



**Guaranteed Maximum Price Proposal
Berry Springs Park Improvements
For**



- **Submittal #1**
- **January 19th, 2024**
- **Berry Springs Park Improvements**
- **Project Number P559**

Construct new buildings, expand parking, and extend trails. The Project includes all utilities, drainage, roadways, parking, landscaping and walkways to structures, landscaping associated with structures.



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Exhibit A – GMP Proposal

EXHIBIT A
GUARANTEED MAXIMUM PRICE PROPOSAL

Chasco Constructors, Ltd., LLP ("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 August 22, 2023 ("Contract"), a Guaranteed Maximum Price ("GMP") proposal for the construction of **Berry Springs Park Improvements, Parks Bond B**, ("Project"), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

Cost of the Work.

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

Five Million Two Hundred Forty-Six Thousand One Hundred Fifty Dollars (\$ 5,246,150.00)

CMAR's Fee.

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

Seven Hundred Four Thousand Four Hundred Sixty-Nine Dollars (\$ 704,469.00)

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.

Five Million Nine Hundred Fifty Thousand Six Hundred Nineteen Dollars (\$ 5,950,619.00)

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.

Contract Time.

The date for achieving Substantial Completion of the Project shall be Two Hundred Seventy (270) calendar days from the Notice to Proceed with Construction.

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This GMP Proposal may not be withdrawn for a period of **ninety (90) calendar days** from the date of receipt by County.

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.

Owner's Contingency.

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

Two Hundred Ninety-Seven Thousand Five Hundred Thirty-One Dollars (\$ 297,531.00)

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., LLP

By: 
Signature

Charles King
Printed Name

Vice President and CFO
Title

Date Signed: January 29, 2024

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 of a new park visitor center, new remote restrooms, expanded parking, a new park maintenance compound, a concrete trail extension across would be at grade under CR 152, an open-air event pavilion, campsite, and utility enhancements.

Park buildings that will undergo completion include:

- Visitor Center
- Pavilion
- Remote Restroom
- Maintenance Building

Site and Civil Improvements include but are not limited to:

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

Schedule

- Notice to Proceed is expected to be issued on or about February 1, 2024, with on-site mobilization beginning on or about February 12th, 2024.
- Substantial Completion is expected by December 7th, 2024



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
- Mark Lee – Project Superintendent
Office: N/A
Cell: 512-992-5863
Email: mark.lee@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
- Rick Risener – Chief Civil Estimator/Estimating Support
Office: 512-244-0600 x 134
Cell: 512-848-3342
Email: rick@chasco.com
- Jonathan Escalante – Safety Director
Office: 512-244-0600 x 135
Cell: 512-848-3636
Email: jonathan@chasco.com
- Chuck Glace – President/Executive Support
Office: 512-244-0600 x 118
Cell: 512-848-3315
Email: chuck@chasco.com
- Charles King – Vice President/CFO/Executive Support
Office: 512-244-0600 x 132
Cell: 512-431-6343
Email: charlesk@chasco.com
- Craig Hunter, CPA – Controller/Accounting Support
Office: 512-244-0600 x 114
Cell: 512-964-8447
Email: craig.hunter@chasco.com

Resumes are attached



Berry Springs Park Improvements

Project Design Team
Half Associates, Inc. – Engineer
Mode Design Company - Architect

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
Mark Lee
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

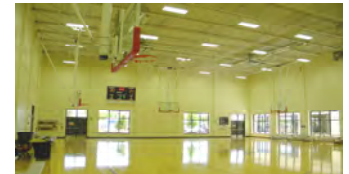
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The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



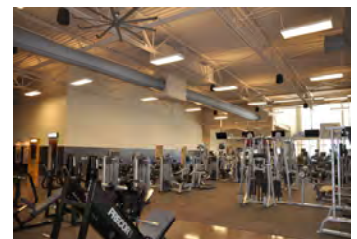
- Round Rock YMCA Gymnasium, Round Rock, TX: A 7,437 sf masonry and structural steel facility including full court and half court basketball goals, volleyball court and elevator. Total estimated project cost is \$1.2 Million. CM-at-Risk delivery.



- 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



Mark Lee

Superintendent

Education

University of Oregon
1981

Work History and Background

Mark has a 37-year record of success overseeing all phases of commercial and residential construction projects. Projects have included churches, restaurants, office buildings and medical facilities. Mark works well with architects, subcontractors, suppliers and building officials to satisfy the expectations of the most discerning clients. He is dedicated to delivering the best in construction quality while adhering to all deadlines, specifications and budgets. Mark resides in Georgetown, Texas.

Project Experience

- The Wilco Annex is a two story 64,000 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. 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 90,000 SF Church recently constructed in Georgetown, TX. The facility has large childcare wing of 30,000 SF. The remaining 60,000 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 2,900 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, in spite of having over 36 rain days. 2017 Outstanding Construction Award – Austin Chapter AGC.



RESUMÉ (continued)

Mark Lee
Superintendent

- 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, including a showroom, offices, café, boutique, parts department, 52-bay service shop and a 72-space rooftop parking deck. An 11,000 SF carwash/make ready building and all the associated site work. 2015 Outstanding Construction Award – Austin Chapter AGC.

- Bartholomew Municipal Pool, Austin, TX – This project consisted of 3 bathhouses, a separate mechanical building and pump house an “L” shaped lap pool with a diving well, a mid-depth recreation pool, a zero-entry activity pool, and two slides. The site itself was over excavated and filled with 7’ of engineered fill material. 2014 Outstanding Construction Award – Austin Chapter AGC.

- Don Hewlett Chevrolet, Georgetown TX – Multiple projects including a 4,815 SF Service Building constructed as a PEMB with stucco and split face CMU exterior. Containing service writers and waiting areas and a museum containing some of the iconic first model year vehicles Chevrolet produced. A 9,964 SF Parts Warehouse expansion. Also, a PEMB with elevated foundation challenges, due to the sloping site. These projects were both completed ahead of schedule and under budget. The challenge was in completing the work amidst a thriving and busy business that was open 6 days a week.

References

Jim Kuykendall, Executive Pastor
Celebration Church
(512) 763-3000 x 126

Mr. Steven Walker, Franchise Counselor
True Car
(512) 970-6760

Mr. Tom Stevens, Vice President
Stevens-Hemingway-Stevens, Inc.
(510) 787-1148

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

**Document List**

Sheet	Title	Issue Date	Issued By
	Cover Sheet	4/12/23	Halff Associates Inc
N1.00	GENERAL NOTES	4/12/23	Halff Associates Inc
N1.01	GENERAL NOTES	4/12/23	Halff Associates Inc
N1.02	GENERAL NOTES	4/12/23	Halff Associates Inc
C1.00	DEMOLITION PLAN	4/12/23	Halff Associates Inc
C1.01	LIMITS OF ACCESS	4/12/23	Halff Associates Inc
C2.00	TREE PROTECTION & EROSION CONTROL PLAN	4/12/23	Halff Associates Inc
C3.00	PARKING AREA PARK IMPROVEMENTS (SHEET 1 OF 2)	4/12/23	Halff Associates Inc
C3.01	PARKING AREA PARK IMPROVEMENTS (SHEET 2 OF 2)	4/12/23	Halff Associates Inc
C4.00	GRADING PLAN (SHEET 1 OF 4)	4/12/23	Halff Associates Inc
C4.01	GRADING PLAN (SHEET 2 OF 4)	4/12/23	Halff Associates Inc
C4.02	GRADING PLAN (SHEET 3 OF 4)	4/12/23	Halff Associates Inc
C4.03	GRADING PLAN (SHEET 4 OF 4)	4/12/23	Halff Associates Inc
C5.00	SEWER PLAN (SHEET 1 OF 3)	4/12/23	Halff Associates Inc
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C6.00	EXISTING DRAINAGE AREA	4/12/23	Halff Associates Inc
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C7.00	OVERALL WATER QUALITY	4/12/23	Halff Associates Inc
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C8.06	HARDSCAPE DETAILS	4/12/23	Halff Associates Inc
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A1-002	ABBREVIATIONS & NOTES	4/12/23	Mode Design Company
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A1-101	FIRST FLOOR PLAN - VISITOR'S CENTER	4/12/23	Mode Design Company





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Qualifications & Clarifications



General Project Description

The project encompasses the development of an expansive park upgrade featuring a new Visitors Center, a Remote Restroom, an amplified parking area, a New Park Maintenance Compound, and utility modifications. The Visitors Center and Restroom will boast wood-framed constructions topped with a standing seam metal roof, while the Maintenance Facility will be a pre-engineered metal building with complete interior finishes and designated shop space. Additionally, the plan includes a concrete trail extension that passes at grade under CR 152, a pre-engineered open-air Event Pavilion according to landscape drawings, enhanced campsites, and an open-air event pavilion.

Clarifications, Assumptions and Qualifications

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

General Requirements

- **Supervision and Administration**
 - Project supervision includes a Project Superintendent with Project Management, Safety Coordinator, Estimating, and
 - Document Reproduction as required for shop drawings
 - Postage and delivery service
 - Project office equipment as required
 - Project sign and safety signs
 - Temporary toilets
 - Site fencing and gates
 - Barricades and guard rails as required
- **Temporary Facilities**
 - Project field office
 - Project storage containers as required
 - Project office supplies
 - Project office equipment as required
 - Project sign and safety signs
 - Temporary toilets
 - Site fencing and gates
 - Barricades and guard rails as required
- **Project Services**
 - Field engineering and layout
 - General cleanup and haul away trash
 - Final cleaning
 - After hours or weekend job site security are not included in our price
- **Personnel Hoisting**
 - None required for this project
- **Temporary Utilities**
 - Field telephone service
 - Price excludes electrical power consumption required for construction. We will utilize the existing electrical service of the property for all related activities.
- **Equipment**
 - Transportation for supervisory personnel (rental of company owned vehicles)
 - Expendable tools
 - Small equipment rental

Permits, Bonds and Insurance

- Materials Testing is by Owner
- The cost of all site and building permits are excluded
- Mechanical, Electrical & Plumbing trade permits are included
- Plan review Fees are excluded
- Price Excludes Utility connection fees, Impact fees and Assessment fees
- General Liability, Auto, Worker Compensation, and Builders Risk Insurance are included



- The price excludes the cost of performance and payment bonds

Project Schedule, Weather, and Work Hours

- Schedule
 - The Project Schedule will include pre-construction and construction activities and when fully developed will serve as the basis for the time required to complete the project
 - Construction duration is estimated to be approximately 10 months.
- Work Hours
 - Normal working days are Monday through Friday, excluding holidays. Work may take place at night or on weekends as coordinated with the Owner.

Environmental

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

Building Inspections

- Inspections will be provided as required by local jurisdiction

Jobsite Equipment

- Materials Testing is by Owner
- Scaffolding and hoisting for construction access
- Equipment for excavation, structural steel, and concrete construction
- Small tools and equipment as required by trade

Layout & Engineering

- Layout and engineering as required

Materials Testing

- Materials Testing is by Owner

Demolition - 02-4180

- | | |
|------------------------------------|-----------|
| • Sawcut | 310 LF |
| • Demo Fence | 315 LF |
| • Relocate Kiosk | 1 EA |
| • Demo Curb | 270 LF |
| • Demo 2" HMA | 1,475 SY |
| • Demo Decomposed Granite Path | 11,540 SF |
| • Remove & Recompact Base & Gravel | 300 TN |
| • Demo Ranch House | 990 SF |

Site Concrete - 03-5100

- | | |
|------------------------------------|-----------|
| • Sidewalk | 10,465 SF |
| • Sidewalk- Stamped And Colored | 1,325 SF |
| • Sidewalk- Maintenance Yard Stoop | 80 SF |
| • Handicap Ramp | 5 EA |
| • Concrete island Cap | 160 SF |
| • Handicap Building Entry | 1 EA |
| • Trickle Channel | 435 SF |
| • Rock Retaining Wall | 1,996 SF |
| • Light Pole Base | 8 EA |
| • Transformer Pad | 2 EA |
| • Steel Bollard | 17 EA |
| • Decomposed Granite Walk W/ Base | 1,170 SF |

Building Concrete - 03-5300



• Maintenance Yard Slab On Grade	6,754 SF
• Visitors Center Slab On Grade	1,638 SF
• Pavillion Concrete Footings For Columns	6 EA
• Offsite Restroom Slab On Grade	50 SF

Masonry - 04-2000

• Pavilion Masonry	1 LS
• 8" and 6" Reg Gray CMU	
• Grout & Rebar	
• Dimensional Stone Veneer	
• Wall Ties	
• Mortar Net	
• Cast Stone Bands	
• Directional Sign	1 LS
• 8x8x16 Reg Gray CMU	
• Grout & Rebar	
• Full Bed Stone Veneer - Cimarron	
• Cast Stone Sign Panels	
• Kiosk Masonry	1 LS
• Stone Columns - 2ea	
• Mobilization & Equipment	1 LS
• 4'x4' Masonry Mockup Panel	1 LS

Structural Steel - 05-1223

• Misc Steel	\$12,000
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Rough Carpentry - 06-1000

• Furnish and install: Visitor Center	1 LS
• Wood walls, headers, bracing, engineered roof trusses, doug fir timber trusses, doug fir post, beams, brackets and t&g decking at porches, 1x6 doug fir soffit, hardie soffit at two porches, , 15/32" cdx wall sheathing, tyvek commercial wrap, 5/16" x 8 1/4" hardie lap siding, 5/4" hardie trim, and 5/4" hardie fascia (all hardie to be factory primed), 5/8" cdx roof deck,	
• Restroom Facility	1 LS
• wood walls, yp rafters, 15/32" wall sheathing, 5/8" cdx roof deck, tyvek commercial wrap, 5/16" x 8 1/4" hardie lap siding, hardie soffit, 5/4" hardie fascia, 5/4" hardie trim, (all hardie to be factory primed), and Simpson Hardware for wood to wood connections.	
• Maintenance Building	1 LS
• tyvek commercial wrap where hardie is installed, 5/16" x 8 1/4" hardie lap siding, 5/4" hardie trim. Exterior sheathing must be plywood. Includes wage scale.	
• Furnish all material, fasteners, hoisting, scaffolding, supervision, and personnel for this scope of work.	1 LS
• Does not include: window installation, dumpster for construction debris, interior t&g ceilings or trim, temporary power, caulk/paint/stain, steel, steel erection, drilling holes in steel, welding, insulation or drywall, waterproofing, flashing, roof dry-in, cast-in-place hardware or anchor bolts, or embedded post bases. Metal framed walls in maintenance building, stainless steel thruwall flashing, rainscreen behind siding, wall sheathing at maintenance building. Sales tax on material.	1 LS

Finish Carpentry & Cabinets - 06-2200

• WILSONART 5TH AVE. ELM 4966K-12	1 LS
• Plastic Laminated Cabinets, White Melamine Cabinet Interiors	
• Base 2 Doors 2 Drawers	13 LF
• Ada Sink Base Sloped Panel	10 LF
• Finished End Base Cabinets	3 QTY
• Upper Cabinets 2 Door 30"-36" Tall	9 LF
• Upper Cabinet Finished End	1 QTY
• Laminated Toe Base	17 LF
• WILSONART ARTIC DRIFT 9246SS	



- Solid Surface 1
- Solid Surface , 4" Splash 40 SF
- Seam Kits 1 QTY
- Shipping Cost 1 QTY
- **QZ-1= 2CM WILSONART "VICENTIA" #Q4063 POLISHED**
 - Front Attendent #C1103 (Qty: 1) 18 SF
 - Lounge Rr #C1201 (Qty: 1) 17 SF
 - Trim
 - 1X6 Paint Grade S4S Trim 172 LF
 - 4" Paint Grade Crown Molding 157 LF
 - Wall Supports
 - A&M 18 X 24 Surface Mounted Support 2 QTY
 - A&M 1.0" Extended Concealed Brackets 18" X 24" 1 QTY
- **Installation of Pre-Finished 5-1/4" Face Plain Sawn Douglas Fir Random Lengths at Interior Ceiling of Lobby C1101 & C1102 in the Visitors Center** 1 LS
- **Included in Scope**
 - - Elevation 11 A1-401 "Lounge 3" (Visitor's Center): Plastic laminated ADA sink base, quartz top.
 - - Elevation 3,4,5 A1-401 "Reception Desk Elevation" (Visitor's Center): Quartz top, surface mounted supports. (Sheet rock knee wall by others).
 - - Sheet A1-701 (Visitor's Center) 1x6 paint grade pine baseboard at RM #1101, 1102, 1103, 1104, 1105 (painted by others).
 - - Sheet A1-102 (Visitor's Center) 8012 paint grade crown molding at RM #1101, 1102, 1103 (painted by others).
 - - Elevation 2 A2-400 "Break / Meeting Room" (Maintenance Building): Plastic laminated cabinets, solid surface tops.
- **Millwork Qualifications**
 - Cabinets will be built "AWI: Custom Grade" frameless construction.
 - Unless noted otherwise, cabinet interior to be white melamine.
 - Standard Wilsonart plastic laminate has been priced.
 - Typically, PVC edge banding is manufactured by a different company than the plastic laminate. Therefore, some color discrepancies may occur.
 - The failure to list specific exclusions does not imply that said items, including trim, are included by default.
 - Any changes in material and/or color selection after bid date can affect cost.
 - Any insurance requirement where we are charged an additional premium will be charged back to contractor.
 - This proposal includes installation of millwork.
 - This proposal is based on all work being completed in one phase.
- **Exclusions**
 - Any additional insurance or bonding
 - AWI certifications and/or labels are excluded
 - All glass work performed by others
 - Windows sills, casing, chair rail
 - Sheet rock knee wall at reception desk in Visitor's Center
 - Putty work, caulking, or painting of base trim in Visitor's Center
 - Doors, frames, hardware, and glazing
 - Any in-wall blocking
 - Metal in-wall brackets, or sub-framing except as listed in this scope
 - Sinks
 - Ceilings
 - Any items or tasks not listed in this scope.

Caulking, Flashing and Insulation - 07-0000

- **SECTION 072100 THERMAL INSULATION** 1 LS
 - Inclusions: R-20 Closed Cell Spray Foam Insulation applied to underside of roof deck. Includes 15min ignition barrier.



- Exclusions: Glass fiber insulation and all other work of this section, insulation at misc voids, cracks or crevices, Testing, patching of insulation damaged by others, thermal barrier, ignition barrier, protection of floor-stocked materials, electrical power for our application, temperature and humidity control of building, additional mobilizations, protection of MEP installed out of sequence and work in existing areas.

- Note: - Concrete floors and roofing must be complete prior to installation of spray foam.
- MEP ducts, conduit, piping, and equipment and interior walls to be installed after spray foam is complete.
- Floors to be free of stocked materials.
- Dumpster to be supplied by others free of charge.
- Heat and enclosure that may be required to maintain 40 degree temperature by others free of charge.

• **SECTION 072500 WEATHER BARRIERS** 1 LS

- Inclusions: Building Wrap applied to exterior walls. Includes sealing of sheathing joints. Includes flexible flashings at base of wall and openings.
- Exclusions: Cleaning and patching of the substrates, flashing not directly associated with the air barrier, metal flashing and trim, and flashing associated with roofing, foam sealant at window and door frames, and protection of air barrier after installation.

• **SECTION 076200 SHEET METAL FLASHING AND TRIM** 1 LS

- Inclusions: 26G Stainless Steel Flashing applied to:
 - Base of Wall
 - Window Heads
 - Door Heads
- Exclusions: Metal flashings at jambs, sills, trim at fiber cement siding, and all other sheet metal not mentioned above.

• **SECTION 079200 JOINT SEALANTS** 1 LS

- Inclusions: Exterior Silicone Building Sealants applied to:
 - hollow metal Door frames
 - louver frames
- Site Polyurethane Sealants applied to:
 - Concrete Paving CJs & EJs
 - Sidewalk EJs
 - Site Pavement to Base of Building EJ
- Exclusions: Sealants within fiber cement panels, fiber cement trim, interior sealants, retaining wall sealants, custom colors, roofing, removal of zip strips or wood fillers and all other joint sealants not mentioned above.

Roofing - 07-4100

• Visitors Center	1 LS
• Standing Seam Metal Roof Panels • 2" x 16", 24 ga. vertical-rib, snap joint mechanically seamed standing seam metal roof panels over 30 mil self adhering underlayment. 20 year "Finish" and weathertightness warranties and 2 year workmanship warranty	24 SQS
• Sheet Metal Flashing and Trim • 24 ga prefinished metal box rake trim with drip edge at SSMR, wall/roof intersections, gutters and downspouts	525 LF
• Restroom Facility	1 LS
• Standing Seam Metal Roof Panels • 2" x 16", 24 ga. vertical-rib, snap joint mechanically seamed standing seam metal roof panels over 30 mil selfadhering underlayment. 20 year "Finish" and weathertightness warranties and 2 year workmanship warranty	1 SQS
• Sheet Metal Flashing and Trim • 24 ga prefinished metal box rake trim with drip edge at SSMR, wall/roof intersections, gutters and downspouts	50 LF

Doors, Frames & Hardware - 08-1000

• Hollow metal frames quoted as Republic	22 EA
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• Hollow metal doors quoted as Republic	11 EA
• Wood doors quoted as Masonite	11 EA
• Finish hardware	22 EA
• Included Alternate	
• Madera Smooth Grain Wood Grain, Closer Reinforced, standard stain, hardware	2 EA
• Glass for Madera Doors	1 LS

Overhead Doors - 08-3623

• 12-0 x 10-0, Mark 208B, 209B	2 EA
• Cornell Iron Works Model ESD20, insulated interior coil weathered Thermiser, face of wall mount, 22 gauge, powder coated (Choice of one 180 RAL standard factory finishes) galvanized steel curtain, hot dipped bottom bar steel angles, single guide weathering, lintel brush seal, bottom bar astragal, slide bolt coil side (padlock by others), 50K cycles, chain hoist operated, 30psf wind load rated.	
• VE	
• Standard factory finish (gray, tan or white) for the overhead doors in lieu of powder coat	(\$5,073)

Drywall & Acoustical - 09-2000

• Visitors Center	1 LS
• Garage	1 LS
• Restroom Facility	1 LS
• INCLUDES:	
• Drywall on wood framing by others	
• Thermal and sound batt insulation	
• Tile backer	
• ACT 1 and 2	
• Install only door frames, doors and hardware	
• Plywood to 8' AFF at Garage	
• Install door only at Restroom Facility	
• In wall blocking at garage	
• Frame between purlins at garage exterior walls	
• Exterior wood sheathing at garage	
• EXCLUDES:	
• Exterior sheathing at visitors	
• Shop drawings	
• Overtime	
• Dumpsters	
• Tax	
• Shop drawings	

Ceramic & Stone - 09-3000

• Porcelain Tile:	1 LS
• CT-1 Daltile Rittenhouse Square Artic White 3" x 6" Bevel Matte - Full Height	
• Wall Tile Located In: Women C1202, Men C1204, R.R./Shower 207	
• CT-2 Daltile Rittenhouse Square Artic White 3" x 6" Bevel Matte - Half Height	
• Wall Tile Located In: Lounge C1201	
• Luxury Vinyl Plank:	1 LS
• LVP-1 Daltile Luxury Vinyl Plank Cyrose 6" x 48" - 5 Color Options	
• Rubber Base:	1 LS
• RB-1 Roppe Standard Toe Black Brown	
• Misc:	
• Setting Material: Mapei + Uzin	
• Keraflex Plus	
• Mapelastc HPG – Waterproofing For Shower	
• KE 2000 S Premium 3-Gal Universal Flooring Adhesive	
• CB 2 Project Cove Base Adhesive 4 Gal	
• Grout: Mapei	



- Kerapoxy CQ – Epoxy Grout
- Keracaulk- Caulk For Inside Corners – Color Match Grout
- Transitions: Schluter
- Rondec-DB Satin Anodized Aluminum - Top of Wainscot & Outside Corners – DB 14 AE
- Rondec-DB Satin Anodized Aluminum - Outside Corners – EV/DB 14 AE
- 3% Attic Stock Factor added to ALL Tile for requested storage.
- Shop Drawings
- Tile & Grout Samples required.
- Material & Labor for Mock-ups.
- Scaffolding For 9' Walls
- **Exclusions from our Pricing are:**
 - Sales Tax
 - Mud Beds
 - Demolition
 - Solid Surface Transitions
 - Major Wall Preparation
 - Allocation of Overtime Labor
 - Bonds

Concrete Floor Sealer - 09-6100

- | | |
|---------------------------------|------|
| • Prep and Seal Concrete Floors | 1 LS |
|---------------------------------|------|

Paint and Wallcovering - 09-9100

- | | |
|---|------|
| • Tape and float gypsum board to standard Level 4 Finish. Install Fire Tape where specified. | 1 LS |
| • Prime and paint gypsum board two finish coats. | 1 LS |
| • Prepare and Paint exterior siding. | 1 LS |
| • Seal exterior/interior tongue and groove soffit and trusses. | 1 LS |
| • Prepare and paint interior/exterior ferrous metals including: hollow metal doors, frames and structure columns. | 1 LS |
| • Seal T&G for Pavilion | 1 LS |

Division 10 Specialties - 10-1000

- | | |
|---------------------------------|------|
| • Grab bar 18" | 3 EA |
| • Locker Room Bench | 1 EA |
| • Grab bar 36" | 4 EA |
| • Grab bar 42" | 4 EA |
| • Mirror 18x36 | 4 EA |
| • Baby Changing Station | 2 EA |
| • Fire Extinguishers & Cabinets | 3 EA |
| • Folding Shower Seat | 1 EA |
| • Grab bar 18 1/2 x 33 1/2 | 1 EA |

Identification Devices & Graphics - 10-1400

- | | |
|---------------------|---------|
| • \$2,500 Allowance | \$2,500 |
|---------------------|---------|

Pre-Engineered Metal Building - 13-3419

- | | |
|--|------|
| • Design & Engineering: | 1 LS |
| • Material | 1 LS |
| • Erection | 1 LS |
| • Provide and Install Pavilion | 1 LS |
| • Maintenance Building Clarifications and Exclusions | |
| • Any applicable sales taxes have NOT been included. | |
| • Approximate project duration is 14 working days. Duration includes a single mobilization and is figured on a 6-day work week with no hour restrictions. (An accelerated schedule may be available for additional charges.) | |

- The roof is to be sheeted with a 24-gauge 16" vertical rib standing seam panel in a Kynar painted finish. The 30'-0" x 73'-7" shop/office area includes an R32 double layer (6" R19 in cavity w/ 4" R13 over the top) cavity liner insulation system with thermal blocks. PLEASE NOTE: Thermal blocks are not able to be installed in the open-air area. They will fall out over time with the weather. There will also be a 1-2" visible step at the roof where the panels transition from the insulated office area to the uninsulated covered storage.
- All four walls of the office area are shown to be stud-framed and not included within this proposal. All materials and labor for these walls is to be supplied and installed by others.
- The covered storage area (grid line 4-10 as shown on the bid drawings) is to be sheeted at the low sidewall only. The supplied sheeting to be vertically oriented 24-gauge exposed fastener R panel and is to be uninsulated.
- Standard profile gutters compatible with the supplied and installed roof panel have been included. This also includes the supply and installation of the standard corrugated downspouts. The final location/quantity of all downspouts is to be determined. Integration of downspouts with any underground drainage, including the special collectors, is not included in this proposal and to be completed by others.
- Profiles manufacturer by an alternate source may be considered, however may be subject to additional material and/or labor charges.
- Customer must select colors from manufacturer's standard available list. Custom colors have not been included.
- All included trims are to be manufacturers standard profiles and supplied in 26-gauge with a painted Kynar finish.
- **Special Construction and Design included:**
 - The bid drawings show a design to include a single portal frame in the office area. However, the building's length requires two bays to be braced. To eliminate interior finishing interference, both portal frames have been placed in the open-air covered storage portion of the building. Please see included proposal floor plan for further information on bracing placement.
 - NO additional secondary has been included at the office walls for conventional construction support. Due to the height of the structure, the conventional framing should be able to connect directly to the underside of the pre-engineered secondary.
 - Supply and installation of 26-gauge exposed fastener roof liner at the office area (ONLY) has been included within the base bid proposal.
 - Verification of all building dimensions required prior to building order.
- **STANDARD proposed procurement milestones.**
 - ORDER PRICING CUT OFF: December 22, 2023
 - MUST SHIP BY: April 12th, 2024.
 - The proposed building has been assumed with a standard PRODUCTION process. (No approval review is included with this option.)
 - Preliminary anchor bolts and reactions will be available 2-4 weeks from the date of order with the manufacturer.
 - Full permit drawings would be available 6-10 weeks from the date of order with the manufacturer.
 - Building delivery would be approximately 16-24 weeks from date of order with the manufacturer.
 - The above listed milestones are APPROXIMATE and may vary based on time of year, building complexity, and required components.
- Due to market volatility all milestones listed are approximate. Delivery schedules will be extended due to any delays in approvals, order clarification, product or design changes, or purchaser or end customer design or fabrication holds. Any "must ship by dates" set forth in the sales documents is for the purpose of price protection only. If the products do not ship by the designated "must ship by date" due to delays beyond the sellers control, including without limitation, purchaser delays, (a) the price provided in the sales documents may be increased by the seller for any additional costs incurred by the seller, with such price increases shall be implemented by Changer Order issued by seller, which shall be binding on purchaser, and (b) seller shall invoice purchaser for the full amount of the purchase price of such products, which shall be paid in accordance with the terms of payment herein.

- **ALTERNATE APPROVAL PROCUREMENT PROCESS:**

- Should the project require an approval, design development process, the customer may enter into a design and engineering agreement with Big Johnson Construction, LLC using the listed design and engineering fee found within this proposal. Acceptance of the D&E portion of the contract would be the following:
- Preliminary anchor bolts and reactions will be available 3-6 weeks from the date of order with the manufacturer.
- First round approval drawings would be available 8-10 weeks from the date of order with the manufacturer.
- Process assumes a SINGLE revise and resubmission of supplied drawings. Additional R&R's MAY require additional costs.
- Final pricing and material delivery will be set following design completion and fabrication release. Once materials are released, NO further design changes may be made. Should changes be required following release, additional costs and schedule impact MAY be applicable.
- All materials are FOB jobsite.
- A STANDARD building erection EXCLUDING winter conditions has been assumed.
- STANDARD Erection assumes no interior interferences from installed equipment and a level working surface. Should there be equipment installed prior to building erection and/or there be an inadequate work perimeter; additional charges MAY be required for the use of specialty erection equipment or methods.
- NON-crane installation has been estimated for both primary and secondary as based on the interior of the building. Should the interior not be useable, requiring specialty erection equipment, additional charges may be applicable.
- NO interior finishes have been included within this proposal.
- All use taxes required by county and/or city have NOT been included are to be paid in full BY OTHERS.
- Any special safety requirements/training may be added to the contract via a change order. NO special training has for workers have been included.
- All labor has been determined using standard wage rates. PREVAILING wages have not been accounted for.

• **Pavilion Clarifications and Exclusions**

- Supply and installation of the ICON DS28.665x36.33-11TS-P52 Dual Slope Steel Shelter.
- Supply includes the following: (6) column design, 2x6 tongue and groove roof deck, 24-gauge standing seam roof panels (Profile to be manufacturers standard), braces on all columns, twelve electrical cutouts in framing, anchor bolts, templates, powder coating, and sealed engineered drawings.
- All colors are to be selected from the manufacturer's standard available list. Custom colors, including powder-coating, have not been included.
- The tongue and groove roof base is to be installed natural and does not include any staining or weather proofing. This may be applied; however additional costs will be applicable.
- Lead time for engineered drawings is 4-6 weeks from the date of order with the manufacturer.
- Production time is 12-16 weeks as calculated from the date of returned approval drawings.
- Approvals returned with changes may impact the fabrication time stated due to complexity of the changes required.
- Please note ALL masonry shown on the bid drawings for this structure is to be BY OTHERS and not included.
- All related foundation work/engineering, including the placement of the provided anchor bolts, is also NOT included and to be BY OTHERS.
- Should this alternative be approved, 50% of the material cost shown will be due at the time of contract execution.
- The remaining material balance due will be invoiced upon delivery.
- All associated labor will be billed in conjunction with the construction schedule and associated pay application process.

• **Alternate**

- Supply and installation of traditionally installed 4" WMP-VRR faced metal building insulation including thermal blocks at the covered storage area. This material is recommended to reduce the roof "rumble" created by weather and other natural events. Approval of this alternate will also eliminate the forementioned step in the roof panels at the transition from the conditioned office area to the storage.

\$10,699



- **VE**

- Supply and installation of Simple Saver Liner System at the office and 2 bay garage in lieu of 26ga. exposed fastener ceiling liner panel

(\$8,987)

Plumbing - 22-1300

• VISITORS CENTER	1 LS
• WC-1	2 EA
• WC-2	2 EA
• U-1	1 EA
• U-2	1 EA
• L-1	2 EA
• L-2	2 EA
• MS-1	1 EA
• EWC-1	1 EA
• FC-1	2 EA
• DCV-1	1 EA
• DWH-1V	1 EA
• CP-1V	1 EA
• TMV-1V	1 EA
• TMV-2	4 EA
• HB-1	2 EA
• WHB-1	1 EA
• YCO	1 EA
• 2 WAY YCO	2 EA
• WHA	1 EA
• Maintenance Center	1 LS
• WC-1	1 EA
• L-3	1 EA
• SH-1	1 EA
• HS-1	1 EA
• EWC-1	1 EA
• MS-1	1 EA
• FS-1	2 EA
• SK-1	1 EA
• FD-1	1 EA
• 3" FCO	1 EA
• 4" FCO	1 EA
• YCO	1 EA
• 2 WAY YCO	1 EA
• DWH-1M	1 EA
• TMV-1M	1 EA
• CP-1M	1 EA
• BV-1	1 EA
• TCB-1	2 EA
• RPZ-1	1 EA
• TMV-2	2 EA
• DCV-1	10 EA
• WHB-1	2 EA
• WHA	1 EA
• Single Restroom Building	
• Toilet Allowance	\$5,000

HVAC - 23-3000

• Furnish and install two (2) split systems with accessories as per plans.	1 LS
• Furnish and install two (2) unit heaters with accessories as per plans.	1 LS
• Furnish and install one (1) ceiling exhaust fan with accessories as per plans.	1 LS



• Furnish and install one (1) inline exhaust fan with accessories as per plans.	1 LS
• Furnish and install one (1) wall exhaust fan with accessories as per plans.	1 LS
• Furnish and install one (1) CO/NO gas detection system as per plans.	1 LS
• Furnish and install associated sheet metal (supply/return/transfer) ductwork per SMACNA standards:	1 LS
• All concealed low-pressure round ductwork to be externally wrapped sheet metal pipe.	1 LS
• Furnish and install air devices & dampers as per plans.	1 LS
• Furnish and install louvers as per plans.	1 LS
• Furnish and install insulation of ductwork and refrigerant piping as per plans.	1 LS
• Furnish and install condensate and refrigerant piping as required.	1 LS
• Furnish and install thermostats and control wiring as per plans.	1 LS
• Start-up of new equipment.	1 LS
• Certified Test and Air Balance.	1 LS
• Material lifts/hoists.	1 LS
• Mechanical permit (GEORGETOWN).	1 LS
• Labor (REGULAR HOURS, WAGE RATES) (Provided Davis-Bacon Prevailing Wage Rates)	1 LS
• VE	
• To provide Daikin Split System ILO basis of design Trane Split System.	(\$7,480)

Electrical - 26-1000

• Maintenance	1 LS
• Visitor Center	1 LS
• Pavillion	1 LS
• Chem Toilet	1 LS
• Parking Lot	1 LS
• Section 4	1 LS
• TELCO	1 LS
• Chasco - Repair Decomposed Path & Revegetation	1 LS
• Lighting, Controls, and Gear Qualifications:	
• Including:	
• All fixtures, controls, and gear per electrical plans	1 LS
• Excluding:	
• Attic stock UNO	
• Misc:	
• Twelve to forty week lead times apply to fixture and gear package, additional charges may apply to ship fixtures, anchor bolts, or patterns early.	
• Building Qualifications:	
• Including:	
• All panels, transformers, boxes, conduit, wiring, and devices to provide a complete and functional electrical system as designed and specified per plan.	
• Temp power with spider box (SOFT from T-Pole) and egress lighting per OSHA standard, task lighting in enclosed spaces by others.	
• One point electrical connections to mechanical and plumbing equipment.	
• Electrical make safe for demo - 2-Hrs 2-man crew - all additional demo will be billed hourly.	
• The use of MC Cable where concealed within walls and ceiling spaces for lighting and receptacle branch wiring.	
• Excluding:	
• Plywood backboard.	
• Slab, sheetrock, and similar surfaces saw cutting, patching, coring, boring, or X-ray.	
• Fire alarm, duct detector, and low voltage systems conduit and wiring - back boxes and conduit stub up to accessible ceiling, if shown, included per plan.	
• Wall / roof penetrations, fire caulking, and sealing.	
• All furniture wiring and specialty connections or devices.	
• All waste bins, recycling, and haul away fee's of discarded materials - job area cleanup included - trash bins assumed adjacent to space on same level.	
• Patching and repair of sprayed on fire proofing.	
• Costs for removal/abatement of hazardous or toxic materials.	



- Lightning protection system, counterpoise, and ground ring.
- Any 3rd party or NETA testing.
- Piping for generator fuel and exhaust systems.
- Any/ all existing non-code compliant wiring above ceiling to include high and low voltage conduit and cabling as well as non-working fixtures and devices.
- Stand alone racking supports for HY AC - assuming all disconnects mounted direct to unit if not already integral. MISC:
- Adequate storage, staging area, and parking to be made available on site.
- Proposal assumes all conduit and boxes will be installed prior to drywall.

• Site Qualifications

• Including:

- All boxes, conduit, wiring, and devices to provide a complete and functional electrical system as designed and specified per plan.
- Primary electrical power conduit and trenching 2-4" PVC SCH 40 - not shown but needed allowance of 75FT provided in this estimate.
- Secondary power conduit, wiring, and trenching - SCH 40 QTY per plan - allowance of footage provided per electrical plans.
- Low voltage conduit and trenching 2-2" SCH 40 and 2-4" SCH 40 - allowance of 75FT for the 2-4" to COMM hub not shown per plan.
- Site lighting and monument sign conduit and wire - monument sign to be installed to nearest pole lighting and share raceway to panel.
- All HY pull-boxes shown per plan and spec and quazite per spec in ground boxes for TELCO.
- I-200A/240V/single phase O/H T-Pole with receptacles below pole within SOFT of utility line pole and I-50A job trailer connection within SOFT of T-Pole.
- **All other temp power excluded and billed on an as needed basis per T&M rate listed**
- Including routing of site conduit at EC digression in lieu of plan documents where easements are not specified.

• Excluding:

- Concrete, pavement, and similar surfaces saw cutting, patching, coring, boring, or X-ray.
- Concrete encasement of underground electrical service conductors.
- Any solid rock that has to be demolished for conduits.
- Construction of all site concrete bases to include: all pole lighting, monument signage, bollards, and XFMR Pad's.
- Repair or replacement of landscaping.
- Any select fill requirements.
- Soil back fill compaction in excess of 90% and lift in increments of more than 12".
- Excavation below new and existing utilities.
- Surveying of transformers, sectionalizers, pull-boxes, pole lights, and conduit routing in specific easements where EC cannot run conduit point to point. MISC:
- All excavations, ductbanks and/or trenches are assumed to be excavated after final grading completed.

• VE

	(\$40,000)
• Standard Steel Pole and Parking Lot Fixture:	1 LS
• LUMARK PFPRV-1-C25-T3-20	1 LS
• PREVAIL,SINGLE,C25,T3,80MPH,SSS4A20	1 LS

Fire Alarm - 28-3100

• Excluded per Architect direction	(\$36,794)
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Site Excavation - 31-1000

• Clear & Grub	8 AC
• Hand Clear & Grub- Bridge Crossing	1 LS
• Strip Topsoil	2,980 CY
• Excavation	8,525 CY
• Embankment	3,325 CY
• Select Fill Building Pad	4,100 TN



• Haul-Off Excess Material	590 LD
• Backfill Curb	4,520 LF
• Respread Topsoil- 4"	2,755 CY
• Temporary Construction Access	2,250 LF
• Traffic Control	1 LS

Erosion Control - 31-2500

• SW3P	1 LS
• Silt Fence	5,715 LF
• Tri-Dike	100 LF
• Tree Protection With Plank And Sign	2,000 LF
• Construction Entrance	1 EA
• Concrete Wash Pit	1 EA
• Vegetative Filter Strip	2,500 SY
• Native Seed Hydromulch	33,500 SY
• Bermuda Hydromulch- Septic	2,300 SY

Paving - 32-1217

• Subgrade Prep	13,700 SY
• 8" Flex Base	6,100 TN
• 4" Gravel	2,000 TN
• 2" HMAc	6,475 SY
• Striping And Signage	1 LS
• 24" Ribbon Curb	2,550 LF

Termite Control - 31-3116

Termite Control Allowance	\$2,500
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Fencing - 32-3100

• Post & Cable Fence	1,045 LF
• Wood Rail Fence	425 LF
• Pipe Gate	1 EA
• 6' Chainlink Fence @ Maintenance Yard & Gates	565 LF
• Metal Beam Guardrail	245 LF

Landscaping & Irrigation - 32-9300

• Landscape	1 LS
• Irrigation	1 LS
• Picnic Table	4 EA
• Trash Receptacle	3 EA
• Site Bench	6 EA
• 6" Pavillion Concrete Paving	1,168 SF
• Masonry Signage	1 EA
• Kiosk Replacement With Masonry	1 EA
• Tree Well	50 LF
• Anti-Graffiti Painting Of Abutment	770 SF
• VE	(\$26,200)
• Deduct Picnic Tables	4 EA
• Deduct Trash Receptacle	3 EA
• Deduct Site Bench	6 EA

Utilities - 33-0010

• Water	1 LS
• Cut & Cap Waterline	3 EA
• Demo Water Assembly	1 EA
• 16X8 Tapping Sleeve And Valve	1 EA



• Tie To 2" WL	1 EA
• 8" PVC Waterline	1,275 LF
• 2" PVC Waterline	1,140 LF
• 6" Di Lead	15 LF
• 6" Sch 80 Sleeve	25 LF
• 8" Gate Valve	2 EA
• 2" Gate Valve	4 EA
• Fire Hydrant Assembly	1 EA
• 8" Domestic Meter W/ Vault	1 EA
• 8" Backflow Preventer W/ Vault	1 EA
• Test Waterline	2,430 LF
• Trench Protection	2,430 LF
• Repair Existing Trail	265 SF
• Patch Existing HMAc	60 SY
• Flow Fill Trench @ Patch	25 CY
• Wastewater	1 LS
• 4" PVC WWL- All Depths	705 LF
• 2" PVC Force Main	130 LF
• 4" Cleanout	12 EA
• Grinder Pump Station	1 EA
• Septic Drain Field	2,270 SY
• Relocate Existing Drain Field	1,460 SY
• Test WWL	835 LF
• Trench Safety	835 LF
• Alternate	
• Waterline Installation Allowance	\$143,100
• Demo HMAc Path	120 SF
• Clear & Grub WL	2 BOX
• Tie To Waterline	2 EA
• 8" C900 DR 14 PVC Waterline	1,100 LF
• 6" Class 350 DI Waterline	20 LF
• 8" Gate Valve	2 EA
• Fire Hydrant Assembly	1 EA
• 1" Meter Assembly	1 EA
• Repair Hiking Path- Concrete	120 SF
• Test And Chlorinate Waterline	1,100 LF
• Trench Safety	1,100 LF
• Fine Grade Work Area	3,000 SY
• Hydromulch Disturbed Area- Native	3,000 SY

BIM / CAD Services & Drone Survey - 51-7100

• BIM and CAD services for construction	1 LS
• Drone Survey	1 LS

Remaining Work to be Procured - 51-8920

• Scope of work items to be determined	\$280,796
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Exclusions

-
- The following items are not included in our Cost Estimate:
 - Architectural or Engineering Fees
 - Materials testing cost
 - Permit fees
 - Impact fees of any kind
 - Fire Pump
 - Utility connection fees of any kind
 - Assessment Fees to be paid by Owner



- Hazardous material assessment, removal, or abatement
- Engineer stamped steel shop drawings
- Landscape maintenance
- Window coverings/blinds/curtains
- The following items are to be provided and installed by the Owner
- Seating and Tables
- Audio and Video, Systems (apart from electrical infrastructure)
- Security and/or Intrusion Alarm Systems, CCTV System, IT and Data Systems, Communication systems, cabling or equipment
- All non-fixed furnishings
- Any Owner's Betterment Allowance
- Any items noted in this scope narrative as "not included" or "not included in price"

Remaining Work to be Procured

The 100% CD Estimate includes Remaining Work to be Procured in the amount of \$280,796 for Scope of work items to be determined

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 or 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.

Cost Estimate

Lump Sum Cost for Building and Site Work

\$5,950,619

Value Engineering Included (all values approximate)

• To provide Daikin Split System ILO basis of design Trane Split System.	Included	(\$7,480)
• Standard factory finish (gray, tan or white) for the overhead doors in lieu of powder coat	Included	(\$5,073)
• Site Furnishings - Picnic Tables, Trash Receptacles, Site Benches	Included	(\$26,200)
• Remove full Fire Alarm Scope	Included	(\$36,794)
• Supply and installation of Simple Saver Liner System at the office and 2 bay garage in lieu of 26ga. exposed fastener ceiling liner panel	Included	(\$8,987)
• Complete Legacy VE with typical standard steel pole lights	Included	(\$40,000)

Alternates Included (all values approximate)

• Supply and installation of traditionally installed 4" WMP-VRR faced metal building insulation including thermal blocks at the covered storage area. This material is recommended to reduce the roof "rumble" created by weather and other natural events. Approval of this alternate will also eliminate the forementioned step in the roof panels at the transition from the conditioned office area to the storage.	Included	\$10,699
• Waterline Installation Allowance (Pending design and final direction)	Included	\$143,100

Alternates NOT Included (Alternates do not include the GC Fee, bond, insurance etc. These amounts will be added if an alternate is selected)

• Supply and installation of 26ga. exposed fastener ceiling liner panel at the covered storage area. (30' x 150' of total coverage.) Includes all required trims and flange brace clips.	Add	\$32,861
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Allowances Included

• (Plumbing) Restroom Facility Toilet Allowance	Included	\$5,000
• Identification Devices & Graphics	Included	\$2,500
• Termite Control Allowance	Included	\$2,500

GMP Proposal Cost Breakdown

	100% CD Budget Revision 2		Desktop Budget		 100% CD Budget 1/19/24
	1/19/2024		10/26/2023		
	8,290 SF		8,290 SF		
	43 Weeks		43 Weeks		
Scope	Costs	Per SF	Costs	Per SF	Variance
General Conditions	\$ 379,803	\$ 45.81	\$ 380,869	\$ 45.94	\$ (1,066)
Demolition	\$ 41,300	\$ 4.98	\$ 40,904	\$ 4.93	\$ 396
Site Concrete	\$ 376,150	\$ 45.37	\$ 365,780	\$ 44.12	\$ 10,370
Building Concrete	\$ 418,250	\$ 50.45	\$ 275,540	\$ 33.24	\$ 142,710
Masonry	\$ 69,243	\$ 8.35	\$ 27,000	\$ 3.26	\$ 42,243
Structural Steel	\$ 12,000	\$ 1.45	\$ 12,000	\$ 1.45	\$ -
Rough Carpentry	\$ 222,930	\$ 26.89	\$ 148,272	\$ 17.89	\$ 74,658
Finish Carpentry & Cabinets	\$ 44,150	\$ 5.33	\$ 33,745	\$ 4.07	\$ 10,405
Caulking, Flashing and Insulation	\$ 51,060	\$ 6.16	\$ 55,936	\$ 6.75	\$ (4,876)
Roofing	\$ 37,400	\$ 4.51	\$ 95,450	\$ 11.51	\$ (58,050)
Doors, Frames & Hardware	\$ 39,464	\$ 4.76	\$ 58,451	\$ 7.05	\$ (18,987)
Overhead Doors	\$ 22,744	\$ 2.74	\$ 20,000	\$ 2.41	\$ 2,744
Glass & Glazing & Storefronts	\$ -	\$ -	\$ 15,747	\$ 1.90	\$ (15,747)
Wood Windows	\$ 7,397	\$ 0.89	\$ -	\$ -	\$ 7,397
Louvers	\$ 2,523	\$ 0.30	\$ 1,250	\$ 0.15	\$ 1,273
Drywall & Acoustical	\$ 111,559	\$ 13.46	\$ 121,720	\$ 14.68	\$ (10,161)
Ceramic & Stone	\$ 35,050	\$ 4.23	\$ 29,245	\$ 3.53	\$ 5,805
Concrete Floor Sealer	\$ 3,700	\$ 0.45	\$ 14,177	\$ 1.71	\$ (10,477)
Carpet, VCT & Base	\$ -	\$ -	\$ 4,499	\$ 0.54	\$ (4,499)
Paint and Wallcovering	\$ 45,800	\$ 5.52	\$ 56,054	\$ 6.76	\$ (10,254)
Division 10 Specialties	\$ 14,571	\$ 1.76	\$ 19,500	\$ 2.35	\$ (4,929)
Identification Devices & Graphics	\$ 2,500	\$ 0.30	\$ 2,500	\$ 0.30	\$ -
Pre-Engineered Metal Building	\$ 386,143	\$ 46.58	\$ 389,115	\$ 46.94	\$ (2,972)
Plumbing	\$ 169,906	\$ 20.50	\$ 146,462	\$ 17.67	\$ 23,444
HVAC	\$ 97,379	\$ 11.75	\$ 142,180	\$ 17.15	\$ (44,801)
Electrical	\$ 526,800	\$ 63.55	\$ 636,480	\$ 76.78	\$ (109,680)
Fire Alarm	\$ -	\$ -	\$ -	\$ -	\$ -
Site Excavation	\$ 466,815	\$ 56.31	\$ 503,105	\$ 60.69	\$ (36,290)
Erosion Control	\$ 109,400	\$ 13.20	\$ 104,893	\$ 12.65	\$ 4,507
Termite Control	\$ 2,500	\$ 0.30	\$ -	\$ -	\$ 2,500
Paving	\$ 563,815	\$ 68.01	\$ 552,825	\$ 66.69	\$ 10,990
Fencing	\$ 144,120	\$ 17.38	\$ -	\$ -	\$ 144,120
Landscaping & Irrigation	\$ 228,505	\$ 27.56	\$ 812,860	\$ 98.05	\$ (584,355)
Utilities	\$ 704,180	\$ 84.94	\$ 584,009	\$ 70.45	\$ 120,171
BIM / CAD Services & Drone Survey	\$ 8,000	\$ 0.97	\$ -	\$ -	\$ 8,000
Work yet to be procured 5%	\$ 280,796	\$ 33.87	\$ 595,028	\$ 71.78	\$ (314,232)
Subtotal Cost	\$ 5,246,150	\$ 632.83	\$ 5,864,727	\$ 707.45	\$ (618,577)
Fee	\$ 704,469	\$ 84.98	\$ 739,061	\$ 89.15	\$ (34,592)
SubTotal	\$ 5,950,619	\$ 717.81	\$ 6,603,788	\$ 796.60	\$ (653,169)
Owner's Contingency 5%	\$ 297,531	\$ 35.89	\$ 330,189	\$ 39.83	\$ (32,658)
Total	\$ 6,248,150	\$ 753.70	\$ 6,933,977	\$ 836.43	\$ (685,827)

Value Engineering Included (all values approximate)

To provide Daikin Split System ILO basis of design Trane Split System.	Included	(\$7,480)
Standard factory finish (gray, tan or white) for the overhead doors in lieu of powder coat	Included	(\$5,073)
Site Furnishings - Picnic Tables, Trash Receptacles, Site Benches	Included	(\$26,200)
Remove full Fire Alarm Scope	Included	(\$36,794)
Supply and installation of Simple Saver Liner System at the office and 2 bay garage in lieu of 26ga. exposed	Included	(\$8,987)
Complete Legacy VE with typical standard steel pole lights	Included	(\$40,000)

Alternates Included (all values approximate)

Supply and installation of traditionally installed 4" WMP-VRR faced metal building insulation including thermal blocks at the covered storage area. This material is recommended to reduce the roof "rumble" created by weather and other natural events. Approval of this alternate will also eliminate the forementioned step in the roof panels at the transition from the conditioned office area to the storage.	Included	\$10,699.00
Waterline Installation Allowance (Pending design and final direction)	Included	\$143,100.00

Alternates Not Included (NOTE: Alternates do not include the GC Fee, bond, insurance etc. These amounts will be added if an alternate is selected)

Supply and installation of 26ga. exposed fastener ceiling liner panel at the covered storage area. (30' x 150' of total coverage.) Includes all required trims and flange brace clips.	Add	\$32,861.00
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Allowances Included

(Plumbing) Restroom Facility Toilet Allowance	Included	\$5,000.00
Identification Devices & Graphics	Included	\$2,500.00
Termite Control Allowance	Included	\$2,500.00



Project

Berry Springs Park 100% CD GMP Budget

Chasco Constructors

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
02-4180	Demolition	1	LS	0.00	0	0.00	0	41,300.00	41,300	41,300
	Sawcut	310	LF	0.00	0	0.00	0	0.00	0	0
	Demo Fence	315	LF	0.00	0	0.00	0	0.00	0	0
	Relocate Kiosk	1	EA	0.00	0	0.00	0	0.00	0	0
	Demo Curb	270	LF	0.00	0	0.00	0	0.00	0	0
	Demo 2" HMA	1475	SY	0.00	0	0.00	0	0.00	0	0
	Demo Decomposed Granite Path	11540	SF	0.00	0	0.00	0	0.00	0	0
	Remove & Recompact Base & Gravel	300	TN	0.00	0	0.00	0	0.00	0	0
	Demo Ranch House	990	SF	0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		41,300	41,300

Project

Berry Springs Park 100% CD GMP Budget

Chasco Constructors

Estimator

8,290 SF

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
03-5100	Site Concrete									
		1 LS		0.00	0	0.00	0	376,150.00	376,150	376,150
	Sidewalk	10465 SF		0.00	0	0.00	0	0.00	0	0
	Sidewalk- Stamped And Colored	1325 SF		0.00	0	0.00	0	0.00	0	0
	Sidewalk- Maintenance Yard Stoop	80 SF		0.00	0	0.00	0	0.00	0	0
	Handicap Ramp	5 EA		0.00	0	0.00	0	0.00	0	0
	Concrete island Cap	160 SF		0.00	0	0.00	0	0.00	0	0
	Handicap Building Entry	1 EA		0.00	0	0.00	0	0.00	0	0
	Trickle Channel	435 SF		0.00	0	0.00	0	0.00	0	0
	Rock Retaining Wall	1996 SF		0.00	0	0.00	0	0.00	0	0
	Light Pole Base	8 EA		0.00	0	0.00	0	0.00	0	0
	Transformer Pad	2 EA		0.00	0	0.00	0	0.00	0	0
	Steel Bollard	17 EA		0.00	0	0.00	0	0.00	0	0
	Decomposed Granite Walk W/ Base	1170 SF		0.00	0	0.00	0	0.00	0	0
	Sidewalk-Offsite	1690 SF		0.00	0	0.00	0	0.00	0	0
	Decomposed Granite Walk-Offsite	50 SF		0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		376,150	376,150

Chasco Constructors

Alex Paetznick
11/30/2023

Alex Paetznick
11/30/2023

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Project

Berry Springs Park 100% CD GMP Budget

ATX

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
04-2000	Masonry									
	Pavilion Masonry	1 LS		0.00	0	0.00	0	40,475.00	40,475	40,475
	8" and 6" Reg Gray CMU			0.00	0	0.00	0	0.00	0	0
	Grout & Rebar			0.00	0	0.00	0	0.00	0	0
	Dimensional Stone Veneer			0.00	0	0.00	0	0.00	0	0
	Wall Ties			0.00	0	0.00	0	0.00	0	0
	Mortar Net			0.00	0	0.00	0	0.00	0	0
	Cast Stone Bands			0.00	0	0.00	0	0.00	0	0
	Directional Sign	1 LS		0.00	0	0.00	0	20,243.00	20,243	20,243
	8x8x16 Reg Gray CMU			0.00	0	0.00	0	0.00	0	0
	Grout & Rebar			0.00	0	0.00	0	0.00	0	0
	Full Bed Stone Veneer - Cimaroon			0.00	0	0.00	0	0.00	0	0
	Cast Stone Sign Panels			0.00	0	0.00	0	0.00	0	0
	Kiosk Masonry	1 LS		0.00	0	0.00	0	4,500.00	4,500	4,500
	Stone Columns - 2ea			0.00	0	0.00	0	0.00	0	0
	Mobilization & Equipment	1 LS		0.00	0	0.00	0	2,750.00	2,750	2,750
	4'x4' Masonry Mockup Panel	1 LS		0.00	0	0.00	0	1,275.00	1,275	1,275
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		69,243	69,243

Project

8,290 SF

Chasco Constructors

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
05-1223	Structural Steel									
	Misc Steel	1	LS	0.00	0	0.00	0	12,000.00	12,000	12,000
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
TOTAL					0		0		12,000	12,000

Project

Berry Springs Park 100% CD GMP Budget

RKB

Estimator

8,290 SF

Bid Date

Alex Paetznick

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT LABOR	LABOR	UNIT MATL.	MATERIAL	UNIT SUB.	SUB #	TOTALS
06-1000	Rough Carpentry									
	Furnish and install: Visitor Center	1 LS		0.00	0	0.00	0	222,930.00	222,930	222,930
	Wood walls, headers, bracing, engineered roof trusses, doug fir timber trusses, doug fir post, beams, brackets and t&g decking at porches, 1x6 doug fir soffit, hardie soffit at two porches, , 15/32" cdx wall sheathing, tyvek commercial wrap, 5/16" x 8 1/4" hardie lap siding, 5/4" hardie trim, and 5/4" hardie fascia (all hardie to be factory primed), 5/8" cdx roof deck,	1 LS		0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Restroom Facility	1 LS		0.00	0	0.00	0	0.00	0	0
	wood walls, yp rafters, 15/32" wall sheathing, 5/8" cdx roof deck, tyvek commercial wrap, 5/16" x 8 1/4" hardie lap siding, hardie soffit, 5/4" hardie fascia, 5/4" hardie trim, (all hardie to be factory primed), and Simpson Hardware for wood to wood connections.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Maintenance Building	1 LS		0.00	0	0.00	0	0.00	0	0
	tyvek commercial wrap where hardie is installed, 5/16" x 8 1/4" hardie lap siding, 5/4" hardie trim. Exterior sheathing must be plywood. Includes wage scale.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Furnish all material, fasteners, hoisting, scaffolding, supervision, and personnel for this scope of work.	1 LS		0.00	0	0.00	0	0.00	0	0
	Does not include: window installation, dumpster for construction debris, interior t&g ceilings or trim, temporary power, caulk/paint/stain, steel, steel erection, drilling holes in steel, welding, insulation or drywall, waterproofing, flashing, roof dry-in, cast-in-place hardware or anchor bolts, or embedded post bases. Metal framed walls in maintenance building, stainless steel thruwall flashing, rainscreen behind siding, wall sheathing at maintenance building. Sales tax on material.	1 LS		0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
		LS		0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		222,930	222,930
06-1000 06	Subcontract \$ 222,930.00									

Alternates

Option for labor only to install t&g wood deck on pavilion Add:

\$5,400.00

Project

Estimator
Bid Date

Berry Springs Park 100% CD GMP Budget
8,290 SF
Alex Paetznick
11/30/2023

Euro-Tex Mfg.

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
06-2200	Finish Carpentry & Cabinets									
	WILSONART 5TH AVE. ELM 4966K-12	1.0	LS	0.00	0	0.00	0	23,800.08	23,800	23,800
	Plastic Laminated Cabinets, White Melamine Cabinet Interiors			0.00	0	0.00	0	0.00	0	0
	Base 2 Doors 2 Drawers	12.5	LF	0.00	0	0.00	0	0.00	0	0
	Ada Sink Base Sloped Panel	9.6	LF	0.00	0	0.00	0	0.00	0	0
	Finished End Base Cabinets	3	QTY	0.00	0	0.00	0	0.00	0	0
	Upper Cabinets 2 Door 30"-36" Tall	9.1	LF	0.00	0	0.00	0	0.00	0	0
	Upper Cabinet Finished End	1	QTY	0.00	0	0.00	0	0.00	0	0
	Laminated Toe Base	16.5	LF	0.00	0	0.00	0	0.00	0	0
	WILSONART ARTIC DRIFT 9246SS			0.00	0	0.00	0	0.00	0	0
	Solid Surface 1			0.00	0	0.00	0	0.00	0	0
	Solid Surface , 4" Splash	39.65	SF	0.00	0	0.00	0	0.00	0	0
	Seam Kits	1	QTY	0.00	0	0.00	0	0.00	0	0
	Shipping Cost	1	QTY	0.00	0	0.00	0	0.00	0	0
	QZ-1= 2CM WILSONART "VICENTIA" #Q4063 POLISHED			0.00	0	0.00	0	0.00	0	0
	Front Attendent #C1103 (Qty: 1)	17.65	SF	0.00	0	0.00	0	0.00	0	0
	Lounge Rr #C1201 (Qty: 1)	16.84	SF	0.00	0	0.00	0	0.00	0	0
	Trim			0.00	0	0.00	0	0.00	0	0
	1X6 Paint Grade S4S Trim	171.8	LF	0.00	0	0.00	0	0.00	0	0
	4" Paint Grade Crown Molding	156.6	LF	0.00	0	0.00	0	0.00	0	0
	Wall Supports			0.00	0	0.00	0	0.00	0	0
	A&M 18 X 24 Surface Mounted Support	2	QTY	0.00	0	0.00	0	0.00	0	0
	A&M 1.0" Extended Concealed Brackets 18" X 24"	1	QTY	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Installation of Pre-Finished 5-1/4" Face Plain Sawn Douglas Fir Random Lengths at Interior Ceiling of Lobby C1101 & C1102 in the Visitors Center	1	LS	0.00	0	0.00	0	20,350.00	20,350	20,350
				0.00	0	0.00	0	0.00	0	0
	Included in Scope			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	- Elevation 11 A1-401 "Lounge 3" (Visitor's Center): Plastic laminated ADA sink base, quartz top.			0.00	0	0.00	0	0.00	0	0
	- Elevation 3,4,5 A1-401 "Reception Desk Elevation" (Visitor's Center): Quartz top, surface mounted supports. (Sheet rock knee wall by others).			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	- Sheet A1-701 (Visitor's Center) 1x6 paint grade pine baseboard at RM #1101, 1102, 1103, 1104, 1105 (painted by others).			0.00	0	0.00	0	0.00	0	0
	- Sheet A1-102 (Visitor's Center) 8012 paint grade crown molding at RM #1101, 1102, 1103 (painted by others).			0.00	0	0.00	0	0.00	0	0
	- Elevation 2 A2-400 "Break / Meeting Room" (Maintenance Building): Plastic laminated cabinets, solid surface tops.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Millwork Qualifications			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Cabinets will be built "AWI: Custom Grade" frameless construction.			0.00	0	0.00	0	0.00	0	0
	Unless noted otherwise, cabinet interior to be white melamine.			0.00	0	0.00	0	0.00	0	0
	Standard Wilsonart plastic laminate has been priced.			0.00	0	0.00	0	0.00	0	0
	Typically, PVC edge banding is manufactured by a different company than the plastic laminate. Therefore, some color discrepancies may occur.			0.00	0	0.00	0	0.00	0	0
	The failure to list specific exclusions does not imply that said items, including trim, are included by default.			0.00	0	0.00	0	0.00	0	0
	Any changes in material and/or color selection after bid date can affect cost.			0.00	0	0.00	0	0.00	0	0
	Any insurance requirement where we are charged an additional premium will be charged back to contractor.			0.00	0	0.00	0	0.00	0	0
	This proposal includes installation of millwork.			0.00	0	0.00	0	0.00	0	0
	This proposal is based on all work being completed in one phase.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0

Exclusions

- Any additional insurance or bonding
- AWI certifications and/or labels are excluded
- All glass work performed by others
- Windows sills, casing, chair rail
- Sheet rock knee wall at reception desk in Visitor's Center
- Putty work, caulking, or painting of base trim in Visitor's Center
- Doors, frames, hardware, and glazing
- Any in-wall blocking
- Metal in-wall brackets, or sub-framing except as listed in this scope
- Sinks
- Ceilings
- Any items or tasks not listed in this scope.

0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0
0.00	0	0.00	0	0.00	0	0

TOTAL

00000044,15044,150

06-2200 06Subcontract Euro-Tex Mfg. \$ 44,150.08

ALTERNATE

INSTALLATION OF PRE-FINISHED 5" FACE VERTICAL GRAIN DOUGLAS FIR AT INTERIOR CEILING OF LOBBY C1101& C1102
IN THE VISITORS CENTER (Substrate for fastening trim supplied and installed by others)

\$27,148.00

INSTALLATION OF PRE-FINISHED 5-1/4" FACE PLAIN SAWN DOUGLAS FIR RANDOM LENGTHS AT INTERIOR CEILING OF LOBBY
C1101& C1102 IN THE VISITORS
CENTER (Substrate for fastening trim supplied and installed by others) .

\$20,350.00

Project

Berry Springs Park 100% CD GMP Budget

Alpha Insulation

Estimator
Bid Date

8,290 SF
Alex Paetznick
11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT LABOR	LABOR	UNIT MATL.	MATERIAL	UNIT SUB.	SUB #	TOTALS
07 1000	Caulking, Flashing and Insulation									
	SECTION 072100 THERMAL INSULATION	1 LS	0.00	0	0.00	0	20,000.00	20,000	20,000	
	Inclusions: R-20 Closed Cell Spray Foam Insulation applied to underside of roof deck. Includes 15min ignition barrier. Exclusions: Glass fiber insulation and all other work of this section, insulation at misc voids, cracks or crevices, Testing, patching of insulation damaged by others, thermal barrier, ignition barrier, protection of floor-stocked materials, electrical power for our application, temperature and humidity control of building, additional mobilizations, protection of MEP installed out of sequence and work in existing areas.									
	Note: - Concrete floors and roofing must be complete prior to installation of spray foam. - MEP ducts, conduit, piping, and equipment and interior walls to be installed after spray foam is complete. - Floors to be free of stocked materials. - Dumpster to be supplied by others free of charge. - Heat and enclosure that may be required to maintain 40 degree temperature by others free of charge.									
	SECTION 072500 WEATHER BARRIERS	1 LS	0.00	0	0.00	0	16,200.00	16,200	16,200	
	Inclusions: Building Wrap applied to exterior walls. Includes sealing of sheathing joints. Includes flexible flashings at base of wall and openings. Exclusions: Cleaning and patching of the substrates, flashing not directly associated with the air barrier, metal flashing and trim, and flashing associated with roofing, foam sealant at window and door frames, and protection of air barrier after installation.									
	SECTION 076200 SHEET METAL FLASHING AND TRIM	1 LS	0.00	0	0.00	0	9,457.00	9,457	9,457	
	Inclusions: 26G Stainless Steel Flashing applied to: Base of Wall Window Heads Door Heads Exclusions: Metal flashings at jambs, sills, trim at fiber cement siding, and all other sheet metal not mentioned above.									
	SECTION 079200 JOINT SEALANTS	1 LS	0.00	0	0.00	0	5,403.00	5,403	5,403	
	Inclusions: Exterior Silicone Building Sealants applied to: hollow metal Door frames louver frames Site Polyurethane Sealants applied to: Concrete Paving CJs & EJs Sidewalk EJs Site Pavement to Base of Building EJ Exclusions: Sealants within fiber cement panels, fiber cement trim, interior sealants, retaining wall sealants, custom colors, roofing, removal of zip strips or wood fillers and all other joint sealants not mentioned above.									
	TOTAL				0		0		51,060	51,060
07-1000 06	Subcontract Alpha Insulation \$ 51,060.00									

ALTERNATE

Project

Berry Springs Park 100% CD GMP Budget

PureSky

8,290 SF

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT LABOR	LABOR	UNIT MATL.	MATERIAL	UNIT SUB.	SUB #	TOTALS
07 4100	Roofing									
	Visitors Center	1 LS		0.00	0	0.00	0	35,000.00	35,000	35,000
	Standing Seam Metal Roof Panels			0.00	0	0.00	0	0.00	0	0
	2" x 16", 24 ga. vertical-rib, snap joint mechanically seamed standing seam metal roof panels over 30 mil self adhering underlayment. 20 year "Finish" and weathertightness warranties and 2 year workmanship warranty	24 SQS		0.00	0	0.00	0	0.00	0	0
	Sheet Metal Flashing and Trim			0.00	0	0.00	0	0.00	0	0
	24 ga prefinished metal box rake trim with drip edge at SSMR, wall/roof intersections, gutters and downspouts	525 LF		0.00	0	0.00	0	0.00	0	0
	Restroom Facility	1 LS		0.00	0	0.00	0	2,400.00	2,400	2,400
	Standing Seam Metal Roof Panels			0.00		0.00		0.00		
	2" x 16", 24 ga. vertical-rib, snap joint mechanically seamed standing seam metal roof panels over 30 mil selfadhering underlayment. 20 year "Finish" and weathertightness warranties and 2 year workmanship warranty	1 SQS		0.00		0.00		0.00		
	Sheet Metal Flashing and Trim			0.00	0	0.00	0	0.00	0	0
	24 ga prefinished metal box rake trim with drip edge at SSMR, wall/roof intersections, gutters and downspouts	50 LF		0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		37,400	37,400
07-4100 06	Subcontract PureSky \$ 37,400.00									

ALTERNATE

5.) Install Pavilion metal roof (LABOR ONLY)

12 SQS \$4,200

6.) Hoisting for Line Item 5 (if not done at the same time as other structures)

\$2,000

Project

Berry Springs Park 100% CD GMP Budget

Alamo Door Systems

Estimator
Bid Date

Alex Paetznick
11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT LABOR	LABOR	UNIT MATL.	MATERIAL	UNIT SUB.	SUB #	TOTALS
08-3623	Overhead Doors									
	12-0 x 10-0, Mark 208B, 209B	2	EA	0.00	0	0.00	0	13,908.50	27,817	27,817
				0.00	0	0.00	0	0.00	0	0
	Cornell Iron Works Model ESD20, insulated interior coil weathered Thermiser, face of wall mount, 22 gauge, powder coated (Choice of one 180 RAL standard factory finishes) galvanized steel curtain, hot dipped bottom bar steel angles, single guide weathering, lintel brush seal, bottom bar astragal, slide bolt coil side (padlock by others), 50K cycles, chain hoist operated, 30psf wind load rated.									
	VE			0.00	0	0.00	0	0.00	0	0
	Standard factory finish (gray, tan or white) for the overhead doors in lieu of powder coat	1	ls	0.00	0	0.00	0	-5,073.00	-5,073	-5,073
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		22,744	22,744
08-3623	Purchase Order Alamo Door Systems \$ 22,744.00									

ALTERNATE

VE Standard factory finish (gray, tan or white) for the overhead doors in lieu of powder coat Deduct \$ (5,073.00)

Project

Berry Springs Park 100% CD GMP Budget

Pella

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
08-5200	Wood Windows									
			LS	0.00	0	0.00	0.00	0.00	0.00	0.00
	Lifestyle, Double Hung, 23.5 X 47.5, Without HGP, Black	4	EA	0.00	0	427.36	1,709.44	0.00	0.00	1,709.44
	Lifestyle, 3-Wide Double Hung, 88.5 X 47.5, Without HGP, Black	2	EA	0.00	0	1,483.46	2,966.92	0.00	0.00	2,966.92
	Lifestyle, 2-Wide Double Hung, 59 X 47.5, Without HGP, Black	2	EA	0.00	0	975.94	1,951.88	0.00	0.00	1,951.88
	Lifestyle, Double Hung, 29.5 X 47.5, Without HGP, Black	1	EA	0.00	0	468.42	468.42	0.00	0.00	468.42
	Jobsite Delivery	1	EA	0.00	0	300.00	300.00	0.00	0.00	300.00
				0.00	0	0.00	0.00	0.00	0.00	0.00
				0.00	0	0.00	0.00	0.00	0.00	0.00
	TOTAL				0		7,396.66		0.00	7,396.66
08-5200	Subcontract Pella \$ 7,396.66									

Project

Berry Springs Park 100% CD GMP Budget

Aircraft

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
08-9100	Louvers									
	Single Restroom Vents	1	LS	0.00	0	0.00	0	2,523.00	2,523	2,523
	(x2) wall vents	2	EA	0.00	0	0.00	0	0.00	0	0
	(x2) Louvers	2	EA	0.00	0	0.00	0	0.00	0	0
		0	SF	0.00	0	0.00	0	0.00	0	0
		0	SF	0.00	0	0.00	0	0.00	0	0
		0	SF	0.00	0	0.00	0	0.00	0	0
		0	LF	0.00	0	0.00	0	0.00	0	0
		0	LS	0.00	0	0.00	0	0.00	0	0
		0	pls	0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		2,523	2,523

Project

Berry Springs Park 100% CD GMP Budget

Central Texas Drywall

8,290 SF

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
09-2000	Drywall & Acoustical									
			LS	0.00	0	0.00	0	0.00	0.00	0.00
	Visitors Center	1	LS	0.00	0	0.00	0	25,696.06	25,696.06	25,696.06
	Garage	1	LS	0.00	0	0.00	0	83,007.07	83,007.07	83,007.07
	Restroom Facility	1	LS	0.00	0	0.00	0	356.26	356.26	356.26
			LS	0.00	0	0.00	0	0.00	0.00	0.00
	INCLUDES:		LS	0.00	0	0.00	0	0.00	0	0
	Drywall on wood framing by others		LS	0.00	0	0.00	0	0.00	0	0
	Thermal and sound batt insulation		LS	0.00	0	0.00	0	0.00	0	0
	Tile backer		LS	0.00	0	0.00	0	0.00	0	0
	ACT 1 and 2		LS	0.00	0	0.00	0	0.00	0	0
	Install only door frames, doors and hardware		LS	0.00	0	0.00	0	0.00	0	0
	Plywood to 8' AFF at Garage		LS	0.00	0	0.00	0	0.00	0	0
	Install door only at Restroom Facility		LS	0.00	0	0.00	0	0.00	0	0
	In wall blocking at garage		LS	0.00	0	0.00	0	0.00	0	0
	Frame between purlins at garage exterior walls		LS	0.00	0	0.00	0	0.00	0	0
	Exterior wood sheathing at garage		LS	0.00	0	0.00	0	0.00	0	0
	EXCLUDES:		LS	0.00	0	0.00	0	0.00	0	0
	Exterior sheathing at visitors		LS	0.00	0	0.00	0	0.00	0	0
	Shop drawings		LS	0.00	0	0.00	0	0.00	0	0
	Overtime		LS	0.00	0	0.00	0	0.00	0	0
	Dumpsters		LS	0.00	0	0.00	0	0.00	0	0
	Tax		LS	0.00	0	0.00	0	0.00	0	0
	Shop drawings		LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
	Additional plywood for garage	1	LS	0.00	0	0.00	0	2,500.00	2,500	2,500
	TOTAL				0		0		111,559.00	111,559.39
09-2000 06	Subcontract Central Texas Drywall \$	111,559.00								

ALTERNATE

Project

Berry Springs Park 100% CD GMP Budget
8,290 SF
Alex Paetznick
11/30/2023

GQ Tile

Estimator
Bid Date

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
09-3000	Ceramic & Stone									
		1	LS	0.00	0	0.00	0	35,050.00	35,050	35,050
	Porcelain Tile:	1	LS	0.00	0	0.00	0	0.00	0	0
	CT-1 Daltile Rittenhouse Square Artic White 3" x 6" Bevel Matte - Full Height			0.00	0	0.00	0	0.00	0	0
	Wall Tile Located In: Women C1202, Men C1204, R.R./Shower 207			0.00	0	0.00	0	0.00	0	0
	CT-2 Daltile Rittenhouse Square Artic White 3" x 6" Bevel Matte - Half Height			0.00	0	0.00	0	0.00	0	0
	Wall Tile Located In: Lounge C1201			0.00	0	0.00	0	0.00	0	0
	Luxury Vinyl Plank:	1	LS	0.00	0	0.00	0	0.00	0	0
	LVP-1 Daltile Luxury Vinyl Plank Cyrose 6" x 48" - 5 Color Options			0.00	0	0.00	0	0.00	0	0
	Rubber Base:	1	LS	0.00	0	0.00	0	0.00	0	0
	RB-1 Roppe Standard Toe Black Brown			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Setting Material: Mapei + Uzin			0.00	0	0.00	0	0.00	0	0
	Keraflex Plus			0.00	0	0.00	0	0.00	0	0
	Mapelastic HPG – Waterproofing For Shower			0.00	0	0.00	0	0.00	0	0
	KE 2000 S Premium 3-Gal Universal Flooring Adhesive			0.00	0	0.00	0	0.00	0	0
	CB 2 Project Cove Base Adhesive 4 Gal			0.00	0	0.00	0	0.00	0	0
	Grout: Mapei			0.00	0	0.00	0	0.00	0	0
	Kerapoxy CQ – Epoxy Grout			0.00	0	0.00	0	0.00	0	0
	Keracaulk- Caulk For Inside Corners – Color Match Grout			0.00	0	0.00	0	0.00	0	0
	Transitions: Schluter			0.00	0	0.00	0	0.00	0	0
	Rondec-DB Satin Anodized Aluminum - Top of Wainscot & Outside Corners – DB 14 AE			0.00	0	0.00	0	0.00	0	0
	Rondec-DB Satin Anodized Aluminum - Outside Corners – EV/DB 14 AE			0.00	0	0.00	0	0.00	0	0
	3% Attic Stock Factor added to ALL Tile for requested storage.			0.00	0	0.00	0	0.00	0	0
	Shop Drawings			0.00	0	0.00	0	0.00	0	0
	Tile & Grout Samples required.			0.00	0	0.00	0	0.00	0	0
	Material & Labor for Mock-ups.			0.00	0	0.00	0	0.00	0	0
	Scaffolding For 9' Walls			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Exclusions from our Pricing are:			0.00	0	0.00	0	0.00	0	0
	Sales Tax			0.00	0	0.00	0	0.00	0	0
	Mud Beds			0.00	0	0.00	0	0.00	0	0
	Demolition			0.00	0	0.00	0	0.00	0	0
	Solid Surface Transitions			0.00	0	0.00	0	0.00	0	0
	Major Wall Preparation			0.00	0	0.00	0	0.00	0	0
	Allocation of Overtime Labor			0.00	0	0.00	0	0.00	0	0
	Bonds			0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		35,050	35,050
09-3000 06	Subcontract GQ Tile \$ 35,050.00									

Project

Berry Springs Park 100% CD GMP Budget

C&Z

Estimator
Bid Date

Alex Paetznick
11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
09-6100	Concrete Floor Sealer									
	Prep and Seal Concrete Floors	1 LS		0.00	0	0.00	0	3,700.00	3,700	3,700
		SF		0.00	0	0.00	0	0.00	0	0
		0 SF		0.00	0	0.00	0	0.00	0	0
		0 SF		0.00	0	0.00	0	0.00	0	0
		0 SF		0.00	0	0.00	0	0.00	0	0
		0 LF		0.00	0	0.00	0	0.00	0	0
		0 LS		0.00	0	0.00	0	0.00	0	0
		0 pls		0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		3,700	3,700
09-6100	06	Subcontract C&Z \$ 3,700.00								

C&Z

Alex Paetznick
11/30/2023

[illegible]

Project

Berry Springs Park 100% CD GMP Budget

Integrity One

Estimator

8,290 SF

Bid Date

Alex Paetznick

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
10-1000	Division 10 Specialties									
		1	LS	0.00	0	0.00	0	14,571.00	14,571	14,571
	Grab bar 18"	3	EA	0.00	0	0.00	0	0.00	0	0
	Locker Room Bench	1	EA	0.00	0	0.00	0	0.00	0	0
	Grab bar 36"	4	EA	0.00	0	0.00	0	0.00	0	0
	Grab bar 42"	4	EA	0.00	0	0.00	0	0.00	0	0
	Mirror 18x36	4	EA	0.00	0	0.00	0	0.00	0	0
	Baby Changing Station	2	EA	0.00	0	0.00	0	0.00	0	0
	Fire Extinguishers & Cabinets	3	EA	0.00	0	0.00	0	0.00	0	0
	Folding Shower Seat	1	EA	0.00	0	0.00	0	0.00	0	0
	Grab bar 18 1/2 x 33 1/2	1	EA	0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		14,571	14,571
10-1000 06	Subcontract La Force	\$	14,571.00							
10-4113 06	Purchase and install Knox Box									
	Total	\$	14,571.00							

Project

Berry Springs Park 100% CD GMP Budget

Allowance

8,290 SF

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
10-1400	Identification Devices & Graphics									
	Chasco \$2500 Allowance	1	LS	0.00	0	0.00	0	2,500.00	2,500	2,500
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			EA	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00		0
TOTAL					0		0		2,500	2,500

Project

Berry Springs Park 100% CD GMP Budget

Big Johnson

Estimator
Bid Date

Alex Paetznick
11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
13-3419	Pre-Engineered Metal Building									
13-3419	Design & Engineering:	1	LS	0.00	0	0.00	0	12,583.00	12,583	12,583
13-3419	Material	1	LS	0.00	0	0.00	0	130,261.00	130,261	130,261
13-3420	Erection	1	LS	0.00	0	0.00	0	104,038.00	104,038	104,038
13-3419	Provide and Install Pavilion	1	LS	0.00	0	0.00	0	137,549.00	137,549	137,549
	Maintance Building Clarifications and Exclusions									
	Any applicable sales taxes have NOT been included.									
	Approximate project duration is 14 working days. Duration includes a single mobilization and is figured on a 6-day work week with no hour restrictions. (An accelerated schedule may be available for additional charges.)									
	The roof is to be sheeted with a 24-gauge 16" vertical rib standing seam panel in a Kynar painted finish.									
	The 30'-0" x 73'-7" shop/office area includes an R32 double layer (6" R19 in cavity w/ 4" R13 over the top) cavity liner insulation system with thermal blocks. PLEASE NOTE: Thermal blocks are not able to be installed in the open-air area. They will fall out over time with the weather. There will also be a 1-2" visible step at the roof where the panels transition from the insulated office area to the uninsulated covered storage.									
	All four walls of the office area are shown to be stud-framed and not included within this proposal. All materials and labor for these walls is to be supplied and installed by others.									
	The covered storage area (grid line 4-10 as shown on the bid drawings) is to be sheeted at the low sidewall only. The supplied sheeting to be vertically oriented 24-gauge exposed fastener R panel and is to be uninsulated.									
	Standard profile gutters compatible with the supplied and installed roof panel have been included.									
	This also includes the supply and installation of the standard corrugated downspouts. The final location/quantity of all downspouts is to be determined. Integration of downspouts with any underground drainage, including the special collectors, is not included in this proposal and to be completed by others.									
	Profiles manufacturer by an alternate source may be considered, however may be subject to additional material and/or labor charges.									
	Customer must select colors from manufacturer's standard available list. Custom colors have not been included.									
	All included trims are to be manufacturers standard profiles and supplied in 26-gauge with a painted Kynar finish.									
	Special Construction and Design included:									
	The bid drawings show a design to include a single portal frame in the office area. However, the building's length requires two bays to be braced. To eliminate interior finishing interference, both portal frames have been placed in the open-air covered storage portion of the building. Please see included proposal floor plan for further information on bracing placement.									
	NO additional secondary has been included at the office walls for conventional construction support. Due to the height of the structure, the conventional framing should be able to connect directly to the underside of the pre-engineered secondary.									

Supply and installation of 26-gauge exposed fastener roof liner at the office area (ONLY) has been included within the base bid proposal.

Verification of all building dimensions required prior to building order.

STANDARD proposed procurement milestones.

ORDER PRICING CUT OFF: December 22, 2023

MUST SHIP BY: April 12th, 2024.

The proposed building has been assumed with a standard PRODUCTION process. (No approval review is included with this option.)

Preliminary anchor bolts and reactions will be available 2-4 weeks from the date of order with the manufacturer.

Full permit drawings would be available 6-10 weeks from the date of order with the manufacturer.

Building delivery would be approximately 16-24 weeks from date of order with the manufacturer.

The above listed milestones are APPROXIMATE and may vary based on time of year, building complexity, and required components.

Due to market volatility all milestones listed are approximate. Delivery schedules will be extended due to any delays in approvals, order clarification, product or design changes, or purchaser or end customer design or fabrication holds. Any "must ship by dates" set forth in the sales documents is for the purpose of price protection only. If the products do not ship by the designated "must ship by date" due to delays beyond the sellers control, including without limitation, purchaser delays, (a) the price provided in the sales documents may be increased by the seller for any additional costs incurred by the seller, with such price increases shall be implemented by Changer Order issued by seller, which shall be binding on purchaser, and (b) seller shall invoice purchaser for the full amount of the purchase price of such products, which shall be paid in accordance with the terms of payment herein.

ALTERNATE APPROVAL PROCUREMENT PROCESS:

Should the project require an approval, design development process, the customer may enter into a design and engineering agreement with Big Johnson Construction, LLC using the listed design and engineering fee found within this proposal. Acceptance of the D&E portion of the contract would the following:

Preliminary anchor bolts and reactions will be available 3-6 weeks from the date of order with the manufacturer.

First round approval drawings would be available 8-10 weeks from the date of order with the manufacturer.

Process assumes a SINGLE revise and resubmission of supplied drawings. Additional R&R's MAY require additional costs.

Final pricing and material delivery will be set following design completion and fabrication release. Once materials are released, NO further design changes may be made. Should changes be required following release, additional costs and schedule impact MAY be applicable.

All materials are FOB jobsite.

A STANDARD building erection EXCLUDING winter conditions has been assumed.

STANDARD Erection assumes no interior interferences from installed equipment and a level working surface. Should there be equipment installed prior to building erection and/or there be an inadequate work perimeter; additional charges MAY be required for the use of specialty erection equipment or methods.

NON-crane installation has been estimated for both primary and secondary as based on the interior of the building. Should the interior not be useable, requiring specialty erection equipment, additional charges may be applicable.

NO interior finishes have been included within this proposal.

All use taxes required by county and/or city have NOT been included are to be paid in full BY OTHERS.

Any special safety requirements/training may be added to the contract via a change order. NO special training has for workers have been included.

All labor has been determined using standard wage rates. PREVAILING wages have not been accounted for.

Supply and installation of the ICON DS28.665x36.33-11TS-P52 Dual Slope Steel Shelter.

Supply includes the following: **(6) column design**, 2x6 tongue and groove roof deck, 24-gauge standing seam roof panels (Profile to be manufacturers standard), braces on all columns, twelve electrical cutouts in framing, anchor bolts, templates, powder coating, and sealed engineered drawings.

All colors are to be selected from the manufacturer's standard available list. Custom colors, including powder-coating, have not been included.

The tongue and groove roof base is to be installed natural and does not include any staining or weather proofing. This may be applied; however additional costs will be applicable.

Lead time for engineered drawings is 4-6 weeks from the date of order with the manufacturer.

Production time is 12-16 weeks as calculated from the date of returned approval drawings.

Approvals returned with changes may impact the fabrication time stated due to complexity of the changes required.

Please note ALL masonry shown on the bid drawings for this structure is to be BY OTHERS and not included.

All related foundation work/engineering, including the placement of the provided anchor bolts, is also NOT included and to be BY OTHERS.

Should this alternative be approved, 50% of the material cost shown will be due at the time of contract execution.

The remaining material balance due will be invoiced upon delivery.

All associated labor will be billed in conjunction with the construction schedule and associated pay application process.

Supply and installation of traditionally installed 4" WMP-VRR faced metal building insulation including thermal blocks at the covered storage area. This material is recommended to reduce the roof "rumble" created by weather and other natural events. Approval of this alternate will also eliminate the forementioned step in the roof panels at the transition from the conditioned office area to the storage.

Supply and installation of Simple Saver Liner System at the office and 2 bay garage in lieu of 26ga. exposed fastener ceiling liner panel

	1 LS	0	0	10,699.00	10,699	10,699
1 LS	0.00	0	0	-8,987.00	-8,987	-8,987
		0	0		386,143	386,143

Project

Berry Springs Park 100% CD GMP Budget
8,290 SF
Alex Paetznick
11/30/2023

Accent Plumbing

Estimator
Bid Date

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
22-1300	Plumbing									
	<u>VISITORS CENTER</u>	1	LS	0.00	0	0.00	0	82,255.00	82,255	82,255
	WC-1	2	EA	0.00	0	0.00	0	0.00	0	0
	WC-2	2	EA	0.00	0	0.00	0	0.00	0	0
	U-1	1	EA	0.00	0	0.00	0	0.00	0	0
	U-2	1	EA	0.00	0	0.00	0	0.00	0	0
	L-1	2	EA	0.00	0	0.00	0	0.00	0	0
	L-2	2	EA	0.00	0	0.00	0	0.00	0	0
	MS-1	1	EA	0.00	0	0.00	0	0.00	0	0
	EWC-1	1	EA	0.00	0	0.00	0	0.00	0	0
	FC-1	2	EA	0.00	0	0.00	0	0.00	0	0
	DCV-1	1	EA	0.00	0	0.00	0	0.00	0	0
	DWH-1V	1	EA	0.00	0	0.00	0	0.00	0	0
	CP-1V	1	EA	0.00	0	0.00	0	0.00	0	0
	TMV-1V	1	EA	0.00	0	0.00	0	0.00	0	0
	TMV-2	4	EA	0.00	0	0.00	0	0.00	0	0
	HB-1	2	EA	0.00	0	0.00	0	0.00	0	0
	WHB-1	1	EA	0.00	0	0.00	0	0.00	0	0
	YCO	1	EA	0.00	0	0.00	0	0.00	0	0
	2 WAY YCO	2	EA	0.00	0	0.00	0	0.00	0	0
	WHA	1	EA	0.00	0	0.00	0	0.00	0	0
	<u>Maintenance Center</u>	1	LS	0.00	0	0.00	0	82,651.00	82,651	82,651
	WC-1	1	EA	0.00	0	0.00	0	0.00	0	0
	L-3	1	EA	0.00	0	0.00	0	0.00	0	0
	SH-1	1	EA	0.00	0	0.00	0	0.00	0	0
	HS-1	1	EA	0.00	0	0.00	0	0.00	0	0
	EWC-1	1	EA	0.00	0	0.00	0	0.00	0	0
	MS-1	1	EA	0.00	0	0.00	0	0.00	0	0
	FS-1	2	EA	0.00	0	0.00	0	0.00	0	0
	SK-1	1	EA	0.00	0	0.00	0	0.00	0	0
	FD-1	1	EA	0.00	0	0.00	0	0.00	0	0
	3" FCO	1	EA	0.00	0	0.00	0	0.00	0	0
	4" FCO	1	EA	0.00	0	0.00	0	0.00	0	0
	YCO	1	EA	0.00	0	0.00	0	0.00	0	0

2 WAY YCO	1	EA	0.00	0	0.00	0	0.00	0	0
DWH-1M	1	EA	0.00	0	0.00	0	0.00	0	0
TMV-1M	1	EA	0.00	0	0.00	0	0.00	0	0
CP-1M	1	EA	0.00	0	0.00	0	0.00	0	0
BV-1	1	EA	0.00	0	0.00	0	0.00	0	0
TCB-1	2	EA	0.00	0	0.00	0	0.00	0	0
RPZ-1	1	EA	0.00	0	0.00	0	0.00	0	0
TMV-2	2	EA	0.00	0	0.00	0	0.00	0	0
DCV-1	10	EA	0.00	0	0.00	0	0.00	0	0
WHB-1	2	EA	0.00	0	0.00	0	0.00	0	0
WHA	1	EA	0.00	0	0.00	0	0.00	0	0
Single Restroom Building									
Toilet	1	EA	0.00	0	0.00	0	5,000.00	5,000	5,000
TOTAL				0	0.00	0			
				0		0		169,906	169,906
22-1300 06				Subcontract Accent Plumbing \$ 169,906.00					

Project

Berry Springs Park 100% CD GMP Budget

Air Craft

Estimator

8,290 SF

Alex Paetznick

Bid Date

11/30/2023

[illegible]

Project

Berry Springs Park 100% CD GMP Budget
8,290 SF
Alex Paetznick
11/30/2023

Precision

Estimator
Bid Date

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
26-1000	Electrical									
				0.00	0	0.00	0	0.00	0	0
	Maintenance	1	LS	0.00	0	0.00	0	226,500.00	226,500	226,500
	Visitor Center	1	LS	0.00	0	0.00	0	138,600.00	138,600	138,600
	Pavillion	1	LS	0.00	0	0.00	0	45,300.00	45,300	45,300
	Chem Toilet	1	LS	0.00	0	0.00	0	2,400.00	2,400	2,400
	Parking Lot	1	LS	0.00	0	0.00	0	62,400.00	62,400	62,400
	Section 4	1	LS	0.00	0	0.00	0	8,500.00	8,500	8,500
	TELCO	1	LS	0.00	0	0.00	0	66,100.00	66,100	66,100
	Chasco - Repair Decomposed Path & Revegitation	1	LS	0.00	0	0.00	0	17,000.00	17,000	17,000
	Lighting, Controls, and Gear Qualifications:			0.00	0	0.00	0	0.00	0	0
	Including:			0.00	0	0.00	0	0.00	0	0
	All fixtures, controls, and gear per electrical plans	1	LS	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Excluding:			0.00	0	0.00	0	0.00	0	0
	Attic stock UNO			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Misc:			0.00	0	0.00	0	0.00	0	0
	Twelve to forty week lead times apply to fixture and gear package, additional charges may apply to ship fixtures, anchor bolts, or patterns early.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Building Qualifications:			0.00	0	0.00	0	0.00	0	0
	Including:			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	All panels, transformers, boxes, conduit, wiring, and devices to provide a complete and functional electrical system as designed and specified per plan.			0.00	0	0.00	0	0.00	0	0
	Temp power with spider box (SOFT from T-Pole) and egress lighting per OSHA standard, task lighting in enclosed spaces by others.			0.00	0	0.00	0	0.00	0	0
	One point electrical connections to mechanical and plumbing equipment.			0.00	0	0.00	0	0.00	0	0
	Electrical make safe for demo - 2-Hrs 2-man crew - all additional demo will be billed hourly.			0.00	0	0.00	0	0.00	0	0
	The use of MC Cable where concealed within walls and ceiling spaces for lighting and receptacle branch wiring.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Excluding:			0.00	0	0.00	0	0.00	0	0
	Plywood backboard.			0.00	0	0.00	0	0.00	0	0
	Slab, sheetrock, and similar surfaces saw cutting, patching, coring, boring, or X-ray.			0.00	0	0.00	0	0.00	0	0
	Fire alarm, duct detector, and low voltage systems conduit and wiring - back boxes and conduit stub up to accessible ceiling, if shown, included per plan.			0.00	0	0.00	0	0.00	0	0
	Wall / roof penetrations, fire caulking, and sealing.			0.00	0	0.00	0	0.00	0	0
	All furniture wiring and specialty connections or devices.			0.00	0	0.00	0	0.00	0	0
	All waste bins, recycling, and haul away fee's of discarded materials - job area cleanup included - trash bins assumed adjacent to space on same level.			0.00	0	0.00	0	0.00	0	0
	Patching and repair of sprayed on fire proofing.			0.00	0	0.00	0	0.00	0	0
	Costs for removal/abatement of hazardous or toxic materials.			0.00	0	0.00	0	0.00	0	0
	Lightning protection system, counterpoise, and ground ring.			0.00	0	0.00	0	0.00	0	0
	Any 3rd party or NETA testing.			0.00	0	0.00	0	0.00	0	0
	Piping for generator fuel and exhaust systems.			0.00	0	0.00	0	0.00	0	0
	Any/ all existing non-code compliant wiring above ceiling to include high and low voltage conduit and cabling as well as non-working fixtures and devices.			0.00	0	0.00	0	0.00	0	0
	Stand alone racking supports for HY AC - assuming all disconnects mounted direct to unit if not already integral. MISC:			0.00	0	0.00	0	0.00	0	0
	Adequate storage, staging area, and parking to be made available on site.			0.00	0	0.00	0	0.00	0	0
	Proposal assumes all conduit and boxes will be installed prior to drywall.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0

Item Description	Quantity	Unit	Rate	Amount	Subtotal	Total
Site Qualifications						
Including:						
All boxes, conduit, wiring, and devices to provide a complete and functional electrical system as designed and specified per plan.						
Primary electrical power conduit and trenching 2-4" PVC SCH 40 - not shown but needed allowance of 75FT provided in this estimate.						
Secondary power conduit, wiring, and trenching - SCH 40 QTY per plan - allowance of footage provided per electrical plans.						
Low voltage conduit and trenching 2-2" SCH 40 and 2-4" SCH 40 - allowance of 75FT for the 2-4" to COMM hub not shown per plan.						
Site lighting and monument sign conduit and wire - monument sign to be installed to nearest pole lighting and share raceway to panel.						
All HV pull-boxes shown per plan and spec and quazite per spec in ground boxes for TELCO.						
I-200A/240V/single phase 0/H T-Pole with receptacles below pole within <i>SOFT</i> of utility line pole and I-50A job trailer connection within <i>SOFT</i> of T-Pole.						
All other temp power excluded and billed on an as needed basis per T&M rate listed						
Including routing of site conduit at EC digression in lieu of plan documents where easements are not specified.						
Excluding:						
Concrete, pavement, and similar surt-aces saw cutting, patching, coring, boring, or X-ray.						
Concrete encasement of underground electrical service conductors.						
Any solid rock that has to be demolished for conduits.						
Construction of all site concrete bases to include: all pole lighting, monument signage, bollards, and XFMR Pad's.						
Repair or replacement of landscaping.						
Any select fill requirements.						
Soil back fill compaction in excess of 90% and lift in increments of more than 12".						
Excavation below new and existing utilities.						
Surveying of transformers, sectionalizers, pull-boxes, pole lights, and conduit routing in specific easements where EC cannot run conduit point to point. MISC:						
All excavations, ductbanks and/or trenches are assumed to be excavated after final grading completed.						
VE	1					
Standard Steel Pole and Parking Lot Fixture:						
LUMARK PFPRV-1-C25-T3-20						
PREVAIL, SINGLE, C25, T3, 80MPH, SSS4A20						
Decorative Fixture:						
USARCH DEZINER SERIES LED W/STEEL POLE						
TOTAL						

Project

Estimator

Bid Date

Berry Springs Park 100% CD GMP Budget

8,290 SF

Alex Paetznick

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
28-3100	Fire Alarm			0.00	0	0.00	0	0.00	0	0
	Excluded	0	LS	0.00	0	0.00	0	0.00	0	0
TOTAL					0		0		0	0
28-3100 06	Subcontract \$			-						

Chasco Constructors

11/30/2023

Subcontract Chasco Constructors	\$ 466,815.00
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Project **Berry Springs Park 100% CD GMP Budget** Chasco Constructors
8,290 SF
Estimator Alex Paetznick
Bid Date 11/30/2023

DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
			LABOR		MATL.		SUB.		
Erosion Control									
	1 LS		0.00	0	0.00	0	109,400.00	109,400	109,400
SW3P	1 LS		0.00	0	0.00	0	0.00		
Silt Fence	5715 LF		0.00	0	0.00	0	0.00		
Tri-Dike	100 LF		0.00	0	0.00	0	0.00		
Tree Protection With Plank And Sign	2000 LF		0.00	0	0.00	0	0.00	0	0
Construction Entrance	1 EA		0.00	0	0.00	0	0.00	0	0
Concrete Wash Pit	1 EA		0.00	0	0.00	0	0.00	0	0
Vegetative Filter Strip	2500 SY		0.00	0	0.00	0	0.00	0	0
Native Seed Hydromulch	33500 SY		0.00	0	0.00	0	0.00	0	0
Bermuda Hydromulch- Septic	2300 SY		0.00	0	0.00	0	0.00	0	0
TOTAL				0		0		109,400	109,400
Subcontract Chasco Constructors \$ 109,400.00									

Chasco

11/30/2023

Page 72 of 79

Project **Berry Springs Park 100% CD GMP Budget**

Chasco Constructors

Estimator Alex Paetznick
Bid Date 11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
32-1217	Paving									
		1	LS	0.00	0	0.00	0	563,815.00	563,815	563,815
	Subgrade Prep	13700	SY	0.00	0	0.00	0	0.00	0	0
	8" Flex Base	6100	TN	0.00	0	0.00	0	0.00	0	0
	4" Gravel	2000	TN	0.00	0	0.00	0	0.00	0	0
	2" HMAC	6475	SY	0.00	0	0.00	0	0.00	0	0
	Striping And Signage	1	LS	0.00	0	0.00	0	0.00	0	0
	24" Ribbon Curb	2550	LF	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL			0	0	0	0	563,815	563,815	563,815
32-1217	Subcontract									\$ 563,815.00

Project

Berry Springs Park 100% CD GMP Budget

Chasco Constructors

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
32-3100	Fencing									
		1 LS	0.00		0	0.00	0	144,120.00	144,120	144,120
	Post & Cable Fence	1045 LF	0.00		0	0.00	0	0.00	0	0
	Wood Rail Fence	425 LF	0.00		0	0.00	0	0.00	0	0
	Pipe Gate	1 EA	0.00		0	0.00	0	0.00	0	0
	6' Chainlink Fence @ Maintenance Yard & Gates	565 LF	0.00		0	0.00	0	0.00	0	0
	Metal Beam Guardrail	245 LF	0.00		0	0.00	0	0.00	0	0
			0.00		0	0.00	0	0.00	0	0
			0.00		0	0.00	0	0.00	0	0
	TOTAL				0		0		144,120	144,120

Project

Berry Springs Park 100% CD GMP Budget

Chasco Const

8,290 SF

Estimator

Alex Paetznick

Bid Date

11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
32-9300	Landscaping & Irrigation									
		1 LS	0.00		0	0.00	0	254,705.00	254,705	254,705
	Landscape	1 LS	0.00		0	0.00	0	0.00	0	0
	Irrigation	1 LS	0.00		0	0.00	0	0.00	0	0
	Picnic Table	4 EA	0.00		0	0.00	0	0.00	0	0
	Trash Receptacle	3 EA	0.00		0	0.00	0	0.00	0	0
	Site Bench	6 EA	0.00		0	0.00	0	0.00	0	0
	6" Pavillion Concrete Paving	1168 SF	0.00		0	0.00	0	0.00	0	0
	Masonry Signage	1 EA	0.00		0	0.00	0	0.00	0	0
	Kiosk Replacement With Masonry	1 EA	0.00		0	0.00	0	0.00	0	0
	Tree Well	50 LF	0.00		0	0.00	0	0.00	0	0
	Anti-Graffiti Painting Of Abutment	770 SF	0.00		0	0.00	0	0.00	0	0
	VE									
	Deduct Picnic Tables	4 EA	0.00		0	0.00	0	-2,200.00	-8,800	-8,800
	Deduct Trash Receptacle	3 EA	0.00		0	0.00	0	-2,800.00	-8,400	-8,400
	Deduct Site Bench	6 EA	0.00		0	0.00	0	-1,500.00	-9,000	-9,000
	TOTAL				0		0		228,505	228,505
32-9300 06	Subcontract Chasco Constructors	\$	228,505.00							

Project

Berry Springs Park 100% CD GMP Budget

Chasco Constructors

Estimator
Bid Date

8,290 SF
Alex Paetznick
11/30/2023

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
33-0010	Utilities									
	Water									
	Cut & Cap Waterline	1	LS	0.00	0	0.00	0	346,905.00	346,905	346,905
	Demo Water Assembly	3	EA	0.00	0	0.00	0	0.00	0	0
	16X8 Tapping Sleeve And Valve	1	EA	0.00	0	0.00	0	0.00	0	0
	Tie To 2" WL	1	EA	0.00	0	0.00	0	0.00	0	0
	8" PVC Waterline	1275	LF	0.00	0	0.00	0	0.00	0	0
	2" PVC Waterline	1140	LF	0.00	0	0.00	0	0.00	0	0
	6" Di Lead	15	LF	0.00	0	0.00	0	0.00	0	0
	6" Sch 80 Sleeve	25	LF	0.00	0	0.00	0	0.00	0	0
	8" Gate Valve	2	EA	0.00	0	0.00	0	0.00	0	0
	2" Gate Valve	4	EA	0.00	0	0.00	0	0.00	0	0
	Fire Hydrant Assembly	1	EA	0.00	0	0.00	0	0.00	0	0
	8" Domestic Meter W/ Vault	1	EA	0.00	0	0.00	0	0.00	0	0
	8" Backflow Preventer W/ Vault	1	EA	0.00	0	0.00	0	0.00	0	0
	Test Waterline	2430	LF	0.00	0	0.00	0	0.00	0	0
	Trench Protection	2430	LF	0.00	0	0.00	0	0.00	0	0
	Repair Existing Trail	265	SF	0.00	0	0.00	0	0.00	0	0
	Patch Existing HMA	60	SY	0.00	0	0.00	0	0.00	0	0
	Flow Fill Trench @ Patch	25	CY	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Wastewater									
	4" PVC WWL- All Depths	1	LS	0.00	0	0.00	0	214,175.00	214,175	214,175
	2" PVC Force Main	705	LF	0.00	0	0.00	0	0.00	0	0
	4" Cleanout	130	LF	0.00	0	0.00	0	0.00	0	0
	Grinder Pump Station	12	EA	0.00	0	0.00	0	0.00	0	0
	Septic Drain Field	1	EA	0.00	0	0.00	0	0.00	0	0
	Relocate Existing Drain Field	2270	SY	0.00	0	0.00	0	0.00	0	0
	Test WWL	1460	SY	0.00	0	0.00	0	0.00	0	0
	Trench Safety	835	LF	0.00	0	0.00	0	0.00	0	0
	Alternate									
	Waterline Installation Allowance	1	LS	0.00	0	0.00	0	143,100.00	143,100	143,100
	Demo HMA Path	120	SF	0.00	0	0.00	0	0.00	0	0
	Clear & Grub WL	2	BOX	0.00	0	0.00	0	0.00	0	0
	Tie To Waterline	2	EA	0.00	0	0.00	0	0.00	0	0
	8" C900 DR 14 PVC Waterline	1100	LF	0.00	0	0.00	0	0.00	0	0
	6" Class 350 DI Waterline	20	LF	0.00	0	0.00	0	0.00	0	0
	8" Gate Valve	2	EA	0.00	0	0.00	0	0.00	0	0
	Fire Hydrant Assembly	1	EA	0.00	0	0.00	0	0.00	0	0
	1" Meter Assembly	1	EA	0.00	0	0.00	0	0.00	0	0
	Repair Hiking Path- Concrete	120	SF	0.00	0	0.00	0	0.00	0	0
	Test And Chlorinate Waterline	1100	LF	0.00	0	0.00	0	0.00	0	0
	Trench Safety	1100	LF	0.00	0	0.00	0	0.00	0	0
	Fine Grade Work Area	3000	SY	0.00	0	0.00	0	0.00	0	0
	Hydromulch Disturbed Area- Native	3000	SY	0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0	704,180	704,180	704,180
33-0010 06	Subcontract Chasco Constructors \$ 704,180.00									

Chasco Constructors

Alex Paetznick
11/30/2023

[illegible]

Berry Springs Park 100% CD GMP Budget

Alex Paetznick
11/30/2023

1/19/2024
3:00 PM



Master Project Schedule

23081- BERRY SPRINGS PRELIMINARY SCHEDULE		300/330																																															
START DATE- February 12th, 2024 SUBSTANTIAL COMPLETION- December 9th, 2024 FINAL COMPLETION- January 12th, 2025	FEBURARY				MARCH				APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER				JANUARY				
	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4					
CONTRACTS, CITY PRE-CON, NTP- START February 12th																																																	
EROSION CONTROL																																																	
DEMOLITION AND ROUGH CUT/ PADS																																																	
ROUGH CUT SITE AND PARKING LOTS																																																	
VISITORS BUILDING SLAB																																																	
MAINTENANCE SLAB																																																	
PAVILION AND OFFSITE RESTROOM CONCRETE																																																	
OFFSITE WATERLINE																																																	
WASTE WATER LINE																																																	
WATERLINE																																																	
SEPTIC ADJUSTMENT, INSTALL																																																	
FINE GRADE SITE, PAVING PREP																																																	
ROCK WALLS																																																	
SUBGRADE PREP- PARKING AND MAINTENANCE																																																	
FIRST COURSE BASE PARKING AND MAINTENANCE																																																	
CURB PARKING AND MAINTENANCE																																																	
SIDEWALKS/FURNISHINGS/ MISCELLANEOUS																																																	
SECOND COURSE BASE- PARKING AND MAINTENANCE																																																	
INTERSECTION FINAL GRADING AND PAVING																																																	
ASPHALT PAVING & STRIPING																																																	
SITE ELECTRICAL																																																	
LANDSCAPING AND IRRIGATION																																																	
TOPSOIL, FINISH GRADE, REVEG																																																	
VISITORS CENTER BUILDING																																																	
MAINTENANCE BUILDING																																																	
PAVILION AND OFFSITE RESTROOM BUILDING																																															</		