



November 11th, 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 Jail Water Softeners & Boilers Replacement**

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

We respectfully submit a proposal of **\$489,679** (Four Hundred Eighty-Nine Thousand, Six Hundred Seventy-Nine) 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 Jail Water Softener Replacement," dated 06.10.19 and drawings entitled "Williamson County Jail Water Heaters Replacement," dated 07.26.19

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 210-328-0193 with any questions.

Very truly yours,
VAUGHN CONSTRUCTION


Thomas Morrill

Wilco Jail Boiler and Water Softener Replacement

Choice Partners Contract No.: 15/041JN-16

Data Release : Year 2019

Unit Cost Estimate

Quantity	LineNumber	Description	Unit	Ext. Total O&P	Labor Type	Data Release	CCI Location
4	013113200260	Field personnel, superintendent, average	Week	\$ 14,900.00	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	024119259000	Selective demolition, saw cutting, minimum labor/equipment charge	Job	\$ 10,501.30	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	030130629000	Patching concrete, minimum labor/equipment charge	Job	\$ 3,146.91	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
3	030505100050	Selective concrete demolition, reinforcing less than 1% of cross-sectional area, break up into small pieces, excludes shoring, bracing, saw or torch cutting, loading, hauling, dumping	C.Y.	\$ 412.92	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
5	030505101910	Selective concrete demolition, minimum labor/equipment charge	Job	\$ 8,218.08	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	031113409000	C.I.P. concrete forms, equipment foundations, minimum labor/equipment charge, includes erecting, bracing, stripping and cleaning	Job	\$ 4,718.61	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
15	033053403550	Structural concrete, in place, equipment pad (3000 psi), 4' x 4' x 6", includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing	Ea.	\$ 3,795.49	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	078413100110	Firestopping, metallic piping, non insulated, through walls, 2" dia	Ea.	\$ 554.91	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	078413100150	Firestopping, metallic piping, non insulated, through floors, 2" dia	Ea.	\$ 280.87	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
5	078413100520	Firestopping, multi trade openings, through walls, 6" x 12"	Ea.	\$ 2,339.50	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
1	220505101300	Fixture, sink, single compartment, selective demolition	Ea.	\$ 114.87	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
107.7	220505102000	Pipe, metal pipe, to 1-1/2" diam., selective demolition	L.F.	\$ 495.64	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
60	220505102050	Pipe, metal pipe, 2" to 3-1/2" diam., selective demolition	L.F.	\$ 366.21	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
40	220505102160	Pipe, plastic, with fittings, up thru 1-1/2" diameter, selective demolition	L.F.	\$ 146.64	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
40	220505102162	Pipe, plastic, with fittings, 2" thru 3" diameter, selective demolition	L.F.	\$ 184.08	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	220505109000	Plumbing, selective demolition, minimum labor/equipment charge	Job	\$ 9,141.21	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
12	220505109420	Water heater, 250 thru 756 GPH, selective demolition	Ea.	\$ 12,375.78	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
4	220505109470	Water softener, selective demolition	Ea.	\$ 3,304.95	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	220716109000	Insulation, minimum labor/equipment charge	Job	\$ 4,641.00	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	220719109600	Insulation, pipe covering (price copper tube one size less than I.P.S.), minimum labor/equipment charge	Job	\$ 4,594.20	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
40	221113231260	Pipe, copper, tubing, solder, 2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 2,155.00	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
100	221113231280	Pipe, copper, tubing, solder, 2-1/2" diameter, type K, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 7,474.85	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)

Wilco Jail Boiler and Water Softener Replacement

Choice Partners Contract No.: 15/041JN-16

Data Release : Year 2019

Unit Cost Estimate

Quantity	LineNumber	Description	Unit	Ext. Total O&P	Labor Type	Data Release	CCI Location
100	221113231300	Pipe, copper, tubing, solder, 3" diameter, type K, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 9,397.40	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
200	221113231330	Pipe, copper, tubing, solder, 4" diameter, type K, includes coupling & clevis hanger assembly 10' OC	L.F.	\$ 30,939.10	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	221113239000	Pipe, copper tubing, minimum labor/equipment charge	Job	\$ 4,563.39	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
80	221113250040	Pipe fittings, copper, wrought, copper x copper		\$ -	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250160	Elbow, 90 Deg., copper, wrought, copper x copper, 2"	Ea.	\$ 1,147.79	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250170	Elbow, 90 Deg., copper, wrought, copper x copper, 2-1/2"	Ea.	\$ 1,968.16	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250180	Elbow, 90 Deg., copper, wrought, copper x copper, 3"	Ea.	\$ 2,443.19	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250200	Elbow, 90 Deg., copper, wrought, copper x copper, 4"	Ea.	\$ 4,323.35	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250340	Elbow, 45 Deg., copper, wrought, copper x copper, 2"	Ea.	\$ 1,137.19	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250350	Elbow, 45 Deg., copper, wrought, copper x copper, 2-1/2"	Ea.	\$ 1,915.46	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250360	Elbow, 45 Deg., copper, wrought, copper x copper, 3"	Ea.	\$ 2,405.16	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250380	Elbow, 45 Deg., copper, wrought, copper x copper, 4"	Ea.	\$ 3,754.75	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250540	Tee, copper, wrought, copper x copper, 2"	Ea.	\$ 1,893.47	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250550	Tee, copper, wrought, copper x copper, 2-1/2"	Ea.	\$ 3,375.65	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250560	Tee, copper, wrought, copper x copper, 3"	Ea.	\$ 4,193.30	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250580	Tee, copper, wrought, copper x copper, 4"	Ea.	\$ 7,336.91	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250718	Coupling, copper, wrought, copper x copper, 2"	Ea.	\$ 872.34	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250721	Coupling, copper, wrought, copper x copper, 2-1/2"	Ea.	\$ 1,536.64	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250722	Coupling, copper, wrought, copper x copper, 3"	Ea.	\$ 1,778.56	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250726	Coupling, copper, wrought, copper x copper, 4"	Ea.	\$ 3,377.20	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250940	Union, copper, cast, copper x copper, 2"	Ea.	\$ 2,788.07	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250950	Union, copper, cast, copper x copper, 2-1/2"	Ea.	\$ 5,480.49	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
10	221113250960	Union, copper, cast, copper x copper, 3"	Ea.	\$ 12,171.51	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
19	221113259000	Pipe fittings, copper, minimum labor/equipment charge	Job	\$ 4,335.23	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
4	221113296260	Ball valve, copper x copper, 2", press-joint	Ea.	\$ 1,973.31	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
4	221113296460	Check valve, copper x copper, 2", press-joint	Ea.	\$ 1,204.17	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
4	221113296660	Butterfly valve, lug type, copper x copper, 2-1/2", press-joint	Ea.	\$ 1,522.94	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)

Wilco Jail Boiler and Water Softener Replacement

Choice Partners Contract No.: 15/041JN-16

Data Release : Year 2019

Unit Cost Estimate

Quantity	LineNumber	Description	Unit	Ext. Total O&P	Labor Type	Data Release	CCI Location
4	221113296670	Butterfly valve, lug type, copper x copper, 3", press-joint	Ea.	\$ 1,788.30	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
4	221113296680	Butterfly valve, lug type, copper x copper, 4", press-joint	Ea.	\$ 2,521.97	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	221119189000	Mixing valve, automatic water tempering, minimum labor/equipment charge	Job	\$ 3,701.88	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	221319149000	Drain, floor receptor, minimum labor/equipment charge	Job	\$ 10,943.01	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
3	223116106300	Water softener, softener systems, 750,000 grains, 160 GPM continuous, 230 GPM peak	Ea.	\$ 49,477.48	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	223313209000	Water heater, minimum labor/equipment charge	Job	\$ 10,477.31	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
6	223436136260	Water heater, gas fired, 500 MBH input, 480 GPH, includes standard controls, excludes vent	Ea.	\$ 145,617.78	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
250	230505101570	Ductwork, metal; steel and stainless steel, fabricated, selective demolition	Lb.	\$ 404.61	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
3	230953102300	Control component, gauges, pressure or vacuum, 3-1/2" diameter dial	Ea.	\$ 154.88	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
60	235123100140	Vent chimney, prefabricated metal, gas, double wall, galvanized steel, 6" diameter, UL listed	V.L.F.	\$ 2,356.98	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
5	235223209900	Boiler, gas fired, minimum labor/equipment charge	Job	\$ 12,582.39	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
200	260505100220	Conduit, electric metallic tubing (EMT), 1-1/4" to 1-1/2" diameter, electrical demolition, remove conduit to 10' high, including fittings & hangers	L.F.	\$ 518.70	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
145	260505100330	Armored cable, (BX), #10, 3 wire, average 50' runs, electrical demolition, remove	L.F.	\$ 288.39	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
145	260505100340	Armored cable, (BX), #8, 3 wire, average 50' runs, electrical demolition, remove	L.F.	\$ 359.08	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
1	260505100820	Plug-in switches, 3 phase, 600 V, 30 amp, electrical demolition, remove, including disconnecting wire & conduit terminations	Ea.	\$ 54.86	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
1	260505101230	Panelboards, 3 wire, 120/240 V, 100 amp, to 20 circuits, electrical demolition, remove, including removal of all breakers, conduit terminations & wire connections	Ea.	\$ 325.66	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
200	260505101860	Wire, THW-THWN-THHN, #8, electrical demolition, removed from in place conduit, to 15' high	C.L.F.	\$ 4,192.50	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	260505109000	Electrical demolition, minimum labor/equipment charge	Job	\$ 4,227.99	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
50	260519905480	Wire, copper, stranded, 600 volt, #10, type XLPE-USE (RHW), normal installation conditions in wireway, conduit, cable tray	C.L.F.	\$ 5,939.60	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)

Wilco Jail Boiler and Water Softener Replacement

Choice Partners Contract No.: 15/041JN-16

Data Release : Year 2019

Unit Cost Estimate

Quantity	LineNumber	Description	Unit	Ext. Total O&P	Labor Type	Data Release	CCI Location
50	260519905500	Wire, copper, stranded, 600 volt, #8, type XLPE-USE (RHW), normal installation conditions in wireway, conduit, cable tray	C.L.F.	\$ 7,291.99	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
50	260519909000	Wire, minimum labor/equipment charge	Job	\$ 10,569.99	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	260529200150	Strap, steel, 2 holes, rigid steel conduit, 3/4" diameter	Ea.	\$ 40.62	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
20	260529200800	Strap, steel, 2 holes, EMT, 3/4" diameter	Ea.	\$ 41.82	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
25	260529201450	Hanger, steel, 3/4" diameter, incl bolt	Ea.	\$ 122.40	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
0.5	260529202990	Couplings, steel, painted, 3/4" diameter	C	\$ 561.75	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
2	260529203200	Nuts, galvanized steel, 3/4" diameter	C	\$ 299.60	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
1	260529203450	Washers, galvanized steel, 3/4" diameter	C	\$ 169.06	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
1	260529203700	Lock washers, galvanized steel, 3/4" diameter	C	\$ 93.09	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
14	260533139990	Conduit, to 10' high, minimum labor/equipment charge	Job	\$ 2,959.59	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
1	262416205110	Circuit breakers, enclosure only, 3 pole, 14 k A I.C., panelboard ckt brkr, NEMA 1 enclosure only, 600V, 3 p, 14k AIC, 100A, NEMA 1	Ea.	\$ 530.47	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)
1	262416309000	Panelboards, minimum labor/equipment charge	Job	\$ 845.64	RR	Year 2019 Quarter 4	TEXAS / AUSTIN (786-787)

Summary of Base Cost:	
RS Means Total "O&P":	\$ 491,157.14
Contractor Coefficient:	0.98
Subtotal:	\$ 481,334.00
Bond Cost:	\$ 8,345.00
Total Base Cost:	\$ 489,679.00