

# New Installation Proposal



## TK Elevator Description of Equipment

Units in Estimate <sup>1</sup> :	1 (Public Elevator)	Units in Group:	1
Product:	Evolution	Application:	Passenger
Loading Class:	A	Seismic Zone:	0
Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
Capacity:	3500.0 Lbs.	Controller Location:	Entrance Jamb
Speed:	200 fpm	Door Type:	Single-Speed Side Opening
Landings:	3 (3 Front, 0 Rear)	Opening Size:	3ft 6in x 7ft
Cab Height:	8 ft 8 in UC (9 ft nom OA)	Travel:	32 Ft.
Hoistway Dimensions:	8 Ft. 6.0 In. x 6 Ft. 11.0 In.	Pit Depth:	5 Ft.
Controller:	TAC32T	Clear Overhead <sup>2</sup> :	13 Ft. 8.0 In.

Cab Type:	TKS - Painted Steel Shell	Canopy:	14 Gauge
Panel or Wall Finish:	Custom Cab Interiors	Car Top/Canopy Finish:	Powder Coated
Fronts Type:	Wrap-Around Swing Return	Ceiling:	Custom
Front Return:	Brushed Stainless Steel		
Cab Doors:	Brushed Stainless Steel	Ceiling Finish:	
Handrail Type:	Custom	Cab Sill:	Aluminum
Handrail Location:		Cab Base:	
Handrail Finish:		Cab Finished Floor:	Not to exceed 3/4 inches

Entrance Frames:	Powder Coated	Fixture Type:	Vandal Resistant.
Entrance Doors:	Powder Coated	Finish:	Brushed Stainless Steel
Entrance Sills:	Aluminum	Fixtures Included:	Car Riding Lantern Jamb Braille Hall Stations

Additional Features:	Regenerative drive, Automatic Rescue, Two Speed Fan, Automatic Fan/Light Shutdown, Fire Service Provisions, Hoistway Access at Top & Bottom Landings, Emergency ADA Phone, Non-Proprietary Controller, Solid State Starting, Pit Ladder
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1 - Each individual elevator included in this Proposal will hereinafter be referred to as a "unit".

2 - The overhead is measured from the finished top floor, to the underside of the safety beam.

3 - Standby lowering and/or standby operation requires a properly sized backup power source furnished and installed by Purchaser.

4 - Entrance jamb mounted controller carries an entrance fire rating of 1.5hr and equivalent hoistway rating of 2hr.

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## TK Elevator Description of Equipment

Units in Estimate <sup>1</sup> :	1 (Staff Elevator)	Units in Group:	1
Product:	Evolution	Application:	Passenger
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Code:	ANSI 2016	Power Supply:	460 Volts / 3-PH / 60 Hz
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## 1. Key Tasks and Approximate Lead Times

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Key Tasks to be performed to be performed by Purchaser prior to equipment fabrication:

- a. Execution of this Proposal
- b. Payment for pre-production and engineering
- c. Approval of layout (if applicable)
- d. Execution of TK Elevator's Material Release Form

## Approximate Durations/Lead Times

Contract execution (can run concurrently with layout drawing package preparation and approval)	Varies
Preparation of layout drawing package (upon receipt of fully executed Proposal and plans)	2 - 4 Weeks
Approval of layout drawing package, by Purchaser (additional time required for cab, signal, entrance preparation and approval, if applicable. One revision is included in this Proposal price; additional charges will apply and additional time will be required to address any additional revisions)	Varies
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	28 Weeks
Installation of elevator system (Per Unit): (Upon completion of all required preparatory work by others)	TBD

The durations or lead times listed above are strictly approximations that can vary due to factors both within and outside of TK Elevator's control, are subject to change without notice to Purchaser and shall not be binding on TK Elevator.

## 2. Payment Terms

50% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TK Elevator's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, drilling mobilization (if required) and raw material procurement. Material will be ordered once this payment is received and the parties have both executed this Proposal and the Material Release Form.

25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been received at the jobsite or TK Elevator staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

25% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TK Elevator fails to receive payment within thirty (30) days of the date of a corresponding invoice, TK Elevator reserves the right to demobilize until such a time that the payments have been brought up to date, and TK Elevator has the available manpower.

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It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

The payment terms breakdown above shall be considered the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.

The use of online Portals for the submission of billing shall follow the terms of the Proposal and Customer agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TK Elevator and any additional cost for such use is to be reimbursed to TK Elevator via a reimbursable change order immediately upon acceptance.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TK Elevator has been paid 100% both of the price reflected in this Proposal and for any other work performed by TK Elevator or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.

Proposal price:		\$584,606
Initial progress payment:	(50%)	\$292,303
Material furnished:	(25%)	\$146,151.50
Total of remaining progress payments:	(25%)	\$146,151.50

Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Mechanic (Standard) per hour	\$229
Mechanic (OT) per hour	\$339
Team (Standard) per hour	\$339
Team (OT) per hour	\$649

Rates are not inclusive of any per diem, mileage or other expenses which may be dependent on jobsite location.

### 3. Warranty

TK Elevator warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of TK Elevator's "Final Acceptance Form" on the express conditions that all payments made under this Proposal and any mutually agreed-to change



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orders have been made in full and that such equipment is currently being serviced by TK Elevator. In the event that TK Elevator's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. TK Elevator makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that TK Elevator will provide free service for periodic examination, lubrication, or adjustment, nor will TK Elevator correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give TK Elevator prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of this Proposal and any mutually agreed to written change orders have been made in full, TK Elevator shall, at its own expense, correct any proven defect by repair or replacement. TK Elevator will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TK Elevator be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

## 4. New Installation Maintenance (NIM)

a. Following the execution of TK Elevator's "Final Acceptance" form(s), TK Elevator will provide the following services during normal working hours for the units described below:

**1. as circumstances warrant, the examination and adjustment and lubrication of the equipment installed by TK Elevator during normal business working days and hours by the applicable TK Elevator branch office and/or**

**2. the dispatch of a TK Elevator technician to the location of the equipment in response to a call from the owner of the building where the unit has been installed or its designated representative, emergency personnel, passengers through the elevator's communication device and/or from remote monitoring through the equipment's communication line (if applicable) in order to free any entrapped passengers ("callback services") and/or**

**3. to make covered repairs to the equipment installed by TK Elevator. Covered repairs to the equipment include a visual investigation to determine the source of shutdown along with any resulting necessary adjustments and parts replacement so long as they are not due to any one or more of the following: anyone's abuse, misuse and/or vandalism of the equipment; anyone's negligence in connection with the use or operation of the equipment; any loss of power, power fluctuations, power failure, or power surges that in any way affect the operation of the equipment; fire, smoke, explosions, water, storms, wind, lightning, acts of civil or military authorities, strikes, lockouts, other labor disputes, theft, riot, civil commotion, war, malicious mischief, acts of God, or any other reason or cause beyond TK Elevator's control that affects the use or operation of the equipment ("excluded work").**

b. The services described in (4)(a)(2) and (4)(a)(3) will be performed only during normal business working days and hours.

c. Purchaser agrees to separately pay for all excluded work as defined in (4)(a)(3) above.

d. If overtime has not been expressly included in (4)(b) above, Purchaser also agrees to separately pay for any callback services described in (4)(a)(2) and for any covered repairs described in (4)(a)(3) that are performed outside normal business working days and hours.

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Unit Designations	# of Months after Final Acceptance
ALL	12

## 5. Work Not Included

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to coordinate its own completion of those items with TK Elevator. The following is a list of those items that are not included in this Proposal:

### A. Hoistways and Equipment Rooms

#### 1. Purchaser shall provide the following:

- a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/
- b. A legal machine/control room, adequate for the elevator equipment, including floors, trap doors, gratings, access platforms, ladders, railings, foundations, lighting, ventilation sized per the TK Elevator shop drawings. Purchaser must maintain machine/control room temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
- c. Adequate bracing of entrance frames to prevent distortion during wall construction.
- d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
- e. OSHA compliant removable barricades prior to TK Elevator's installation (TK Elevator will replace if removed by TK Elevator). Barricades must allow clearance for installation of entrance frames and should be located no less than 24" from the exterior face of the hoistway wall. Prior to beginning installation, entrance protection and netting must be installed in accordance with OSHA 1926.502J to prevent any objects from falling down the shaft; please note that installation and netting are by others at no cost to TK Elevator. Purchaser agrees to indemnify, defend and hold TK Elevator harmless for any OSHA citations received as a result of Purchaser's non-compliance with OSHA standards.
- f. A work platform in the hoistway at the top landing will be provided by Purchaser when required. The platform shall be constructed to the specification provided to the Purchaser by TK Elevator.
- g. A full rough opening to accept controller, an 8 1/2" minimum finished wall thickness at controller location and all interconnects (building power, fire alarm signals, phone line) to the top of the controller frame.
- h. An OSHA compliant steel safety beam with a minimum capacity verified by structural engineer 2" below the overhead roof deck as shown on the TK Elevator shop drawings prior to elevator installation.
- i. A hoistway that is square and plumb within 1" from top to bottom of the total hoistway height. If the hoistway is outside of this required tolerance, Purchaser shall pay extra for any additional modifications required for a proper installation.
- j. Adequate backing for the elevator guide rails (as shown on the elevator shop drawings). If not, Purchaser will be subject to extra charges due to any additional work required or delay.
- k. 75 degree bevel guards on all projections, recesses or setbacks in excess of 4" in accordance with ASME A17.1.

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l. Rough openings for the entrances that shall be no less than what is delineated on the elevator shop drawings;  
m. Installation of inserts per TK Elevator's layout drawing package. The inserts themselves will be provided by TK Elevator.

n. Any tube steel and/or rail backing, including embeds and weld plates, that may be required by TK Elevator for rail bracket attachment or guide rail support which Purchaser shall ensure is installed by others flush with the hoistway from pit floor to the top of the overhead to carry the loads of all equipment. Purchaser shall ensure that guide rails for traction elevators must attach to steel, CMU or concrete, not wood.

o. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding the TK Elevator sill support as detailed on the TK Elevator layouts along with all structural steel doorframes with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting these items.

2. Purchaser must specify wall thickness for elevator entrance frames on the layout approvals. The standard range wall thickness for elevator entrance frames is 3.25" to 12.5". TK Elevator can accommodate entrance thickness of up to 22" at an additional cost.

3. TK Elevator is not responsible for verifying field dimensions or related work by others. Purchaser must verify all dimensions on the submittal drawings prior to equipment fabrication.

## **B. Electrical and Life Safety:**

1. Purchaser shall provide a dedicated, analog telephone or data line to the elevator telephone or communication device; one additional data line per group of elevators for diagnostic capability wired to designated controller;

2. Purchaser shall provide the following:

- a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
- b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
- c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
- d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
- e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
- f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;
- g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
- h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
- i. temporary 220v single phase (50 amps) within 50' of each hoistway;
- j. **confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration as shown on the layout drawing package. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive,**

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**additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.**

## **C. Miscellaneous:**

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Should building settling occur which requires elevator rail alignment / escalator leveling and alignment modifications during installation (or during any included New Installation Maintenance period as designated above), additional charges will apply;
3. Purchaser shall ensure full compliance with any governmentally required safety provisions not directly involved with the elevator / escalator installation;

## **6. Working Hours, Logistics and Mobilization**

- a. All work described in this Proposal shall be performed during TK Elevator's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by TK Elevator modernization mechanics at the TK Elevator branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both TK Elevator and Purchaser (hereinafter TK Elevator's regular working days and regular working hours shall be collectively defined as “normal working hours”). TK Elevator shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
- b. Purchaser shall provide on-site parking to all TK Elevator personnel at no additional cost to TK Elevator.
- c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
- d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).
- e. Purchaser will be required to sign off on the Material Release Form, which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TK Elevator is authorized to warehouse the equipment at the TK Elevator warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TK Elevator for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of \$100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.
- f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TK Elevator warehouse. Any warranties provided by TK Elevator for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.
- g. TK Elevator includes one mobilization to the jobsite. A mobilization fee of \$2,500.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TK Elevator's work has commenced.

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- h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.
- i. Purchaser shall provide an on-site dumpster. TK Elevator will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.

## 7. Temporary Use, Inspection and Turnover

- a. Unless required by specification, TK Elevator will not provide for “temporary use” of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser’s execution of TK Elevator’s standard Temporary Use Agreement. Cost for temporary use of an elevator shall be \$200.00 per calendar day per hydraulic elevator and \$250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TK Elevator’s standard local billing rates. In the event that an elevator must be provided for temporary use, TK Elevator will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TK Elevator with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is \$3,500.00 per elevator up to 10 floors. For projects above 10 stops, an additional cost of \$1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at TK Elevator’s local service billing rates.
- b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of TK Elevator, TK Elevator will charge Purchaser for both the cost of each re-inspection which shall be \$1,500.00 and a remobilization fee which shall be \$2,500.00 via change order prior to scheduling a re-inspection.
- c. Upon notice from TK Elevator that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TK Elevator’s “Final Acceptance Form.” The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of TK Elevator’s notice of completion to Purchaser unless both TK Elevator and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TK Elevator’s “Final Acceptance Form” shall not be unreasonably delayed or withheld.
- d. Should the Purchaser or the local authority having jurisdiction require TK Elevator’s presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator’s current billing rate as posted at its local office.
- e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator’s sole opinion, is neat and clean.
- f. Purchaser agrees to accept a live demonstration of equipment’s owner-controlled features in lieu of any maintenance training required in the bid specifications.
- g. Purchaser agrees to accept TK Elevator’s standard owner’s manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

## 8. MAX

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MAX is a cloud based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a “device”). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.

## 9. Additional Terms and Conditions

- a. In no event shall TK Elevator be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
- b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TK Elevator reserves the right to modify this Proposal or rescind it altogether.
- c. TK Elevator is an equal opportunity employer.
- d. TK Elevator's performance of the work described in this Proposal is contingent upon Purchaser furnishing TK Elevator with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TK Elevator after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
- e. All taxes, tariffs, duties, permit and/or license fees imposed upon TK Elevator as of the date of the execution of this Proposal are included in the price of the Proposal. After the date of acceptance of this Proposal and in addition to the Proposal price, Purchaser is also responsible to pay TK Elevator for any new (or any increase in): (1) applicable taxes, tariffs, duties, permit and/or license fees; (2) charges from its suppliers for any of the applicable materials and/or components: (A) due to supply chain issues, the imposition of new or increased taxes, tariffs, or other charges by applicable governmental authorities; (B) if the release of materials called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (C) if the completion of work called for in this Proposal occurs after the milestone mentioned earlier in this Proposal; and/or (3) charges from TK Elevator's shippers and/or freight forwarders.
- f. Purchaser agrees to provide TK Elevator's personnel with a safe place in which to work and TK Elevator reserves the right to discontinue work at the jobsite whenever, in TK Elevator's sole opinion, this provision is being violated.
- g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TK Elevator's standard practices and policies may require additional costs.
- h. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by TK Elevator in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.

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- i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TK Elevator and Purchaser in writing before becoming effective.
- j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TK Elevator's work place and prior to and during TK Elevator's manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TK Elevator's employees or those of TK Elevator's subcontractors are exposed to an asbestos hazard, PCP's, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TK Elevator harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP's lead or other hazardous substances are the responsibility of the Purchaser.
- k. TK Elevator retains title to and a security interest in all equipment it supplies – which TK Elevator and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TK Elevator may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TK Elevator's request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TK Elevator to file in public offices in order to perfect TK Elevator's security interest in such equipment.
- l. TK Elevator reserves the right to assign payments owed to TK Elevator under this Proposal.
- m. TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.
- n. The rights of TK Elevator under this Proposal shall be cumulative and the failure on the part of the TK Elevator to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TK Elevator in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.
- o. In the event TK Elevator engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.
- p. TK Elevator can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.
- q. Should loss of or damage to TK Elevator's material, tools or work occur at the project site, Purchaser shall compensate TK Elevator for such loss, unless such loss or damage results from TK Elevator's own acts or omissions.
- r. Purchaser, in consideration of TK Elevator performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator Corporation, TK Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TK Elevator party" and collectively the "TK Elevator parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use, misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this

# New Installation Proposal



Proposal. Purchaser's duty to indemnify a TK Elevator party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TK Elevator party. Purchaser recognizes that its obligation to defend the TK Elevator parties under this clause, which is separate and apart from its duty to indemnify the TK Elevator parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.

s. Purchaser further expressly agrees to name Tk Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.

t. TK Elevator's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided at that time.

u. Unless so mutually agreed upon in a separate signed agreement, TK Elevator shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this Agreement.

v. The Purchaser must inform TK Elevator if Purchaser is, or becomes, an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties maintained by (i) the United States of America; (ii) the United Nations; (iii) the European Union or any EU member state; (iv) the UK; or (v) any other national authority binding the parties of this contract.

In case the Purchaser, or any other beneficiary of this transaction, e.g. the end-user, is or becomes an individual or entity that is - or that is majority owned or controlled by a party that is - included on any list of restricted parties, TK Elevator reserves the right to cancel this Proposal immediately.

If the goods subject to this Proposal would be exported, re-exported, resold, used, transferred or otherwise disposed of in violation of any sanctions applicable to TK Elevator, TK Elevator also reserves the right to cancel this Proposal immediately. In this respect, the Purchaser shall be obliged to disclose the final delivery address, end-user and end-use of the goods upon request - insofar as legally permissible - and to notify TK Elevator of all circumstances that indicate an aforementioned infringement.

"Sanctions" means here any economic, trade or financial sanctions, laws, regulations, embargoes or restrictive measures imposed, enacted, administered or enforced by any Sanctions Authority. "Sanctions Authority" means (i) the US;(ii) the UN Security Council;(iii) the EU and any EU member state;(iv) the UK; or(v) any governmental institutions of any of the foregoing which administer Sanctions, including HM Treasury, OFAC, the US State Department and the US Department of the Treasury.



Acceptance

Purchaser's acceptance of this Proposal and its approval by an authorized manager of TK Elevator will constitute exclusively and entirely the agreement between the parties for the goods and services herein described and full payment of the sum of \$584,606 exclusive of all applicable sales and use taxes.

All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized TK Elevator manager.

(Purchaser):	TK Elevator Corporation Management Approval
By:	By:
(Signature of Authorized Individual)	(Signature of Branch Representative)
_____	
(Print or Type Name)	
_____	
(Print or Type Title)	
_____	_____
(Date of Acceptance)	(Date of Execution)

**Pneumatic Tube System - 14-9200**

- 
- |   |      |
|---|------|
| • <b>Hamilton Security Commercial 4'x7" Pneumatics</b>  | 1 LS |
| • (3) Three HA47 4'x7" Commercial Pneumatics w/ 10.4" LCD displays, two way video and audio   |      |
| • All necessary Steel tubing (4' X 7') and Support Hangers and hardware as per Building specs |      |
| • Coordination with GC and others during build process  |      |
| • (6) Custom carriers equipped to carry License plates  |      |
| • Include all necessary low voltage cable and pulls.  |      |
| • Includes 2-year warranty parts and labor warranty.  |      |
| • (PHX734GR) Signal-Tech Lanes lights w/ Switches   | 3 LS |
| • The lead time on this equipment is approximately 8-10 weeks.                                |      |

**Fire Protection - 21-1300**

- 
- |   |      |
|---|------|
| • Install new wet sprinkler system per NFPA 13                  | 1 LS |
| • Install manual wet standpipe system                           | 1 LS |
| • Install pre-action system (Panel, smokes and preaction valve) | 1 LS |
| • Install fire pump per NFPA 20                                 | 1 LS |
| • Bond  | 1 LS |
| • <b>Inclusions:</b>  |      |
| • New wet system  |      |
| • Nitrogen System   |      |
| • Permit and Fees   |      |
| • All work to be per NFPA 13                                    |      |
| • Pump  |      |
| • Design and calculations as required for permit only           |      |
| • All material to be per NFPA 13                                |      |
| • Standpipe   |      |
| • Work during normal hours                                      |      |
| • <b>Exclusions:</b>  |      |
| • <b>Dry systems for top floor overhang</b>                     |      |
| • Anti freeze system on loading dock                            |      |
| • Freeze Protection   |      |
| • Raising/Relocating Existing Mains or Branch lines             |      |
| • Adequate water  |      |

**Plumbing - 22-1300**

• <b>Procurement and installation of the following plumbing systems:</b>	1 LS
• Sanitary below grade and crawlspace (PVC-DWV)	1 LS
• Storm below grade and crawlspace (PVC-DWV)	1 LS
• Sanitary waste & vent above grade (No-Hub Cast Iron)	1 LS
• Storm above grade (No-Hub Cast Iron)	1 LS
• Domestic water (Type L hard drawn copper with lead free sweat connections)	1 LS
• Natural gas (Sch.40 Blk.steel with threaded fittings on 2" and smaller – welded connections on 2.5" size and larger)	1 LS
• <b>Procurement and installation of the following plumbing fixtures and equipment:</b>	1 LS
• (11) EWC, (9) HB-1, (30) L-1, (9) L-2, (5) MS-1, (4) SK-1, (4) SK-2, (3) SK-3, (1) SK-4, (3) TP-1, (12) UR-1A, (19) WC-1, (17) WC-1A, (3) WC-1ATP, (17) WH-1, (29) RD, (20) OD, (5) DSN, (31) FD-1, (1) FD-2, (2)	1 LS
• FD-3, (14) FS-1, (6) FS-2, (1) WS-1, (3) GWH, (2) CP, (1) DWP, (3) ESP, (5) GR, (1) NFRH	1 LS
• Excavation and backfill for below grade plumbing systems	1 LS
• Removal of excess excavation spoils to an off-site location	1 LS
• Sleeving and coring for plumbing scope of work	1 LS
• Identification labels and tags for plumbing scope of work	1 LS
• 4" RPZ building backflow device	1 LS
• Make-up water backflow device	1 LS
• Chlorination of domestic water system within building	1 LS
• Galvanized hanging materials for suspended plumbing piping in crawlspace	1 LS
• Galvanized sheet metal drip troughs and associated drain piping as shown on sheet P113	1 LS
• SuperVoid for below grade plumbing systems as shown on RFI #PB4 dated 6/18/24 (reference dwgs P001/P506)	1 LS
• Insulation Associated with the work of the trade (per plans and specifications)	1 LS
• Fire caulk and acoustical sealants for plumbing scope	1 LS
• Test the plumbing systems as required	1 LS
• One (1) year warranty	1 LS
• Prevailing Wages Per 'General Decision Number: TX20240275 01-12-2024'	1 LS
• Validation under general contractor building permit ONLY	1 LS
• Bond	1 LS

**HVAC - 23-3000**

• Chiller Start Up	
• Bond	
• <b>Installation Only of the Following Equipment:</b>	
• Air Cooled Chillers	3 EA
• <b>Procurement and installation of the following equipment:</b>	
• Air Handlers (DAIKIN-BOD)	6 EA
• Exhaust Fans	6 EA
• Supply Fans	2 EA
• Unit Heaters	2 EA
• Roof Hoods	8 EA
• Fan Coil Units (DAIKIN-BOD)	11 EA
• Vav Boxes	135 EA
• Life Safety Dampers	44 EA
• Hot Water Boiler	2 EA
• Expansion Tanks	2 EA
• Pumps	6 EA
• Air Dirt Separators	2 EA
• Mini Split Systems (DAIKIN-BOD)	6 EA
• Library Split System	1 EA
• Humidifier	1 EA
• Louvers (Standard Finish Only)	3 EA
• Grd's as Shown in the Above Referenced Drawings	1 Lot
• Heat trace for the exterior chilled water piping at the chillers included	1 LS



• <b>Ductwork to be fabricated as follows:</b>	1 LS
• All ductwork to be fabricated in accordance with the drawings, notes, specifications, and the latest SMACNA HVAC Duct Construction Standards - metal and flexible.	1 LS
• All supply ductwork upstream of the FPB's/VAV's shall be constructed to a positive 4" wg	1 LS
• All supply ductwork downstream of the FPB's/VAV's shall be constructed to a positive 2" wg	1 LS
• All return and exhaust ductwork to be fabricated to a positive or negative 2" wg	1 LS
• All round ductwork for this project shall be fabricated with spiral lock seams	1 LS
• All ductwork shall be constructed using galvanized material with fittings the same gauges as ductwork unless otherwise noted.	1 LS
• Ductwork shipped to the jobsite cleaned and sealed. Open ends to be kept sealed during construction.	1 LS
• Ductwork to be insulated per plans and specifications	1 LS
• <b>Procurement and installation of the following mechanical piping systems:</b>	1 LS
• CHWS & CHWR (Type L hard drawn copper with sweat connections on sizes 2" and smaller – Sch.40 Blk. steel piping with welded connections on sizes 2.5" and larger)	1 LS
• HWS & HWR (same as above)	1 LS
• Procurement and installation Energy Management System for controls and Instrumentation	1 LS
• Insulation Associated with the work of the trade (per plans and specifications)	1 LS
• Provide test and balance by a Certified Agent.	1 LS
• One (1) year warranty	1 LS
• Hoisting for mechanical scope of work	1 LS
• Fire caulk and acoustical sealants for HVAC scope	1 LS
• Working with Commissioning Agent (Agent provided by others)	1 LS
• Provide Start-up.	1 LS
• Prevailing Wages Per 'General Decision Number: TX20240275 01-12-2024'	1 LS
• Validation under general contractor building permit ONLY	1 LS

**Electrical - 26-1000**

• 3000A Main Exterior Disconnect per Engineer -	1 LS
• Big Ass Fans	1 LS
• Curtain Stacking	1 LS
• Addendum 4	1 LS
• Bond	1 LS
• <b>Clarifications and Assumptions:</b>	
• Conduit stubs to accessible ceiling for thermostats are included.	
• Primary service to utility transformer is included as conduit only. Cable by others.	
• Elevator shaft power is included per sheet E602.	
• The utility pad mounted transformer is furnished by others.	
• Gear lead times:	
• Panels: 12-14 weeks	
• Transformers: 12-14 weeks	
• Location and quantities for EV chargers mentioned in previous budget narrative are not shown. Power to EV chargers is excluded.	
• The lightning protection system is based on sheet E240. Lighting Protection Class I copper system with aluminum materials where required is included.	
• Counterpoise is included per sheet E002 and includes providing and installing a 3/0 conductor around the perimeter of building.	
• Grounding and LP required for drive through canopy is included.	
• Chiller disconnect - factory mounted non-fused disconnect on chiller	
• Future spare panels on drawings are not included in this proposal.	
• Water fountain not circuited on panel schedule assumed to be a 20 amp circuit.	
• Big ass fans furnished and installed	
• TV backboxes are included per AV drawings.	
• Underground conduit and cabling to courtyard fountain is included as an alternate. Any lighting associated with this water feature is provided and installed by others.	
• Power to fire dampers is included.	
• Service disconnect location per E001	
• Power to Four food truck pedestals is included. Pedestals are included as an allowance.	
• The holes drilled and tapped required for handrail lighting is by others.	
• Lighting in crawlspace is included with rigid conduit. Lighting in drive through is also included with rigid conduit.	
• Fire alarm, security, tele data, and A/V systems are conduit stubs and boxes only in this proposal.	
• Alternate pricing for lighting in second floor area B and 30 additional data drops in shell space W2800 per sheet T122.	
• BDA, BDA annunciator, and BDA battery backup are furnished and installed by others. Single point connection only under this proposal.	
• Emergency responder radio riser is included with 2" conduit per sheet ER100, typical donor parapet mounting detail.	



- Ground bushings per specifications.
- Housekeeping pads are by others.
- Section 26 12 10 is rough-in only. Cabling is by others.
- Alterman acknowledges the rate requirements per the Williamson County Prevailing Wage.
- The fire alarm system is not included in this proposal.
- Conduits in sheet ES001 are included as empty PVC conduits in trench. Feeders for gate power are the exception.
  
- Concrete included for utility ductbank. All other trenches are backfilled with sand per sheet E601 detail 7.
- Per request to supply 3 Big Ass Fan i6-60" outdoor rated per Drawing L2.16. Includes installation, fan controllers, excavation, conduit, cabling and connections.
- Per request for additional electrical work associated with Curtain stacking detail. Includes conduit, cabling and connections. Limit switch and push button station FBO. Installation included.
- **The following items are not included in this proposal:**
  - Formed concrete
  - Cutting, patching, and painting
  - Drilling and forming of pole bases
  - Utility charges
  - Sales tax
  - Temperature controls and interlock wiring
  - Loose motor starters and variable frequency drives
  - Demolition
  - Premium time
  - Roof penetrations and seals
  - Acoustical pads
  - Access doors
  - VFD's and specialty cabling are to be provided by others.
- **The following systems are not included in this proposal:**
  - Tele/data
  - CCTV and security
  - CATV and satellite
  - P/A and sound
  - Audio-Visual
  - Fire Alarm
- **Pricing is based on the use of code approved raceways and wiring methods, including the use of MC cable.**



**Structured Cabling System - 27-1300**

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- See attached quote
- Bond

1 LS  
1 LS

Williamson County New Headquarters  
Chasco Constructors, Ltd., LLP  
July 12, 2024

IES Communications, LLC  
4801 Freidrich Lane, Suite 108  
Austin, TX 78744  
[www.iescomm.com](http://www.iescomm.com)

Bryan Beard  
Sales Account Manager  
[bryan.beard@iescomm.com](mailto:bryan.beard@iescomm.com)  
(512) 413-2208



# Project Brief

PROJECT INFORMATION	
Job Name:	Williamson County New Headquarters (314341) - Structured Cabling
Job ID:	314341-001
Company:	Chasco Constructors, Ltd., LLP
Site Address:	1848 Texas Trail, Georgetown, TX 78626
Quote Type:	Estimate
Quote Date:	July 12, 2024
Status:	A1B1C1

CUSTOMER CONTACT
Mark Cain
(512) 493-8523
<a href="mailto:markc@chasco.com">markc@chasco.com</a>

ACCOUNT MANAGER
Bryan Beard
Sales Account Manager
(512) 413-2208
<a href="mailto:bryan.beard@iescomm.com">bryan.beard@iescomm.com</a>

REFERENCED DOCUMENTS
Addendum #4 narrative.pdf
Addendum #4 plan sheets.pdf
Div 27_WilcoHQ_CDSet_052324.pdf
WilcoHQ_Vol2_Conformed_CDSet_052324.pdf



## Project Overview

IES Communications, LLC (IES) is pleased to submit for your review and approval the following proposal. Please feel free to contact us with any questions you might have during your review. The following is an outline of IES's proposal.

IES is providing pricing for the installation of communications-cabling connectivity per customer provided documentation. All cabling installed shall be in compliance with the ANSI/TIA/EIA 568-C Commercial Building Telecommunications Cabling Standards.

The proposed structured cabling solution consists of Category 6A cable. Cables will run from new MDF/IDF location(s). These locations will be connected using IES provided backbone cabling.

### Project Schedule

- Based on the Customer provided schedule, the estimated timeline for this project will be between April 2025 and December 2025
- The projected crew size will range from 3-6 tech(s).
- These techs will work eight-hour shift(s) between 6:00 am and 6:00 pm M-F to complete a 40 hour work week, per tech.

IES will assign a Project Manager to oversee and coordinate project details with customer representative.

### Key Notes & Clarifications

Taxes are included in this pricing.

Scissor lifts are required and have been included in this pricing.

Equipment and material storage is required by IES and will be provided by the customer for the duration of the installation.

HEPA Carts and Caps are not required.

Permit fees and inspections are included in this pricing.

Davis Bacon, Union and/or Prevailing Wage rates are included in this pricing.

Performance & Payment and/or Bid Bonds are not included in this pricing.

OCIP and/or CCIP deducts are not included in this pricing.

All required conduit pathways and backboxes will be provided by the EC/GC. Conduit will be free and clear with an available pull string.

All interior and exterior penetrations will be completed by others.

All 110v power, PDUs and UPS battery backups to be provided by others.

Due to extreme supply chain volatility, all material pricing and material delivery schedules are subject to change. IES can only guarantee material pricing for (15) days from quote date.

Due to ongoing, and escalating, macroeconomic conditions, IES reserves the right to reprice labor and materials within 6 months of actual project start.

IES has included a 1% material pricing increase contingency in the base bid. Due to market volatility, supply chain issues, and the long schedule duration, material pricing could increase greater than the allocated 1%. IES reserves the right to issue a change order to cover costs incurred from additional material price increases and product changes based on availability. IES welcomes a conversation with the customer to discuss price increase mitigation strategies.

IES has excluded the costs necessary for compliance with Buy America/Buy American/Made in America requirements. Any additional cost, or time, associated with such requirements will be added as needed.

## Scope of Work

### Structured Cabling (314341-001)

#### Horizontal Cabling

##### Station Cables

- Horizontal Cabling - IES shall furnish and install:
  - (1) one, Category 6A cables to (117) one hundred seventeen, camera location(s).
  - (1) one, Category 6A cables to (4) four, ceiling location(s).
  - (2) two, Category 6A cables to (2) two, ceiling location(s).
  - (1) one, Category 6A cables to (53) fifty-three, furniture location(s).
  - (2) two, Category 6A cables to (13) thirteen, floor location(s).
  - (2) two, Category 6A cables to (1) one, furniture location(s).
  - (1) one, Category 6A cables to (236) two hundred thirty-six, wall location(s).
  - (2) two, Category 6A cables to (70) seventy, wall location(s).
  - (4) four, Category 6A cables to (3) three, wall location(s).
  - IES shall furnish all appropriate faceplates, furniture faceplates, wall phone plates, surface mount boxes and jack inserts, as applicable.
  - Terminate, test, and label all cables installed by IES Communications.
- Patch Panel Connectivity:
  - (8) eight, 24-port modular patch panel(s).
  - (17) seventeen, 48-port modular patch panel(s).
- J-Hooks:
  - (600) six hundred, 2" plastic j-hooks for cable pathways.
  - (100) one hundred, 4" plastic j-hooks for cable pathways.
  - Furnish and install, J-Hook supports for cabling installed by IES Communications, per industry standards.
- Cabling - IES shall furnish and install:
  - (2) two, Category 6A cables to (56) fifty-six, Wireless Access Point location(s).
  - Terminated using RJ45 modular plugs.
- Equipment - IES shall install only:
  - (55) fifty-five, interior Wireless Access Points.
  - (1) one, Exterior Wireless Access Points.
- Commissioning Wireless Access Point Units:
  - IES will not commission the equipment listed.
  - Onsite customer contact will validate installation.
- Patch Cords - IES shall furnish and install.
  - (709) seven hundred nine, 1' Category 6A patch cords for the MDF/IDF.
  - (177) one hundred seventy-seven, 3' Category 6A patch cords for the WAO.
  - (177) one hundred seventy-seven, 7' Category 6A patch cords for the WAO.
  - (356) three hundred fifty-six, 10' Category 6A patch cords for the WAO.

#### Closet Buildout

##### M/IDF Buildout

- Racks and Cabinets – IES shall furnish and install:
  - (2) two, 4-post rack(s).
  - (12) twelve, 2-post rack(s).

## Scope of Work

- (1) one, wall mount rack(s).
  - (6) six, 1RU - single sided horizontal cable managers.
  - (33) thirty-three, 2RU - single sided horizontal cable managers.
  - (11) eleven, 6" - double sided vertical cable managers.
  - (6) six, 8" - double sided vertical cable managers.
- Ladder Rack - IES shall furnish and install:
  - 12" ladder tray.
    - IES Communications shall ground all equipment racks, cabinets, and ladder racking to the IDF room main grounding bus bar (main grounding bus bar to be furnished, installed, and bonded by others).
    - Furnish and install drop radius brackets, runway elevation kits and all junction connections.

### Notes and Clarifications:

- 1-MDF, 1-State IDF and 5-IDFs
- Penetrations - IES shall furnish and install:
  - (57) fifty-seven, 2" penetrations installed using conduit and fire putty.
    - X-Rays, coring, vertical floor and/or roof penetrations are not included in this proposal.

### Backbone Cable

#### Fiber Backbone

- Fiber - IES shall furnish and install:
  - (1) one, 12-strand OS2 from MDF to IDF.
- Connectivity:
  - (7) seven, rack mounted fiber LIU(s).
  - (12) twelve, OS2 fiber adapter panels with LC connections.
- Fiber Jumpers - IES shall furnish and install:
  - (48) forty-eight, 1m OS2 LC fiber jumpers for the MDF/IDF.
  - (48) forty-eight, 2m OS2 LC fiber jumpers for the MDF/IDF.
  - (48) forty-eight, 3m OS2 LC fiber jumpers for the MDF/IDF.

### Notes and Clarifications:

- All fibers to be field terminated and tested

# Assumptions & Exclusions

## Assumptions

The following assumptions are included in this proposal:

- Any requested changes to the scope of work require a written change order prior to IES performing the work.
- No CCIP/Bonds/Fees/Licenses are required where work is to be performed.
- IES Assumes there are no firewalls to breach that are over a 1-hour rating, or that require a non-sleeve penetration to create a rated solution for this installation.
- IES has based our labor on provided prevailing wage document [insert document/file name here] dated [insert document date here]. If there are any changes or updates to prevailing wage, IES will notify the customer, and additional charges will be addressed at that time.
- All work is scheduled for regular business hours [insert business hours here].
- IES is assuming that this project is not expedited. Our estimate is based on an 8-hour workday and 40 hours a week.
- Equipment rentals are billed monthly.
- Due to extreme supply chain volatility, that all material pricing and material delivery schedules are subject to change. If this impacts the project schedule, IES will discuss with the Customer on how to proceed.
- All work will be performed in accordance with national, state and local codes.
- Any change orders deleting scope of work may be contingent upon manufacturer and vendor return policy.
- A location for material storage will be provided by the General Contractor.
- All furniture entrances are located at the point closest to the TR/IDF.
- Wireless Access Points by other(s)

# Assumptions & Exclusions

## Exclusions

The following are excluded from this proposal:

- Supply or install conduit.
- Supply or install any electrical.
- Architecture, engineer design, consulting fees, or engineered stamped drawings.
- Improvement to building grounding system.
- Cutting, patching, and painting of finished surfaces.
- Concrete and asphalt cutting or patching.
- Coring and drilling of walls, floors, footers or headers.
- Modifications to correct existing code/building violations or upgrade of systems to comply with State or City codes.
- Supply or install all floor boxes and backing.
- Supply or install plywood backboards.
- Underground trenching or boring.
- Labor to move furniture, PC, or other end user equipment that will preclude IES from performing their duties. Technicians must have free and clear access to all areas where their work is being performed.
- Permits and inspection fees.
- Third party inspections.
- Supply or install grounding equalizer conductors.
- Testing of end devices and network gear.
- Lift rental.
- Overtime, 2nd, and 3rd shift labor.
- BMS, EPMS, and Security cabling.
- All Uninterruptible Power System (UPS) systems.
- Supply or install access control equipment.
- Supply and install all horizontal conduit between devices in hard-lid areas.
- All system hardware including handsets, PBX, remote shelves, servers, switches, PC's, software.
- All multipair copper and fiber entering the building from the street to the demarcation point.
- All vertical or horizontal conduit sleeves between floors, entrance into the MPOE, MDF and IDF's, and interconnecting buildings.
- Certification of cable runs longer than 90 meters (permanent link), unless UTG or extended distance cables are installed.
- Wireless Access Points.

# General Terms & Conditions

## Insurance

Contractor will maintain the following types of insurance coverage and liability limits:

- Commercial automobile insurance for all non-owned vehicles, covering bodily injury and property damage, with a limit of \$1,000,000 for each occurrence.
- Commercial general liability insurance covering bodily injury, property damage, and contractual liability, with a limit of \$3,000,000 for each occurrence and \$6,000,000 general aggregate.
- Workers' compensation, with the statutory requirement for coverage.

## Additional Insured

IES will name Customer as an additional insured on IES Communications, LLC's general liability policy.

## Waiver of Subrogation

Rights of subrogation under the policies listed above will be waived in favor of the Customer.

## Certification

IES will provide the Customer with a certificate of insurance confirming all insurance.

## Pricing & Authorization

DESCRIPTION	TOTAL
Labor	\$153,239.82
Material	\$246,985.88
Other (May include shipping, permits, parking, travel, lift rentals, etc.)	\$3,593.56
Services	\$0.00
<b>Total:</b>	<b>\$403,819.27</b>
<b>Tax:</b>	<b>\$0.00</b>
<b>Total with Tax:</b>	<b>\$403,819.27</b>

The total sum for this proposal is **\$403,819.27**, which includes all applicable tax, material, labor, equipment, supplies, travel expenses, and misc. expenses.

For tax exempt customers, taxes may be included in this proposal's pricing. The customer is responsible for such taxes unless and until IES receives a valid, unexpired tax exemption certificate for the state where the work is being performed.

Excluded from this proposal, are any adds, moves, or changes during the project, which will be billed separately from the original proposal.

### Chasco Constructors, Ltd., LLP-314341-001

By signing below, I am accepting this proposal and the attached terms and conditions.

\_\_\_\_\_  
Customer Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Print Name

\_\_\_\_\_  
Customer Title

### IES Communications, LLC

\_\_\_\_\_  
IES Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
IES Print Name

\_\_\_\_\_  
IES Title

# Bill of Material

MFG	PART DESCRIPTION	PART#	QTY	UNIT
AIW	6-AWG Ground Wire	392301	600	FEET
Chatsworth	Wall-Mount Cabinet, CUBE-iT+ Wall-Mount Cabinet, Plexi, Glass Door, 48" H x 24" W x 30" D, 26U Tapped Rail, Black	12419-748	1	EACH
Chatsworth Products, Inc.	Universal Cable Runway; 12"W x 1.5"H x 9.96'L; Black	10250-712	40	EACH
Chatsworth Products, Inc.	Butt Swivel Splice Kit 3/8 x 1 1/2"; Black	10487-701	6	EACH
Chatsworth Products, Inc.	Cable Runway Elevation Kit For Racks 4 in. - 6 in. High Quantity per Package: 1 Pair Black	10506-706	12	EACH
Chatsworth Products, Inc.	Cable Runway Elevation Kit For Cabinets 4" - 6" High; Quantity per Package: 1 Pair - Black	10506-716	2	EACH
Chatsworth Products, Inc.	3" Channel Rack-To-Runway Mounting Plate Using J-Bolts 9"-12" W Runway; Black	10595-712	13	EACH
Chatsworth Products, Inc.	Vertical Wall Bracket Cable Runway 1.7 in H x 2.2 in D x 1.5 in W Black	10608-701	8	EACH
Chatsworth Products, Inc.	Butt Splice Kit	11301-701	11	EACH
Chatsworth Products, Inc.	90° Junction Splice Kit	11302-701	37	EACH
Chatsworth Products, Inc.	Cable Runway Foot Kit 6 in.H Black	11309-701	11	EACH
Chatsworth Products, Inc.	Threaded Ceiling Kit 3/8-16; 72"L; Gold	11310-001	12	EACH
Chatsworth Products, Inc.	Triangular Support Bracket Black	11312-712	12	EACH
Chatsworth Products, Inc.	Wall Angle Support Kit; 14"W x 2"H x 2"D; Black	11421-712	27	EACH
Chatsworth Products, Inc.	12" Runway End Closing Kit	11700-112	1	EACH
Chatsworth Products, Inc.	Cable Runway Radius Drop Cross Member 11", Black	12100-712	36	EACH
Chatsworth Products, Inc.	Cable Runway Radius Drop; Stringer; 5"W; Black	12101-703	12	EACH
Chatsworth Products, Inc.	Cable Runway Ground Strap Kit #6 AWG Ground Strap with hardware Each	40164-001	48	EACH
Corning	Outdoor Buffer Tube Fan-Out Kit 6 Fiber	FAN-OD25-06	24	EACH
IES Communications	2" Sleeve	GC-2INSLV	59	EACH
IES Communications	Consumables	IESCONSUMABLES	3	EACH
IES Communications	Material Escalation	IESMATESCALATION	3	EACH
LH Dottie	Pre-Tied Ceiling Wire With Pin and Clip Galvanized Steel 12 ga. 6 ft. L	CWC6	700	EACH
Panduit	Mini-Com® Surface Mount Box 1-Port White	CBX1WH-A	109	EACH
Panduit	2 Port Surface Mount Box White	CBX2WH-AY	2	EACH
Panduit	Mini-Com® 106 Duplex Outlet Frame White 2-Port	CF1062WHY	13	EACH
Panduit	2 Port Furniture Faceplate Black	CFFPL2BL	54	EACH
Panduit	Mini-Com® Classic Series Sloped Faceplates With Labels/Label Cover 2-Port White	CFPSL2WHY	318	EACH
Panduit	MiniCom Sloped Single Gange faceplate 4-port White	CFPSL4WHY	3	EACH
Panduit	Mini-Com® TX6™ PLUS TG Style UTP Jack Module Black	CJ688TGBL	112	EACH
Panduit	Mini-Com® TX6A™ 10Gig™ TG Style Jack Module Black	CJ6X88TGBL	480	EACH
Panduit	Mini-Com® TX6A™ 10Gig™ TG Style Jack Module. Blue	CJ6X88TGBU	480	EACH
Panduit	Mini-Com® TX6A™ 10Gig™ TG Style Jack Module Yellow	CJ6X88TGYL	234	EACH



# Bill of Material

MFG	PART DESCRIPTION	PART#	QTY	UNIT
Panduit	Lower trough wire manager	CMLT19	12	EACH
Panduit	24-Port Modular Patch Panel	CPP24FMWWH	8	EACH
Panduit	48-Port Modular Patch Panel	CPP48FMWWH	17	EACH
Panduit	1M Duplex Fiber Patch Cord, OS2, LC Push Pull, Riser	F92ERQ1Q1SNM001	48	EACH
Panduit	Duplex 2M Fiber Patch Cord, OS2, LC Push Pull, Riser	F92ERQ1Q1SNM002	48	EACH
Panduit	Fiber Patch Cables LC to LC Duplex Yellow Singlemode (OS2) 3 M. L 2	F92ERQ1Q1SNM003	48	EACH
Panduit	Opticom® Fiber Optic Adapter Panels Singlemode (OS1/2) (6) LC Duplex Adapters for 12-Strand Fiber Blue	FAP6WBUDLCZ	12	EACH
Panduit	Opticom® Fiber Optic Adapter Panels Black	FAPB	24	EACH
Panduit	Opticom® QuickNet™ Enclosure Fiber Cassette Rack Mount (4) Cassettes	FCE1U	6	EACH
Panduit	QuickNet™ Fiber Enclosure Steel Rack Mount 4 RU Lockable 12-Opening White 6.98 H x 17.6 W x 16.3 D in.	FCE4UWH	1	
Panduit	Opticom® Fiber Optic Connector LC Simplex Blue	FLCSCBUY	144	EACH
Panduit	Angled TX6A Cat 6A UTP Field Term RJ45 Modular Plug	FPUD6X88MTG	112	EACH
Panduit	Opti-Core® Fiber Optic Cable Singlemode - OS2 12-Fiber 6.6 in. Bend Radius Loose Tube Plenum Black	FSGP912Y	1600	EACH
Panduit	Telecommunications Grounding Busbar12 in.	GB2B0306TPI-1	5	EACH
Panduit	Telecommunication Ground Busbar 4 in. w 20 in. L	GB4B0624TPI-1	1	EACH
Panduit	2" Hook Wall Mount .25 Hole	JP2W-L20	600	EACH
Panduit	J-Pro™ 4-inch Cable Support System, Drop Wire and Threaded Rod Clip	JP4DW-X20	100	EACH
Panduit	NetManager™ High Capacity Cable Manager Front-Only Horizontal 1 RU	NMF1	6	EACH
Panduit	NetManager™ High Capacity Cable Manager Front-Only Horizontal 2 RU	NMF2	33	EACH
Panduit	6" Vertical Cable Manager	PR2VD06	11	EACH
Panduit	Panduit Dual Sided 8" Vertical Wire Manager; 8"W x 7'H x 21.23"D; Black	PR2VD08	12	EACH
Panduit	Cat6A 4Pr UTP CMP Cable, White	PUP6AHD04WH-G	102880	FEET
Panduit	Category 6A cable yellow	PUP6AHD04YL-G	22230	FEET
Panduit	2 Post Rack, 45RU, Aluminum, Black	R2P	12	EACH
Panduit	Grounding Busbar Kit Cage Nut 20 Hole	RGRB19CN	13	EACH
Panduit	CAT6a 28AWG Patch cord 10'	UTP28X10BU	356	EACH
Panduit	Cat 6A UTP Copper Patch Cable 1 ft. Blue	UTP28X1BU	709	EACH
Panduit	Cat 6A Copper Patch Cables--1M, BLU	UTP28X1MBU	177	EACH
Panduit	PanNet® Cat 6A 28 AWG U/UTP Solid 8-Position RJ-45 to RJ-45 Copper Patch Cord with Modular Plug 2 m Blue	UTP28X2MBU	177	EACH
Schneider Electric It Mission	APC NetShelter SX, Server Rack Enclosure, 45U, Black, 2124H x 600W x 1070D mm	AR3105	2	EACH
Specified Technologies	SpecSeal® Commercial Grade Intumescent Sealant 10.1 oz tube	LCI320	12	EACH

## Optional Scope (Pricing Not Included in Proposal)

### Pricing Details

DESCRIPTION	LABOR	MATERIAL	OTHER	SERVICES	SUBTOTAL	TAX	TOTAL
Add Alt Level 2B	\$4,312.25	\$5,573.97	\$81.10	\$0.00	\$9,967.31	\$0.00	\$9,967.31
Add Alt No. 1 Payment & Perf Bond	\$0.00	\$0.00	\$2,906.40	\$0.00	\$2,906.40	\$0.00	\$2,906.40

#### Add Alt Level 2B

##### Horizontal Cabling

- Horizontal Cabling - IES shall furnish and install:
  - (1) one, Category 6A cables to (30) thirty, location(s).

#### Add Alt No. 1 Payment & Perf Bond

##### P&P Bond

\*Other may include shipping, permits, parking, travel, lift rentals, etc.



**Integrated Audio / Visual Systems - 27-4116**

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- AV
- Bond
- See attached quote

1 LS  
1 LS

Williamson County  
Georgetown, TX  
Bid ID: BC24-0673



# A Proposal For



*New Headquarters*

*1848 Texas Trail*

*Georgetown TX, 78628*

*Division 27 – Audio Visual*

Prepared by:  
Tyler Toppenberg  
Tyler.toppenberg@brycomm.com  
O: 512-712-4008  
Date: June 27, 2024

Submit Contracts & PO's to: [orders@brycomm.com](mailto:orders@brycomm.com)

We appreciate your interest in our services and thank you for the chance to offer the following proposal for this project. Our proposal incorporates the following:

**Project Name:** Williamson County - New Headquarters      **Bid ID:** 24-0673  
**Scope of Work:** Audio Visual – Division 27  
**Contact:** Mark Cain      **Title:** Chasco      **Email:** [markc@chasco.com](mailto:markc@chasco.com)

## I. DOCUMENTS

**Drawings:** T-Series Drawings Dated: 5.6.2024

**Sheet(s):** TAA000, TA110, TA111, TA112, TA113, TA114, TA115, TA116, TA120, TA121, TA122, TA123, TA124, TA125, TA130,

**Specifications:** 27 41 16 – Audio Visual Systems **(Included)**

**Addendum(s):** N/A

## II. SCOPE OF WORK

### 27 41 16 – Audio Visual Systems

#### Commissioners Court

BryComm will provide and install the following:

- Two Epson Projectors and Lenses, as specified.
- Ceiling Enclosures at Projectors, as specified.
- Two Dalite 177" Screens, as specified.
- Samsung Commercial Displays, as shown in Drawings.
- Mounts and Installation Included.
- Crestron Video Switcher and Endpoints.
- Two Aver PTZ Cameras, as specified.
- Crestron Control Panel and Processor for System.
- QSC DSP for Audio.
- QSC Amplifier, as per specs.
- QSC Ceiling Speakers, Qty. as shown in Drawings.
- Conferencing Microphone System, as specified.
- Wireless Microphones and Accessories, as specified.
- One Hearing Assist System, as specified.
- AV Equipment Rack with Dedicated AV Network Switch and Power Distribution.
- Associated Cables for Interfacing.

#### Offices (Qty. 16)

BryComm will provide and install the following:

- One Samsung Commercial Displays, as shown in drawings.
- HDMI Extension.
- Associated Cables for Interfacing.

**Huddle Rooms (Qty. 9)**

BryComm will provide and install the following:

- One Samsung 65" Commercial Displays.
- Crestron Air Media for Wireless Presentation.
- Crestron Sound Bar with Camera.
- Associated Cables for Interfacing.

**Medium Conference Rooms (Qty. 2)**

BryComm will provide and install the following:

- One Samsung 75" Commercial Displays.
- Aver PTZ Cameras, as specified.
- Crestron Air Media for Wireless Presentation.
- Shure Ceiling Microphone, as specified.
- QSC Amplifier, as specified.
- QSC Ceiling Speakers, as shown in drawings.
- Associated Cables for Interfacing.

**Large Conference Rooms (Qty. 4)**

BryComm will provide and install the following:

- Samsung 85" Commercial Displays.
- Crestron Control Panel.
- Crestron Air Media for Wireless Presentation.
- Crestron HDMI Extension, as specified.
- Crestron UC System, as specified.
- Dedicated AV Network Switch.
- Aver PTZ Cameras, as specified.
- Shure Ceiling Microphone, as specified.
- QSC Amplifier, as specified.
- QSC Ceiling Speakers, as shown in drawings.
- HDMI Pass Thru Plate, as shown in drawings.

**Digital Signage (Qty. 3)**

BryComm will provide and install the following:

- One Samsung 65" Commercial Display.
- HDMI Extension.
- Associated Cables for Interfacing.

**Café (Qty. 1)**

BryComm will provide and install the following:

- One Samsung 85" Commercial Display.
- Crestron Control Panel.
- QSC Amplifier.
- QSC Ceiling Speakers.
- Associated Cables for Interfacing.

### **Sound Masking**

BryComm will provide and install the following:

- Biamp Sound Masking as shown in Drawings.
- Sound Masking Design does not meet “Best Practices” and performance results cannot be guaranteed by Biamp or BryComm.

### **Exclusions**

1. Core drilling, EZ-Paths installs, wire-mold, conduit (EMT), conduit (EMT) sleeves, poke-thru or other penetrations. As well as new pathways inside and outside (conduit), digging or trenching, or setting of new poles.
2. Labor, materials, or installation of Main building ground system, such as 750 KCMIL Ground Conductor including ground from electrical distribution panels to MDF and IDFs.
3. Data communications hardware such as switches/routers/phones, and programming or configuration of data communications hardware.
4. Wireless Access Points (WAPs) or installation of owner provided WAPs.
5. Any electrical power receptacles, carpentry, demolition, patching, refinishing, and relocation are excluded.
6. Any other hardware, labor or other materials that is not described in this Scope of Work, is excluded from this proposal. If this raises an issue, please make BryComm aware so that we may revise our proposal accordingly.

### **Clarifications**

1. Due to lack of AV Line Diagrams Design intent and functionality could not be verified. Change Orders will be issued for any items not clearly documented.
2. Testing and documentation of the entire installation will be provided to the owner upon completion, per contract documents. Labeling will be completed to standard and identified as indicated in specifications.
3. A manufacturer warranty from the specified manufacturer will be provided upon completion.
4. All UTP cabling shall be terminated per the *TIA-568B* pin-out configuration.
5. Installation of all cabling will meet *ANSI/TIA 568-D* requirements and BICSI best practices.
6. Wage rate requirements have been applied to this proposal.
7. BryComm can provide HUB upon request.
8. BryComm currently employs multiple full-time personnel with the following qualifications:
  - a. Audinate Dante Level 1, 2, & 3
  - b. AVIXA CTS/ CTS-I
  - c. Extron XTP Systems Engineer (XTP-E)
  - d. Extron Control Professional (ECP)
  - e. OSHA 10/OSHA 30
  - f. QSC Qsys Levels 1 & 2
  - g. Shure Integrated Systems Levels 1 & 2
9. BryComm to require (15) working days to review, process, and return all customer issued contracts.
10. All work will be performed Monday through Friday, excluding holidays, during regular normal working hours. BryComm assumes there are no abnormal environmental or hazardous conditions on the premise, which would require extraordinary safety and/or regulatory functions, activities, permits or certifications for BryComm to perform the required work.
11. If BryComm is required to do any digging, trenching, or setting of new poles, BryComm is not responsible for any damages to utilities or other underground infrastructure that may occur due to incomplete information provided to BryComm.

12. If materials are not available at time of ordering, BryComm is not responsible for any price increases that are directly impacted by minimum order quantities by the manufacturers, and will impact the pricing shown on this proposal.
13. Due to rapidly fluctuating prices, Manufacturer Quotes, and availability of materials, pricing in this proposal is valid for a period of 30 days from the date of the proposal.

### III. PRICING SUMMARY

Scope of Work		Cost
27 41 16	Offices	\$ 63,961.21
27 41 16	Digital Signage	\$ 17,337.83
27 41 16	Medium Conference Room	\$ 77,996.68
27 41 16	Large Conference Room	\$ 158,666.33
27 41 16	Café	\$ 18,975.07
27 41 16	Commissioners Court	\$ 353,543.49
27 41 16	Huddle Rooms	\$ 65,789.32
27 41 16	Sound Masking (As Designed)	\$ 36,680.59
	Sales Tax	\$ -
<b>Total</b>		<b>\$ 792,950.52</b>
P&P Bond		Cost
	Payment & Performance Bond	\$ 18,335.48
	Maintenance & Hazard Bond	\$ -
<b>Total</b>		<b>\$ 18,335.48</b>

Thank you for the opportunity and feel free to contact me if you have any questions or concerns.



**Tyler Toppenberg**  
 Senior Account Executive  
 O: 512-712-4008 | M: 405-664-6568  
[www.brycomm.com](http://www.brycomm.com)  
 Security License #B17431





**ERCES & DAS System - 28-0537**

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• ERCES	1 LS
• DAS	1 LS
• See attached quote	
• <b>Bond</b>	0

Williamson County New Headquarters  
Chasco Constructors, Ltd., LLP  
July 11, 2024

IES Communications, LLC  
4801 Freidrich Lane, Suite 108  
Austin, TX 78744  
[www.iescomm.com](http://www.iescomm.com)

Bryan Beard  
Sales Account Manager  
[bryan.beard@iescomm.com](mailto:bryan.beard@iescomm.com)  
(512) 413-2208



## Project Brief

PROJECT INFORMATION	
Job Name:	Williamson County New Headquarters (314341) - DAS/Wireless
Job ID:	314341-004
Company:	Chasco Constructors, Ltd., LLP
Site Address:	1848 Texas Trail, Georgetown, TX 78626
Quote Type:	Estimate
Quote Date:	July 11, 2024
Status:	A1B1

CUSTOMER CONTACT
Mark Cain
(512) 493-8523
<a href="mailto:markc@chasco.com">markc@chasco.com</a>

ACCOUNT MANAGER
Bryan Beard
Sales Account Manager
(512) 413-2208
<a href="mailto:bryan.beard@iescomm.com">bryan.beard@iescomm.com</a>

REFERENCED DOCUMENTS
00 11 00 -~1.pdf
22020_WilcoHQ_ADDNo4_Final_062024 (2).pdf
Addendum #4 narrative.pdf
Addendum #4 plan sheets.pdf
Wilco HQ Building 1-12-2024.pdf
WilcoHQ_Vol2_Conformed_CDSet_052324.pdf
WilcoHQ_Vol2Specs_Conformed_CDSet_052324.pdf

## Project Overview

IES Communications, LLC (IES) is pleased to submit for your review and approval the following proposal. Please feel free to contact us with any questions you might have during your review. The following is an outline of IES's proposal.

IES is providing pricing for the installation of communications-cabling connectivity per customer provided documentation. All cabling installed shall be in compliance with the ANSI/TIA/EIA 568-C Commercial Building Telecommunications Cabling Standards.

### Project Schedule

- Based on the Customer provided schedule, the estimated timeline for this project will be between July 2024 and December 2024
- The projected crew size will range from 1-3 tech(s).
- These techs will work eight-hour shift(s) between 6:00 am and 6:00 pm M-F to complete a 40 hour work week, per tech.

IES will assign a Project Manager to oversee and coordinate project details with customer representative.

### Key Notes & Clarifications

Taxes are not included in this pricing due to receipt of proper tax exemption certificate prior to submission.

Standard ceiling height is assumed; any overhead work resulting in the need for man lifts or scaffolding shall result in a change order. Scaffolding to be provided by the GC for multi-trades.

Equipment and material storage is not required for this installation.

HEPA Carts and Caps are not required.

Permit fees and inspections are not included in this pricing.

Davis Bacon, Union and/or Prevailing Wage rates are included in this pricing.

Performance & Payment and/or Bid Bonds are not included in this pricing.

OCIP and/or CCIP deducts are not included in this pricing.

All required conduit pathways and backboxes will be provided by the EC/GC. Conduit will be free and clear with an available pull string.

All interior and exterior penetrations will be completed by others.

All 110v power, PDUs and UPS battery backups to be provided by others.

Due to extreme supply chain volatility, all material pricing and material delivery schedules are subject to change. IES can only guarantee material pricing for (15) days from quote date.

Due to ongoing, and escalating, macroeconomic conditions, IES reserves the right to reprice labor and materials within 6 months of actual project start.

IES has excluded the costs necessary for compliance with Buy America/Buy American/Made in America requirements. Any additional cost, or time, associated with such requirements will be added as needed.

## Scope of Work

DAS/Wireless (314341-004)

ERRC DAS

ERRC DAS

### SCOPE OF WORK

#### Design Parameter/Frequencies Amplified

The Proposal provides ERRC DAS coverage for the New Williamson County HQ project. The system will consist of a Yagi antenna located on the roof of the building with the building amplifier located in a 2-hour rated room. This is a three-story, 124,639 sq ft building. Relocating Head End and Riser could potentially cause future changes in engineering and cable pathways.

All work shall be in compliance with Industry Standards, Local Jurisdictions, and standard NEC codes. IES COMMUNICATIONS will provide a code compliant ERRC system. IES COMMUNICATIONS to amplify frequencies for Georgetown Emergency Responder Radio users. Currently, the City of Georgetown uses 800 frequencies.

IES COMMUNICATIONS will start the project with a kick-off meeting between our project team and the customer. This meeting will be to discuss project expectations, schedule, material delivery logistics, and other topics as required.

#### Design/Coordination

IES COMMUNICATIONS will provide project coordination and design for the Emergency Responder Radio Coverage system. Coordination will include on-site and/or conference calls to properly communicate the system requirements, and how the system will impact the building structure and other trades within the building. The possible impacts could be:

- Equipment space requirements.
- Power/Cooling for DAS equipment (if needed).
- Conduit and cable pathways.
- Coordination for indoor and roof antennas.

The system design package will include a complete and accurate set of drawings that indicate the location of each piece of equipment in the system. IES COMMUNICATIONS will identify antenna locations in plain view. The completed package will include product cut sheets for your records.

#### Implementation

The implementation of the system will take place in three phases: passive equipment, active equipment, and commissioning/programming.

The passive equipment will include the delivery of all cabling and connectors associated with the system. Prior to beginning the installation, IES COMMUNICATIONS will provide onsite training/supervision for four hours to assure that the technicians being used are familiar with the installation specifications of the components.

The active equipment will be installed toward the end of the project when rooms are secure, and dust is minimized to protect the equipment. Like the passive system, IES COMMUNICATIONS will provide all equipment to the IES COMMUNICATIONS subcontractor to install. The installation of the equipment will be depicted in the drawings and IES COMMUNICATIONS personnel will show up on site for four hours to train/supervise the beginning of equipment installation. Conduit is to be excluded in our number.

The commissioning/programming of the system will be conducted by an IES COMMUNICATIONS technician with an FCC license. The commissioning/programming will consist of positioning the donor antenna on the exterior of the building with the correct azimuth to the appropriate donor site. IES COMMUNICATIONS will also log into the BDA to observe and to adjust settings to make sure the building coverage meets the customer's standards. System testing and coordination with the fire marshal will be included after the commissioning process is complete as well.

IES COMMUNICATIONS will coordinate the purchase and delivery of all equipment based on the project schedule.

The equipment list below provides a basis for the contractor to estimate labor required to install.

## Scope of Work

The list provides the bulk of the items but not all required

### Close-Out

Upon completion of the project, IES COMMUNICATIONS will provide a complete set of updated as-builts based upon the installation contractor's mark-ups. All test results will be downloaded and put into a PDF format for the owner's records.

### Exclusions

- Pricing assumes off-air donor signal for carrier signal will be a minimum of -75 dBm.
- Customer to provide adequate space for equipment. Spacing allocation to be made available by customer and verified by IES COMMUNICATIONS.
- IES COMMUNICATIONS is not responsible for future modifications to the interior structure that may degrade signal propagation.
- Access hatches are not included.
- Pricing assumes that all frequencies are installed and implemented at the same time.
- This is not a prevailing wage project.
- Replacement or repair of damaged or cut cabling or conduit will be an extra charge on top of this estimate.
- Conduit, back boxes, and stub ups to be provided by others.

The BOM is based on a schematic level design and not a final design. The equipment amounts may change by +/- 5%.

- Performance/Payment Bond not included, but available upon request.
- Others shall not hold the contractor liable for errors or omissions in designs, nor inadequacies of materials and equipment that is specified or supplied by others.
- Equipment and materials supplied by the contractor are warrantied only to the extent that the manufacturer warrants the same.
- The price is based on a single on-site mobilization with duration up to five business days. Any additional on-site mobilizations or weekend hours will require a change order.
- All work will be performed during normal working hours.
- Equipment room housing the amplifier and battery backup may require air conditioning. Air conditioning unit to be designed, provided, and installed by others.
- Installer responsible for all required permitting including, but not limited to, building and fire.
- Roof penetrations for cabling exist and area available for use.
- No hazardous materials or asbestos is present.
- Indoor coverage antennas can be mounted to the ceiling.
- Clear cable paths are available. Any change to the cable pathway after final design is approved will require verification of system compliance by Amplified Wireless engineers.
- Pricing assumes one shipment of passive materials and one shipment of active materials only sent through ground freight.
- Pricing assumes a three-week lead time for passive material production.
- Expedited shipping and material production requests considered and charged on a case-by-case basis.
- Closeout package pricing is included. IES COMMUNICATIONS will provide digital copies of all required submittal documentation. Printed documentation is not included but can be provided at additional costs.
- Fire alarm hook up is not included.
- Taxes are not included.

### Inclusions

## Scope of Work

- FCC licensed system designer, testing technician, and project coordinator.
- Project management and coordination of installation.
- Certification and training, if needed.
- Installation of Head End equipment including BDA, BBU and Roof Top Antennas.
- Carrier device registration.
- System design.
- Complete and accurate test results.
- Installation of cabling, connectors, indoor antennas, and couplers/splitters
- Commissioning and optimization of the system.

### Work Hours/Schedule

All work shall be completed during normal working hours; Monday – Friday, 8:00 am – 5:00 pm.

Any requested work, not identified in the above scope, outside these hours will be subject to overtime rates and submitted as a change order to the customer. This includes work after hours, weekend, and holidays.

Our schedule for initial design will be approximately four weeks from receipt of a contract/notice to proceed from customer, as well as all requested design documentation. Required design documentation will comprise of a complete PDF set of drawings including architectural plans and elevations, reflected ceiling plans, telecom pathway drawings, and AutoCAD files.

The expected start date of the testing project is (start date) and expected completion date is (end date). Schedule acceleration/extension that is out of IES COMMUNICATIONS's control will be followed by a change order notice that will include the adjusted.

Cell DAS

Cell DAS

### Design Parameter/Frequencies Amplified

The project scope will consist of Cellular DAS for the New Williamson County HQ project in Georgetown, TX. A Comba Comflex Active Solution will be used to provide cellular coverage in a three-story, 124,639 sq ft building.

IES COMMUNICATIONS provides design, parts and support for these systems, which includes pre-testing, all equipment necessary, commissioning, turn-up, and optimization of the system. In addition, post-testing for the system is included.

All work shall be installed in compliance with Industry Standards, Local Jurisdictions, and standard NEC codes. IES COMMUNICATIONS will provide a carrier ready solution as well as assist in the registration with the carriers of all systems that are active within the building. Formal approval for these systems to operate and amplify carrier signals is already granted by the FCC.

### Project Kick-Off

IES COMMUNICATIONS will start the project with a kick-off meeting between our project team and the client. This meeting will be to discuss project expectations, schedule, material delivery logistics, coordination of cable installation and termination, and hard installation of equipment.

### Design/Coordination

IES COMMUNICATIONS will provide project coordination and has provided the design for the carrier system explained above. Coordination will include on-site and/or conference calls to properly communicate the system requirements and how the system will impact the building structure and other trades within the building. The possible impacts may be:

- Equipment space requirements.
- Power/Cooling for DAS equipment.

## Scope of Work

- Cable pathways.
- Coordination for indoor and roof antennas.

The system design package will include a complete and accurate set of drawings that indicate the locations of each piece of equipment in the system. IES COMMUNICATIONS will identify antenna locations in plain view as well as in an overall heatmap depicting expected signal strength upon completion of installation.

### Implementation

The implementation of the system will take place in three phases: passive equipment, active equipment, and commissioning/programming.

The passive equipment will include the delivery of all cabling and connectors associated with the system.

The active equipment will be installed toward the end of the project when rooms are secured and dust is minimized to protect the equipment. Like the passive system, IES COMMUNICATIONS will provide the equipment needed for the installation.

The commissioning/programming of the system will be conducted by an IES COMMUNICATIONS technician with an FCC license. The commissioning/programming will consist of positioning the donor antennas on the exterior of the building with the correct azimuth to appropriate donor site. IES COMMUNICATIONS will also log into the BDA to observe and to adjust settings to make sure the building coverage is meeting -95 dBm or better.

IES COMMUNICATIONS will coordinate the purchase and delivery of all equipment based on the project schedule.

### Close-Out

Upon completion of the project, IES COMMUNICATIONS will provide a complete set of updated as-builts based upon the installers mark-ups. All test results will be downloaded and put into a PDF format for the owner's records.

### Exclusions

- Final Carrier Coordination.
- The customer is to provide adequate space for equipment. Spacing allocation is to be made available by the customer and verified by IES COMMUNICATIONS.
- IES COMMUNICATIONS is not responsible for future modifications to the interior structure that may degrade signal propagation.
- Pricing assumes that all frequencies are installed and implemented at the same time.
- This is not a prevailing wage project.
- Replacement or repair of damaged or cut cabling or conduit will be an extra charge.
- The BOM is based on a schematic level design and not a final design. The equipment amounts may change by +/- 5%.
- Performance/Payment Bond not included, but available upon request.
- Others shall not hold the contractor liable for errors or omissions in designs, nor inadequacies of materials and equipment specified or supplied by others.
- Equipment and materials supplied by the contractor are warrantied only to the extent that the manufacturer warranties the same.
- Installation of cable, splitters, couplers, antennas.
- Installation of head end.
- The price is based on a single on-site mobilization with duration up to five business days. Any additional on-site mobilizations or weekend hours will require a change order.
- All work will be performed during normal working hours.
- The equipment room housing the amplifier may require air conditioning. An air conditioning unit is to be designed, provided, and installed by others.
- The electrical power to be provided by others.



## Scope of Work

- Roof penetrations for cabling exist and the area is available for use.

Indoor coverage antennas can be mounted to the ceiling.

- The ceiling is not hard lid ceiling.
- Access hatches for hard lid ceiling is to be provided by others.
- Clear cable paths are available. Any change to the cable pathway after final design is approved will require verification of system compliance by IES COMMUNICATIONS engineers.
- Pricing assumes one shipment of passive materials and one shipment of active materials, only sent through ground freight.
- Pricing assumes a three-week lead time for passive material production.
- Expedited shipping and material production requests considered and charged on a case-by-case basis.
- Closeout package pricing is included. IES COMMUNICATIONS will provide digital copies of all required submittal documentation. Printed documentation is not included but can be provided at additional costs.
- All local and state sales tax is excluded.

### Inclusions

- FCC Licensed system designer, testing technician, and project coordinator.
- Project management and coordination is included.
- Certification and training, if needed.
- Complete system design.
- Complete and accurate computer generated as-built drawings.
- Complete and accurate test results.
- Fiber installation.
- Commissioning and optimization of the system.
- Post-installation grid testing of the system.

### Work Hours/Schedule

All work shall be completed during normal working hours; Monday – Friday, 8:00 am – 5:00 pm.

Any requested work, not identified in the above scope, outside these hours will be subject to overtime rates and submitted as a change order to the customer. This includes work after hours, weekend, and holidays.

Our schedule for initial design will be approximately four weeks from receipt of a contract/notice to proceed from customer and all requested design documentation. Required design documentation will include a complete PDF set of drawings containing architectural plans, elevations, reflected ceiling plans, telecom pathway drawings, and AutoCAD files.

The expected start date of the DAS project is TBD and expected completion date of TBD.

Schedule acceleration/extension that is out of IES COMMUNICATIONS's control will be followed by a change order notice that will include the adjusted cost.

# Assumptions & Exclusions

## Assumptions

The following assumptions are included in this proposal:

- Any requested changes to the scope of work require a written change order prior to IES performing the work.
- Equipment rentals are billed monthly.
- Due to extreme supply chain volatility, that all material pricing and material delivery schedules are subject to change. If this impacts the project schedule, IES will discuss with the Customer on how to proceed.

## Exclusions

The following are excluded from this proposal:

- Supply or install conduit.
- Supply or install any electrical.
- Architecture, engineer design, consulting fees, or engineered stamped drawings.
- Costs associated with parking.
- Improvement to building grounding system.
- Cutting, patching, and painting of finished surfaces.
- Concrete and asphalt cutting or patching.
- Coring and drilling of walls, floors, footers or headers.
- Modifications to correct existing code/building violations or upgrade of systems to comply with State or City codes.
- Underground trenching or boring.
- Labor to move furniture, PC, or other end user equipment that will preclude IES from performing their duties. Technicians must have free and clear access to all areas where their work is being performed.

# Pricing & Authorization

DESCRIPTION	TOTAL
Labor	\$6,733.66
Material	\$2,053.97
Other (May include shipping, permits, parking, travel, lift rentals, etc.)	\$127.31
Services	\$302,116.23
<b>Total:</b>	<b>\$311,031.16</b>
<b>Tax:</b>	<b>\$0.00</b>
<b>Total with Tax:</b>	<b>\$311,031.16</b>

The total sum for this proposal is **\$311,031.16**, which includes all applicable tax, material, labor, equipment, supplies, travel expenses, and misc. expenses.

For tax exempt customers, taxes may be included in this proposal’s pricing. The customer is responsible for such taxes unless and until IES receives a valid, unexpired tax exemption certificate for the state where the work is being performed.

Excluded from this proposal, are any adds, moves, or changes during the project, which will be billed separately from the original proposal.

## Chasco Constructors, Ltd., LLP-314341-004

By signing below, I am accepting this proposal and the attached terms and conditions.

Customer Authorized Signature

Date

Customer Print Name

Customer Title

## IES Communications, LLC

IES Authorized Signature

Date

IES Print Name

IES Title

## Pricing Details

### ERRC DAS

DESCRIPTION	LABOR	MATERIAL	OTHER	SERVICES	SUBTOTAL	TAX	TOTAL
ERRC DAS	\$4,497.66	\$2,053.97	\$127.31	\$99,246.42	\$105,925.35	\$0.00	\$105,925.35
<b>Totals:</b>	<b>\$4,497.66</b>	<b>\$2,053.97</b>	<b>\$127.31</b>	<b>\$99,246.42</b>	<b>\$105,925.35</b>	<b>\$0.00</b>	<b>\$105,925.35</b>

### Cell DAS

DESCRIPTION	LABOR	MATERIAL	OTHER	SERVICES	SUBTOTAL	TAX	TOTAL
Cell DAS	\$2,236.00	\$0.00	\$0.00	\$202,869.81	\$205,105.81	\$0.00	\$205,105.81
<b>Totals:</b>	<b>\$2,236.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$202,869.81</b>	<b>\$205,105.81</b>	<b>\$0.00</b>	<b>\$205,105.81</b>

\*Other may include shipping, permits, parking, travel, lift rentals, etc.



**Access Control System - 28-1300**

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- See attached quote 1 LS
- **Bond**

**Security & Intrusion Detection System - 28-1600**

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- Intrusion Detection Syste 1 LS
- Securit 1 LS
- See attached quot 1 LS
- **Bon** 1 LS

Williamson County New Headquarters  
Chasco Constructors, Ltd., LLP  
July 16, 2024

IES Communications, LLC  
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Austin, TX 78744  
[www.iescomm.com](http://www.iescomm.com)

Bryan Beard  
Sales Account Manager  
[bryan.beard@iescomm.com](mailto:bryan.beard@iescomm.com)  
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# Project Brief

PROJECT INFORMATION	
Job Name:	Williamson County New Headquarters (314341) - Security 2
Job ID:	314341-005
Company:	Chasco Constructors, Ltd., LLP
Site Address:	1848 Texas Trail, Georgetown, TX 78626
Quote Type:	Estimate
Quote Date:	July 16, 2024
Status:	A1B1C1

CUSTOMER CONTACT
Mark Cain
(512) 493-8523
<a href="mailto:markc@chasco.com">markc@chasco.com</a>

ACCOUNT MANAGER
Bryan Beard
Sales Account Manager
(512) 413-2208
<a href="mailto:bryan.beard@iescomm.com">bryan.beard@iescomm.com</a>

REFERENCED DOCUMENTS
01 All other scope sheets see this file.pdf
Security - WilCo HQ Bid Pkg. 3-5-24-24.pdf
Wilco HQ Building 1-12-2024.pdf
WilcoHQ_Vol2Specs_Conformed_CDSet_052324.pdf

## Project Overview

IES Communications, LLC (IES) is pleased to submit for your review and approval the following proposal. Please feel free to contact us with any questions you might have during your review. The following is an outline of IES's proposal.

IES is providing pricing for the procurement and installation of a Lenel OnGuard Access Control System (ACS) for 45 access-controlled doors, 9 access-controlled elevator, 2 door release buttons, and 2 lockdown buttons. ACS will tie into the customer's New network.

IES is providing pricing for the procurement and installation of a Bosch Intrusion Detection System (IDS) with 18 monitored door locations, 2 OHD locations, 31 Glassbreak sensors, and 2 duress buttons. Monitoring and Communications will be provided by others.

### Project Schedule

- Based on the Customer provided schedule, the estimated timeline for this project will be between December 2024 and March 2025
- The projected crew size will range from 4-6 techs.
- These techs will work eight-hour shifts between 6:00 am and 6:00 pm M-F to complete a 40 hour work week, per tech.

IES will assign a Project Manager to oversee and coordinate project details with customer representative.

### Key Notes & Clarifications

Taxes are included in this pricing.

Standard ceiling height is assumed; any overhead work resulting in the need for man lifts or scaffolding shall result in a change order. Scaffolding to be provided by the GC for multi-trades.

Equipment and material storage is required by IES and will be provided by the customer for the duration of the installation.

HEPA Carts and Caps are not required.

Permit fees and inspections are not included in this pricing.

Davis Bacon, Union and/or Prevailing Wage rates are included in this pricing.

Performance & Payment and/or Bid Bonds are not included in this pricing.

OCIP and/or CCIP deducts are not included in this pricing.

All required conduit pathways and backboxes will be provided by the EC/GC. Conduit will be free and clear with an available pull string.

All interior and exterior penetrations will be completed by others.

All 110v power, PDU's and UPS battery backups to be provided by others.

All door locks and hardware will be provided and installed by the door contractor or general contractor.

Fire alarm connections will be completed by the owner's fire alarm vendor.

Up to 8-hours of customer training is included for the VSS, ACS and IDS solutions.

Due to extreme supply chain volatility, all material pricing and material delivery schedules are subject to change. IES can only guarantee material pricing for (15) days from quote date.

Due to ongoing, and escalating, macroeconomic conditions, IES reserves the right to reprice labor and materials within 6 months of actual project start.

IES has included a 1% material pricing increase contingency in the base bid. Due to market volatility, supply chain issues, and the long schedule duration, material pricing could increase greater than the allocated 1%. IES reserves the right to issue a change order to cover costs incurred from additional material price increases and product changes based on availability. IES welcomes a conversation with the customer to discuss price increase mitigation strategies.

IES has excluded the costs necessary for compliance with Buy America/Buy American/Made in America requirements. Any additional cost, or time, associated with such requirements will be added as needed.



## Scope of Work

### Security (314341-005)

#### Security

#### Security System

#### Intrusion

- Cabling - IES shall furnish and install:
  - Devices will be installed using appropriate individual security cabling.
  - (20) twenty, 18/2 cables to (20) twenty, door contact locations.
  - (31) thirty-one, 18/4 cables to (31) thirty-one, glass break sensor locations.
  - (4) four, 18/4 cables to (4) four, keypad locations.
  - (2) two, 18/4 cables to (2) two, duress buttons locations.
- Equipment:
  - (1) one, intrusion detection panel.
  - (7) seven, input boards.
  - (3) three, power supplies with batteries.
  - (4) four, keypads.
  - (25) twenty-five, door contacts.
  - (31) thirty-one, glass break sensors.
  - (2) two, duress buttons.
- Installation and Validation:
  - IES technicians will commission the equipment listed.
  - Onsite customer contact will validate and verify functionality prior to scheduled completion.
  - Monitoring and communications (phone lines, cell cards, network connections, etc.) are not included in this proposal.

#### Notes and Clarifications:

Phone lines/network connection provided and installed by others.

#### Access Control

- Cabling - IES shall furnish and install:
  - Devices will be installed using specified composite or individual security cabling.
  - (54) fifty-four, composite cables to (54) fifty-four, reader locations.
  - (2) two, 18/4 cables to (2) two, door release button locations.
  - (2) two, 18/4 cables to (2) two, lockdown button locations.
- Equipment - Provided following the basis of design specified by site and customer conditions:
  - (6) six, access control panels.
  - (22) twenty-two, door controllers.
  - (6) six, power supplies with batteries.
  - (45) forty-five, connections to electrified locks.
  - (54) fifty-four, readers.
  - (58) fifty-eight, door position switches (DPS).
  - (2) two, door release buttons.
  - (2) two, lockdown buttons.
  - (3) three, IP video intercoms.

## Scope of Work

- Installation and Validation:
  - IES technicians will commission the equipment listed.
  - Onsite customer contact will validate and verify functionality prior to scheduled completion.

Notes and Clarifications:

OnGuard Server, Workstations, and Badging provided by owner.

Credentials provided by owner.

Electrified locking hardware, hinges, rexes provided and installed by others.

CAT6 cable provided and installed by others.

# Assumptions & Exclusions

## Assumptions

The following assumptions are included in this proposal:

- Any requested changes to the scope of work require a written change order prior to IES performing the work.
- Equipment rentals are billed monthly.
- Due to extreme supply chain volatility, that all material pricing and material delivery schedules are subject to change. If this impacts the project schedule, IES will discuss with the Customer on how to proceed.

## Exclusions

The following are excluded from this proposal:

- Supply or install conduit.
- Supply or install any electrical.
- Architecture, engineer design, consulting fees, or engineered stamped drawings.
- Costs associated with parking.
- Improvement to building grounding system.
- Cutting, patching, and painting of finished surfaces.
- Concrete and asphalt cutting or patching.
- Coring and drilling of walls, floors, footers or headers.
- Modifications to correct existing code/building violations or upgrade of systems to comply with State or City codes.
- Underground trenching or boring.
- Labor to move furniture, PC, or other end user equipment that will preclude IES from performing their duties. Technicians must have free and clear access to all areas where their work is being performed.

## Pricing & Authorization

DESCRIPTION	TOTAL
Labor	\$119,985.69
Material	\$99,179.54
Other (May include shipping, permits, parking, travel, lift rentals, etc.)	\$4,267.38
Services	\$0.00
<b>Total:</b>	<b>\$223,432.61</b>
<b>Tax:</b>	<b>\$0.00</b>
<b>Total with Tax:</b>	<b>\$223,432.61</b>

The total sum for this proposal is **\$223,432.61**, which includes all applicable tax, material, labor, equipment, supplies, travel expenses, and misc. expenses.

For tax exempt customers, taxes may be included in this proposal's pricing. The customer is responsible for such taxes unless and until IES receives a valid, unexpired tax exemption certificate for the state where the work is being performed.

Excluded from this proposal, are any adds, moves, or changes during the project, which will be billed separately from the original proposal.

### Chasco Constructors, Ltd., LLP-314341-005

By signing below, I am accepting this proposal and the attached terms and conditions.

\_\_\_\_\_  
Customer Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Print Name

\_\_\_\_\_  
Customer Title

### IES Communications, LLC

\_\_\_\_\_  
IES Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
IES Print Name

\_\_\_\_\_  
IES Title

## Pricing Details

### Security

DESCRIPTION	LABOR	MATERIAL	OTHER	SERVICES	SUBTOTAL	TAX	TOTAL
Security System	\$31,519.76	\$17,368.89	\$356.73	\$0.00	\$49,245.38	\$0.00	\$49,245.38
Intrusion	\$23,581.31	\$7,687.44	\$157.89	\$0.00	\$31,426.64	\$0.00	\$31,426.64
Access Control	\$64,884.63	\$74,123.20	\$3,752.75	\$0.00	\$142,760.59	\$0.00	\$142,760.59
<b>Totals:</b>	<b>\$119,985.69</b>	<b>\$99,179.54</b>	<b>\$4,267.38</b>	<b>\$0.00</b>	<b>\$223,432.61</b>	<b>\$0.00</b>	<b>\$223,432.61</b>

\*Other may include shipping, permits, parking, travel, lift rentals, etc.

# Bill of Material

MFG	PART DESCRIPTION	PART#	QTY	UNIT
2N	IP Force - 1 Button, HD Camera + 10W Speaker	01337-001	3	EACH
Belden	Electronic Cable Plenum Beldfoil Shield PVC Insulation 18 AWG 2 Conductor 1000 ft. Reel	6300FE 8771000	3000	FEET
Belden	Electronic Cable Plenum Beldfoil Shield PVC Insulation 18 AWG 4 Conductor 1000 ft. Reel	6302FE 8771000	7000	FEET
Belden	Belden Composite Cable 22/6 Plenum 1000 ft.	658AFS 0001000	7000	FEET
Bosch	8 INPUT MODULE FOR SDI2 BUS	B208	7	EACH
Bosch	Plug-in Telephone Communicator	B430	1	EACH
Bosch	Universal Enclosure White	B8103	4	EACH
Bosch	2-Line Alphanumeric Intrusion LCD Keypad, SD12 Bus Compatible	B920	4	EACH
Bosch	599-Point Intrusion Control Panel Kit with Transformer and Medium Enclosure	B9512-C	1	EACH
Bosch	LOCK & KEY SET, STANDARD	D101	4	EACH
Bosch	USB Dongle for Programming	D5370-USB	1	EACH
Bosch	Glassbreak	DS1101I	28	EACH
Bosch	Glassbreak	DS1102I	3	EACH
George Risk Industries	Concealed Door Contact	184-12-B	39	EACH
GRI	DPDT Concealed Contact	199-12-B	21	EACH
GRI	Industrial Track Mount Overhead Door Contact	4700-A	2	EACH
GRI	Resistor Pack	6644	90	EACH
GRI	Tamper Switch	PBF-2020-W	11	EACH
HID	Signo20	20NKS-00-000000	14	EACH
HID	Signo40	40NKS-00-000000	40	EACH
Lenel	Input Control Module (Series three)	LNL-1100-S3	2	EACH
Lenel	Reader Interface Module - 2 Door	LNL-1320-S3	22	EACH
Lenel	Intelligent Dual Reader Controller	LNL-X2220	6	EACH
LenelS2	Intrusion Panel Support	SWG-1450	1	EACH
LifeSafety Power	16 Door 12 Amp 12VDC 10 Amp 24VDC 16 Managed and 24 Auxiliary	FPO150/250-3D8P2M8NL4E8M2/T16-A	4	EACH
LifeSafety Power	150W Power Supply	FPO150-2D8E2	3	EACH
LifeSafety Power	Mercury ProWire Power System	FPO150-B1002D8PM8NL4E4M/P8-A	2	EACH
Meir Products	Transformer Enclosure	BW-375G	1	EACH
USP	Latching Push Button	HUB-2B	4	EACH
USP	Emergency Switch, Silent Actuating, DPDT, Momentary, 6-Screw Terminal, 125/250 Volt, 10 Ampere	USP HUB-3B	2	EACH
Yuasa	Battery - 7A, 12VDC	NP7-12	24	EACH

## Optional Scope (Pricing Not Included in Proposal)

### Pricing Details

DESCRIPTION	LABOR	MATERIAL	OTHER	SERVICES	SUBTOTAL	TAX	TOTAL
Video Surveillance	\$51,612.60	\$91,062.98	\$1,870.28	\$0.00	\$144,545.87	\$0.00	\$144,545.87

Video Surveillance not in Chasco contract. By County/Owner

### Video Surveillance

#### Cameras

- Cabling - VSS cabling will be completed as part of the Structured Cabling scope of work.
- Equipment - IES shall furnish and install:
  - (0) zero, workstations.
  - (0) zero, NVR/servers.
  - (0) zero, PoE switches.
  - (80) eighty, interior 2MP dome cameras.
  - (7) seven, interior 2x2MP multi-sensor cameras.
  - (3) three, interior 4x2MP multi-sensor cameras.
  - (8) eight, interior 4MP PTZ cameras.
  - (5) five, exterior 2MP dome cameras.
  - (3) three, exterior 2x5MP multi-sensor cameras.
  - (7) seven, exterior 4x5MP multi-sensor cameras.
- Installation and Validation:
  - IES technicians will commission the equipment listed.
  - Onsite customer contact will validate installation and field of view prior to scheduled completion.

#### Notes and Clarifications:

VMS server, licensing, and workstation provided and installed by others.

PoE switches, patch panels, and patch cords provided and installed by others.

CAT6 cable provided and installed by others.

\*Other may include shipping, permits, parking, travel, lift rentals, etc.

**Fire Alarm - 28-3100**

<b>• Scope of Work:</b>		
• Design and submit fire alarm plan to AHJ for permit and approval and permit	1	LS
• Provide and install fire alarm equipment, plenum cable	1	LS
• Perform (1) inspection with AHJ upon completion of work	1	LS
• Provide State of Texas Certification, Record Drawings, and warranty	1	LS
<b>• Clarifications:</b>		
• Price includes prevailing wages.	1	LS
• Price excludes ERRCS System.		
• All work to be performed during normal working hours. 7am to 5pm Monday -Friday	1	LS
• Per NFPA 72, to obtain a Certificate of Occupancy, system must be monitored offsite.		
• To activate offsite monitoring, monitoring contract must be signed by Building Owner/Management		
• Pricing includes one (1) fire alarm inspection with AHJ. (Additional inspections	1	LS

**Site Work - 31-1000**

• Excavation	2,320	CY
• Embankment- Common Fill	1,050	CY
• Spoil Disposal	165	LD
• Backfill Curb	1,205	LF
• Fine Grade Courtyard- Building	4,700	SY
• Respread Topsoil 4"	280	CY
<b>• Sitework- Addendum #4</b>		
• Excavation/ Embankment Adjustment	15	HR
• Revised Cad Model/ Layout	5	HR

**Erosion Control - 31-2500**

• Reveg Offsite Work- Bermuda	1,625	SY
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**Paving - 32-1217**

• Subgrade Prep- 3' BOC	3,310	SY
• 8" Lime Stabilization	1,700	SY
• 10" Flex Base- 3' BOC	950	TN
• 8" Flex Base- 3' BOC- Concrete	650	TN
• 3" HMAC TY D- PG64-22 W/rap	1,190	SY
• Clean 1ST Course HMAC Paving	1,190	SY
• Striping and Signage- Site	1	LS
<b>• Paving- Addendum #4</b>		
• Subgrade Prep- 3' BOC	25	SY
• 8" Flex Base- 3' BOC- Concrete	10	TN

**Landscape, Irrigation, Hardscape - 32-9300**

• Landscape	1	LS
• Irrigation and Sleeves	1	LS
• Pedestrian Brick Pavers- Quartex- Courtyard	15,335	SF
• Vehicle Brick Pavers- Archtex- Heavy Duty Paving	5,520	SF
• Much Trails With Border	1,485	SY
• Grass Pave System Trail With Concrete Border	3,600	SF
• Screenwall Footing	135	LF
• Seat Wall Footing	215	LF
• Signage Wall Footing	45	LF
• Retaining Wall Footing and Core Wall	140	LF
• 9" Mow Strip Band	910	LF
• 12" Mow Strip Band	90	LF
• Site Bench	12	EA
• Trash Can & Recycle Bin	2	EA
• Lollygagger Sofa	20	EA
• Lollygagger Chair	30	EA
• 3 Seat Carousel Table	4	EA
• 4 Seat Carousel Table	6	EA
• Chipman Table	4	EA
• Harpo Lounge Chair	16	EA
• 12x12 Hip Roof Structure	5	EA
• Aluminum Trellace Structure at Courtyard	1	EA
• Handrail at Steps	55	LF
<b>• Courtyard</b>		
• Seat Wall Footing	33	LF
• Pedestrian Pavers	1,470	SF
<b>• Landscape, Irrigation, Hardscape- Addendum #4</b>		
• Landscape Adjustments	1	LS



**Water - 33-1100****• Water- Addendum #4**

- Add Rpz Enclosure for Irrigation

**• Water Changes- RFI #53**

- 8" DI Fire Line 210 LF
- Lower Domestic Line Below SSL 75 LF
- 8" Gate Valve 1 EA
- Test Waterline 210 LF
- Trench Safety 210 LF

**Storm Sewer - 33-4000****• Storm Sewer- Addendum #4**

- 18" Rcp Ssl- L&e Only (88) LF
- 24" Rcp Ssl- L&e Only (26) LF
- Add 36"X18" Wye W/ Reducer 1 EA
- Trench Safety (114) LF

**• Storm Sewer- RFI #48, #51, #52 & #56**

- 6" PVC French Drain 1 LS
- 6" PVC Discharge Line- French Drain 42 LF
- 12" PVC SSL 530 LF
- 18" Rcp SSL 205 LF
- Add 24"X18" WYE W/ Reducer 18 LF
- 6" Cleanout 1 EA
- 2x2 Grate Inlet 1 EA
- Landscape Drains 1 EA
- Trench Safety 18 EA
- 795 LF

**Active Vehicle Barrier - 34-7113**

- Barrier Arm Operator 1 EA
- Barrier Arm 10 1 EA
- Arm 13' (23' Total) 1 EA
- Expansion Joint 1 EA
- Rubber Impact Strips 1 EA
- LED Strip 1 EA
- 3 Button Station 1 EA
- Siren Sensor Box 1 EA
- Two Man Labor 8 HR

**Layout Engineering, CAD & Drone & BIM Coordination - 51-7100**

- Layout all site work and CAD services for construction 450 HRS

**Work yet to be procured 4% - 51-8920**

- Scope of work items to be determined \$2,366,811

**Work yet to be designed 3.5% - 51-8920**

- Scope of work items to be determined \$2,070,960

**Exclusions**

- The following items are not included in our Cost Estimate:
- Any Addendums other than #1 #2 & #3 #4
- Architectural or Engineering Fees
- MEP Commissioning
- Materials testing cost
- Permit fees
- Impact fees of any kind
- Gas Line Demolition
- Water Fountain
- Utility connection fees of any kind
- Assessment Fees to be paid by Owner
- Hazardous material assessment, removal, or abatement
- Landscape maintenance
- Provide and Install Security Cameras - By County - GC to provide conduit and cabling only
- Any Owner's Betterment Allowance
- Any items noted in this scope narrative as "not included", "not included in price" or "exclusions"
- Bituminous coating on Masonry
- EV Charging Stations - Only future conduit is included per electrical site plan
- Preformed Joint Seals
- Any items not captured in the proposals provided for Structured Cabling, Integrated Audio Visual Systems, ERCES & DAS System, Access Control System, Intrusion Detection System
- Additional costs beyond what has been included for the ERCES & DAS system. A survey is required after the building is erected to accurately price the system

**Remaining Work to be Procured**

The Bid Package #3 - includes Remaining Work to be Procured in the amount of \$2,366,811 for Scope of work items to be determined. The remaining work to be procured is reserved exclusively for the Contractor to cover items such as scope gaps, documented overages in quantities, and other reimbursable costs not included in a Change Order. The Contractor's Remaining Work to be Procured shall not be used for Owner improvements, changes in scope, systems, kinds and quality of materials, finishes, or equipment. Any required changes by the Owner, Design or Engineering team shall be incorporated by Change Order. Any unused portion of the Remaining Work to be Procured will be returned to the Owner.

**Remaining Work to be Designed**

The Bid Package #3 - includes Remaining work to be Designed in the amount of \$2,070,960 for Scope of work items to be determined. The remaining work to be designed is reserved exclusively for the Design & Engineering teams. This will cover items that are either yet to be designed or will need redesigning. Any unused portion will be returned to the Owner.

**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**

<b>Lump Sum Cost for Building and Site Work</b>	<b>\$</b>	<b>68,661,234</b>
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**Alternates NOT Included**

2nd Floor Finish out (Allowance) per Plans & Specs 01 23 00	Add \$	213,872.17
4x 10" Caliper Trees at Front and Back Site Plaza Areas	Add \$	64,505.74

**A cost breakdown is attached**



## **GMP Proposal Cost Breakdown**

 		Wilco Headquarters Bid Package #3 - Building 8/1/2024	
Scope	Costs	Per SF	Subcontractor
Jobsite Equipment	\$ 252,311	\$ 2.10	Chasco
Mechanical Screen Fence	\$ 275,024	\$ 2.29	Pure Sky
Miscellaneous	\$ 372,520	\$ 3.10	Chasco
Site Concrete	\$ 1,123,433	\$ 9.34	Chasco
Building Concrete	\$ 2,142,766	\$ 17.82	Chasco
Masonry	\$ 2,340,537	\$ 19.47	Brazos
Structural Steel	\$ 5,205,307	\$ 43.30	Alamo Steel
Rough Carpentry	\$ 69,893	\$ 0.58	Central Texas
Finish Carpentry & Cabinets	\$ 2,398,805	\$ 19.95	Euro Tex
Deck Pavers	\$ 401,405	\$ 3.34	Alpha
Waterproof, Caulking and Flashing	\$ 860,830	\$ 7.16	Alpha
Spray Foam Insulation	\$ 440,190	\$ 3.66	Alpha
Metal Wall Panels and Soffits	\$ 2,457,230	\$ 20.44	Byrne/Pure Sky
Roofing	\$ 959,617	\$ 7.98	Pure Sky
Applied Fire Protection (Fireproofing)	\$ 149,332	\$ 1.24	Alpha
Firestopping	\$ 125,611	\$ 1.04	Alpha
Doors, Frames and Hardware	\$ 573,750	\$ 4.77	LaForce
Glass & Glazing & Storefronts	\$ 2,545,272	\$ 21.17	Arrow
Glass & SS Rails	\$ 623,372	\$ 5.19	Arrow
OH Doors & Grilles	\$ 40,159	\$ 0.33	Alamo
Sealed Concrete	\$ 55,646	\$ 0.46	Cherry
Drywall	\$ 4,441,367	\$ 36.94	Central Texas
Ceramic & Stone	\$ 482,046	\$ 4.01	Flooring Solutions
Terrazzo Flooring	\$ 387,488	\$ 3.22	Andreola
Resilient Flooring and Carpet	\$ 445,740	\$ 3.71	Flooring Solutions
Epoxy Flooring	\$ 109,783	\$ 0.91	Cherry
Paint and Wallcovering	\$ 456,337	\$ 3.80	Cherry
Fire Extinguishers & Cabinets	\$ 17,425	\$ 0.14	Laforce
Misc Office Equipment	\$ 86,954	\$ 0.72	Laforce
Toilet Room Partitions & Accessories	\$ 133,045	\$ 1.11	LaForce
Curtain & Curtain Track	\$ 50,211	\$ 0.42	Texas Scenic
Demountable Partitions	\$ 1,635,463	\$ 13.60	WPS
Wall Protection	\$ 15,000	\$ 0.12	Chasco
Signage	\$ 793,807	\$ 6.60	Benchmark
Postal Specialties	\$ 7,515	\$ 0.06	Laforce
Flagpoles	\$ 13,287	\$ 0.11	Betsy Ross
Residential Appliances	\$ 100,888	\$ 0.84	Chasco/Alpha Mechanical
Window Coverings	\$ 275,460	\$ 2.29	Longhorn
Conveying Systems	\$ 643,067	\$ 5.35	TKE
Pneumatic Tube System	\$ 196,402	\$ 1.63	Hamilton
Fire Protection	\$ 452,975	\$ 3.77	FireKing
Plumbing	\$ 2,594,166	\$ 21.58	Lochridge-Priest
HVAC	\$ 7,557,120	\$ 62.86	Lochridge-Priest
Electrical	\$ 7,690,768	\$ 63.97	Alterman
Structured Cabling System	\$ 406,726	\$ 3.38	IES
Integrated Audio / Visual Systems	\$ 811,286	\$ 6.75	BryComm
ERCES & DAS System	\$ 317,252	\$ 2.64	IES
Access Control System	\$ 145,616	\$ 1.21	IES
Security & Intrusion Detection System	\$ 82,285	\$ 0.68	IES
Fire Alarm	\$ 183,270	\$ 1.52	FireTron
Site Work	\$ 103,240	\$ 0.86	Chasco
Erosion Control	\$ 1,300	\$ 0.01	Chasco
Paving	\$ 115,740	\$ 0.96	Chasco
Landscape, Irrigation, Hardscape	\$ 4,262,345	\$ 35.45	Chasco
Water	\$ 27,925	\$ 0.23	Chasco
Storm Sewer	\$ 81,639	\$ 0.68	Chasco
Active Vehicle Barrier	\$ 6,256	\$ 0.05	DH Pace
Layout Engineering, CAD & Drone & BIM Coordination	\$ 56,250	\$ 0.47	Chasco
Work yet to be procured 4%	\$ 2,366,811	\$ 19.69	Chasco
Work yet to be designed 3.5%	\$ 2,070,960	\$ 17.23	Chasco
<b>Subtotal Cost</b>	<b>\$ 63,038,224</b>	<b>\$ 524.34</b>	
Fee 8.92%	\$ 5,623,010	\$ 46.77	
<b>Total</b>	<b>\$ 68,661,234</b>	<b>\$ 571.11</b>	

Alternates NOT Included		
2nd Floor Finish out (Allowance) per Plans & Specs 01 23 00 Add	\$	213,872.17
4x 10" Caliper Trees at Front and Back Site Plaza Areas Add	\$	64,505.74

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Alex Paetznick  
7/25/2024

DIV.	DESCRIPTION	QUANT.	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
			LABOR		MATL.		SUB.		
01-5430	<b>Jobsite Equipment</b>								
	Crane/Lifts	10.00 mo	0.00	0	0.00	0	15,000.00	150,000	150,000
	Temporary Shoring	1.00 LS	0.00	0	0.00	0	102,311.00	102,311	102,311
			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
	<b>TOTAL</b>			0		0		252,311	252,311

Project

**Williamson County Headquarters GMP - Bid Package #3**

Estimator

Alex Paetznick

Bid Date

7/25/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
02-0440	<b>Mechanical Screen Fence</b>									
	Material & Install	1	LS	0.00	0	0.00	0	275,024.00	275,024	275,024
	Condensing Unit 35'-0" x 8'-0" 1	1	LS	0.00	0	0.00	0	0.00	0	0
	Condensing Unit 7'-2" x 8'-0" 1, Double Swing	1	LS	0.00	0	0.00	0	0.00	0	0
	Chiller Pad 94'-0" x 10'-0 1	1	LS	0.00	0	0.00	0	0.00	0	0
	Chiller Pad 3'-9" x 10'-0" 1, Single Swing	1	LS	0.00	0	0.00	0	0.00	0	0
	Chiller Pad 11'-0" x 10'-0" 1	1	LS	0.00	0	0.00	0	0.00	0	0
	Dumpster Enclosure 16'-0" x 9'-0" 1, Double Swing	1	LS	0.00	0	0.00	0	0.00	0	0
	Install	1	LS	0.00	0	0.00	0	0.00	0	0
	<b>TOTAL</b>				0		0		275,024	275,024

Project **Williamson County Headquarters GMP - Bid Package #3**

Estimator Alex Paetznick  
Bid Date 7/25/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
03-0300	<b>Miscellaneous</b>									
	<b>Temporary Fall Protection</b>	1	LS	0.00	0	0.00	0	105,000.00	105,000	105,000
	<b>RFI #17</b>			0.00	0	0.00	0	2,178.00	2,178	2,178
	18" Rcp Ssl	-7	LF	0.00	0	0.00	0	0.00	0	0
	24" Rcp Ssl	24	LF	0.00	0	0.00	0	0.00	0	0
	Upgrade Rcp Bends To 24"	1	EA	0.00	0	0.00	0	0.00	0	0
	<b>RFI #32</b>			0.00	0	0.00	0	-2,525.00	-2,525	-2,525
	Deduct 4" Domestic Waterline	-505	LF	0.00	0	0.00	0	0.00	0	0
	Add 2" Domestic Waterline	505	LF	0.00	0	0.00	0	0.00	0	0
	<b>Addendum #3- Sitework</b>									
	Revised Grading At Trail Near Slope	1	LS	0.00	0	0.00	0	1,950.00	1,950	1,950
	<b>Addendum #3- Water</b>			0.00	0	0.00	0	57,336.50	57,337	57,337
	Upgrade RPA Enclosure- Hubble HB- 10E	1	EA	0.00	0	0.00	0	0.00	0	0
	Deduct 4" Meter Assembly W/Vault	-1	EA	0.00	0	0.00	0	0.00	0	0
	Deduct 4" Backflow Preventer W/ Vault	-1	EA	0.00	0	0.00	0	0.00	0	0
	Deduct 2" Irrigation Meter W/ RPZ	-1	EA	0.00	0	0.00	0	0.00	0	0
	Add 4" Copper Waterline	40	LF	0.00	0	0.00	0	0.00	0	0
	Add 3" Ultrasonic Meter Assembly W/ Vault- DOM	1	EA	0.00	0	0.00	0	0.00	0	0
	Add 3" Backflow Preventer W/ Vault-	1	EA	0.00	0	0.00	0	0.00	0	0
	Add 3" Ultrasonic Meter Assembly W/ Vault- Irrigation	1	EA	0.00	0	0.00	0	0.00	0	0
	Add 2" Zum Backflow Preventer Assembly- Irrigation	1	EA	0.00	0	0.00	0	0.00	0	0
	Add Additional 12" Bends	2	EA	0.00						
	<b>Addendum #3- Gas</b>			0.00	0	0.00	0	38,350.00	38,350	38,350
	Gas Trench And Backfill	880	LF	0.00	0	0.00	0	0.00	0	0
	2" Poly Gas Line	880	LF	0.00	0	0.00	0	0.00	0	0
	2" Service Riser	1	EA	0.00	0	0.00	0	0.00	0	0
	Hot Tap Tie-In	1	EA	0.00	0	0.00	0	0.00	0	0
	<b>Electric Ductbank- Rev Per Gus</b>			0.00	0	0.00	0	10,200.00	10,200	10,200
	Deduct 4" Conduit	-1,470	LF	0.00	0	0.00	0	0.00	0	0
	Add 2" Conduit Per Gus	1,960	LF	0.00	0	0.00	0	0.00	0	0
	Add Transformer Pad	1	EA	0.00	0	0.00	0	0.00	0	0
	Add Flow Fill At Screenwall Footing	10	CY	0.00	0	0.00	0	0.00	0	0
	<b>Addendum #3- Telecom Changes</b>			0.00	0	0.00	0	89,130.50	89,131	89,131
	Trench Bed And Backfill	1,373	LF	0.00	0	0.00	0	0.00	0	0
	2" Conduit And Fittings	373	LF	0.00	0	0.00	0	0.00	0	0
	4" Conduit And Fittings	2,000	LF	0.00	0	0.00	0	0.00	0	0
	36"X36" Telecom Manhole	3	EA	0.00	0	0.00	0	0.00	0	0
	Pull Tape And Proofing	2,373	LF	0.00	0	0.00	0	0.00	0	0
	<b>Revised Onsite Telecom</b>	1	LS	0.00	0	0.00	0	62,886.93	62,887	62,887
	Trench Bed and Backfill	1,373	LF	0.00	0	0.00	0	0.00	0	0
	2" Conduit & Fittings	373	LF	0.00	0	0.00	0	0.00	0	0
	4" Conduit & Fittings	2,000	LF	0.00	0	0.00	0	0.00	0	0
	36" x 36" Telcom Manhole	3	EA	0.00	0	0.00	0	0.00	0	0
	Pull tape and Proofing	2,373	EA	0.00	0	0.00	0	0.00	0	0
	3PH Transformer	1		0.00	0	0.00	0	5,000.00	5,000	5,000
	2" Conduits & Fittings	490	LF	0.00	0	0.00	0	6.15	3,014	3,014
				0.00	0	0.00	0	0.00	0	0
	<b>TOTAL</b>				0		0		372,520	372,520

**NOTES AND EXCLUSIONS:**

1. Testing Is Excluded
2. Wage Scale Is Included
3. Excludes All Site Development Fees, Tap Fees, Turp Fees, Testing, and Inspections
4. All Water Meters are Excluded
5. Grout Filling of Existing Utility Lines To Be Abandoned Is Excluded
6. Temporary Fence Is Excluded. Please Advise If You Need Pricing.
7. Tax Is Excluded
8. Rpls Surveying and Layout Is Excluded
9. Hazardous Material If Any Is Excluded
10. Haul-off of Other Trades Spoils Is Excluded
11. Temp Shoring Or Bracing of Any Kind Is Excluded
12. Security Fencing for Site Is Excluded
13. P&P BONDS are Excluded
14. Dock Levelers are Excluded
15. Interior Finish Out, Mep, Glass, Doors and Hardware are Excluded
16. All Site Electrical Is Excluded Except for Ductbank for Electrical and Telecom Listed Above
17. Cement Stabilized Subgrade Is Excluded
18. Railroad Insurance and Crossings are Excluded
19. Brick Pavers, Subbase and Hardscape Is Excluded
20. Anything Not Specifically Mentioned In Pricing Above Is Excluded.



Project **Williamson County Headquarters GMP - Bid Package #3**

Estimator Alex Paetznick  
Bid Date 7/25/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
03-5100	<b>Site Concrete</b>									
		1	LS	0.00	0	0.00	0	1,119,662.50	1,119,663	1,119,663
		1	LS	0.00	0	0.00	0	0.00	0	0
	6" Concrete Paving	7,810	SF	0.00	0	0.00	0	0.00	0	0
	Integral Curb	290	LF	0.00	0	0.00	0	0.00	0	0
	Curb & Gutter	915	LF	0.00	0	0.00	0	0.00	0	0
	Site Sidewalk	3,980	SF	0.00	0	0.00	0	0.00	0	0
	HC Ramps- Large	4	EA	0.00	0	0.00	0	0.00	0	0
	Sidewalk- Roadway	14,535	SF	0.00	0	0.00	0	0.00	0	0
	Sidewalk- Building	8,550	SF	0.00	0	0.00	0	0.00	0	0
	Sidewalk Heavy Duty- Building	1,465	SF	0.00	0	0.00	0	0.00	0	0
	Sidewalk- Acid Etch	3,205	SF	0.00	0	0.00	0	0.00	0	0
	Sidewalk Steps- Acid Etch	330	TRFT	0.00	0	0.00	0	0.00	0	0
	Concrete Wall @ Landing- Sidewalk	4	CY	0.00	0	0.00	0	0.00	0	0
	Island Concrete Cap	400	SF	0.00	0	0.00	0	0.00	0	0
	Drive Thru Maintenance Pad	45	SF	0.00	0	0.00	0	0.00	0	0
	Site Bollard	22	EA	0.00	0	0.00	0	0.00	0	0
	Collapsible Bollard	22	EA	0.00	0	0.00	0	0.00	0	0
	Light Pole Base	42	EA	0.00	0	0.00	0	0.00	0	0
	Light Column Base	112	EA	0.00	0	0.00	0	0.00	0	0
	Bollard Light Pad	45	EA	0.00	0	0.00	0	0.00	0	0
	Flagpole Base	2	EA	0.00	0	0.00	0	0.00	0	0
	Light Pole Base Collar	31	EA	0.00	0	0.00	0	0.00	0	0
	Light Column Base- Collar	112	EA	0.00	0	0.00	0	0.00	0	0
	<b>Site Concrete- Addendum #4</b>			0.00	0	0.00	0	3,770.00	3,770	3,770
	6" Concrete Paving	195	SF	0.00	0	0.00	0	0.00	0	0
	Concrete Flume Curb	10	LF	0.00	0	0.00	0	0.00	0	0
	Concrete Flume	30	SF	0.00	0	0.00	0	0.00	0	0
	Sidewalk - Building	45	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
	<b>TOTAL</b>				0		0		1,123,433	1,123,433

**NOTES AND EXCLUSIONS:**

1. Testing Is Excluded
2. Wage Scale Is Included
3. Excludes All Site Development Fees, Tap Fees, Turp Fees, Testing, and Inspections
4. All Water Meters are Excluded
5. Grout Filling of Existing Utility Lines To Be Abandoned Is Excluded
6. Temporary Fence Is Excluded. Please Advise If You Need Pricing.
7. Tax Is Excluded
8. Rpls Surveying and Layout Is Excluded
9. Hazardous Material If Any Is Excluded
10. Haul-off of Other Trades Spoils Is Excluded
11. Temp Shoring Or Bracing of Any Kind Is Excluded
12. Security Fencing for Site Is Excluded
13. P&P BONDS are Excluded
14. Dock Levelers are Excluded
15. Interior Finish Out, Mep, Glass, Doors and Hardware are Excluded
16. All Site Electrical Is Excluded Except for Ductbank for Electrical and Telecom Listed Above
17. Cement Stabilized Subgrade Is Excluded
18. Railroad Insurance and Crossings are Excluded
19. Brick Pavers, Subbase and Hardscape Is Excluded
20. Anything Not Specifically Mentioned In Pricing Above Is Excluded.

Project

**Williamson County Headquarters GMP - Bid Package #3**

Estimator  
Bid Date

Alex Paetznick  
7/25/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
03-5300	<b>Building Concrete</b>									
		1 LS	0.00		0	0.00	0	2,048,865.50	2,048,866	2,048,866
	Elevator Pit	30 CY	0.00		0	0.00	0	0.00	0	0
	3.5" Slab on Metal Deck- Fl 1,2, & 3	124,384 SF	0.00		0	0.00	0	0.00	0	0
	Concrete- Pan Stairs	12 FLGT	0.00		0	0.00	0	0.00	0	0
	Interior MEP Pads	1,272 SF	0.00		0	0.00	0	0.00	0	0
	Exterior MEP Pads	588 SF	0.00		0	0.00	0	0.00	0	0
	Drive Thru Foundations	13 CY	0.00		0	0.00	0	0.00	0	0
	Drive Thru- Tunnel Complete	93 LF	0.00		0	0.00	0	0.00	0	0
	Screen Wall Footing	198 LF	0.00		0	0.00	0	0.00	0	0
	<b>Building Concrete- Addendum #4</b>	1 LS	0.00		0	0.00	0	93,900.00	93,900	93,900
	Columns/ Slab on Void Added Rebar	1 LS	0.00		0	0.00	0	0.00	0	0
	Slab on Grade Added Embeds	4 EA	0.00		0	0.00	0	0.00	0	0
	18" Pier at Screenwall Add	5 EA	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
	<b>TOTAL</b>				0		0		2,142,766	2,142,766

**NOTES AND EXCLUSIONS:**

1. Testing Is Excluded
2. Wage Scale Is Included
3. Excludes All Site Development Fees, Tap Fees, Turp Fees, Testing, and Inspections
4. All Water Meters are Excluded
5. Grout Filling of Existing Utility Lines To Be Abandoned Is Excluded
6. Temporary Fence Is Excluded. Please Advise If You Need Pricing.
7. Tax Is Excluded
8. Rpls Surveying and Layout Is Excluded
9. Hazardous Material If Any Is Excluded
10. Haul-off of Other Trades Spoils Is Excluded
11. Temp Shoring Or Bracing of Any Kind Is Excluded
12. Security Fencing for Site Is Excluded
13. P&P BONDS are Excluded
14. Dock Levelers are Excluded
15. Interior Finish Out, Mep, Glass, Doors and Hardware are Excluded
16. All Site Electrical Is Excluded Except for Ductbank for Electrical and Telecom Listed Above
17. Cement Stabilized Subgrade Is Excluded
18. Railroad Insurance and Crossings are Excluded
19. Brick Pavers, Subbase and Hardscape Is Excluded
20. Anything Not Specifically Mentioned In Pricing Above Is Excluded.

Project

Williamson County Headquarters GMP - Bid Package #3

Estimator  
Bid Date

Alex Paetznick  
7/25/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
04-0200	<b>Masonry</b>									
				0.00	0	0.00	0	2,091,100.00	2,091,100	2,091,100
	Standard Grey CMU At CMU Vault/Research/Storage of Building	1	LS	0.00	0	0.00	0	0.00	0	0
	Standard Grey CMU At Site Walls	1	LS	0.00	0	0.00	0	0.00	0	0
	Interior Cream Limestone Panels On Honeycomb Backing	1	LS	0.00	0	0.00	0	0.00	0	0
	Exterior Cream Limestone Panels (Typ, 48" Tall X 16" Long)	1	LS	0.00	0	0.00	0	0.00	0	0
	Cream Limestone Cut Stone Sills, and Copings	1	LS	0.00	0	0.00	0	0.00	0	0
	Site Landscape Cream Limestone Veneer (W1, W2, W3, W4) (9X20 Veneer & 4X20 Bands)	1	LS	0.00	0	0.00	0	0.00	0	0
	Site Landscape Cream Limestone Caps (W1, W2,W3, W4)	1	LS	0.00	0	0.00	0	0.00	0	0
	Split Face CMU at Service Yard/ Dumpster Screen Wall with Stone Veneer & Rebar Reinforcing For CMU Walls (No Dowels)	1	LS	0.00	0	0.00	0	0.00	0	0
	Typical Rebar Shop Drawings	1	LS	0.00	0	0.00	0	0.00	0	0
	Setting of Hollow Metal Door Frames in CMU Walls	1	LS	0.00	0	0.00	0	0.00	0	0
	Stone At Drive Through Canopy A002, A003	1	LS	0.00	0	0.00	0	0.00	0	0
	Site Stair Wall A005, A009	1	LS	0.00	0	0.00	0	0.00	0	0
	Shop Drawings For Stone Veneer and Caps	1	LS	0.00	0	0.00	0	0.00	0	0
	Labor, Labor-Related Taxes & insurance	1	LS	0.00	0	0.00	0	0.00	0	0
	Equipment (For Bricklayers' Use Only)	1	LS	0.00	0	0.00	0	0.00	0	0
	Wash-Down @ New Masonry (Not Grey CMU)	1	LS	0.00	0	0.00	0	0.00	0	0
	Masonry At Mock-Up Wall & Mock-Up At V Column Per A010	1	LS	0.00	0	0.00	0	0.00	0	0
	Two (2) Mobilization and Set-Ups	1	LS	0.00	0	0.00	0	0.00	0	0
	Regularly Scheduled Visits From Our Full-Time Corp. Safety Director	1	LS	0.00	0	0.00	0	0.00	0	0
	Certified Competent-Person Scaffold Erection Supervision	1	LS	0.00	0	0.00	0	0.00	0	0
	Licensed Forklift Operators	1	LS	0.00	0	0.00	0	0.00	0	0
	Wire, Ties, and Accessories	1	LS	0.00	0	0.00	0	0.00	0	0
	Grout Fill @ Masonry	1	LS	0.00	0	0.00	0	0.00	0	0
	Temporary Bracing of New CMU Walls to Slab Per industry Standard	1	LS	0.00	0	0.00	0	0.00	0	0
	Installation of Loose Lintels (Supplied By Others) Up to 100 Lbs	1	LS	0.00	0	0.00	0	0.00	0	0
	Additional mobilizations (beyond 2 included in base bid)	2	LS	0.00	0	0.00	0	9,500.00	19,000	19,000
	<b>Proposal is contingent upon the use of an Engineered anchor Allowance of \$197,800</b>	1	LS	0.00	0	0.00	0	197,800.00	197,800	197,800
	Includes the exterior stone panels with the high hat/ channels and stone anchors, the standard stone anchors at the stone sills and caps, & the standard stainless steel wall ties with polymer coated screws at the site landscape veneer			0.00	0	0.00	0	0.00	0	0
	Proposal is made contingent upon the portion of the service yard screen wall that is Split face CMU on both sides to be installed as doubled wythe 4" CMU split face- not a 8" split face CMU.			0.00	0	0.00	0	0.00	0	0
	Proposal is made contingent upon the 8" CMU 4-hr walls of the Vault/ Research/ Storage walls vertical reinforcing being based on 1-#5 @48" OC typical and the walls being grouted solid for the 4-hr rating requirement.			0.00	0	0.00	0	0.00	0	0
	Proposal is contingent upon the cream limestone being provided from an alternate stone manufacturer than those listed in the specs. (044313-2.1&2.2)			0.00	0	0.00	0	0.00	0	0
	Cream limestone provided will be either a Texas Cream or Cordova Cream, not the Austin Crème due larger piece sizes producing much more waste of Grey CMU will have a range of color and texture that is present from the manufacturer. This pricing is made contingent upon all exposed Grey CMU being painted or covered by others. Brazos Masonry is not responsible for color or texture ranges found in exposed Grey CMU walls.			0.00	0	0.00	0	0.00	0	0
	The interior stone on honey comb backing will be from a separate manufacturer than the rest of the cream limestone and is not guaranteed to match the exterior Bond	1	LS	0.00	0	0.00	0	32,637.28	32,637	32,637
	<b>TOTAL</b>				0		0		2,340,537	2,340,537