

WILLIAMSON COUNTY **EXPO CENTER WEST ARENA**

GUARANTEED MAXIMUM PRICE PROPOSAL
SEPTEMBER 25, 2024

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WILLIAMSON COUNTY

EXPO CENTER WEST ARENA

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EXECUTIVE SUMMARY

WILCO EXPO WEST ARENA project includes a new covered practice pavilion approximately 84,730 GSF, two separate covered pavilions, additional parking, some drainage modifications and all associated site work.

The following is a Guaranteed Maximum Price and schedule summary of detail within the Report.

<u>GMP SUMMARY AND SCHEDULE</u>	
COST OF WORK	\$9,527,555
<u>CONSTRUCTION PHASE FEE (12.76%)</u>	<u>\$1,215,716</u>
TOTAL GUARANTEED MAXIMUM PRICE	\$10,743,272

CONSTRUCTION SCHEDULE SUMMARY	12 MONTHS
NOTICE TO PROCEED WITH CONSTRUCTION	October 8, 2024
SUBSTANTIAL COMPLETION	October 8, 2025

GUARANTEED MAXIMUM PRICE PROPOSAL

PROJECT: Expo Center West Arena (P635) ("Project")

Bartlett Cocke General Contractors, LLC ("CMAR") hereby submits to **Williamson County, Texas** ("County") for the use and benefit County pursuant to the provisions of the **Contract for Construction Manager at-Risk Project Delivery** dated **June 25th, 2024** ("Contract"), a Guaranteed Maximum Price ("GMP") proposal for the **Expo Center West Arena** ("Project"), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

1. Cost of the Work.

A not-to-exceed amount for the Cost of the Work for the **Expo Center West Arena** pursuant to the Contract:

Nine Million, Five Hundred Twenty-Seven Thousand, Five Hundred Fifty-Five Dollars (\$9,527,555.00)

2. CMAR's Fee.

A fixed sum fee for CMAR's Fee for the **Expo Center West Arena** pursuant to the Contract:

One Million, Two Hundred Forty-Four Thousand, Five Hundred Nine Dollars (\$1,215,716.00)

Total GMP.

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

Ten Million, Seven Hundred Forty-Three Thousand, Two Hundred Seventy-Two Dollars (\$10,743,272.00)

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

Contract Time.

The date for achieving Substantial Completion of Expo Center West Arena shall be **three hundred sixty-five (365) calendar days** from the Notice to Proceed with Construction.

Withdrawal of GMP Proposal.

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

Liquidated Damages.

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

Owner's Contingency.

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

One Million Dollars (\$1,000,000.00).

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

BY SIGNING BELOW, CMAR and County have executed and bound themselves to this Guaranteed Maximum Price (GMP) Proposal for **the Expo Arena Center West Arena**.

CMAR:

Bartlett Cocke General Contractors, LLC

By: 
Signature

Sean Stevens

Printed Name

Vice President of Operations

Title

Date Signed: September 25, 2024

COUNTY:

Williamson County, Texas

By: _____
Signature

Printed Name

Title

Date Signed: _____

LIST OF DOCUMENTS

THE LIST OF DOCUMENTS tracks each document (Drawing, Specification, etc.) issued and received.

		100CD - IFB	Addendum #1	Addendum #2	Addendum #3
	Dated	7/30/2024	8/8/2024	8/16/2024	8/22/2024
	Issued	7/31/2024	8/9/2024	8/16/2024	8/22/2024
GENERAL					
	100CD IFB - Models & CAD	7/31/2024			
	Geotechnical Report	8/5/2024			
DRAWINGS					
A-001	Architectural/ Interior Legends	x			
A-002	Interior Partition Schedule	x			
A-110	Overall Plan	x		x	
A-111	Floor Plan - First Floor - Area A	x			x
A-112	Floor Plan - First Floor - Area B	x		x	x
A-130	RCP - Overall	x			
A-141	Roof Plan	x			
A-201	Exterior Elevations	x		x	
A-202	Exterior Elevations - Alt	x			
A-211	Interior Elevations	x		x	
A-301	Building Sections	x			
A-311	Wall Sections	x			
A-312	Wall Sections	x		x	
A-313	Wall Sections	x			
A-401	Enlarged Plans	x			
A-501	Details	x			x
A-601	Door & Glazing Schedule	x		x	
A-701	Opening Details	x			
C-100	General Notes	x			
C-101	Ex. Conditions & Removal Plan	x			
C-102	Site Annotation & Layout Plan	x			
C-103	Grading Plan	x			
C-104	Pre-Develop Drainage Area Map & Calcs	x			
C-105	Post-Develop. Drainage Area Map & Calcs.	x			
C-105A	Ex. Drainage & Detention Information	x			
C-106	Storm Drain Plan & Profile	x			
C-107	Utility Plan	x			
C-108	Erosion Control Plan	x			
C-500	Utility Details	x			
C-501	Utility Details	x			
C-502	Utility Details	x			
C-503	Storm Details	x			
C-504	Paving Details	x			
C-505	Paving Details	x			
C-506	Paving Details	x			
C-507	Erosion Control Details	x			
C-508	Fencing Details	x			
CP-101	Site Annotation and Layout Plan Pavillions	x			
CP-102	Site Grading Plan Pavillions	x			
CP-103	Pre-Development DA Map& Calcs. Pavillions	x			
CP-104	Post-Development DA Map& Calcs.Pavillions	x			
CP-104A	Ex. Drainage And Detention Information	x			
CP-104B	Ex. Drainage And Detention Information	x			
CP-105	Pedestrian Bridge Analysis Pavillions	x			
CP-106	Utility Plan Pavillions	x			
CP-107	Erosion Control Plan Pavillions	x			
CP-500	Pavillion Site Details	x			
CP-501	Site Details	x			
CP-502	Utility Details	x			
CS101A	Site Annotation - Existing Arena		x		
E-001	Electrical Abbreviations & Legend	x			
E-100	Electrical Site Plan	x			
E-100	Electrical Site Plan - West Arena				x
E-101	Electrical Site Plan- Main Arena	x			
E-101	Electrical Site Plan - Main Arena		x		
E-111	Electrical Lighting Plan	x			
E-121	Electrical Power Plan	x			
E-122	Mechanical Equipment Power Plan	x			
E-131	Electrical Communications Plan	x			
E-401	Electrical Enlarged Plans	x			
E-501	Electrical Riser Diagram & Details	x			x
E-601	Electrical Schedules	x			
G-001	Cover Sheet & Index	x		x	
G-011	Symbols, Legends & Abbreviations	x			
G-021	Accessibility Standards	x			
G-022	Accessibility Standards	x			
G-101	Code Information	x			
L-101	Landscape Plan	x			
L-500	Landscape Details	x			
LP-101	Landscape Plan Pavillions	x			
M-001	Mechanical Abbreviations & Legends	x			
M-110	Mechanical Plan - Overall	x			
M-111	Mechanical Plan	x			
P-001	Plumbing Abbreviations & Legends	x			
P-110	Plumbing Plan - Overall	x			
P-111	Plumbing Plan	x			
P-501	Plumbing Details	x			
Q-101	Equipment Layout - Arena	x		x	
S-001	General Notes	x			
S-002	Foundation Details	x			



DOCUMENT LIST
WILCO Expo West Arena

		100CD - IFB	Addendum #1	Addendum #2	Addendum #3
Dated		7/30/2024	8/8/2024	8/16/2024	8/22/2024
Issued		7/31/2024	8/9/2024	8/16/2024	8/22/2024
S-003	Foundation Details	x			
S-101	Overall Foundation Plan	x		x	
S-102	Foundation Plan Enlarged A1	x			
S-103	Foundation Plan Enlarged A2	x		x	
S-201	Overall Roof Framing Plan	x			
S-202	Roof Plan - Enlarged Plan A1	x			
S-203	Roof Plan - Enlarged Plan A2	x			
S-204	Framing & CMU Details	x			
S-301	Building Sections	x			
S-401	Pavilion Foundation Plan & Details			x	

		100CD - IFB	Addendum #2
Dated		7/30/2024	8/16/2024
Issued		7/31/2024	8/16/2024
SPECIFICATIONS			
00 00 01	Table of Contents	x	
00 00 03	Design Professional Responsibility	x	
01 10 00	Summary	x	
01 20 00	Price and Payment Procedures		x
01 25 00	Substitution Procedures	x	
01 30 00	Administrative Requirements	x	
01 32 00	Construction Progress Schedule	x	
01 33 00	Submittal Procedures		x
01 40 00	Quality Requirements	x	
01 50 00	Temporary Facilities And Controls	x	
01 57 13	Temp Erosion & Sed Control	x	
01 57 13.20	Silt Fence	x	
01 57 23	Temporary Storm Water Pollution Control	x	
01 60 00	Product Requirements	x	
01 70 00	Execution And Closeout Requirements	x	
03 10 00	Concrete Formwork	x	
03 20 00	Concrete Reinforcement	x	
03 30 00	Cast In Place Concrete	x	
04 20 00	Unit Masonry	x	
05 50 00	Metal Fabrications	x	
05 52 13	Pipe And Tube Railings	x	
07 19 00	Water Repellents	x	
07 21 00	Thermal Insulation	x	
07 62 00	Sheet Metal Flashing And Trim	x	
07 92 00	Joint Sealants		x
08 11 13	Hollow Metal Doors And Frames	x	
08 33 23	Overhead Coiling Doors	x	
08 51 13	Aluminum Windows	x	
08 71 00	Door Hardware		x
08 80 00	Glazing	x	
09 30 13	Ceramic Tiling	x	
09 51 13	Acoustical Panel Ceilings	x	
09 91 13	Exterior Painting	x	
09 91 23	Interior Painting	x	
09 96 00	High-Performance Coatings	x	
10 14 19	Dimensional Letter Signage	x	
10 14 23.16	Room-Identification Panel Signage	x	
10 21 13.19	Plastic Toilet Compartments	x	
10 28 13	Toilet Accessories	x	
10 44 13	Fire Protection Cabinets	x	
10 44 16	Fire Extinguishers	x	
13 12 50	Metal Building Systems	x	
13 14 19	Prefabricated Metal Shelters	x	
22 05 29	Hangers And Supports For Plumbing Piping	x	
22 07 00	Plumbing Insulation	x	
22 11 00	Facility Water Distribution	x	
22 13 00	Facility Sanitary Sewerage	x	
22 33 00	Electric Domestic Water Heaters	x	
22 40 00	Plumbing Fixtures	x	
23 05 00	General Mechanical Requirements	x	
23 05 00.20	Basic Mechanical Materials And Methods	x	
23 05 29	Hangers And Supports For Hvac Piping And Equipment	x	
23 05 53	Identification For Hvac Piping And Equipment	x	
23 05 93	Testing, Adjusting, And Balancing For Hvac	x	
23 07 00	Hvac Insulation	x	
23 23 00	Refrigerant Piping	x	
23 31 00	Hvac Ducts And Casings	x	

		100CD - IFB	Addendum #2
		Dated	7/30/2024
		Issued	7/31/2024
			8/16/2024
23 33 00	Air Duct Accessories	x	
23 34 00	Hvac Fans	x	
23 37 00	Air Outlets And Inlets	x	
23 81 26.10	Ductless-Split System Air Conditioners	x	
23 82 00	Convection Heating And Cooling Units	x	
26 05 00	Basic Electrical Methods	x	
26 05 13	Building Wire And Cable	x	
26 05 19	Equipment Wiring Systems	x	
26 05 26	Grounding And Bonding	x	
26 05 29	Supporting Devices	x	
26 05 33	Conduit	x	
26 05 33.16	Boxes	x	
26 05 53	Electrical Identification	x	
26 09 23	Lighting Control Devices	x	
26 12 16	Dry Type Transformers	x	
26 18 39	Enclosed Motor Controllers	x	
26 24 16	Panelboards	x	
26 27 26	Wiring Devices	x	
26 28 16.16	Enclosed Switches	x	
26 51 00	Interior Lighting	x	
31 10 00	Site Clearing	x	
31 20 00	Earth Moving	x	
31 23 00	Excavation And Fill	x	
31 41 10	Trench Safety Systems	x	
31 63 29	Drilled Piers	x	
31 63 29	Drilled Piers	x	
32 13 13	Concrete Paving	x	
32 13 73	Concrete Paving Joint Sealants	x	
32 17 23	Pavement Markings	x	
32 17 26	Tactile Warning Surfacing	x	
32 18 13	Synthetic Grass Surfacing	x	
32 31 13	Chain Link Fences And Gates	x	
32 31 19	Decorative Metal Fences And Gates	x	
32 33 00	Site Furnishings	x	
32 84 00	Planting Irrigation	x	
32 91 13	Soil Preparation	x	
32 92 00	Turf And Grasses	x	
32 93 00	Plants	x	
33 14 00	Water Utility Transmission And Distribution	x	
33 19 00	Water Utility Metering Equipment	x	
33 30 00	Sanitary Sewer	x	
33 40 00	Underground Storm Sewer And Appurtenances	x	
33 41 13	Polyvinyl Chloride Pipe Storm Drains	x	
33 44 05	Site Underdrains	x	



GUARANTEED MAXIMUM PRICE SUMMARY

OUR GMP SUMMARY shows our current GMP by CSI Divisional Breakdown and Major Trades. The GMP is based upon the List of Documents and Estimate Clarifications and Assumptions for the project.



GMP Summary - Williamson County Expo Center - West Arena
September 25, 2024

GMP			10,743,272
	<u>DESCRIPTION</u>	<u>ITEM TOTAL</u>	<u>\$/GSF</u>
			<u>DIVISION TOTAL</u>
DIVISION 00 & 01 - GC's, MJC's and ALLOWANCES			521,412
GC's	General Conditions	see below the line	\$0.00
01 00 00	Job Requirements	see below	\$0.00
	Certified Payroll Processing	2,417	\$0.03
	Project Sign	1,783	\$0.02
	Temporary Fencing Screening	9,780	\$0.12
BC-01.03	Material Handling	103,948	\$1.23
	Substantial Clean	1,498	\$0.02
	Final Clean	16,946	\$0.20
	Ground Penetrating Radar	8,035	\$0.09
BC-01.10	Small Tools	4,005	\$0.05
	Unit Prices	see below	\$0.00
	Increase/Decrease Temporary Parking Lot	\$2.25/SF	\$0.00
	Alternates	NA	\$0.00
	Allowances	see below	\$0.00
01 25 00	Drainage Modifications Towards Existing Pond	50,000	\$0.59
01 25 00	Concrete Valley Gutter - 300 LF (Details Provided Post-Bid)	10,000	\$0.12
01 25 00	New Equestrian Competition Soil	262,000	\$3.09
01 25 00	Comm/Access - Rack, Cat6 w/ 3 Locations, 2 Card Readers	15,000	\$0.18
01 25 00	Relocate/Stockpile Existing Equestrian Soil	25,000	\$0.30
01 25 00	Building Permit Fees	11,000	\$0.13
01 20 00	Price and Payment Procedures (Issued in Addendum 2)	w/gc's	\$0.00
01 30 00	Administrative Requirements	w/gc's	\$0.00
01 33 00	Submittal Procedures (Issued in Addendum 2)	w/gc's	\$0.00
01 32 00	Construction Progress Schedule	w/gc's	\$0.00
01 40 00	Quality Requirements	w/gc's	\$0.00
01 50 00	Temporary Facilities & Controls	w/gc's	\$0.00
01 60 00	Product Requirements	w/trades	\$0.00
01 70 00	Execution and Closeout Requirements	w/trades	\$0.00
		.....	\$0.00
DIVISION 02 - EXISTING CONDITIONS			0
No Spec	Demolition	w/ Div 31	\$0.00
		.....	\$0.00
DIVISION 03 - CONCRETE			1,158,501
03 30 00	Cast-In-Place Concrete	1,158,501	\$13.67
03 10 00	Concrete Forming Accessories	w/ 03 30 00.00	\$0.00
03 20 00	Concrete Reinforcing	w/ 03 30 00.00	\$0.00
03 30 00	Cast-In-Place Concrete	w/ 03 30 00.00	\$0.00
31 63 29	Drilled Concrete Piers and Shaft	w/ 03 30 00.00	\$0.00
32 13 13	Concrete Paving	w/ 03 30 00.00	\$0.00
32 17 26	Tactile Warning Surfacing	w/ 03 30 00.00	\$0.00
		.....	\$0.00
DIVISION 04 - MASONRY			532,904
04 20 00	Unit Masonry	532,904	\$6.29
		.....	\$0.00
DIVISION 05 - METALS			74,896
05 00 00	Misc Metals	74,896	\$0.88
05 50 00	Metal Fabrications	w/ 05 00 00.00	\$0.00
05 52 13	Pipe and Tube Railings	w/ 05 00 00.00	\$0.00
		.....	\$0.00
DIVISION 07 - THERMAL and MOISTURE PROTECTION			40,914
07 10 00	Damproofing/Waterproofing/Joint Sealers	40,914	\$0.48
07 19 00	Water Repellents	w/07 10 00.00	\$0.00
07 62 00	Sheet Metal Flashing & Trim	w/07 10 00.00	\$0.00
07 92 00	Joint Sealants (Issued in Addendum 2)	w/07 10 00.00	\$0.00
32 13 73	Concrete Paving Joint Sealants	w/07 10 00.00	\$0.00
		.....	\$0.00
DIVISION 08 - OPENINGS			216,451
08 10 00	Doors, Frames, & Hardware	80,938	\$0.96
08 11 13	Hollow Metal Doors & Frames	w/08 10 00.00	\$0.00
08 71 00	Door Hardware (Issued in Addendum 2)	w/08 10 00.00	\$0.00
No Spec	Access Doors & Panels	w/ Trades	\$0.00
08 33 23	Overhead Coiling Doors	130,512	\$1.54
08 80 00	Glazing Systems	5,001	\$0.06

DESCRIPTION		ITEM TOTAL	\$/GSF	DIVISION TOTAL
08 51 13	Aluminum Windows	w/08 80 00.00	\$0.00	
08 80 00	Glazing	w/08 80 00.00	\$0.00	
		.....	\$0.00	
DIVISION 09 - FINISHES				127,559
09 29 00	Gypsum & Acoustical Assemblies	10,301	\$0.12	
07 21 00	Thermal Insulation	w/09 29 00.00	\$0.00	
09 51 13	Acoustical Panel Ceilings	w/09 29 00.00	\$0.00	
09 30 13	Ceramic Tiling	7,310	\$0.09	
09 90 00	Painting	109,948	\$1.30	
09 91 13	Exterior Painting	w/ 09 90 00.00	\$0.00	
09 91 23	Interior Painting	w/ 09 90 00.00	\$0.00	
09 96 00	High-Performance Coatings	w/ 09 90 00.00	\$0.00	
		.....	\$0.00	
DIVISION 10 - SPECIALTIES				38,219
10 14 00	Signage	16,075	\$0.19	
10 14 19	Dimensional Letter Signage	w/ 10 14 00	\$0.00	
10 14 23	Room-Identification Panel Signage	w/ 10 14 00	\$0.00	
10 21 13	Plastic Toilet Compartments	18,817	\$0.22	
10 28 13	Toilet Accessories	w/ 10 21 13	\$0.00	
10 44 13	Fire Protection Cabinets	3,327	\$0.04	
10 44 16	Fire Extinguishers	w/ 10 44 13	\$0.00	
		.....	\$0.00	
DIVISION 13 - SPECIAL CONSTRUCTION				2,610,479
13 12 50	Metal Building Systems	2,495,995	\$29.46	
13 14 19	Prefabricated Metal Shelters	114,484	\$1.35	
		.....	\$0.00	
DIVISION 21 - FIRE SUPPRESSION				0
No Spec	Fire Sprinkler System	Excluded	\$0.00	
		.....	\$0.00	
DIVISION 22 - PLUMBING				390,119
22 00 00	Plumbing	390,119	\$4.60	
22 05 29	Hangers and Supports for Plumbing	w/22 00 00.00	\$0.00	
22 07 00	Plumbing Insulation	w/22 00 00.00	\$0.00	
22 11 00	Facility Water Distribution	w/22 00 00.00	\$0.00	
22 13 00	Facility Sanitary Sewerage	w/22 00 00.00	\$0.00	
22 33 00	Electric Domestic Water Heaters	w/22 00 00.00	\$0.00	
22 40 00	Plumbing Fixtures	w/22 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 23 - HVAC				373,073
23 00 00	HVAC	373,073	\$4.40	
23 05 00	General Mechanical Requirements	w/23 00 00.00	\$0.00	
23 05 00	Basic Mechanical Materials and Methods	w/23 00 00.00	\$0.00	
23 05 29	Hangers and Supports for HVAC Piping and Equipment	w/23 00 00.00	\$0.00	
23 05 53	Identification for HVAC Piping and Equipment	w/23 00 00.00	\$0.00	
23 05 93	Testing, Adjusting, and Balancing for HVAC	w/23 00 00.00	\$0.00	
23 07 00	HVAC Insulation	w/23 00 00.00	\$0.00	
23 23 00	Refrigeration Piping	w/23 00 00.00	\$0.00	
23 31 00	HVAC Ducts and Casings	w/23 00 00.00	\$0.00	
23 33 00	Air Duct Accessories	w/23 00 00.00	\$0.00	
23 34 00	HVAC Fans	w/23 00 00.00	\$0.00	
23 37 00	Air Outlets and Inlets	w/23 00 00.00	\$0.00	
23 81 26	Ductless Split-System Air Conditioners	w/23 00 00.00	\$0.00	
23 82 00	Convection Heating and Cooling Units	w/23 00 00.00	\$0.00	
		.....	\$0.00	
DIVISION 26 - ELECTRICAL				991,971
26 00 00	Electrical	962,908	\$11.36	
26 05 00	Basic Electrical Methods	w/26 00 00.00	\$0.00	
26 05 13	Building Wire and Cable	w/26 00 00.00	\$0.00	
26 05 19	Equipment Wiring Systems	w/26 00 00.00	\$0.00	
26 05 26	Grounding & Bonding	w/26 00 00.00	\$0.00	
26 05 29	Supporting Devices	w/26 00 00.00	\$0.00	
26 05 33	Conduit	w/26 00 00.00	\$0.00	
26 05 33	Boxes	w/26 00 00.00	\$0.00	
26 05 53	Electrical Identification	w/26 00 00.00	\$0.00	
26 09 23	Lighting Control Devices	w/26 00 00.00	\$0.00	
26 12 16	Dry Type Transformers	w/26 00 00.00	\$0.00	
26 18 39	Enclosed Motor Controllers	w/26 00 00.00	\$0.00	
26 24 16	Switchboards & Panelboards	w/26 00 00.00	\$0.00	
26 27 26	Wiring Devices	w/26 00 00.00	\$0.00	
26 28 16	Enclosed Switches	w/26 00 00.00	\$0.00	
26 51 00	Interior Lighting	w/26 00 00.00	\$0.00	
No Spec	Fire Alarm System	29,063	\$0.34	
		.....	\$0.00	
DIVISION 27 - COMMUNICATIONS				0
No Spec	Communications Systems	w/ Allowances	\$0.00	
		.....	\$0.00	

DESCRIPTION		ITEM TOTAL	\$/GSF	DIVISION TOTAL
DIVISION 28 - ELECTRONIC SAFETY & SECURITY				
No Spec	Safety & Security System	w/ Allowances	\$0.00	0
		.....	\$0.00	
DIVISION 31 - EARTHWORK				1,174,628
31 00 00	Earthwork	1,123,527	\$13.26	
31 10 00	Site Clearing	w/31 00 00.00	\$0.00	
31 20 00	Earth Moving	w/31 00 00.00	\$0.00	
31 23 00	Excavation and Fill	w/31 00 00.00	\$0.00	
31 41 10	Trench Safety Systems	w/31 00 00.00	\$0.00	
01 57 13	Temporary Erosion and Sedimentation Control	51,101	\$0.60	
01 57 13	Silt Fence	w/01 57 13	\$0.00	
01 57 23	Temporary Storm Water Pollution Control	w/01 57 13	\$0.00	
		.....	\$0.00	
DIVISION 32 - EXTERIOR IMPROVEMENTS				487,922
32 17 23	Pavement Markings	12,688	\$0.15	
32 31 13	Chain Link Fences & Gates	125,055	\$1.48	
32 31 19	Decorative Metal Fences and Gates	w/32 31 13	\$0.00	
32 92 00	Landscape & Irrigation	350,179	\$4.13	
32 18 13	Synthetic Grass Surfacing (Deleted in Addendum 1)	Deleted	\$0.00	
32 33 00	Site Furnishings	w/32 92 00.00	\$0.00	
32 91 13	Soil Preparation	w/32 92 00.00	\$0.00	
32 92 00	Turf Grasses	w/32 92 00.00	\$0.00	
32 93 00	Plants	w/32 92 00.00	\$0.00	
		.....	\$0.00	
DIVISION 33 - UTILITIES				459,215
33 00 00	Site Utilities	459,215	\$5.42	
33 14 00	Water Utility Transmission and Distribution	w/33 00 00.00	\$0.00	
33 19 00	Water Utility Metering Equipment	w/33 00 00.00	\$0.00	
33 30 00	Sanitary Sewer	w/33 00 00.00	\$0.00	
33 40 00	Underground Storm Sewer and Appurtenances	w/33 00 00.00	\$0.00	
33 41 13	Polyvinyl Chloride Pipe Storm Drains	w/33 00 00.00	\$0.00	
33 44 05	Site Underdrains	w/33 00 00.00	\$0.00	
		.....	\$0.00	
SUB-TOTAL		9,198,264	\$108.56	9,198,264
Sales Tax		Exempt	\$0.00	Exempt
Builders Risk Insurance		With GC's	\$0.00	With GC's
General Liability		With GC's	\$0.00	With GC's
Performance & Payment Bond		With GC's	\$0.00	With GC's
Subcontractor Default Insurance		114,426	\$1.35	114,426
Building Permit		With Allowances	\$0.00	With Allowances
2.00%	Work Remaining To Be Procured	214,865	\$2.54	214,865
SUB-TOTAL		9,527,555	\$112.45	9,527,555
12.76%	General Conditions and CMAR Fee	1,215,716	\$14.35	1,215,716
Preconstruction Services		Separate of GMP	\$0.00	Separate of GMP
TOTAL		10,743,272	\$126.79	10,743,272

Total Estimate	10,743,272
Gross Square Footage (GSF)	84,730
Cost / GSF	127
MEP Cost / GSF	21
Construction Start	October 8, 2024
Construction Substantial Completion	October 8, 2025
Construction Schedule in Months	12.0

GUARANTEED MAXIMUM PRICE CLARIFICATIONS AND ASSUMPTIONS

SEE FOLLOWING PAGES

GUARANTEED MAXIMUM PRICE CLARIFICATIONS AND ASSUMPTIONS

The documents upon which this GMP is based do not include definitive information for all disciplines; accordingly listed below are clarifications, assumptions and exclusions for the products and systems that are included in this GMP. Should any conflicts or inconsistencies be discovered between these Clarifications and Assumptions and the Design Documents, these Clarifications and Assumptions will indicate what was included in the GMP.

Divisions 00 and 01 - General Assumptions

INITIAL ITEMS

1. This is not a line-item Guaranteed Maximum Price (GMP). The breakdown of cost is to show a path to the lump sum GMP and is for reference only.
2. Abbreviations used within this document include the following:
 - Owner – Williamson County, Texas and/or it's representatives
 - A/E – Parkhill, Smith & Cooper, Inc. (PSC) and/or its design consultants
 - Contractor – Bartlett Cocke General Contractors (BCGC) and/or its
3. Our GMP is based on the documents issued by PSC as enumerated in the List of Documents.
4. This GMP Proposal is contingent upon the receipt of its acceptance and the issuance of an NTP with construction on or before October 8, 2024. If NTP receipt is after that date, Contractor reserves the right to adjust the GMP, as well as the schedule, based upon market conditions in effect at the time of final acceptance. This GMP is further contingent upon being fully able to start construction, on or before October 9, 2024, without delay caused by issues outside of Contractor control. The notice to proceed shall not be issued until the GMP Amendment has been signed by the Contractor and the Owner, and the Owner and Architect have received and approved as to form all required payment and performance bonds and insurance as required by the Contract.
5. The schedule dates indicated are strictly estimates at this time and will be refined as the Project's design and schedule evolve and the full scope of work to be performed is identified.
6. Project Construction Duration and Substantial Completion shall remain dependent upon the Site Development Approval and the following criteria:
 - a. The Substantial Completion is based upon 20 weather days for the entire project.
 - b. The following milestone dates are to be met. Listed below are the latest possible dates to meet these milestones and any delays will impact the Substantial Completion Date.
 - a. GMP approval to be received no later than October 8, 2024.
 - b. Site Development Permit to be received no later than October 8, 2024. Time extension due to Site Development delays are subject to General Conditions.
 - c. Building Permit no later than December 20, 2024.

OWNER ITEMS

7. Testing, as well as any Special Inspections, are by Owner and are not included.
8. Third-party Commissioning is to be by Owner and is not included.
9. Sales tax for materials to be put into place, as well as use and remodel taxes are not included.
10. Plan expeditor fees, plan check fees, impact fees and their associated permits, site development permits/fees, gas and electrical purveyor service charges, utility pro-rata/capital recovery fees, water purveyor service and/or sanitary sewer charges, including water meter fees, shall be paid for by Owner. Costs for these items have not been included.
11. Building permit fees are included as an allowance. Additional permit fees are excluded.
12. Platting and/or re-platting, licensing agreements, land-use permitting, and site development permits as well as any costs related thereto, is not included. We assume Owner to provide as-built surveys of the site and have not included land survey certifications of the elevations and locations of work.
13. Contractor shall be given written notice and the opportunity to cure any purported construction defect(s) discovered within the statutory repose period. Contractor shall be given notice of the specific defect and the opportunity to inspect and to make an offer to repair and/or pay for repair of the defect using a mutually agreed contractor as a condition precedent to Owner exercising any dispute resolution procedures pursuant to the terms of the Contract. This provision shall survive completion or termination of the Contract and supersedes and controls over any conflicting provision in the Contract.
14. All extended warranties specified in the Contract Documents, including material/labor warranties, shall be assigned to Owner following Contractor's one-year repair/replacement obligation under the Contract. Thereafter, Contractor's responsibility will be limited to assisting Owner in enforcing warranties provided by manufacturers, suppliers, and subcontractors.

BCGC WORK/ LOGISTICS ITEMS

15. Our GMP is based upon the assumption that Owner, PSC, and all other parties performing work for the Project not under direct contract with Contractor will:
 - a. Comply with Contractor's site-specific safety program.
 - b. Perform work according to Contractor's Project Schedule, and to achieve system and/or area completion dates according to that Schedule.
 - c. Perform work without impacting Contractor's own ability to perform its work according to its plans, or to affect Contractor's ability to maintain or accelerate its Project Schedule.
 - d. Provide detailed schedules, logistical plans, and technical information when and as requested by Contractor, to enable Contractor to maintain or accelerate elements of its own schedule, which may be required to maintain its overall schedule and/or achieve necessary milestone completion dates.
16. Schedule, as well as the updates thereto, will be provided in Asta Powerproject. Cost and/or resource loaded schedules are not included.
17. The schedule, as well as all updates thereto, shall be provided in Asta Powerproject. Cost and/or resource loaded schedules, as well as dollar value relations between the construction schedule and the schedule of values, are not included. Should Owner or PSC wish to have

monthly cash flow projections, Contractor can provide that information in a separate document with its monthly applications for payment.

18. Pricing is based on conducting construction operations during normal working hours; however, work may be performed outside of normal working hours to maintain the schedule. Contractor will advise Owner when work outside of normal working hours is to be performed.
19. Regarding phased projects where the owner occupies a portion of the build, please note that retainage will be released upon completion of each defined package of work and warranty will commence per phase as per the project schedule.
20. We have allowed three (3) working days, from the date inspection is requested, for the AHJ to complete fire final inspections that are required for occupancy of the building. In the event the AHJ is unable to complete fire final inspections within this duration, for reasons beyond the control of Contractor, an equitable time extension shall be granted to the construction schedule duration.
21. Work outside the limits of construction is not included.
22. Phasing and site utilization indicated in the attached *Site Logistics/Utilization Plan* dated September 16, 2024 is under development and is assumed acceptable to Owner. Changes to the phasing and site utilization may impact schedule and/or cost.
23. Temporary covered walks, sidewalks, or any other temporary facilities for Owner related entities are not included.
24. Construction waste recycling requirements are not included.
25. Our pricing was prepared without the benefit of a geotechnical report and as such, certain assumptions were necessary. Adjustments to our pricing (additive and/or deductive), based on the information contained in the report, will be made after its receipt.
26. We anticipate obtaining power, water, telephone, and data utilities from the existing systems. We will pay for all utilities for our construction operations in accordance with the General Conditions.

DESIGN CONSULTANT ITEMS

27. Costs or fees associated with design consultants are not included.
28. Electronic drawing files, (CAD files, CAD backgrounds, electronic copies of the specifications, and BIM/Revit models) costs, and/or fees are not included. Contractor will provide the appropriate release(s) and/or electronic document transfer agreement(s) for the use of these files.
29. It is assumed that the designers of record took the recommendations from the Geotechnical Engineering Study/Report under advisement when designing the Project. Our assumptions are based upon the structural and civil drawings and specifications and not the scope(s) of work and/or methodologies described in the Geotechnical Engineering Study/Report.
30. We will install building components and exterior improvements as shown in the 100% Construction Documents, which include, but are not limited to, components and improvements with accessibility requirements. We and/or our agents do not accept liability for interpreting the design guidelines established by the Americans with Disabilities Act (ADA) and/or the Texas Accessibility Standards (TAS). Furthermore, we and/or our agents do not accept liability for complying with the opinions of the State Accessibility Inspector. We will make our best effort to point out any ADA and/or TAS issues that we become aware of.

31. Mockups are included per Design Documents.
32. We assume that every specification either referenced by manufacturer or performance has been written so that more than one manufacturer for each specification will be able to meet the design intent of the Project, and that details shown in the Contract Documents will not preclude any manufacturer specified from participating in the proposal process. We have not included any provisions for sole source/proprietary specifications.
33. Unless specifically noted otherwise, all color and/or texture/finish selections shall be from manufacturer's standard color/texture/finish choices.
34. Administrative costs, as well as any requirements and/or costs for LEED and/or Green Building certification are not included.
35. PSC to incorporate all Addenda and all accepted Alternates and Cost – Value Options into the Contract Documents.
36. Schedule based on 14 calendar days for submittal reviews and 7 calendar days for RFI reviews. If there is a conflict in review and response time, the more stringent shall take precedence.
37. Testing and certification of indoor air quality is excluded from our GMP. Due care will be exercised during construction to ensure the adequacy of the building's indoor air quality.
38. Our GMP does not include a survey of the site, nor does it include Land Surveyor or Engineer certification of the elevations and locations of the work.
39. Lines and grades shall be established and maintained based upon benchmarks and survey control points caused to be set at the Project site by PSC and/or Owner.
40. Permanent MEP equipment and systems will be utilized for temporary construction and acclimation of the building environment for the installation of finishes. The appropriate temporary filters and protective measures will be provided. Cleaning of the interior of HVAC ductwork, unless compromised during construction, is not included in our GMP.

Division 02 – Existing Conditions

1. Our pricing does not include any accommodations and/or costs for the survey of or remediation of any unforeseen, concealed, or hazardous materials and/or conditions not explicitly identified in the documents; including, but not limited to, asbestos and other hazardous materials; contaminated soils; unknown underground features; location of existing utilities; sample wells or well monitoring; archaeological or antiquities studies; karst features; endangered species, etc.
2. Unforeseen (concealed) conditions are specifically excluded.

Division 03 – Concrete

1. Pier casings are not included.
2. All void boxes are specifically excluded.
3. Grade beams in slab-on-grade construction may be poured separately from the slab. At these locations, there will be no more than seven (7) days between placement of the grade beams and the slab.
4. Curing of concrete will be done in a two-coat application of an approved liquid curing compound in accordance with ACI 308. Wet curing of concrete is not included.

5. Special concrete mixes, which may include special aggregates, special admixtures, hot and cold weather admixtures, white cement and/or integral coloring, are not included.
6. Concrete mix for areas to receive a polished concrete floor finish shall be the same as and consistent with adjacent floor areas that do not receive a polished finish.
7. Despite the most stringent control measures, polished concrete will be imperfect. Cracks, color variations, visible aggregate, stains, and chips are all possibilities due to the nature of the material.
8. Architecturally exposed concrete finishes are not included.
9. Class A finishes will be achieved through rubbing, grinding, brushing, and patching of as-cast concrete. As-cast Class A concrete is not included.
10. Concrete slab finish tolerances will comply with ACI standards. We exclude floor flatness (FF) values that exceed FF 35 and floor levelness (FL) values that exceed 25 at slabs on grade. ACI standards do not recognize FF/FL values for elevated slabs on metal deck due to allowable deflection tolerances in elevated structures, therefore we will endeavor to achieve FF value not to exceed 35 and exclude FL values at slabs on metal deck.

Division 04 – Masonry

1. Masonry dowels assumed to be drilled into the slab.

Division 05 – Metals

1. Special coatings, treatments, or finishes for steel members are not included.
2. Improvement of the standard galvanized finish is not included.
3. Commercial blast cleaning of structural steel and/or miscellaneous steel is not included.

Division 06 – Woods and Plastics – NO CLARIFICATIONS**Division 07 – Thermal and Moisture Protection**

1. Spray fireproofing and/or intumescent paint is not included.
2. Third-party air infiltration and/or water penetration testing not included. Such testing, if performed, shall be by Owner.
3. Air Barrier Association of America (ABAA) Quality Assurance Program is not included.

Division 08 – Openings

1. Ballistic or fire rated glazing or security film are not included.
2. Third-party air infiltration and/or water penetration testing not included. Such testing, if performed, shall be by Owner.

Division 09 – Finishes

1. Color coded painting of MEP systems are not included.
2. Staining or coloring of polished / sealed concrete floors is not included.
3. Painted CMU is included at pavilion columns. Split face CMU is excluded at pavilions.

Division 10 – Specialties – NO CLARIFICATIONS**Division 11 – Equipment – NO CLARIFICATIONS****Division 12 – Furnishings**

1. Furnishings, fixtures, or equipment or allowance for such is not included.
2. Trash receptacles in Specification Section 32 33 00 are excluded as none are shown.

Division 13 – Special Construction

1. The PEMB structure is included as follows:
 - a. Warm Up Area
 - i. Roof: Nucor R-Panel 6" wide, 24ga
 1. Insulation Single Layer 3" Fiberglass
 - ii. Walls: Nucor R-Panel 36" wide, 24ga
 1. Uninsulated
 - b. Service Bay: 30'-0" x 450'-0" x 18'-10 1/2" low eave height. Single Slope roof, 1.25:12" slope.
 - i. Roof: Panel 36" wide, 24ga.
 - ii. Insulation Single Layer 3" Fiberglass
 - iii. Walls: Nucor R-Panel 36" wide, 24ga
 - c. Center Vestibule: 25'-0" x 150'-0" x 15'-0" low eave height. Single Slope roof, 1:12" slope.
 - i. Roof: Nucor R-Panel 6" wide, 24ga
 - ii. Insulation Double Layer Fiberglass R-30 Value
 - iii. Walls: Nucor R-Panel 36" wide, 24ga.
 - iv. Insulation Single Layer Fiberglass R-19 Value
 - d. Design Loads & Codes for New Building
 - i. Code: IBC 2021 - Risk: III
 - ii. Live Load: 20 PSF
 - iii. Secondary Collateral: 5 PSF
 - iv. Ground Snow Load: 5 PSF
 - v. Snow exposure Coefficient: 0.9 - Fully exposed, Unheated
 - vi. Wind Speed: 114 mph - Exposure: C
 - vii. Seismic loads - Soil Class C
 - viii. Ss: 0.057
 - ix. S1:0.036
 - x. Rainfall intensity: 10.3 in/hr

- e. Serviceability Criteria per contract documents:
 - i. Main Primary Vertical Deflection: L/180
 - ii. Horizontal Deflection: L/180
- f. The Project Architect or the Engineer of Record is responsible for specifying Design Loads in accordance with the governing Building Code, local requirements (if any), and special end use requirements.

Division 14 – Conveying Equipment – NO CLARIFICATIONS**Division 21 – Fire Suppression – NO CLARIFICATIONS****Division 22 – Plumbing**

- 1. Natural gas service extension to the site is not included.
- 2. Heat trace, expansion loops, and/or seismic bracing is not included.

Division 23 – Heating, Ventilating, and Air Conditioning

- 1. Permanent MEP equipment and systems will be utilized for temporary construction and acclimation of the building environment for the installation of finishes. The appropriate temporary filters and protective measures will be provided.
- 2. Heat trace, expansion loops, and/or seismic bracing is not included.
- 3. Testing and balancing is included.
- 4. Unless noted otherwise, testing and certification of indoor air quality is specifically excluded.

Division 25 – Integrated Automation – NO CLARIFICATIONS**Division 26 – Electrical**

- 1. Primary electrical design and/or service is not included.
- 2. Primary electrical feed is included from the existing transformer to a new transformer, approximately five (5) to ten (10) feet away. Anything beyond ten (10) feet is excluded.
- 3. Conductors and transformers are assumed to be provided and installed by the service provider. Only empty underground duct-banks are included for service.

Division 27 – Communications

- 1. Telephone and internet services are the responsibility of Owner. Service provider is responsible for running all cabling to IDF.
- 2. Servers, switches, modems and/or other hardware are not included.
- 3. No tele/data software is included of any kind.
- 4. Communication rack, Cat6 cabling from the IDF to three (3) locations, two (2) access control card readers and one (1) 65" TV are included as an allowance.
- 5. Distributed Antenna System and/or infrastructure is not included.

6. Intercom speakers noted "for future" are not included.
7. Network switches and POE switches shall be provided by Owner.

Division 28 – Electronic Safety and Security

1. Surveillance camera and/or intrusion detection system are not included.
2. Access control system included with communications allowance.
3. Lightning protection or ground counterpoise is not included.

Division 31 – Earthwork

1. Existing topsoil excavated on-site will be stockpiled and re-spread as general site fill.
2. Lime and/or cement treated subgrade is not included.
3. Building pad is to be constructed with seven (7) feet of select fill per structural documents. Void boxes are excluded.
4. Termite control is not included.
5. Building(s), curbs, pavements, and sidewalks will be backfilled with clean materials from on-site excavations.
6. Clay cap at building perimeter is excluded.
7. Subgrades at sidewalks, flatwork, and paving will be prepared per Contract Documents, which may experience some potential vertical movement per design. Additional provisions to reduce the potential vertical movement are not shown nor included.

Division 32 – Exterior Improvements

1. All drainage modifications towards existing pond are included as an allowance.
2. Arena fencing is included as chain link per design documents.
3. Painting of fencing of any kind is excluded.
4. Mow strips at fencing are excluded. Chain link fences are shown to be above perimeter grade beams, and therefore do not require mow strips.
5. We have included top soil that consists of two (2) inches mixed with existing subgrade, plus four (4) inches of topsoil.
6. Permanent irrigation systems are excluded. We have included temporary irrigation systems at seeded locations.

Division 33 – Utilities

1. Off-site utilities or extending any utility services to the site is not included.
2. Repair and/or replacement of any damage to existing utilities and/or communication systems is not included. We will perform due diligence in locating and exercise due care when excavating for such systems.
3. Establishment of easements for new and/or re-routed utilities is not included.
4. Utility boring under curbs or fences are excluded. Utilities will be hand dug under those locations.

5. Site fire line calculations shall be performed and implemented in the Contract Documents by the Engineer of Record.

END

COST / VALUE OPTIONS LOG

THE COST / VALUE OPTIONS LOG is a tool used to identify:

- Value Engineering Ideas
- Alternates
- Other possible cost considerations (both additive and deductive)

This tool is used throughout the Preconstruction process to help to define possible scope adjustments to assist in achieving budget and for consideration of options to ensure that the desired scope of the project is achieved.



TARGET VALUE AMOUNT (OR PROJECT BUDGET):			\$	11,000,000
September 25, 2024	100% Construction Documents	GMP:	\$	10,743,272
NEW TOTAL WITH SELECTED ACCEPTED ITEMS:			\$	10,743,272
AMOUNT OVER (+) or Under (-) TARGET VALUE AMOUNT:			\$	(256,728)

Cost - Value Options Log

Williamson County Expo Center - West Arena

September 25, 2024

SUM TOTAL OF COST - VALUE OPTION COLUMN		(\$692,873)	\$0	\$0	(\$692,873)	\$0	\$0	
No.	Item	Order of Magnitude Value	Incorporated	Accepted	Pending Deducts	Pending Adds	Rejected	Comments
ALTERNATES - ALT								
ALT-001	Omit South Pavilions and Associated Work	(\$363,596)			(363,596)			Rough order of magnitude pricing
ALT-002	Omit Temporary Parking Lot	(\$242,252)			(242,252)			Rough order of magnitude pricing
ALTERNATE TOTALS		(\$605,848)	\$0	\$0	(\$605,848)	\$0	\$0	
GENERAL - G								
G-001	Building Perits by Owner	(\$11,000)			(11,000)			
G-002	description G-002							
GENERAL TOTALS		(\$11,000)	\$0	\$0	(\$11,000)	\$0	\$0	
CIVIL - C								
C-001	description C-001							
CIVIL TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	
LANDSCAPE & IRRIGATION - LI								
LI-001	Omit Mixing 2" Topsoil with Subgrade - 4" Topsoil Topping Remains (70% Loam and 30% Compost)	(\$76,025)			(76,025)			
LANDSCAPE, IRRIGATION TOTALS		(\$76,025)	\$0	\$0	(\$76,025)	\$0	\$0	
INTERIOR ARCHITECTURAL - A								
A-001	description A-001							
INTERIOR ARCHITECTURAL TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	
EXTERIOR ENVELOPE OF THE BUILDING - EX								
EX-001	Delete Liner Panels at Arena Soffits (Non-Conditioned)							Pending
EX-002	Delete Batt Insulation at Arena Soffits (Non-Conditioned)							Pending
EXTERIOR ENVELOPE OF THE BUILDING TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	
STRUCTURAL - S								
S-001	description S-001							
STRUCTURAL TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	
PLUMBING - P								
P-001	description P-001							
PLUMBING TOTAL		\$0	\$0	\$0	\$0	\$0	\$0	
MECHANICAL - M								
M-001	description M-001							
MECHANICAL TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	
ELECTRICAL - E								
E-001	description E-001							
ELECTRICAL TOTALS		\$0	\$0	\$0	\$0	\$0	\$0	
COMMUNICATIONS, AUDIO VIDEO, SECURITY, ETC... from DIV 27+28 - COMM								
COMM-001	description COMM-001							
COMMUNICATIONS, AUDIO VIDEO, SECURITY, ETC.		\$0	\$0	\$0	\$0	\$0	\$0	

GENERAL NOTES PERTAINING TO THIS LOG:

Items on this log indicate the magnitude of potential cost savings (negative amounts in parenthesis) or additions (positive amounts). These magnitude values are to be considered as Allowances until such time as final pricing can be compiled based on final design modifications, information, and incorporation. Line-item costs could change as additional and/or clarified information is provided.

The items listed by Bartlett Cocke General Contractors on this Log are made in its capacity as a commercial builder and not as a designer and have not been vetted by a design professional. Additionally, the items are offered solely for consideration and are not to be construed as being recommended or endorsed by Bartlett Cocke General Contractors.

SITE LOGISTICS PLAN

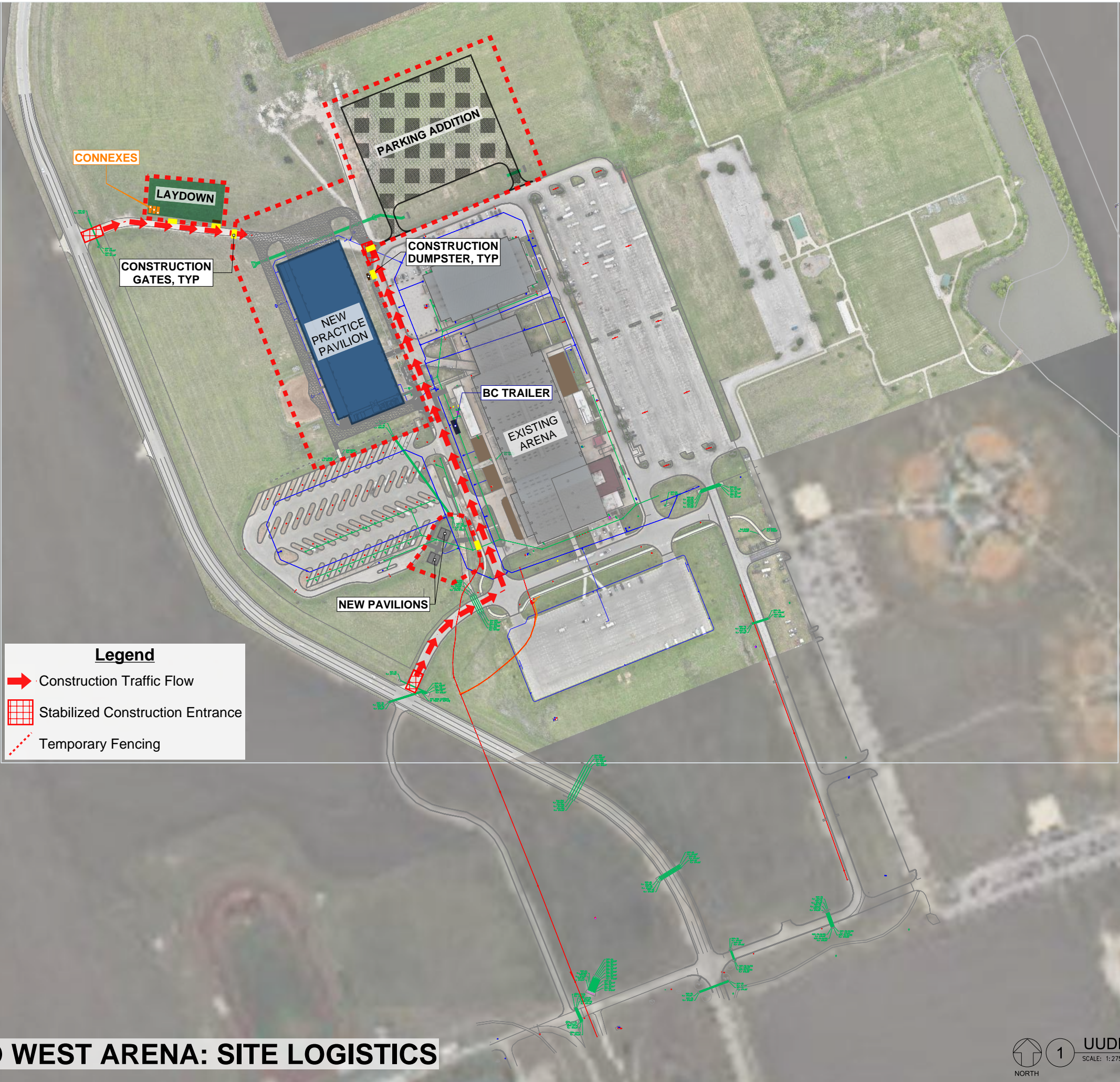
THE SITE LOGISTICS AND UTILIZATION PLAN is both a communication and planning tool that Bartlett Cocke General Contractors develops to convey our project approach. The plan is utilized to illustrate how we will phase the project, impact the project site, where temporary facilities, structures and equipment will be placed, how we plan to direct construction and pedestrian traffic and to highlight other important, construction site-related information.

SEPTEMBER 16, 2024

BARTLETT COCKE
GENERAL CONTRACTORS

3330 Caseybridge Court
Austin, TX 78744
512.326.4223 Office
www.bartlettcocke.com

WILLIAMSON COUNTY EXPO CENTER
TAYLOR, TEXAS



Legend

- Construction Traffic Flow
- Stabilized Construction Entrance
- Temporary Fencing

APWA Uniform Color Codes

White	Proposed Excavation
Pink	Temporary Survey Markings
Red	Electric Power Lines, Cables, Conduit, and Lighting Cables
Yellow	Gas, Oil, Steam, Petroleum, or Gaseous Materials
Orange	Communication, Alarm or Signal Lines, Cables, or Conduit
Blue	Potable Water
Purple	Reclaimed Water, Irrigation, and Slurry Lines
Green	Sewers and Drain Lines

DATE: 9/5/2024
DRAWN BY: AM

UUDPP
SITE PLAN

SHEET NO:

BC

1.1

WILCO EXPO WEST ARENA: SITE LOGISTICS



1

UUDPP SITE PLAN

SCALE: 1:275

SCHEDULE

PROJECT MILESTONES are per the summary below. Reference the attached schedule for additional details.

ISSUE 100% CD DOCUMENTS – ISSUE FOR BID	JULY 31, 2024
BC BID DAY	AUGUST 27, 2024
SUBMIT GMP	SEPTEMBER 10, 2024
REVISED GMP SUBMISSION	SEPTEMBER 25, 2024
OCTOBER COUNCIL GMP APPROVAL	OCTOBER 8, 2024
NOTICE TO PROCEED WITH CONSTRUCTION	OCTOBER 8, 2024
SUBSTANTIAL COMPLETION (12 MONTHS)	OCTOBER 8, 2025

CRITICAL SCHEDULE ACTIVITIES/ CLARIFICATIONS:

- FINAL GMP APPROVAL TO BE RECEIVED ON OR BEFORE OCTOBER 8, 2024
- SDP APPROVAL TO BE RECEIVED ON OR BEFORE OCTOBER 8, 2024
- DRAINAGE APPROVAL TO BE RECEIVED ON OR BEFORE OCTOBER 8, 2024
- BUILDING PERMIT APPROVAL TO BE RECEIVED ON OR BEFORE DECEMBER 20, 2024

Line	Task ID	Name	Duration	Start	Finish	Resp (Task)	2024												2025												2026																	
							Jun 24	Jul 8	Jul 22	Aug 5	Aug 19	Sep 2	Sep 16	Oct 30	Oct 14	Oct 28	Nov 11	Nov 25	Dec 9	Dec 23	Jan 6	Jan 20	Feb 3	Feb 17	Mar 3	Mar 17	Apr 31	Apr 14	Apr 28	May 12	May 26	Jun 9	Jun 23	Jul 7	Jul 21	Aug 4	Aug 18	Sep 1	Sep 15	Sep 29	Oct 13	Oct 27	Nov 10	Nov 24	Dec 8	Dec 22	Jan 5	Jan 19
1		Wilco Expo Arena	457d	07/01/24 *	10/01/25																																											
2		Milestones	293d	07/09/24	10/01/25																																											
3	5340	CMAR Awarded		07/09/24 *	07/09/24																																											
4	5350	Bidding Period	22d	07/31/24	08/29/24																																											
5	5360	GMP Approval	20d	08/28/24	09/25/24																																											
6	5351	Bidding Period	22d	08/28/24	08/29/24																																											
7	4810	Notice To Proceed		09/25/24	09/25/24																																											
8	4840	Substantial Completion		10/01/25	10/01/25 *																																											
9		General & Administrative	299d	07/01/24	10/01/25																																											
10		Weather Days	20d	09/04/25	10/01/25																																											
11	4820	Weather Days (Original)	20d	09/04/25	10/01/25																																											
12		Schedule Impacts/Delays		07/01/24	07/01/24																																											
13	0001	Arena Events - Non Working Days	35d	10/03/24	12/20/24																																											
14	5580	No work day - Oct 3-4	2d	10/03/24 *	10/04/24																																											
15	5581	No work day - Oct 10-11	2d	10/10/24 *	10/11/24																																											
16	5582	No work day - Oct 17-25	7d	10/17/24 *	10/25/24																																											
17	5592	No work day - Nov 8	1d	11/08/24 *	11/08/24																																											
18	5602	No work day - Nov 14-15	2d	11/14/24 *	11/15/24																																											
19	5612	No work day - Dec 6-13	6d	12/06/24 *	12/13/24																																											
20	5591	No work day - Dec 20	1d	12/20/24 *	12/20/24																																											
21		Procurement	167d	09/26/24	06/20/25																																											
22		Buyout	5d	09/26/24	10/04/24																																											
23	4960	Award Critical Subcontracts	7d	09/26/24	10/04/24																																											
24		Subcontractor Submittals	162d	10/07/24	06/20/25																																											
25		Submittal Prep	20d	10/07/24	11/18/24																																											
26	5000	Pre Engineered Metal Bldg - Submittal Prep	30d	10/07/24	11/15/24																																											
27	4970	Soil Proctors - Submittal Prep	10d	10/07/24	10/30/24																																											
28	4990	Pier Rebar & Mix Designs - Submittal Prep	10d	10/07/24	10/30/24																																											
29	4980	Anchor Bolts - Submittal Prep	10d	10/07/24	10/30/24																																											
30	5832	Misc Metals-Submittal Prep	10d	10/07/24	10/30/24																																											
31	5420	Electrical Switchgear - Submittal Prep	20d	10/07/24	11/18/24																																											
32		BC Review	12d	10/31/24	11/20/24																																											
33	5010	Soil Proctors - BC Review	2d	10/31/24	11/01/24																																											
34	5030	Pier Rebar & Mix Designs - BC Review	2d	10/31/24	11/01/24																																											
35	5842	Misc Metals-BC Review	2d	10/31/24	11/01/24																																											
36	5020	Anchor Bolts - BC Review	2d	10/31/24	11/01/24																																											
37	5040	Pre Engineered Metal Bldg - BC Review	2d	11/18/24	11/19/24																																											
38	5430	Electrical Switchgear - BC Review	2d	11/19/24	11/20/24																																											
39		AE Review	22d	10/31/24	12/16/24																																											
40	5081	Misc Metals-AE Review	10d	10/31/24	11/18/24																																											
41	5050	Soil Proctors - AE Review	10d	11/04/24	11/20/24																																											
42	5060	Pier Rebar & Mix Designs - AE Review	10d	11/04/24	11/20/24																																											
43	5080	Anchor Bolts - AE Review	10d	11/04/24	11/20/24																																											
44	5070	Pre Engineered Metal Bldg - AE Review	10d	11/20/24	12/04/24																																											
45	5440	Electrical Switchgear - AE Review	10d	11/21/24	12/16/24																																											
46		Fab & Deliver	142d	11/19/24	06/20/25																																											

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