
- Fabric: Not specified; choose from Sauder standard selections

Elevator

- Two (2) ea ThyssenKrupp Endura MRL, Standard Class A passenger elevators
- 3500 lbs. capacity, 150 FPM, 16 ft 0 in travel, 2 stops
- Single-speed center-opening doors
- 460 Volts, 60 Hz power supply, 40 HP
- Opening size: 3 ft 6 in X 7 ft 0 in
- Clear ceiling height: 7 ft 4 in
- Clear inside cab width: 6 ft 8 in

- Clear Inside cab depth: 5 ft 5 in
- Hoistway width: 8 ft 4 in
- Hoistway depth: 6 ft 11 in
- Pit Depth: 4 ft 0 in
- Overhead: 12 ft 11 in
- Controller: TAC 32
- Emergency Power: battery lowering (Hydro)
- Jack Type: twinpost holeless - 2 stage
- Cab Type: TKLP - laminate walls, plastic laminate finish
- Front return, transom: brushed stainless steel
- Cab Doors: brushed stainless Steel
- Canopy: 14 ga. Cold rolled steel
- Ceiling: downlight
- Ceiling finish: brushed stainless steel
- Lighting: LED
- Cab sill: aluminum
- Handrail type: 1.5" cylindrical
- Handrail finish: brushed stainless steel
- Handrail location: rear and side walls cab finished floor: by others (not to exceed 3/8")
- Car fixtures: vandal resistant
- Finish: brushed stainless
- Fixtures included: swing return, car position indicator, car-riding lantern
- Hall fixtures: vandal resistant
- Finish: brushed stainless
- Fixtures included: hall stations, position indicators at all floors
- Two (2) powder coated entrance doors
- Two (2) powder coated entrance frames
- Two (2) aluminum entrance sills
- New product service: three (3) months; 24-hour service available
- Two speed fan, automatic fan/light shutdown, vista remote monitoring, fire service provisions, hoistway access at top & bottom landings, ADA phone, non-proprietary controller, solid state starting, biodegradable oil, pit ladder

Fire Protection

- Drawings, hydraulic calculations and permits
- Hydrostatic testing of the fire protection system
- All heads to be installed on the center of ceiling tiles
- Interior work is to begin at a flange 1'-0" AFF inside the building
- All required sleeving, fire safing and core drilling
- Hydraulic density as required by NFPA #13 and the City of Georgetown
- Sprinkler head spacing as required by NFPA #13
- Concealed sprinkler heads in the finished ceilings
- Backflow Preventer included inside the fire riser room

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Plumbing

- Cast iron waste and vent below slab to 5' outside building line
- Cast Iron waste and vent above slab
- Copper domestic water
- Insulation of domestic water
- Fixtures
- Sleeves
- Roof drains and overflow drains
- Excavation as needed
- Drains and carriers
- All fixtures as scheduled
- Gas distribution
- Oil interceptor
- Sewer pump
- Fire caulk for this scope of work

HVAC

- 4 – Rooftop units
- 6 – Ductless split system units
- 5 – Exhaust fans
- 1 – Type 1 kitchen hood
- 1 – Kitchen exhaust fan
- 1 – Kitchen MAU supply fan
- 1 – Electric unit heater
- 38 – VAV boxes
- 48 – Fan powered boxes
- 1 – Roof hood
- 11 – Fire dampers
- 4 – Motorized dampers
- 1 – Barometric dampers
- 4 – Pressure relief doors
- 462 – Air devices
- Refrigerant piping and condensate drains
- DDC controls and low voltage wiring
- Galvanized sheet metal ductwork and accessories
- Thermal insulation
- Equipment hoisting
- Certified test and balance
- HVAC permit
- Bond

Electrical

- Primary Conduits
- Communications conduits
- Secondary conduits and conductors
- Site Power Distribution
- Site lighting
- Basic electrical materials and methods

- Raceways
- Wire
- Cable
- Connectors
- Outlets
- Pull boxes and junction boxes
- Switches and receptacles
- Panel boards
- Disconnects
- Over current protection devices
- Fuses
- Equipment and raceway support systems
- Switchboards
- Transient voltage surge suppression
- Grounding and bonding
- Transformers
- Interior lighting
- Site lighting
- Back boxes, conduits and other infrastructure systems for communications systems, data systems, security systems Audio Visual systems, HVAC Controls, Irrigation Controls and other special systems as identified in the Project Documents
- Required conduit/pull boxes associated with site distribution of power, lighting, telecom, data, security and other systems
- Fire alarm system
- Backfill and compaction of any underground electrical
- Electrical service entrance
- Telephone system conduits
- Telephone stub ups
- Electrical identification
- Wiring devices
- Supporting devices
- Cabinets and enclosures as per electrical plan notes
- Trenching
- Fire proofing and fire sealants to be provided for electrical penetrations of rated assemblies
- Warranties and maintenance manuals
- Coordinate with Commissioning Agent and complete commissioning requirements as specified
- Bond

Security Systems

- Allow the sum of \$100,000.00 to furnish and install security systems and equipment

Audio/Visual Systems

- Allow the sum of \$240,000.00 to furnish and install Audio Visual systems and equipment

Data / Communications Equipment

- Allow the sum of \$100,000.00 to furnish and install Data, Communication and other technology related systems and equipment

Project Cleanup

▪ Daily jobsite clean	69	wk
▪ Dumpsters	30	ea
▪ Final Clean	59,964	sf
▪ Street Cleaning	25	wk

Owner's Project Contingency

- The GMP includes an Owner's Project Contingency in the amount of \$300,000.00

Contingency

- The GMP includes a Construction Manager's Contingency in the amount of \$423,742.00 for the exclusive use of the Construction Manager in accordance with the project documents. All unused contingency amounts shall be returned to the Owner upon project completion.

Exclusions

The following items are **not included** in our Cost Estimate:

- Hazardous material assessment, removal, or abatement
- Materials testing
- Site and building permits
- Plan review fees
- TAS fees
- Final survey
- Sales tax
- Landscape maintenance
- Fire pumps
- Electrical coordination studies
- Any items noted in this scope narrative as "not included" or "not included in price"

Section 2 – Cost Summary

Cost Estimate

Chasco's GMP Cost Estimate for this project is: **\$14,665,377.00**

Price Breakdown

A price breakdown is attached

Alternates

1. Finish out Meeting Room 226

Provide and Install all work associated with Flooring, Walls Ceiling Finish Out and Lighting for Meeting Room 226 as shown on Drawings and in the Specifications.
Add the sum of \$108,047 to base bid

2. Construct Pavilion

Provide and Install all work associated with the Pavilion, Sheet A303 – Pavilion Plan and Details as shown on the Drawings and in the Specifications.
Add the sum of \$253,704 to the base bid

Drilled Pier Unit Prices

Unit Prices for 24" dia. Drilled Piers	Add	Deduct
	\$81.00/lf	\$16.00/lf
Casing if Required	\$60.00/lf	

Breakdown of Cost for Williamson County Annex GMP Budget

Estimate #:	15092		
		GMP	
Item	59,964 SF	8/9/17	SF
General Conditions		449,503	7.50
Layout, Eng. & CAD		25,000	0.42
Temporary Power and Lighting		18,000	0.30
Jobsite Equipment		60,000	1.00
Erosion Controls Dirt Work and Paving		795,500	13.27
Site Utilities and Storm Drainage		480,995	8.02
Gas Line		18,811	0.31
Landscaping and Irrigation		147,310	2.46
Site and Building Concrete		2,081,660	34.72
Masonry		322,794	5.38
Structural Steel		1,179,500	19.67
Decorative Handrails		75,000	1.25
Finish Carpentry & Cabinets		254,663	4.25
Dampproofing, Caulking, Flashing and Insulation		251,710	4.20
Mechanical Screens		57,708	0.96
Metal Wall Panels and ACM		408,910	6.82
Roofing		236,428	3.94
Doors, Frames, and Hardware		237,465	3.96
Access Doors & Hatches		16,621	0.28
Glass, Glazing and Storefronts		459,000	7.65
Drywall & Acoustical		1,220,513	20.35
Ceramic Tile		103,821	1.73
Carpet and Base		228,405	3.81
Paint & Wallcovering		229,622	3.83
Window Treatment		37,390	0.62
Cubicle Curtain and Track		1,500	0.03
Signage		70,000	1.17
Flagpoles		7,280	0.12
Louvers		2,543	0.04
Knox Box		2,000	0.03
Fire Extinguishers and Cabinets		5,000	0.08
Night Deposit		3,000	0.05
Toilet Room Partitions & Acc		39,500	0.66
Food Demonstration Equipment		60,000	1.00
Courtroom Seating		32,927	0.55
Residential Appliances		10,000	0.17
Conveying Systems		143,500	2.39
Fire Protection		148,750	2.48
Plumbing		418,085	6.97
HVAC		1,071,179	17.86
Electrical		1,398,100	23.32
Security Systems		100,000	1.67
Audio Visual Systems		240,000	4.00
Data-Communications Eqpt.		100,000	1.67
Project Cleanup		88,124	1.47
Owner's Project Contingency		300,000	5.00
Subtotal		\$13,637,817	\$227.43
Builders Risk Insurance		46,929	0.78
Excess Liability Insurance		28,597	0.48
Subtotal		\$13,713,343	\$228.69
Bond		116,891	1.95
Fee	3.00%	411,400	6.86
Construction Manager's Contingency	3.00%	423,742	7.07
Total		\$14,665,377	\$244.57

Alternate No. 1 Finish out Meeting Room 226

General Conditions		2,013
Drywall & Acoustical		29,000
Carpet and Base		29,822
Paint & Wallcovering		3,738
Electrical		36,100
Subtotal		<u>\$100,673</u>
Builders Risk & Liability Insurance	0.50%	503
Subtotal		<u>\$101,177</u>
Bond	0.7002%	708
Fee	3.00%	3,035
Construction Manager's Contingency	3.00%	<u>3,126</u>
Total		\$108,047

Alternate No. 2 Pavilion - Alternate Price

General Conditions		4,728
Concrete		89,000
Masonry		46,945
Structural Steel		4,500
Carpentry & Trusses		30,000
Caulking & Flashing		7,956
Metal Roofing		18,550
Doors, Frames & Hardware		9,174
Paint & Finish		3,738
Fire Extinguishers		500
Electrical		<u>21,300</u>
Subtotal		<u>\$236,391</u>
Builders Risk & Liability Insurance	0.50%	1,182
Subtotal		<u>\$237,573</u>
Bond	0.7002%	1,663
Fee	3.00%	7,127
Construction Manager's Contingency	3.00%	<u>7,341</u>
Total		\$253,704

Respectfully Submitted:
CHASCO CONSTRUCTORS, LTD., L.L.P.

By: Charles J. Glace, Jr.

Printed Name: Charles J. Glace, Jr.

Title: President

Date: August 09, 2017

Accepted:
WILLIAMSON COUNTY, TEXAS

By: _____

Title: _____

Date: _____