



## **GUARANTEED MAXIMUM PRICE PROPOSAL**

**Submittal #1**

**August 15, 2022**

**River Ranch County Park Completion**

**Bid Package 1**

- **COMPLETION, CORRECTION AND/OR REPAIR OF MULTIPLE AREAS OF WORK AT THE WILLIAMSON COUNTY RIVER RANCH COUNTY PARK NEAR LIBERTY HILL TEXAS**

**Project Number P315**





**Guaranteed Maximum Price Proposal  
River Ranch County Park Completion  
Bid Package 1 – Corrections and Repairs**



**August 15, 2022**

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## **Exhibit A – GMP Proposal**

## EXHIBIT A

### GUARANTEED MAXIMUM PRICE PROPOSAL

Chasco Contractors, Ltd., LLC ("CMAR") hereby submits to Williamson County, Texas ("County") for the use and benefit County pursuant to the provisions of the Contract for Construction Manager at-Risk Project Delivery dated 05/24/2022 ("Contract"), a Guaranteed Maximum Price ("GMP") proposal for the construction of **River Ranch County Park Completion**, ("Project"), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

#### 1. Cost of the Work

A not-to-exceed amount for the Cost of the Work pursuant to the Contract:

**Nine Million Seven Hundred Three Thousand Seven Hundred Eighty Dollars (\$ 9,703,780.00 )**

#### 2. CMAR's Fee

A fixed sum fee for CMAR's Fee pursuant to the Contract:

**One Million One Hundred Seventy-Seven Thousand One Hundred Ninety-Three Dollars (\$ 1,177,193.00 )**

#### 3. Total GMP

The total sum of the above **Items 1 through 2**, as set forth below, is the GMP which the CMAR hereby guarantees to County for constructing the Project complete, in place, and operational in accordance with the Contract Documents. All attached breakdowns shall total this GMP amount.

**Ten Million Eight Hundred Eighty Thousand Nine Hundred Seventy Three Dollars (\$ 10,880,973.00 )**

CMAR hereby guarantees to County not to exceed the GMP amount, subject to additions or deductions as provided in the Contract Documents. Except for additions or deductions as provided in the Contract Documents, costs which would cause the GMP to be exceeded shall be paid by CMAR without reimbursement by County.

#### 4. Contract Time

The date for achieving Substantial Completion of the Project shall be **Three Hundred Thirty-Five ( 335 ) calendar days** from the Notice to Proceed with Construction.

#### 5. Withdrawal of GMP Proposal

This GMP Proposal may not be withdrawn for a period of **ninety (90) calendar days** from the date of receipt by County.

#### 6. Liquidated Damages



CMAR further agrees to pay, as Liquidated Damages, to County the sum of **Seven Hundred Fifty Dollars (\$ 750) per calendar day** for failure to complete the work within the Contract Time in accordance with the Contract.

**7. Owner's Contingency**

A not-to-exceed amount for the Owner's Contingency stated herein for reference:

**Five Hundred Forty-Four Thousand Forty-Nine Dollars (\$ 544,049.00 )**

All terms and conditions of the Contract are hereby adopted and incorporated into this GMP Proposal. Any exceptions to, or modifications of, the terms and conditions of the Contract shall not be effective unless they are expressly stated and conspicuously identified in this GMP Proposal and are specifically accepted and approved by County. Otherwise, proposed revisions or modifications to the language, terms, or conditions of the Contract will not be accepted.

BY SIGNING BELOW, CMAR and County have executed and bound themselves to this Guaranteed Maximum Price (GMP) Proposal.

**CMAR:**

Chasco Constructors, Ltd., LLC

By:   
Signature

Anthony J. Glace  
Printed Name

Vice President  
Title

Date Signed: August 15, 2022

**COUNTY:**

Williamson County, Texas

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date Signed: \_\_\_\_\_

## **Executive Project Summary**

## **TAB 2 - Executive Project Summary**

### **Project Summary**

The scope of work included in this GMP Proposal includes completion, correction and/or repair of multiple areas of work at the River Ranch County Park near Liberty Hill Texas as per completion documents prepared by the Design Workshop and their consultants. The scope of work is expected to include all items of work that have been identified and documented in the Remedy Plans, logs and notes prepared by the Design Team and Williamson County. The goal of the project is to complete construction of the park and repair or correct any substandard work so that upon completion and close-out, all elements of the park are functional and in accordance with acceptable construction standards, the project specifications, and requirements of Williamson County.

Park buildings that will undergo completion, correction and/or repairs include:

- Park Headquarters Building
- Day Use Pavilion
- Bathhouse
- Maintenance Building
- Pit Toilets

Site and Civil Improvements include but are not limited to:

- Site Demolition
- Excavation
- Embankment
- Haul-off
- Subgrade Preparation
- Base and Paving
- Grading
- Rock Rip Rap
- Drainage and Drainage Structures
- Trench Drains
- Storm Sewer Lines
- Rock Gabions
- Concrete Sidewalks
- Granite Trails
- Topsoil
- Landscape and Irrigation
- Miscellaneous Electrical Work
- Signage

### **Existing Structures and Site Conditions**

All major elements of this project are currently in place, but many areas in the park cannot be used until they are modified or completed to be functional and code compliant. The work will be phased to allow for completion of various areas to open the park to the public as soon as practical.

The Site and Civil Elements of the Project have been identified as follows:

- Main Drive - Intersection
- Trail Area - Low Water Crossing
- HQ Building Area
- HQ Pond
- RV Loop Improvements
- Maintenance Yard
- Stockpile Removal/Regrade Area-Landscape
- Equestrian Area
- Trail Head Parking Lot
- Day Use Center
- Camping Parking Lot Area
- Entry Landscaping
- Site Nature Trails - 2980 LF
- Misc. Landscape & Irrigation

#### **Schedule**

- Notice to Proceed is expected to be issued on or about August 24, 2022, with on-site mobilization beginning on or about September 1, 2022.
- Substantial Completion is expected by July 31, 2023



## **Project Team**

## TAB 3 – Project Team

Chasco's project team is as follows:

- Bill Bambrick – Vice President, Sr. Project Manager – Primary Management Contact  
Office: 512-244-0600 x 122  
Cell: 512-848-3327  
Email: [bill@chasco.com](mailto:bill@chasco.com)
- David Mireles – Project Superintendent  
Office: N/A  
Cell: 361-438-6906  
Email: [david.mireles@chasco.com](mailto:david.mireles@chasco.com)
- Scott Badgett – Vice President, Pre-Construction Manager/Estimating Support  
Office: 512-244-0600 x 111  
Cell: 512-844-6395  
Email: [scott@chasco.com](mailto:scott@chasco.com)
- Rick Risener – Chief Civil Estimator/Estimating Support  
Office: 512-244-0600 x 134  
Cell: 512-848-3342  
Email: [rick@chasco.com](mailto:rick@chasco.com)
- Jonathan Escalante – Safety Director  
Office: 512-244-0600 x 135  
Cell: 512-848-3636  
Email: [jonathan@chasco.com](mailto:jonathan@chasco.com)
- Chuck Glace – President/Executive Support  
Office: 512-244-0600 x 118  
Cell: 512-848-3315  
Email: [chuck@chasco.com](mailto:chuck@chasco.com)
- Charles King – Vice President/CFO/Executive Support  
Office: 512-244-0600 x 132  
Cell: 512-431-6343  
Email: [charlesk@chasco.com](mailto:charlesk@chasco.com)
- Craig Hunter, CPA – Controller/Accounting Support  
Office: 512-244-0600 x 114  
Cell: 512-964-8447  
Email: [craig.hunter@chasco.com](mailto:craig.hunter@chasco.com)

Resumes are attached



# Wilco River Ranch County Park Completion

## Project Design Team DESIGNWORKSHOP

Consultants /  
Engineers

## Construction Manager Chasco Constructors Round Rock, TX

## Executive Support

Chuck Glace, President  
Charles King, Vice President & CFO  
Craig Hunter, CPA Controller

## Pre-Construction Team

Manager of Pre-Construction Services  
and  
Building Estimator  
Scott Badgett  
Civil Estimator  
Rick Risener

- Estimates
- Budget
- Schedule
- Value Management
- Staging / Logistics
- Identify / Purchase Long-lead Items
- Pre-qualify Subcontractors
- Evaluate Constructability Issues

**Construction Team**  
Project Manager  
Bill Bambrick  
Project Superintendent  
David Mireles  
Safety Director  
Jonathan Escalante

Subcontractors /  
Suppliers

- Site Management
- Schedule
- Cost Control
- Safety
- Punch List



## RESUMÉ



### **Bill Bambrick**

VP & Senior Project Manager

### **Education**

Drake University 1976

University of Houston 1977

Austin Community College 1987

### **Work History and Background**

Bill has over 45 years in the construction industry spending the last 34 years with Chasco Constructors. As Vice President and Senior Project Manager Bill has extensive experience in all areas of construction including commercial and industrial buildings, Class A office, site work, utilities, bridges, roads & heavy/highway and airport work. He is very experienced with alternative delivery methods including CMR and Design/Build.

### **Project Experience**

- The Wilco Annex is a two story 60,000 SF office building for Williamson County, TX. The building is situated on a sloping site of very fat clay, so the slab was constructed as a structural pan slab with drilled piers with a perimeter grade beam to provide a voided crawl space. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. There are two machine room-less elevators. The JP courtroom includes the judge's bench, jury seating, court reporter and witness stand along with full gallery seating. Included in the building are many areas that required high security with a wide assortment of protection, identification, surveillance and detection devices to ensure the safety of County employees and visitors. Chasco self-performed all site work, utilities and concrete work and the project was completed on schedule and under budget.



- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large childcare wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a bookstore and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state-of-the-art audio/visual system. The project had a 13-month schedule, but was completed early, in 12 months, despite having over 40 rain days.



- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.





## RESUMÉ (continued)

Bill Bambrick, VP & Senior Project Manager

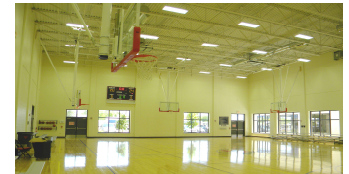
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational.



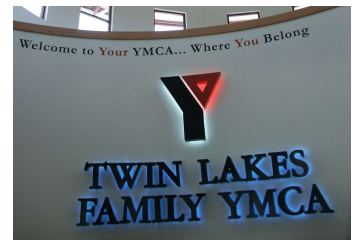
- Georgetown Recreation Center, Georgetown, TX: 67,952 SF of new construction and renovation to the exiting occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



- Round Rock YMCA Gymnasium, Round Rock, TX: A 7,437 sf masonry and structural steel facility including full court and half court basketball goals, volleyball court and elevator. Total estimated project cost is \$1.2 Million. CM-at-Risk delivery.



- Twin Lakes YMCA, Cedar Park: A 36,400 sf tilt wall and structural steel facility including a gymnasium, work out facilities, locker rooms with showers, daycare, administrative offices and meeting rooms. The project also included an outdoor “fun pool” with many water features and a pool house. Parking facilities for the YMCA were simultaneously constructed under a separate contract with Williamson County. Combined project cost was \$5.3 Million. CM-at-Risk delivery.



- Hutto Family YMCA, Hutto, Texas: Chasco Constructors was the Construction Manager for the construction of the 30,000 sf Hutto Family YMCA facility in Hutto, Texas. The project consists of a natatorium, locker rooms, work out and aerobics areas as well as offices. Chasco provided a complete pre-construction program for this project to assist the YMCA and the City of Hutto with budgeting and constructability management in order to maximize the City's budget while allowing the project to achieve all of the original programming goals for both the City and the YMCA.



## References

Mr. Jeff Andresen, CEO  
YMCA of Greater Williamson County  
512-801-7736

Ms. Susan McFarland, AIA  
Susan McFarland, Architect  
512-288-3001

Ms. Barbara Garrett  
Garrett Consulting Services  
615-394-4977

Tony Prete, PE  
Waeltz & Prete, Inc.  
512-505-8953

## RESUMÉ



### *Dave Mireles*

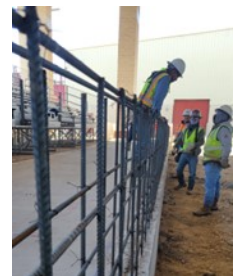
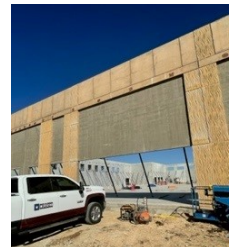
Project Superintendent

### Work History and Background

Dave Mireles has 15 years of solid construction superintendent experience in commercial and industrial projects. His diverse background includes construction of fire stations, refineries facilities, concrete structures, structures steel and site utility work. Experience includes CM-at-Risk, Design/Build and fast-track projects, cast-in-place frame structures, pre-cast structures, structural framed, pile driving and tilt wall buildings, as well as all civil site work including earthwork, concrete paving, and asphalt. Dave's key responsibility is the coordination and management of all on-site activities.

### Project Experience

- Leander Fire Station #1, Leander, TX – \$4.5 million CMAR contract consisting of a new one-story fire station on San Gabriel Parkway near W. Broade St. in Leander, TX. The building is approximately 12,155 sf. With three (3) apparatus bays, 12 dorm rooms, fitness and locker rooms, work rooms, living/day rooms, gear and equipment storage, a full commercial kitchen and required support space.
- L.E. Lott Building, Georgetown, TX - \$1.2 million Design/Build project for Williamson County. Work consisted of the demolition and renovation of an existing building, re-building the entire electrical system, and modifying the plumbing systems to fit the needs of a new client. The entire project had to be finished in under six weeks. Chasco completed all work on time and within the approved budget.
- New TXDOT Headquarters Building, Austin, TX – Managed and coordinated construction of foundations, concrete and tiltwall panels for a 160,000-sf warehouse and 80,000-sf laboratory building. Coordinated and managed construction of main transformer building working alongside multiple subcontractors.
- Williamson County Expo Center, Taylor, TX – Add a new Tarmac to increase parking and accommodate Expo Center events. Widen and lengthen Main Arena to increase performance area, including a perimeter stem wall for dirt control, reconfiguring bleachers for box seating and ADA compliance and providing new steel rails. Reconstruct the Expo Center Breezeway structure and roof that had collapsed in the winter storm of 2020.



## ■ **R E S U M É** (continued)

*Dave Mireles, Project Superintendent*

- Voestalpine Portland, TX – civil superintendent for a \$33 million contract to perform 33,000 yards of concrete work vertical construction concrete structures building total of 12 structures building 9 out of the 12 held water fast track project complete on time.
- TexStar Fractionator – Corpus Christi, TX  
Civil Superintendent & Cost Controls for a \$26 Million contract to construct 40% of a new natural gas fractionator at Lyondell refinery. Scope included civil, piping, structural, electrical, and instrumentation.
- Seadrift Coke, LP – Seadrift, TX Civil Superintendent responsible for providing civil and piping work for completion of Mott processing plant project. Supervised installation of a new DAF unit, replacement of 2 bag house facilities, Green Coke crusher, and several other projects. Also assisted in cost estimating and cost controls.
- Drake Cement – Drake, AZ Assistant Superintendent in support of \$140 Million contract for the turnkey installation of this “green field” cement plant. The scope of work for this project included all foundations for all areas of the plant, including the installation of primary rock crushing facility at the quarry and the erection of overland conveyor from the quarry to raw processing area (3,250 ft), blending silo, preheat tower (330 ft tall), kiln, clinker cooler, clinker storage dome, conveyors, cement storage silo, and load out facilities for truck and rail.
- Gulf Marine Fabricators – Ingleside, TX Civil Superintendent for the construction of a grass-roots graving dock. Project included 1,131 20” pipe and 20” pre-stressed concrete piles to support a relieving platform. The project also including driving 1,900lf of AZ36 sheet piles, 65 feet in length, excavating in excess of 400,000cy of material and placement of more than 25,000 cy of concrete. This was a fast-tracked project that was completed on schedule.
- City of Corpus Christi – Corpus Christi, TX Civil Superintendent for \$12 Million reconstruction of the Corpus Seawall. Project consisted of the installation of 5000 LF of sheet pile wall, concrete caps, and repair.

## **References:**

Bill Gardner, CFE, EMT-P  
Fire Chief/Emergency Mgmt. – Homeland Security Coord.  
Leander Fire Department  
Office- (512) 528-1664

Michael Owens  
CCC Group Inc.  
Regional Manager  
(O) 361-289-5155  
(C) 210-867-9039

## RESUMÉ



### **Scott Badgett**

Vice President – Building Estimating / Pre-Construction Services

### **Education**

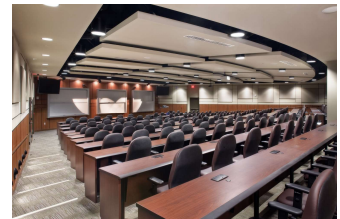
University of Texas  
BS, Civil Engineering

### **Work History and Background**

Scott has over 45 years of solid construction management experience in commercial, institutional and industrial projects. His diverse background includes construction of high security and high-tech facilities, renovation and construction of healthcare facilities, churches, schools, office buildings, manufacturing and retail facilities. Experience includes Design/Build and fast-track projects, cast-in-place frame structures, pre-cast structures and tilt wall buildings. Scott's key responsibility is the coordination and management of the entire process from pre-construction through close-out. Scott has been with Chasco for nineteen years.

### **Project Experience**

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- The Wilco Georgetown Annex is a two story 60,000 SF office building for Williamson County, TX. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational. Parking facilities for the YMCA were simultaneously constructed under the same contract. CM-at-Risk delivery.
- Williamson County Precinct 1 Annex and EMS Building – construction of 2 buildings with E.I.F.S. and stone veneer with complete interior finish out. Annex building was 27,660 SF and the EMS building was 6,470 SF. Project was completed early and under budget. (\$6.3 million CM-at-Risk delivery.





## **R E S U M É** (continued)

Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

- City of Round Rock Sports Center – Round Rock, TX – 80,000 square foot sports center with 6 basketball/12 volleyball courts and 9 multi-purpose rooms with seating for up to 1,700 fans. Chasco self-performed all site work, utilities, site concrete, building concrete and tilt wall panels for this project.



- Georgetown Recreation Center – Georgetown, TX – 67,952 SF of new construction and renovation to the exiting occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



- Great Oaks Elementary School, Round Rock, Texas – 6.0 million, 70,000 SF elementary school for RRISD. Project included all site development, utilities and detention pond.
- Westwood High School Science Wing Addition, Round Rock, Texas – 5.5 million two-story addition to existing high school. Included pre-cast wall panels to match existing facility. Project was constructed in the middle of the occupied campus with minimal impact to ongoing operations.
- Lampasas Middle School, Lampasas, TX – \$6.0 million two-story middle school. Full cafeteria, gymnasiums and all related site facilities.

## **References**

Mr. Bo Spencer, AIA  
Spencer-Pierce Architecture, Inc.  
512-388-0677

Mr. Dale Butler, Facilities Director  
Williamson County, TX  
512-943-1609

Mr. Jeff Andresen, President and CEO  
YMCA Greater Williamson County  
512-615-5530

## R É S U M É



### ***Rick Risener***

Chief Civil Estimator




### **Education**

Abilene Christian University

### **Work History and Background**


Rick has over 20 years of experience in residential, commercial, airport, heavy highway and civil construction. Rick has worked on projects that vary from pedestrian, vehicular, and railway bridges, public and private roadways, concrete and earthen dams, public parks and trail systems, subdivision infrastructure, site and pipeline utilities, site grading and site concrete work, single building and strip retail, multi-story office and medical buildings, pre-cast and cast-in-place concrete garages, and custom home building. Rick has been with Chasco for thirteen years.

### **Project Experience**

- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large child care wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a book store and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state of the art audio/visual system.
- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.
- Twin Lakes YMCA Natatorium, Teen Center & Aerobics Room – Owner – The YMCA of Greater Williamson County – CM at Risk contract. This expansion is the second phase of a project initially built in 2004 and made possible by a partnership between Williamson County and the YMCA of Greater Williamson County. This phase added a natatorium, a teen center, an aerobics room and a Cardio Theater. The natatorium houses multiple indoor pools, including a main pool with lap lanes, a splash pad area for small children and a two-story waterslide for the larger kids. Additionally, a warm water therapy pool, a hot tub/spa and a dry sauna were installed for the adults to relax in.

## R É S U M É (continued)

Rick Risener  
Chief Civil Estimator

- Cedar Park Events Center, Cedar Park, TX – A 100,000 SF Multi-Function Sporting and Events Center. This project included the concrete foundation, upper level concrete slabs, equipment footings and foundations, and approximately 40 acres of site concrete with many areas that required special finishes. 
- Barton Creek Section 101 ACFT Treated Effluent Storage Pond, Austin, TX – This project included ten acres of construction within an environmentally sensitive area. A 2,350 LF all weather access road was built to the pond site. 35,000 CY of rock and over burden were excavated. Approximately 8,000 CY of the material was resized through a crushing operation and reused as select fill across the entire pond floor and behind the pond walls. The walls, ranging from 9' to 35' tall, surrounded the entire pond perimeter.
- Samsung T-Star Facility Operations Building, Austin, TX – This project consisted of constructing a new two-story concrete frame office and warehouse building with loading dock at the Samsung Semiconductor site in Austin, TX. Strict background checks and training are required for all Samsung projects.
- ABIA New Employee Parking Lot, Austin, TX – This \$7 million + project included construction of 703,800 SF of new parking lots at the existing Austin Bergstrom International Airport consisting of demolition of old Air Force structures, installation of 8" of lime treated subgrade, flex base and asphalt on the entire area, installation of 5 new Bus Shelters and 2 new Bench Canopy structures. Existing underground conditions created challenges on a daily basis.
- Kenney Fort Blvd., Round Rock, TX – In design for over 10 years, this project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock. The project featured three bridges: an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek, and a new railroad bridge for the Union Pacific Railroad. Some of the project challenges involved moving the Union Pacific mainline rail traffic to a shoofly detour. This allowed a new railroad bridge to be built on the mainline. Once the new railroad bridge was completed rail traffic was moved back onto the mainline and the shoofly detour was removed. Excavation then began under two existing bridges on Hwy 79. This was needed to extend the new Kenney Fort Blvd. under the highway and under the new rail bridge. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

**City of Residence:** Austin, Texas

### References

Mr. Antonio Prete  
Waeltz & Prete, Inc.  
(512) 505-8953  
tony@w-pinc.com

Mr. Troy Jamail  
HWA Parking/Strickland-Jamail  
(512) 592-3277  
troy.jamil@hwaparking.com

Mr. James Heironimus  
NXP Semiconductors, Inc.  
(512) 933-2104  
james.heironimus@nxp.com

## RESUMÉ



**Jonathan Escalante, CSHO, CHST**  
*Director of Health and Safety*

### Education

Universidad Valle Del Bravo, Mexico 2005

### Work History and Background

Jonathan has over 10 years of Construction Safety Experience including road and building construction. As a Safety Specialist at Chasco, Jonathan has been responsible for updating, implementing and overseeing the company's safety and training program. Since beginning with Chasco, he has made revisions and updates to the Safety Manual, including: a new Accident Prevention Program, a new Substance Abuse Program & improved Accident Investigation procedures. He has also updated the SDS Manual, to merge the new GHS program and implemented a new Virtual Risk Manager Program that uses software for driver training & vehicle loss prevention. Employee training is a major concern at Chasco. Jonathan has created new training programs for new hire safety orientation, traffic control safety awareness, qualified signal & rigging training and general safety awareness for all of Chasco's employees. Due to all of these improvements, Chasco has seen lower Recordable Rates and an overall increase in safety awareness amongst its employees. Jonathan has been with Chasco for all ten years of his construction experience.

### Training

CSHO (Certified Safety and Health Official)  
500 OSHA Train the Trainers  
510 OSH Standards  
OSH311 Fall Protection  
OSH521 Industrial Hygiene  
PRT260 Cranes and Material Handling  
OSH301 Excavation, Trenching and Soil Mechanics  
CPR/FA Certified Trainer  
PRT123 Scaffold Training  
Flagger Training (Train the trainer)  
OSH755 Accident Investigation  
OSH301 Excavation, Trenching and Soil Mechanics

### Project Experience

**SH 130 - Lone Star Infrastructure. Hutto, Tx. (10/2005-8/2009)**

**Position: Safety Supervisor / HR Assistant** **Project Value: 1.6 Billion USD**

#### **Main activities:**

- Responsible for day to day environmental health and safety related activity with a specific focus on reducing incident rates and workers comp.
- Develop and implement required Safety Programs and progressive disciplinary actions.



## **RESUMÉ** (continued)

### **Jonathan Escalante**

*Safety Director*

- Develop Safety incentive program
- Implement accident prevention program
- Field Safety Inspections
- Provide monthly reports to the Fluor Corporate Office, including accident investigations, injury summary reports (man-hours included) and project close out-forms.
- Accident investigation / Case manager
- Conduct Mass meetings, Safety talks.
- New Hire Safety Orientation
- Training such as: Fall Protection, Confined Space, Haz-Mat, Traffic Awareness
- Responsible for OSHA compliance and record keeping, Worker's Comp Issues
- Random Drug testing coordinator (DOT and Non-DOT)
- HR New hire orientation
- Minor HR duties such as: Terminations, spreadsheet, employee benefits.
- Coordinate office management and special projects with a high degree of efficiency.
- Manage capital purchases, direct vendor relations, generate and maintain equipment tracking records.

### **Construcciones del Panuco. Mexico (06/2002-09/2005)**

**Position:** Safety Apprentice

#### **Main activities:**

- Protect Health and Safety of the employees as well as the company.
- Follow Safety Standards set by the Social Security Safety Regulation of the Mexican Institute.
- Safety inspections / investigations.
- Medical Case Management
- Safety Training to employees (adapted by OSHA 1926)
- Report all data of incidents / accidents to CEO monthly.

**City of Residence:** Leander, Texas

### **References**

Mr. Ignacio Guerra  
Fluor Daniel Ent.  
(210) 273-1774

Brayan Loya  
Fluor Daniel Ent.  
(512) 769-4339

Larry Connelly  
AGC of Austin  
(512) 748-1830

## RESUMÉ



*Charles J. (Chuck) Glace, Jr.*  
President

### Education

Central Michigan University / U.T. Austin

### Work History and Background

Chuck has over 30 years of diversified construction experience. He has extensive background in concrete flatwork, structural concrete, tilt-wall, decorative concrete, excavation, and utility work. Chuck has complete responsibility for overall coordination of Chasco's operation. To him, the retention and advancement of individuals speaks directly to Chasco's success. Chuck is a driving force in the organization and training of Chasco's talent in both the office and the field. He provides ongoing leadership to the management team and to the self-perform operations, helping Chasco to provide better control and exceptional service to its customers. Chuck serves on the Board of the YMCA of Round Rock. He is also a board member of the American Concrete Institute, a member of the Construction Specifications Institute, the American Society of Concrete Construction, and the Associated General Contractors of America, and a Board member of The Round Rock Community Foundation.

### Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor.



- Kenney Fort Blvd.



Owner - City of Round Rock, TX – Stipulated Sum/Unit Price contract. This project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock, TX. The project featured three bridges, an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek and a new



railroad bridge for the Union Pacific Railroad. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

## RESUMÉ (continued)

Charles J. (Chuck) Glace  
President

- AMP Packaging Office and Manufacturing Facility, Round Rock, TX – Design/Build Contract for 58,000 SF tiltwall computer manufacturing facility. 
- Emergency Vehicles Operations Course –  
Owner - Texas Department of Public Safety – CM-at-Risk contract. Over 1,000,000 SF of concrete skills pads and 6.2 mile asphalt/concrete road track for vehicle skills and training. During construction of the original \$23.8 million-dollar project a \$3.7 million dollar change order was issued to construct a vehicle maintenance building. The project won the Gold Award for Industrial and Special Paving from the American Concrete Paving Association for 2010. Total project cost was \$27.5 Million. 
- Tellabs Operations, Round Rock, TX – 48,000 SF tiltwall manufacturing addition to the existing facility.
- Classic Toyota, Round Rock, TX – Construction of a new car sales building, body shop, parking, drives, new car display, and detention / filtration structures.
- Austin VA Hospital / Clinic, Austin, TX – 45,000 SF slab on grade with related site work.
- St. Philips Family Life Center, Round Rock, TX – 11,000 SF church facility, including worship areas, classrooms, elevated altar / stage, commercial food preparation, and childcare.
- Shoal Creek Bridge, Austin, TX – New 2-span bridge over Shoal Creek including channel work and slope protection to flood prone creek.
- Expo Business Park, Austin, TX – Two 124,000 SF concrete tiltwall buildings, including all site development and utility construction.

## References

Mr. Mark Remmert  
Chief Building Inspector  
City of Round Rock  
512-218-6600

Mr. Brent Jones, P.E.  
Civil Engineer  
Randall Jones Engineering  
(512) 415-3012

Mr. Chad McDowell  
General Services Director  
City of Round Rock  
(512) 671-2890

## RESUMÉ



*Charles R. King*

CFO, Vice President, Secretary and Treasurer

### Education

BBA in Accounting – Lamar University

CPA Certification – Texas Society of CPA's

### Work History and Background

Charles has over 40 years experience as an entrepreneurial financial accountant. He began his career with a national accounting firm prior to joining a local CPA firm. As a partner in this firm, he was responsible for a wide array of tax and financial accounting engagements for small businesses and individuals. Subsequently, he spent 15 years as CFO of a multi-location, multi-franchise car dealership conglomerate. In this role he was responsible for the financial, treasury and IT functions.

At Chasco, Charles is responsible for the financial function, as well as strategic planning, tax issues and cash management.

### References

Mr. Troy Voelker  
McNery & Voelker  
512-255-6940

Mr. Jeff Anderson  
RSM Austin, CPA's  
512-476-0717

## RESUMÉ



### ***Craig Hunter, CPA***

Controller

#### **Education**

BA in Accounting, California State University, Stanislaus, 1985

#### **Work History and Background**

Craig has over 30 years of experience in various industries. He has been a Controller at a publishing company, a lodging company, a wholesale/retail company with over 800 locations, a national health food company, where he was a key member of starting the manufacturing subsidiary. He has over 20 years of experience in the construction industry as a Consultant and Controller. He has worked with companies ranging in size from \$12 million to well over \$100 million. Craig's duties at Chasco include overseeing the Accounting and Human Resources departments. He has been with Chasco for five years.

**City of Residence:** Austin, Texas

## List of Documents

## TAB 4 - List of Documents

### Drawing Index:

<u>Sheet</u>	<u>Title</u>	<u>Issue Date</u>	<u>Issued By</u>
A-000	General Information	6/21/2022	McKinney York Architects
A-001	Accessibility Standards	6/21/2022	McKinney York Architects
A-002	Code Analysis	6/21/2022	McKinney York Architects
A-210	Bldg. Headquarters Plans	6/21/2022	McKinney York Architects
A-211	Bldg. 1 Headquarters Plans	6/21/2022	McKinney York Architects
A-220	Bldg. 2 Day Use Pavilion Plans	6/21/2022	McKinney York Architects
A-221	Bldg. 2 Day Use Pavilion Plans	6/21/2022	McKinney York Architects
A-230	Bldg. 3 Bathhouse Plans	6/21/2022	McKinney York Architects
A-231	Bldg. 3 Bathhouse Plans	6/21/2022	McKinney York Architects
A-240	Bldg. 4 Improved Camping Pavilion Plans	6/21/2022	McKinney York Architects
A-250	Bldg. 5 Maintenance Building Layout Diagram	6/21/2022	McKinney York Architects
C2.13	Grading & Drainage – Section 11	6/21/2022	Brinkley & Barfield, Inc.
C2.16	Grading & Drainage – Section 14	6/21/2022	Brinkley & Barfield, Inc.
C2.19	Grading & Drainage – Section 17	6/21/2022	Brinkley & Barfield, Inc.
C2.20	Grading & Drainage – Section 18	6/21/2022	Brinkley & Barfield, Inc.
C2.23	Grading & Drainage – Section 21	6/21/2022	Brinkley & Barfield, Inc.
C2.24	Grading & Drainage – Section 22	6/21/2022	Brinkley & Barfield, Inc.
C2.25	Grading & Drainage – Section 23	6/21/2022	Brinkley & Barfield, Inc.
C2.26	Grading & Drainage – Section 24	6/21/2022	Brinkley & Barfield, Inc.
	Bidding Notes	6/21/2022	Design Workshop
L8-02	Planting Plan	6/21/2022	Design Workshop
L8-05	Planting Plan	6/21/2022	Design Workshop
L8-08	Planting Plan	6/21/2022	Design Workshop
L8-09	Planting Plan	6/21/2022	Design Workshop
L8-16	Planting Plan Alternate	6/21/2022	Design Workshop
L8-12A	Planting Plan Alternate	6/21/2022	Design Workshop
L8-14	Planting Plan	6/21/2022	Design Workshop
L8-15	Planting Plan	6/21/2022	Design Workshop
L8-16	Planting Plan	6/21/2022	Design Workshop
L8-17A	Planting Plan Alternate	6/21/2022	Design Workshop
L8-18	Planting Plan	6/21/2022	Design Workshop
L8-19	Planting Plan	6/21/2022	Design Workshop
L8-19A	Planting Plan Alternate	6/21/2022	Design Workshop
L8-20	Planting Plan	6/21/2022	Design Workshop
L8-22	Planting Plan	6/21/2022	Design Workshop

L8-23	Planting Plan	6/21/2022	Design Workshop
L8-24	Planting Plan	6/21/2022	Design Workshop
L3-25	Overall Trails Plan	6/21/2022	Design Workshop
E004	Schedules Electrical	6/21/2022	Hendrix Consulting Engineers
E100.0	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E100.2	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E100.4	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E100.5	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E100.6	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E100.8	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E100.9	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E100.12	Site Plan - Electrical	6/21/2022	Hendrix Consulting Engineers
E210	Floor Plans – Headquarters - Electrical	6/21/2022	Hendrix Consulting Engineers
E250	Floor Plans – Maintenance - Electrical	6/21/2022	Hendrix Consulting Engineers
MEP220	Floor Plans – Day Use Pavilion - MEP	6/21/2022	Hendrix Consulting Engineers
MEP230	Floor Plans – Bath House - MEP	6/21/2022	Hendrix Consulting Engineers
MEP240	Floor Plans – Camping Pavilion - MEP	6/21/2022	Hendrix Consulting Engineers
MP210	Floor Plans – Headquarters – MECH/PLBG	6/21/2022	Hendrix Consulting Engineers
MP250	Floor Plans – Maintenance – MECH PLBG	6/21/2022	Hendrix Consulting Engineers
S213	Framing Plan – Bldg. 3	6/21/2022	360 Engineering Inc.
	<b>Reference Documents</b>		
A-320	Bldg. 2 – Day use Pavilion Exterior Elevations	6/21/2022	McKinney York Architects
A-330	Bldg. 3 – Bathhouse Exterior Elevations	6/21/2022	McKinney York Architects
A-430	Bldg. 3 – Bathhouse Sections	6/21/2022	McKinney York Architects
A-431	Bldg. 3 – Bathhouse Wall Sections	6/21/2022	McKinney York Architects
A-510	Bldg. 1 – Headquarters Interior Elevations	6/21/2022	McKinney York Architects
A-520	Bldg. 2 – Day Use Pavilion Interior Elevations	6/21/2022	McKinney York Architects
A-610	Details	6/21/2022	McKinney York Architects
A-620	Details	6/21/2022	McKinney York Architects
A-621	Details	6/21/2022	McKinney York Architects
A-700	Construction Assemblies & Partition Types	6/21/2022	McKinney York Architects
A-900	Finishes and Schedules	6/21/2022	McKinney York Architects
P5.01	Plumbing Details & Schedules	6/21/2022	McKinney York Architects
C-4W-1	(01-4W) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-4W-2	(01-4W) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-4W-3	(01-4W) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-LWC-1	(02-LWC) Grading & Drainage Plan	6/17/2022	Huitt-Zollars



C-HQ-1	(03-HQ) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-HQ-2	(03-HQ) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-HQ-3	(03-HQ) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-HQ-4	(03-HQ) Demolition Plan Existing Detention Pond 5B	6/17/2022	Huitt-Zollars
C-HQ-5	(03-HQ) Grading & Drainage Plan – Detention Pond 5B	6/17/2022	Huitt-Zollars
C-HQ-6	(03-HQ) Grading & Drainage Plan – Detention Pond 7A	6/17/2022	Huitt-Zollars
C-RV-1	(04-RV) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-RV-2	(04-RV) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-RV-3	(04-RV) Grading & Drainage Plan	6/17/2022	Huitt-Zollars
C-DTL-1	Construction Details	6/17/2022	Huitt-Zollars
C-DTL-2	Construction Details	6/17/2022	Huitt-Zollars
C-DTL-3	Construction Details	6/17/2022	Huitt-Zollars
C-DTL-4	Construction Details	6/17/2022	Huitt-Zollars
L7-01	Site Details	12/07/2018	Design Workshop
L7-11	Site Details	12/07/2018	Design Workshop
GR 22	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 23	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 24	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 25	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 26	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 27	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 28	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 29	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 30	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 31	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 32	Signage and Wayfinding Plan	12/07/2018	Design Workshop
GR 33	Signage and Wayfinding Plan	12/07/2018	Design Workshop
E000	Schedules, Notes and Legends - Electrical	9/19/2019	Hendrix Consulting Engineers
E001	Schedules – Electrical	7/25/2018	Hendrix Consulting Engineers
E002	Riser Diagrams - Electrical	9/11/2019	Hendrix Consulting Engineers
E003	Schedules - Electrical	3/21/2019	Hendrix Consulting Engineers
E004	Schedules - Electrical	3/21/2019	Hendrix Consulting Engineers
E100.0	Site Plan - Electrical	9/11/2019	Hendrix Consulting Engineers
E100.1	Site Plan - Electrical	4/12/2019	Hendrix Consulting Engineers
E100.2	Site Plan - Electrical	5/25/2018	Hendrix Consulting Engineers
E100.3	Site Plan - Electrical	9/11/2019	Hendrix Consulting Engineers
E100.4	Site Plan - Electrical	5/25/2018	Hendrix Consulting Engineers
E100.5	Site Plan - Electrical	9/19/2019	Hendrix Consulting Engineers
E100.6	Site Plan - Electrical	9/19/2019	Hendrix Consulting Engineers
E100.7	Site Plan - Electrical	9/11/2019	Hendrix Consulting Engineers
E100.8	Site Plan - Electrical	9/19/2019	Hendrix Consulting Engineers

E100.9	Site Plan - Electrical	9/11/2019	Hendrix Consulting Engineers
E100.10	Site Plan - Electrical	11/25/2019	Hendrix Consulting Engineers
E100.11	Site Plan - Electrical	11/25/2019	Hendrix Consulting Engineers
E100.12	Site Plan - Electrical	11/25/2019	Hendrix Consulting Engineers
E210	Floor Plans – Headquarters – Electrical	3/21/2019	Hendrix Consulting Engineers
E250	Floor Plans – Maintenance – Electrical	4/12/2019	Hendrix Consulting Engineers
E260	Floor Plans – Equipment Bay - Electrical	5/25/2018	Hendrix Consulting Engineers
M000	Schedules, Notes and Legends – Mechanical	5/25/2018	Hendrix Consulting Engineers
M001	Schedules – Mechanical	5/25/2018	Hendrix Consulting Engineers
M002	Schedules – Mechanical	5/25/2018	Hendrix Consulting Engineers
M003	Mechanical Details	5/25/2018	Hendrix Consulting Engineers
M004	Mechanical Details	5/25/2018	Hendrix Consulting Engineers
MEP220	Floor Plans – Day Use Pavilion – MEP	5/25/2018	Hendrix Consulting Engineers
MEP230	Floor Plans – Bath House – MEP	5/25/2018	Hendrix Consulting Engineers
MEP240	Floor Plans – Camping Pavilion – MEP	5/25/2018	Hendrix Consulting Engineers
MP210	Floor Plans – Headquarters – MECH/PLBG	5/25/2018	Hendrix Consulting Engineers
MP250	Floor Plans – Maintenance – MECH PLBG	5/25/2018	Hendrix Consulting Engineers
P000	Schedules, Notes and Legends - Plumbing	3/29/2019	Hendrix Consulting Engineers
P001	Details - Plumbing	5/25/2018	Hendrix Consulting Engineers
Pages 1 - 185	Front End Specifications	6/24/2022	Williamson County
Pages 1 - 33	Architectural Specifications	6/21/2022	McKinney York Architects
Pages 1 - 191	Mechanical/Electrical Specifications	5/25/2018	Hendrix Consulting Engineers
Pages 1 - 9	Williamson County Wage Rates	6/17/2022	Williamson County

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00 65 36	Warranty of Work After Final Payment
00 72 00	WILCO CMR General Conditions
00 73 00	Prevailing Wage Schedule

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01 23 00	Alternates
01 25 13	Product Substitutions
01 26 00	Contract Modifications
01 29 73	Schedule of Values
01 29 76	Applications for Payment
01 31 00	Project Management
01 32 00	Construction Progress Documentation
01 32 33	Photographic Documentation
01 33 00	Submittal Procedures
01 42 00	References
01 45 00	Quality Control
01 45 29	Testing Laboratory Services
01 50 00	Temporary Facilities and Controls
01 55 00	Access Roads and Parking Areas
01 57 13	Temporary Erosion and Sediment Control
01 57 23	Storm Water Pollution Prevention Plan
01 58 00	Project Identification and Signs
01 60 00	Material and Equipment
01 71 00	Cleaning
01 73 00	Executive Requirements
01 77 00	Closeout Procedures
01 78 23	Operation and Maintenance Data
01 78 39	Project Record Documents
01 79 00	Demonstration and Training

### **Division 3 - Concrete**

03-3500	Concrete Sealing
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### **Division 4 - Masonry**

04-2000	Masonry
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### **Division 5 - Metal**

05-5000	Miscellaneous Metal Fabrications
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### **Division 6 - Wood & Plastics**

06-1000	Rough Carpentry
06-2000	Finish Carpentry
06-2013	Exterior Finish Carpentry

**Division 7 - Thermal & Moisture Protection**

07-2000	Building Insulation
07-4100	Metal Roofing
07-6200	Sheet Metal Flashing, Trim, & Roof Accessories
07-9200	Sealants

**Division 9 - Finishes**

09-2900	Gypsum Board Systems
09-6513	Resilient Base
09-9000	Painting & Coatings
09-9010	Painting of Steel

**Division 31 - Earthwork – On Civil Plans****DIVISION 20, 22 & 23 - Mechanical Specifications**

20 00 00	General Provisions
20 01 00	Basic Materials and Methods
20 07 00	Insulation
22 01 00	Inside Utility Trench Excavation, Backfill and Compaction
22 02 00	Outside Utility Trench Excavation, Backfill and Compaction
22 11 16	Water Distribution System
22 11 17	Water Heaters
22 13 16	Liquid Waste Transfer
22 30 00	Plumbing Fixtures and Trim
23 05 93	Test and Balance
23 08 02	Contractor Start-Up
23 30 00	Air Distribution
23 70 00	Mechanical Equipment: D-X Systems

**Division 26 - Electrical Specifications**

26 05 00	General Provisions
26 05 10	Schedule of Values
26 05 19	Wire & Cable
26 05 26	Grounding & Bonding
26 05 29	Hanger & Supporting Devices
26 05 33	Raceways
26 05 34	Outlet Boxes, Pull Boxes & Junction Boxes
26 05 80	Empty Raceway Rough-In
26 24 13	Main Switchboard
26 24 16	Branch Circuit Panelboards
26 27 26	Devices
26 28 15	Safety Disconnect Switch
26 28 16	Fuses
26 28 25	Contactors
26 43 00	Surge Protective Devices
26 51 00	Interior Lighting System
26 56 00	Exterior Lighting System

## **Qualifications & Clarifications**

## TAB 5 – Qualifications, Assumptions and Clarifications

### Earthwork – 31-1000 – Civil Documents

#### MAIN DRIVE – INTERSECTION

##### Road Related Site Work

▪ Sawcut HMAC	300	lf
▪ Pothole existing utility	1	ls
▪ Demo rock rip rap	355	sf
▪ Demo 4' area inlet	1	ea
▪ Demo 18" SSL	115	lf
▪ Demo concrete headwall	1	ea
▪ Protect existing rock wall	60	lf
▪ Demo HMAC	745	sy
▪ Clear & grub- site prep	1	ac
▪ Strip topsoil	550	cy
▪ Excavation	2,140	cy
▪ Embankment	125	cy
▪ Haul-off excess	320	ld
▪ Subgrade prep	845	sy
▪ 2" HMAC patch	705	sy
▪ Topsoil	4,000	sy
▪ 12"-15" Rock rip rap	1,400	cy
▪ Filter fabric	2,100	sy
▪ Revegetation and temp irrigation	4,000	sy
▪ Cleanup	1	ls
▪ 24" RCP SSL	95	lf
▪ 4x2 Box culvert	115	lf
▪ 26" trench drain and grate	175	lf
▪ 4x4 Area inlet	1	ea
▪ Pzsd Area inlet	1	ea
▪ Multiple SSL headwall	1	ea
▪ Trench drain set	7	ea
▪ Trench safety	385	lf

#### TRAIL AREA - LOW WATER CROSSING

##### Non-Road Related Site Work

▪ Sawcut HMAC	360	lf
▪ Pothole existing utility	1	ls
▪ Demo 18" SSL	85	lf
▪ Demo concrete headwall	1	ea
▪ Demo gabion wall	15	lf
▪ Demo HMAC	60	sy
▪ Clear & grub- site prep	2	ac
▪ Strip topsoil	480	cy
▪ Excavation	1,565	cy

▪ Embankment	30	cy
▪ Haul-off excess	260	ld
▪ Subgrade prep	75	sy
▪ 2" HMAC patch	60	sy
▪ Topsoil	6,100	sy
▪ 12"-15" Rock rip rap	955	cy
▪ Filter fabric	1,500	sy
▪ Revegetation and temp irrigation	6,100	sy
▪ Cleanup	1	ls
▪ Fine grade stockpile area	2,000	sy
▪ 18" RCP SSL	20	lf
▪ 24" RCP SSL	280	lf
▪ Flow Fill backfill	15	cy
▪ 18" Headwall	2	ea
▪ 5-24" Headwall	2	ea
▪ Trench safety	300	lf

## HQ BUILDING AREA

### Road Related Site Work

▪ Sawcut HMAC	745	lf
▪ Demo HMAC	2,650	sy
▪ Subgrade prep	3,200	sy
▪ 10" Flex base	900	tn
▪ 2" HMAC patch	2,650	sy
▪ Cleanup	1	ls
▪ Re-stripe parking lot	1	ls
▪ 12" Trench drain	330	lf
▪ 26" Trench drain and grate	220	lf
▪ Trench drain set	10	ea

### Non-Road Related Site Work

▪ Pothole existing utility	1	ls
▪ Demo concrete	1,575	sf
▪ Demo fence	500	lf
▪ Clear & grub- site prep	3	ac
▪ Strip topsoil	1,050	cy
▪ Excavation	5,040	cy
▪ Embankment	175	cy
▪ Haul-off excess	750	ld
▪ Topsoil	17,500	sy
▪ 12"-15" Rock rip rap	4,700	cy
▪ Filter fabric	7,500	sy
▪ Revegetation and temp irrigation	17,500	cy
▪ Concrete sidewalk	1,640	sf
▪ Handicap ramp	2	ea
▪ Concrete trickle channel	2,900	sf

▪ Replace barb wire fence	500	lf
▪ 3'x4' Rock gabion	280	cy
▪ Protect existing rock wall @ pond	350	lf
▪ 18" RCP SSL	65	lf
▪ 24" RCP SSL	185	lf
▪ 4x4 Area inlet	1	ea
▪ 18" Headwall	1	ea
▪ 24" Headwall	1	ea
▪ Trench safety	800	lf
▪ Landscape & irrigation	1	ls

## HQ POND

### Non-Road Related Site Work

▪ Demo outfall	2	ea
▪ Pothole existing utility	1	ea
▪ Demo rock rip rap	50	sf
▪ Demo 18" SSL	55	lf
▪ Demo 2-18" Headwall	1	ea
▪ Clear & grub- site prep	1	ac
▪ Strip topsoil	560	cy
▪ Excavation	515	cy
▪ Embankment	995	cy
▪ Import	10	ld
▪ Fine grade pond	6,220	sy
▪ Topsoil	5,400	sy
▪ 12"-15" Rock rip rap	600	cy
▪ Filter fabric	1,000	sy
▪ Revegetation and temp irrigation	5,400	sy
▪ Cleanup	1	ls
▪ 3'x4' Rock gabion	120	cy
▪ Concrete trickle channel	540	sf
▪ 24" RCP SSL	20	lf
▪ 4x4 Pond outlet structure	2	ea
▪ 24" Headwall	1	ea
▪ Trench safety	20	lf

## RV LOOP IMPROVEMENTS

### Road Related Site Work

▪ Sawcut HMAC	415	lf
▪ Demo HMAC	2,600	sy
▪ Subgrade prep	3,100	sy
▪ 10" Flex base roadway	1,100	tn
▪ 2" HMAC patch	2,600	sy
▪ Re-stripe parking lot	1	ls
▪ 12" Trench drain and grate	350	lf
▪ Trench drain set	13	ea



### Non-Road Related Site Work

▪ Pothole existing utility	1	ls
▪ Demo rock rip rap	155	sf
▪ Adjust 4' area inlet	1	ea
▪ Demo rock wall	200	lf
▪ Demo temp fencing	2	ea
▪ Demo dirt piles	2	ea
▪ Clear & grub- site prep	4	ac
▪ Strip topsoil	1,555	cy
▪ Excavation	6,175	cy
▪ Embankment	190	cy
▪ Haul-off excess	950	ld
▪ Topsoil	8,400	sy
▪ 12"-15" Rock rip rap	5,700	cy
▪ Filter fabric	9,700	sy
▪ Revegetation and temp irrigation	8,400	sy
▪ Cleanup	1	ls
▪ Landscape boulder wall	200	lf
▪ Gabion wall	60	lf
▪ Trench safety	350	lf
▪ Rem/ replace picnic table	12	ea
▪ Rem/ replace fire pit	12	ea
▪ Rem/ replace lantern pole	12	ea
▪ Adjust water service	12	ea
▪ Adjust electrical service	12	ea
▪ Landscape & irrigation	1	ls

### MAINTENANCE YARD

#### Non-Road Related Site Work

▪ Sawcut HMAC	30	sy
▪ Pothole existing utility	1	ls
▪ Demo fence	130	lf
▪ Demo HMAC	195	sy
▪ Clear & grub- site prep	1	ac
▪ Strip topsoil	365	cy
▪ Excavation	390	cy
▪ Haul-off excess	100	ld
▪ Subgrade prep	1,700	sy
▪ Flex base yard- level up	1,600	tn
▪ 10" Flex base	130	tn
▪ 2" HMAC patch	195	sy
▪ Topsoil	3,500	sy
▪ Revegetation and temp irrigation	3,500	sy
▪ Cleanup	1	ls
▪ Replace fence and gate	130	lf
▪ Misc. erosion matting	3,500	sy

## STOCKPILE REMOVAL/REGRADE AREA-LANDSCAPE

### Non-Road Related Site Work

▪ Clear & grub- site prep	1	ac
▪ Strip topsoil	485	cy
▪ Excavation	1,685	cy
▪ Embankment	1,585	cy
▪ Haul-off excess	100	ld
▪ Topsoil	6,000	sy
▪ Revegetation and temp irrigation	6,000	sy
▪ Cleanup	1	ls
▪ Misc. erosion matting	6,000	sy

## EQUESTRIAN AREA

### Non-Road Related Site Work

▪ Clear & grub- site prep	5	ac
▪ Strip topsoil	2,100	cy
▪ Excavation	265	ld
▪ Embankment	25,000	sy
▪ Haul-off excess	25,000	sy
▪ Topsoil	25,000	sy
▪ Revegetation and temp irrigation	1	ls
▪ Cleanup	40	lf

## TRAIL HEAD PARKING LOT

### Non-Road Related Site Work

▪ Re-grade run-off area	30	hr
▪ Fine grade re-grade area	2,000	sy
▪ Install concrete trail @ bathroom	250	sf
▪ Stem wall @ bathroom	45	lf
▪ Topsoil	3,400	sy
▪ Revegetation and temp irrigation	3,400	sy
▪ Landscape & irrigation	1	ls
▪ Cleanup	1	ls
▪ Raise light pole bases	8	ea

## DAY USE CENTER

### Non-Road Related Site Work

▪ Haul-off debris piles	20	ld
▪ Sitework crew	30	hr
▪ Raise light pole bases	7	ea
▪ Fine grade debris area	1,100	sy
▪ Re-stripe parking	1	ls
▪ Topsoil	1,500	sy
▪ Reveg. & temp irrigation	1,500	sy

▪ Cleanup	1	ls
▪ Miscellaneous sidewalk repair- allowance	500	sf
▪ Landscape & irrigation	1	ls

## **CAMPING PARKING LOT AREA**

### **Non-Road Related Site Work**

▪ Demo HMAC	100	ld
▪ Re-grade slope	2,800	hr
▪ Clear & grub	1	ea
▪ Fine grade slope	2,800	sy
▪ Subgrade prep	120	ls
▪ 10" Flex base	70	sy
▪ 2" HMAC	100	sy
▪ Stem wall @ bathroom	40	ls
▪ Topsoil	2,800	sf
▪ Reveg. & temp irrigation	2,800	ls
▪ Cleanup	1	ls
▪ Landscape & irrigation	1	ls

## **ENTRY LANDSCAPING**

### **Non-Road Related Site Work**

- Landscape & irrigation

## **SITE NATURE TRAILS - 2980 LF**

### **Non-Road Related Site Work**

▪ Misc. removal- silt fence, tree protect, etc.	1	ls
▪ Prep trail area	2	ac
▪ Subgrade prep	4,650	sy
▪ Regrade/ flex base	1,550	tn
▪ 4" Granite trail	1,105	tn
▪ Backfill edge of trail	5,960	lf
▪ Trail crossing allowance	100	lf
▪ Misc. structural concrete allowance	50	cy
▪ Topsoil	9,950	sy
▪ Reveg. & temp irrigation	9,950	sy
▪ Cleanup	1	ls

## **MISC. LANDSCAPE & IRRIGATION**

### **Non-Road Related Site Work**

- Irrigation allowance - \$125,000.00
- Erosion control allowance - \$50,000.00

## **Masonry - 04-2000**

### **Building Work**

- Point Masonry at HQ building

## **Miscellaneous Metal Fabrications – 05-5000**

### **Non-Road Related Site Work**

- Allow \$5,000.00 for Misc. steel at various locations

## **Finish Carpentry – 06-2000**

### **Building Work**

- Remove & replace millwork at HQ building
- Replace damaged end at reception desk

## **Sealants – 07-9000**

### **Building Work**

- Allow \$5,000.00 for misc. caulking and sealants

## **Metal Roofing – 07-4100**

### **Building Work**

#### **Bath House Metal Roof: McElroy**

- Remove existing roof and dispose of at approved waste facility.
- Nail or screw decking per Architects requirements.
- Install 1 layer of self-adhered high temp rated underlayment. (WIP-300-HT)
- Install 24ga premium color 7/8" Corrugated metal panel with related flashing and trim.
- Provide a 20-year paint finish warrant
- The price does not include a 22 ga roof panel due to unacceptable lead times (8-10 months) and additional cost (approximately \$25,000.00)
- The 24 ga McElroy panel that is include has the following properties:
- UL 580 Class 90
- UL 790 Class A
- UL 2218 Class 4
- FL 10680 (non-structural)
- RC158

#### **HQ building:**

- Repair missing and damaged foam closures at eave

## **Doors, Frames, and Hardware – 08-1000**

### **Building Work**

- Misc. material for repairing doors/frames/hardware

## **Gypsum Board Systems – 09-2900**

### **Building Work**

#### **HQ BUILDING – Sheets A210-211:**

- Remove all grid and tile to allow for removal and replacement of drywall
- Existing insulation remains
- Wood ceilings remain
- Gypboard ceilings remain
- All accessories, millwork door trims etc. removed and replaced by others
- Repair or replace 4 door units indicated on drawings

#### **Day Use Pavilion – Sheet A220:**

- Insulate exterior wall behind plumbing
- Replace Zip board, Hardi sheathing and Battens
- Paint and caulk by others

#### **Bathhouse – Sheet A230:**

- Access attic area to replace or repair insulation as needed
- Repair or replace door units as indicated on drawings

#### **Maintenance Building – Sheet A250:**

- Remove and replace drywall to access area with plumbing to add thermal insulation

#### **Pit Toilets – Sheets L8-05 and L8-17A:**

- Repair doors as indicated on drawings L8-05 and L8 -17A

## **Painting & Coatings – 09-9000**

### **Non-Road Related Site Work**

- Pressure wash with wet sand blast 45 pre-finished light poles, prime with Pro-Cryl Primer, and apply two finish coats of Sher-Cryl High Performance Acrylic Coating
- **Note:** The price does not include removal of the light poles except for those poles that require raising of grades or other alignment adjustments. Powder coating of the poles is not included
- Pressure wash with wet sandblast 22 previously painted fire pits and apply full coat coverage of Hi-Heat Flat Black coating

### **Building Work**

#### **HQ redo only:**

- Tape and float gypsum board to standard Level 4 Finish. Install Fire Tape where specified
- Patch and repaint existing walls noted on plans
- Prime and paint gypsum board two finish coats

#### **Other Building related painting:**

- Prepare and paint signposts, doors, frames, metal rafters, gutter brackets, and other previously painted ferrous metals deemed unacceptable by inspection.
- Prepare and paint siding, fascia, trim, soffit, and plywood previously painted and new that was deemed unacceptable by inspection

## **Exterior Signage -10-1414**

### **Non-Road Related Site Work**

- Allow the sum of \$50,000.00 for all signage repairs

## **Plumbing – 22-00 00**

### **Building Work**

#### **HQ Building**

- Remove & replace sink & faucet
- Hook up trap primer
- Test all plumbing & caulk

#### **Bath House at Improved Camping Area**

- Repair backing at lavs, pull & reset
- Move vent pipe for roofer
- Test all plumbing & caulk
- Replace commodes as needed
- Replace lavatory faucets to spec
- Remove and repair shower faucets
- Install isolation valves for shower units

#### **Day Use Pavilion**

- Repair backing at lavs, pull & reset (use relocated blocking in lieu of new carriers)
- Remove all Pex in walls , replace with copper
- Test all plumbing & caulk
- Provide TMV for lavatories

#### **Maintenance Building**

- Remove sink & eyewash in Shop
- Rest sink & eyewash
- Replace Pex pipe with copper
- Test all plumbing & caulk

#### **PEX Valuation**

- Value of installing copper in lieu of PEX under slabs - \$3,500

## **Mechanical – 23-00 00**

### **Building Work**

#### **Headquarters Building**

- Remove existing slabs for outdoor HVAC equipment and furnish new equipment 3” pads per plan page MP210
- Permanent mounting of existing unit guards and conduit for thermostat wire per plan page MP210
- Provide duct access doors for plenum access per plan page MP210

#### **Day Use Pavilion**

- Relocate Exhaust Fan EF-1D as per plan page MEP220
- Furnish three (3) thermostats for EUH-1D, EUH-1B, and EF-1D to be installed by electrician
- Start-up of existing equipment
- Certified Test and Air Balance
- Mechanical permit (LIBERTY HILL)

## **Electrical – 26-00 00**

Work is limited to sheets E004, E100.0, E100.2, E100.4, E100.5, E100.6, E100.8, E100.9, E100.12, E210, E250, MEP220, MEP230 & MEP240 with Deficient items dated from 05/21 to 10/21 as noted by Wilco Report, MYA Report and HCE Report

This proposal is based on specific information in the Deficient item notes on the plans. Any additional electrical work beyond that shown in the notes that may be required is not included in this price.

#### **Non-Road Related Site Work**

- Raise J boxes that are below grade
- Replace Exposed PVC at panels with RMC
- Raise mounting height of poles that are below grade (Concrete by Chasco)
- Replace missing screws on panels
- Fix broken bond wire
- Secure pedestals to the ground
- Feeder wire for stall 14
- Megger testing and tracing RV Feeders
- Redo Service Rack B to meet NEC
- Strap conduits to meet NEC
- Repair gate conduit
- Site Sign Conduit in RMC
- Flash Calculations that are missing
- Verify Motion sensors are oriented and functioning correctly
- Fix Leaning Pole at playground
- Label J boxes that are unlabeled
- Provide missing bolts for light pole ground box E100.5 & E100.6
- Allowance for Pulling New Wire at RV Sites E100.5 & E100.6 other than stall 14 (if required)  
\$168,000.00

#### **Building Work**

- Circuit Exhaust fan to Lights
- Replace NEMA 1 Panel with NEMA 3R Panel
- Install Horizontal WP Covers
- Provide GFCI breakers for radiant Heaters in Shower Arc
- Flash Calculations that are missing
- Verify Motion sensors are functioning correctly
- Program lighting controls that are not functioning
- Strap conduits to meet NEC
- Replace Exposed PVC at panels with RMC
- Replace lighting control boxes with ones that are outdoor rated where required
- Label all switches and outlets and provide accurate panel directories

#### **Items Specifically Excluded from Electrical Scope:**

- No repair of the existing electrical infrastructure is included in the budget
- Electrical Permits
- Relocating Technology Cabinet that need to be relocated
- Lightning Protection
- Fire Alarm Conduit and System
- Temporary Service Utility Fee's
- Tele/Data Cable, Plates, and System
- Security/CCTV Cable and System
- A/V Cable and System
- Utility/Energy Fees

- Utility Transformer Pad(s)
- Utility Transformer Bollards
- Concrete for Trenches
- Pole Bases to be Raised (14)
- Engineering Fees

#### **Remaining Work to be Procured – 51-8920**

- Scope of Work items to be determined

#### **Exclusions**

- Haul-off of existing stockpiles not shown on revised civil plans
- Detention pond re-work and RV dump station is not included
- Lime stabilization of new paving is excluded
- Asphalt or concrete trails are excluded unless shown on revised civils
- All water meters are excluded
- Structural concrete is excluded
- Driveway permits are excluded
- Grout filling of existing utility lines to be abandoned
- Temporary fence
- Construction materials testing
- RPLS
- Repair of existing asphalt roads damaged due to construction traffic
- Painting of all conduit and boxes
- Utility and engineering fees
- Lightning protection
- Landscaping maintenance
- Clay liners are excluded

#### **Substitutions**

- Substitutions may be considered

#### **Value Engineering Recommendations**

- Value Engineering Recommendations may be considered

#### **General Materials Pricing – Applies to all Above Scopes of Work**

Due to the extreme volatility and uncertainty of materials pricing in the current market, If the price of any material increases over the amounts included in this proposal, the price shall be equitably adjusted by an amount necessary to cover any such documented increase.

#### **General Material Availability and Supply Chain – Applies to all Above Scopes of Work**

Due to ongoing supply chain issues, Contractor will exercise all reasonable diligence to deliver the Project as per the mutually agreed upon schedule but shall not be responsible for any damages for delays, including but not limited to liquidated damages, due to any cause beyond Contractor's reasonable control, including but not limited to, pandemics, labor shortages, material shortages, material delays, shipping delays, acts of God, civil unrest, or action by any official act of government.



**General Note:**

The nature of this project is to correct and/or complete the work of a prior contractor whose work was in many cases substandard or non-conforming. Chasco will not warrant any work on this project except the work that we perform under the contract. Additionally, if, during the process of carrying out the work as per the deficiency notes in the project documents, items of work are uncovered or discovered that are not itemized in the deficiency notes or in the above narrative, all such additional work required to be carried out will be considered a Change of Scope and a Change Order will be required prior to that work being performed.

## **GMP Proposal Cost Breakdown**

## **TAB 6 - GMP Proposal Cost Breakdown**

The Estimated Construction Cost organized by CSI division format, Cost of the Work and CMAR's Fee is attached.

**BREAKDOWN OF COSTS FOR RIVER RANCH ROAD - CLOSE-OUT GMP**

	Road Related Site Work	Non-Road Related Site Work	Building Work	TOTAL GMP BUDGET	
				TOTAL	SUB OR SUPPLIER
Main Drive - Intersection	726,610	0	0	726,610	Chasco
Trail Area - Low Water Crossing	0	469,735	0	469,735	Chasco
HQ Building Area	515,835	1,867,398	0	2,383,233	Chasco
HQ Pond	0	303,500	0	303,500	Chasco
RV Loop Improvements	430,420	2,254,580	0	2,685,000	Chasco
Maintenance Yard	0	171,300	0	171,300	Chasco
Stockpile Removal/Regrade Area-Landscape	0	156,495	0	156,495	Chasco
Equestrian Area	0	331,450	0	331,450	Chasco
Trail Head Parking Lot	0	153,650	0	153,650	Chasco
Day Use Center	0	305,975	0	305,975	Chasco
Camping Parking Lot Area	0	104,250	0	104,250	Chasco
Entry Landscaping	0	81,500	0	81,500	Chasco
Site Nature Trails - 2980 LF	0	383,600	0	383,600	Chasco
Misc. Landscape & Irrigation	0	175,000	0	175,000	Chasco
Masonry	0	0	3,000	3,000	Allowance
Misc. Steel	0	5,000	0	5,000	Allowance
Finish Carpentry and Cabinets	0	0	21,674	21,674	EuroTex
Sealants and Flashings	0	0	5,000	5,000	Allowance
Roofing	0	0	30,386	30,386	J&G Roofing
Doors, Frames, and Hardware	0	0	3,500	3,500	Hull Supply/Allowance
Drywall and Acoustical	0	0	51,147	51,147	Central TX Drywall
Painting	0	34,000	91,500	125,500	C&Z Painting
Signage	0	50,000	0	50,000	Allowance
Plumbing	0	0	39,870	39,870	Accent Plumbing
HVAC	0	0	8,216	8,216	Aircraft Mechanical
Electrical	0	393,800	50,200	444,000	L&O Electric
Remaining Work to be Procured	88,046	381,118	16,026	485,189	-
				0	
Subtotal	1,760,911	7,622,351	320,519	9,703,780	
Construction Manager's Fee	213,621	924,689	38,883	1,177,193	
<b>SubTotal</b>	<b>\$1,974,532</b>	<b>\$8,547,039</b>	<b>\$359,402</b>	<b>\$10,880,973</b>	
<b>Owner's Contingency</b>	98,727	427,352	17,970	544,049	
<b>Total</b>	<b>\$2,073,258</b>	<b>\$8,974,391</b>	<b>\$377,372</b>	<b>\$11,425,022</b>	

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<b>Road Related Site Work</b>	
<b>TOTAL</b>	<b>726,610</b>

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[illegible]

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[illegible]

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0	0	0	0
0	0	0	0
0	0	303,500	303,500



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45

Project

River Ranch Park - Close-Out

Chasco

Estimator

Scott Badgett

Bid Date

8/15/2022

DIV.	DESCRIPTION		LABOR	MATERIAL	SUB #	TOTALS
			SUBTOTAL	SUBTOTAL	SUBTOTAL	

**Maintenance Yard**

0 0 0 0

**Non-Road Related Site Work**

0 0 0 0

0 0 0 0

1 ls 171,300.00

0 0 171,300 171,300

Sawcut HMAC 30 sy

0 0 0 0

Pothole existing utility 1 ls

0 0 0 0

Demo fence 130 lf

0 0 0 0

Demo HMAC 195 sy

0 0 0 0

Clear & grub- site prep 1 ac

0 0 0 0

Strip topsoil 365 cy

0 0 0 0

Excavation 390 cy

0 0 0 0

Haul-off excess 100 ld

0 0 0 0

Subgrade prep 1,700 sy

0 0 0 0

Flex base yard- level up 1,600 tn

0 0 0 0

10" Flex base 130 tn

0 0 0 0

2" HMAC patch 195 sy

0 0 0 0

Topsoil 3,500 sy

0 0 0 0

Revegetation and temp irrigation 3,500 sy

0 0 0 0

Cleanup 1 ls

0 0 0 0

Replace fence and gate 130 lf

0 0 0 0

Misc. erosion matting 3,500 sy

0 0 0 0

0 0 0 0

0 0 0 0

0 0 0 0

0 0 0 0

**Non-Road Related Site Work**

**TOTAL**

**171,300**

0 0 0 0

0 0 0 0

**TOTAL**

0 0 171,300 171,300

Project **River Ranch Park - Close-Out**

Estimator Scott Badgett

Bid Date 8/15/2022

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DIV.	DESCRIPTION		LABOR	MATERIAL	SUB #	TOTALS
			SUBTOTAL	SUBTOTAL	SUBTOTAL	

Stockpile Removal/Regrade Area-Landscape

0000

Non-Road Related Site Work

0000

0000

1 ls156,495.00

00156,495156,495

Clear & grub- site prep

1 ac

0000

Strip topsoil

485 cy

0000

Excavation

1,685 cy

0000

Embankment

1,585 cy

0000

Haul-off excess

100 ld

0000

Topsoil

6,000 sy

0000

Revegetation and temp irrigation

6,000 sy

0000

Cleanup

1 ls

0000

Misc. erosion matting

6,000 sy

0000

0000

Non-Road Related Site Work

0000

TOTAL

0000

156,495

TOTAL

00156,495156,495

8/12/2022

Project

### River Ranch Park - Close-Out

Chasco

Estimator

Scott Badgett

Bid Date

8/15/2022

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	UNIT	UNIT	LABOR	MATERIAL	SUB #	TOTALS
				LABOR	MATL.	SUB.	SUBTOTAL	SUBTOTAL	SUBTOTAL	

## Equestrian Area

Non-Road Related Site Work			0	0	0	0
			0	0	0	0
	1 ls	331,450.00	0	0	331,450	331,450
Clear & grub- site prep	5 ac		0	0	0	0
Strip topsoil	2,100 cy		0	0	0	0
Excavation	265 ld		0	0	0	0
Embankment	25,000 sy		0	0	0	0
Haul-off excess	25,000 sy		0	0	0	0
Topsoil	25,000 sy		0	0	0	0
Revegetation and temp irrigation	1 ls		0	0	0	0
Cleanup	40 lf		0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
TOTAL			0	0	331,450	331,450

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0	0	153,650	153,650
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**Non-Road Related Site Work**  
**TOTAL**  
**305,975**

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0	0	104,250	104,250
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Project

### River Ranch Park - Close-Out

Chasco

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Bid Date

8/15/2022

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	UNIT	UNIT	LABOR	MATERIAL	SUB #	TOTALS
				LABOR	MATL.	SUB.	SUBTOTAL	SUBTOTAL	SUBTOTAL	

### 32-3285 Entry Landscaping

<b><u>Non-Road Related Site Work</u></b>			0	0	0	0
Landscape & irrigation	1 ls	81,500.00	0	0	81,500	81,500
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
<b>TOTAL</b>			0	0	81,500	81,500



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<b>Non-Road Related Site Work</b>	
<b>TOTAL</b>	<b>383,600</b>

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Non-Road Related Site Work	
<b>TOTAL</b>	<b>175,000</b>

Allowance

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8/15/2022

<b><u>Building Work</u></b>				0	0	0	0	
				0	0	0	0	
Point Masonry at HQ building	1 ls	3,000.00	0	0	3,000	3,000		<b>Building Work</b>
			0	0	0	0		<b>TOTAL</b>
			0	0	0	0		<b>3,000</b>

Allowance

Scott Badgett  
8/15/2022

[illegible]

EuroTex

Scott Badgett  
8/15/2022

[illegible]

Project

### River Ranch Park - Close-Out

Allowance

Estimator

Scott Badgett

Bid Date

8/15/2022

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	UNIT	LABOR	MATERIAL	SUB #	TOTALS
				LABOR	MATL.	SUB.	SUBTOTAL	SUBTOTAL	SUBTOTAL
07-1000	Sealants and Flashings								
	<u>Building Work</u>						0	0	0
							0	0	0
							0	0	0
	Allow \$5,000.00 for misc. caulking and sealants	1	ls			5,000.00	0	0	5,000
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
	<b>TOTAL</b>						0	0	5,000

J&G Roofing

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8/15/2022

[illegible]

29,636

0

0

0

0

0

0

0

0

0

0

0

0

0

## 750

750

## Building Work

TOTAL

30,386

0

0

30.386

Project

### River Ranch Park - Close-Out

Hull Supply/Allowance

Estimator

Scott Badgett

Bid Date

8/15/2022

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	UNIT	UNIT	LABOR	MATERIAL	SUB #	TOTALS
				LABOR	MATL.	SUB.	SUBTOTAL	SUBTOTAL	SUBTOTAL	

08-1000 **Doors, Frames, and Hardware**

<b><u>Building Work</u></b>			0	0	0	0
Misc material for repairing doors/frames/hardware	1 ls	3,500.00	0	0	3,500	3,500
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
			0	0	0	0
<b>TOTAL</b>			0	0	3,500	3,500



## Central TX Drywall

Scott Badgett  
8/15/2022

		30,171.00
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30,171.00

0                      0                      0                      0

1 ls	34,085.00
------	-----------

0                      0                      0                      0

0	0	34,085	34,085
---	---	--------	--------

0                      0                      0                      0

0                      0                      0                      0

1 ls	3,914.00	0	0	3,914	3,914
------	----------	---	---	-------	-------

1 ls	4,567.00	0	0	4,567	4,567
------	----------	---	---	-------	-------

0                      0                      0                      0

0                      0                      0                      0

0	0	0	0
---	---	---	---

1 ls	3,800.00	0	0	3,800	3,800
------	----------	---	---	-------	-------

0                      0                      0                      0

0                      0                      0                      0

1 ls	2,824.00	0	0	2,824	2,824
------	----------	---	---	-------	-------

0                      0                      0                      0

1   s	1.957.00	0	0	1.957	1.957
-------	----------	---	---	-------	-------

0	0	0	0
---	---	---	---

0	0	0	0	0
---	---	---	---	---

0	0	0	0
---	---	---	---

0	0	0	0
0	0	0	0

0	0	0	0
0	0	0	0

0	0	0	0
0	0	0	0

0	0	0	0
0	0	0	0

0 0 0 0

**C**      **D**      **E**      **F**

0	0	51,147	51,147
---	---	--------	--------

**Building Work**  
**TOTAL**  
**51,147**

C&amp;Z Painting

Scott Badgett  
8/15/2022

[illegible]

Project

### River Ranch Park - Close-Out

Allowance

Estimator

Scott Badgett

Bid Date

8/15/2022

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	UNIT	LABOR	MATERIAL	SUB #	TOTALS
				LABOR	MATL.	SUB.	SUBTOTAL	SUBTOTAL	SUBTOTAL
10-1400	Signage						0	0	0
	<u>Non-Road Related Site Work</u>						0	0	0
							0	0	0
	Allow the sum of \$50,000.00 for all signage repairs	1	ls		50,000.00		0	0	50,000
							0	0	0
							0	0	0
							0	0	0
							0	0	0
							0	0	0
	<b>TOTAL</b>						0	0	50,000

Project

River Ranch Park - Close-Out

Accent Plumbing

Estimator

Scott Badgett

Bid Date

8/15/2022

DIV.	DESCRIPTION	LABOR	MATERIAL	SUB #	TOTALS
		SUBTOTAL	SUBTOTAL	SUBTOTAL	

22-1300 Plumbing

**Building Work**

**HQ Building**

Remove & replace sink & faucet

Hook up trap primer

Test all plumbing & caulk

**Bath House at Improved Camping Area**

Repair backing at lavs, pull & reset

Move vent pipe for roofer

Test all plumbing & caulk

Replace commodes as needed

Replace lavatory faucets to spec

Remove and repair shower faucets

Install isolation valves for shower units

**Day Use Pavilion**

Repair backing at lavs, pull & reset (use relocated blocking in lieu of new carriers)

Remove all Pex in walls , replace with copper

Test all plumbing & caulk

Provide TMV for lavatories

**Maintenance Building**

Remove sink & eyewash in Shop

Rest sink & eyewash

Replace Pex pipe with copper

Test all plumbing & caulk

**PEX Valuation**

Value of installing copper in lieu of PEX under slab - \$3,500

**Building Work**

**TOTAL**

**39,870**

**TOTAL**

0 0 39,870 39,870

DIV.	DESCRIPTION	LABOR	MATERIAL	SUB #	TOTALS
		SUBTOTAL	SUBTOTAL	SUBTOTAL	

23-3000 HVAC

**Building Work**

**Headquarters Building**

1 ls

8,216.00

Remove existing slabs for outdoor HVAC equipment and furnish new equipment 3" pads per plan page MP210

Permanent mounting of existing unit guards and conduit for thermostat wire per plan page MP210 Provide duct access doors for plenum access per plan page MP210

**Day Use Pavilion**

Relocate Exhaust Fan EF-1D as per plan page MEP220

Furnish three (3) thermostats for EUH-1D, EUH-1B, and EF-1D to be installed by electrician

Start-up of existing equipment

Certified Test and Air Balance

Mechanical permit (LIBERTY HILL)

**Building Work  
TOTAL  
8,216**

**TOTAL**

**TOTAL ESTIMATE: 11,425,022**

L&O Electric

Scott Badgett  
8/15/2022

26-1000 Electrical

0 0 0 0

Non-Road Related Site Work	
TOTAL	393,800

**Building Work**  
**TOTAL**  
**50,200**

Scott Badgett  
8/15/2022

[illegible]



## **Master Project Schedule**

