



August 22nd, 2019

Williamson County Facilities
Project Management
3101 SE Inner Loop
Georgetown, TX 78626
(512) 943-1636

10355 Westpark Drive
Houston, Texas
77042-5312

Telephone:
(713) 243-8300

Attention: **Tom Stanfield**

Facsimile:
(713) 243-8350

Reference: **Proposal – WILCO CTTC Showers Renovation – 08.22.19 - R1**

Choice Partners Contract Number: **15/041JN-16**

We respectfully submit a proposal of **\$465,000** (Four Hundred Sixty Five Thousand) dollars and 00/100 to provide the following scope:

Assumptions and Clarifications:

- All work to be performed during normal business hours 7am to 3:30pm, Monday thru Friday.
- Restroom access provided for contractor
- Dumpster location provided for contractor
- Office/ work area provided for contract
- Badging to be performed by Williamson County
- Vaughn has the right to purchase and manage a project specific Contractor Controlled Insurance Program.

Scope of Work based on:

- Work to be completed per drawings entitled "Williamson County CTTC Showers Remodel," dated 05.31.19.
- Work to be completed per specifications entitled "Williamson County CTTC Showers Remodel," dated 05.31.19

General Qualifications:

- Excludes Contractor Contingency
- Excludes Sales Tax
- Excludes Building Permit Costs
- Excludes asbestos abatement and or lead removal
- Excludes building code changes, life safety code changes, or other regulatory changes that may occur beyond what is currently designed
- Excludes provisions for, or any impacts from, any errors or omissions in the contract documents prepared and/ or issued by the Owner, Owner's vendors/ separate contracts, Architect, Engineer, Consultant, or similar party.
- This proposal is based on market conditions at the time of entering into the Agreement and agree that the risk of unforeseen increases in the cost of the work shall be borne by the party receiving benefit of the Work. Such events or causes shall include, but not be limited to, natural disasters such as hurricanes, earthquakes, floods or other severe weather events, taxes tariffs, labor strikes or labor shortages, highly adverse economic conditions, or sudden market fluctuations resulting in shortages of materials or increases in cost thereof. If the Cost of the Work or portion of the Cost of the Work increases as a result of an external cause, rendering the cost of performance different than contemplated by the Agreement, and the event or cause is beyond the control of Owner or Construction Manager, then the Contract Price shall be equitably adjusted by such increased cost, unless the Owner, Architect, and Construction Manager are able to cooperate in revising the Project scope and quality as required to reduce the Cost of the Work by an amount equal to the cost increase.
- Excludes Holiday Work



Our price is valid for ten (10) days

We appreciate the opportunity, and please call me at 512-663-7461 with any questions.

Very truly yours,
VAUGHN CONSTRUCTION

A handwritten signature in blue ink, appearing to read "Doug Boram", written over the printed name.

Doug Boram

WILCO CTTC SHOWERS RENOVATION

Williamson County

GMP

8/22/2019

**Prepared By:
Vaughn Construction
Ross Tisdale**

Total Cost of Work - See Attached Detail		\$427,806
---	--	------------------

Escalation	0.00%	\$0
-------------------	--------------	------------

Design Contingency	0.00%	\$0
---------------------------	--------------	------------

General Conditions Cost of Work - See Attached Detail		\$0
--	--	------------

Umbrella and GL		\$6,886
------------------------	--	----------------

Builder's Risk Insurance		\$246
---------------------------------	--	--------------

Special Insurance		Not Included
--------------------------	--	---------------------

GC Bond		\$7,707
----------------	--	----------------

Total General Conditions Cost		\$14,838
--------------------------------------	--	-----------------

CM Contingency	0.00%	\$0
-----------------------	--------------	------------

Construction Phase Fee	5.00%	\$22,356
-------------------------------	--------------	-----------------

Owner's Special Cash Allowance		\$0
---------------------------------------	--	------------

Owner's Construction Contingency	0.00%	\$0
---	--------------	------------

TOTAL		\$465,000 *
--------------	--	--------------------

*** Please see attached clarifications, qualifications, and exclusions to the Estimate.**

COST OF WORK BREAKDOWN

Phase: 100% Construction Documents

Date: 08.22.2019

Total Cost of Work By Phase \$427,806

Cost of Work by Work Category			
01.01 - GENERAL CONDITIONS			\$77,390
01.10 - CHOICE PARTNERS			\$17,884
01.40 - INFECTION CONTROL			\$1,160
01.62 - TEMPORARY FENCING			\$999
01.74 - CLEAN UP			\$576
01.76 - TEMPORARY PROTECTION			\$2,436
01.78 - SAFETY			\$433
01.82 - TEMPORARY PARTITIONS			\$3,885
02.01 - REMOVALS, included in 09.02 DRYWALL			N/A
08.00 - DOORS, FRAMES, AND HARDWARE			\$4,193
08.38 - DOOR & HARDWARE INSTALLATION, included in 09.02 DRYWALL			N/A
09.02 - DRYWALL			\$27,900
09.07 - CARPET, VINYL FLOORING, & BASE			N/A
09.10 - EPOXY FLOORING			\$25,975
09.12 - PAINTING, included in 09.02 DRYWALL			N/A
09.16 - CONCRETE SEALER			\$9,095
10.08 - SIGNAGE			\$1,200
10.17 - TOILET ACCESSORIES			\$3,600
21.01 - FIRE PROTECTION			\$3,400
22.00 - PLUMBING / HVAC TURNKEY			\$218,777
26.01 - ELECTRICAL			\$24,232
26.03 - FIRE ALARM			\$4,672
Total Cost of Work			\$427,806