



**Guaranteed Maximum Price Proposal
With All Alternates
For**



- **Wilco Fleet Shop Addition**
- **Project Number P608**
- **March 17th, 2025**



**Guaranteed Maximum Price Proposal
With All Alternates
Wilco Fleet Shop Addition**

For



March 17th, 2025

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Exhibit A – GMP Proposal

GUARANTEED MAXIMUM PRICE PROPOSAL

Williamson County Central Maintenance Facility – Fleet Shop Addition

Chasco Constructors, Ltd. L.L.P. (“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 01/07/2025 (“Contract”), a Guaranteed Maximum Price (“GMP”) proposal for the **Williamson County Central Maintenance Facility – Fleet Shop Addition** (“Project”), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

1. Cost of the Work.

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

One Million Six Hundred Sixty Thousand Three Hundred Three Dollars
(\$ 1,660,303.00)

2. CMAR’s Fee.

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

Five Hundred Eleven Thousand Five Hundred Thirty-Nine Dollars
(\$ 511,539.00)

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 providing the Williamson County Central Maintenance Facility – Fleet Shop Addition complete, in place and operational in accordance with the Contract Documents (All attached breakdowns shall total this GMP amount).

Two Million One Hundred Seventy-One Thousand Eight Hundred Forty-Two Dollars
(\$ 2,171,842.00)

CMAR hereby guarantees to County not to exceed the above referenced 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 such GMP to be exceeded shall be paid by CMAR without reimbursement by County.

Contract Time.

The date for achieving Substantial Completion shall be **One Hundred Eighty-Two (182) 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This GMP Proposal may not be withdrawn for a period of **ninety (90) calendar days** from the date of receipt by County.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 (\$750.00) per calendar day** for failure to complete the work within the Contract Time in accordance with the Contract.

Owner's Contingency.

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

One Hundred Eight Thousand Five Hundred Ninety-Two Dollars
(\$ 108, 592.00)

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 Williamson County Central Maintenance Facility – Fleet Shop Addition.

CMAR:

Chasco Constructors, Ltd., L.L.P.

By: _____

Signature

Charles J. Glace, Jr.

Printed Name

President

Title

Date Signed: March 17, 2025**COUNTY:**

Williamson County, Texas

By: _____

Signature

Printed Name

Title

Date Signed: _____, 20____

Executive Project Summary

TAB 2 - Executive Project Summary

Project Summary

The project consists of a renovation and addition to the existing Fleet Services area for the County. The work includes, but is not limited to selective demolition, minimal site work, building concrete, structural & miscellaneous steel, masonry, standing seam metal roofing, framing, coiling doors, doors, frames & hardware, interior and exterior finishes and MEP.

Schedule

- Notice to Proceed is expected to be issued on or about April 1st, 2025.
- Substantial Completion of this GMP is expected by October 2nd, 2025 and Final Completion October 17th, 2025.



Project Team

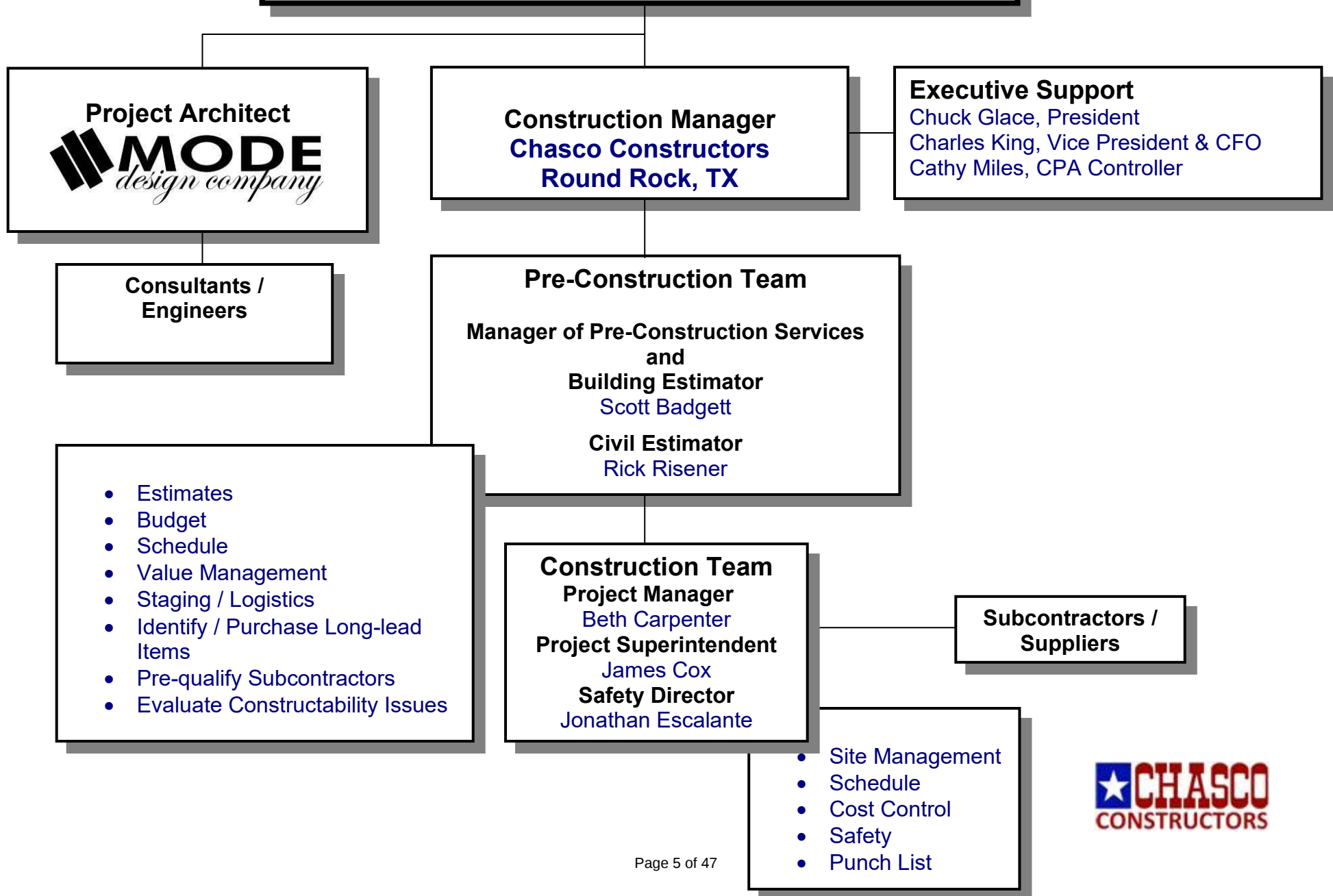
TAB 3 – Project Team

Chasco's project team is as follows:

- Beth Carpenter – Project Manager – Primary Management Contact
Office: 512-244-0600
Cell: 512-244-6085
Email: beth.carpenter@chasco.com
- James Cox – Project Superintendent
Office: N/A
Cell: 512-244-6085
Email: james@chasco.com
- Scott Badgett – Vice President, Pre-Construction Manager/Estimating Support
Office: 512-244-0600 x 111
Cell: 512-844-6395
Email: scott@chasco.com
- Rick Risener – Chief Civil Estimator/Estimating Support
Office: 512-244-0600 x 134
Cell: 512-848-3342
Email: rick@chasco.com
- Jonathan Escalante – Safety Director
Office: 512-244-0600 x 135
Cell: 512-848-3636
Email: jonathan@chasco.com
- Chuck Glace – President/Executive Support
Office: 512-244-0600 x 118
Cell: 512-848-3315
Email: chuck@chasco.com
- Charles King – Vice President/CFO/Executive Support
Office: 512-244-0600 x 132
Cell: 512-431-6343
Email: charlesk@chasco.com
- Cathy Miles, CPA – Controller/Accounting Support
Office: 512-244-0600 x 114
Email: Cathy.miles@chasco.com



Williamson County Fleet Shop Addition



RESUMÉ



Beth Carpenter

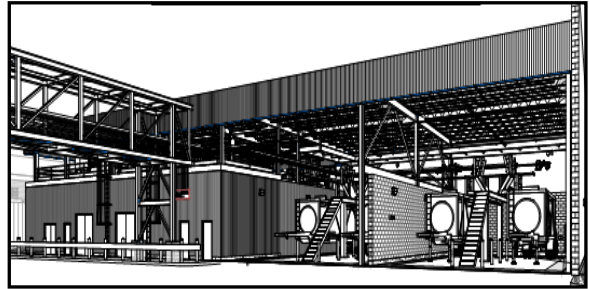
Project Manager

Work History and Background

Beth has over 11 years of Project Management experience with the past 6 years at Chasco.

Project Experience

- Samsung ISO – Phase II is a new expansion for the Critical Chemical Storage consisting of 700 CY and 58 tons of reinforced structural concrete, 125 tons of structural steel along with a mechanical bridge spanning over existing active drive lanes connecting to existing facilities. The project also includes 11,000 SF of concrete masonry unit with 3hr rated walls, drywall and metal stud framing, exterior metal wall & roof panels, special coatings, site utilities to include 800 LF of fiber optic and data relocation and 6,000 SF of reinforced concrete paving.



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



- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end full-service car dealership. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work. It represents the first and only new car dealership facility constructed in the City of Lakeway.



References

Barbara Garrett, Owner
Garrett Consulting Services
615-394-4977

Jim Freeman, President
Highroad Construction Services
512-844-6402

RESUMÉ



James Cox

General Superintendent and Manager of Vertical Construction

Education

Southwest Texas State University – San Marcos, Texas
BS, Marketing & Management

Temple College –Temple, Texas
Associate in Arts Degree for Business Administration

Additional Training & Certifications:

- OSHA 10 Hour Safety Training
- OSHA 30 Hour Safety Training
- Aerial Lift Training
- Construction Safety Awareness
- First Aid CPR
- 1926.1153 Subpart Z-Respirable Crystalline Silica
- Forklift Training
- Rough Terrain Forklift Training
- SH101 Basic Safety/Health

Work History and Background

James has over 35 years of construction experience including Retail Centers, Office and Medical Office Buildings, Recreation Facilities, Retail Auto Dealerships, Churches, Residential Home Construction and Site Development. James has oversight of all vertical construction for the company and manages eight building superintendents. He is also the Chairman for the Chasco Safety Committee.

Project Experience

- Round Rock Public Safety Training Facility – This \$26 million CM-at-Risk project in Round Rock, TX consists of a 65,345 sf Police and Fire Administration/Training building with a 17,965 Firing Range, 32,000 sf of Police Urban Training Areas, 433,000 sf Fire Specialized Training areas and a Driving Skills pad. (General Superintendent / Manager of Vertical Construction)
- Samsung - Austin, TX – Project consisted of 3 major Contracts, constructed simultaneously: 29,340 sf of 3 ½ story cast-in-place concrete building addition to the FAB2 building, a considerable expansion of the FAB2 chemical receiving / storage area and site utilities / site work all over the site. The very aggressive program required 12-20-hour workdays, seven days a week. (Project Superintendent)
- Celebration Church Cross – Georgetown TX – 34 Tons of galvanized structural steel to erect an eighty foot (80') Tall Cross. A fountain, waterfall and collection basin, masonry, site concrete, landscaping and lighting completed this amazing monument. (General Superintendent / Manager of Vertical Construction)



References

Jim Freeman, President
Highroad Construction Services
512-844-6402

Barbara Garrett, Owner
Garrett Consulting Services
615-394-4977

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

Ray Klatt, Owner
Lauren Concrete
512-789-8910

RESUMÉ



Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

Education

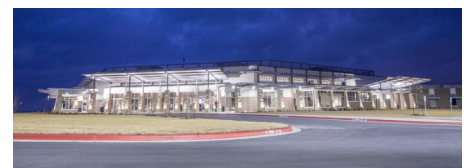
University of Texas
BS, Civil Engineering

Work History and Background

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

Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- The Wilco Georgetown Annex is a two story 60,000 SF office building for Williamson County, TX. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- Round Rock Public Safety Training Facility – This \$26,000,000 CM-at-Risk project in Round Rock, TX consists of a 65,345 s.f. Police and Fire Administration/Training building.
- Celebration Church is a new \$20 Million, 90,000 SF church in Georgetown, TX. Chasco was the CM-at Risk on this facility.
- City of Round Rock Sports Center – Round Rock, TX – 80,000 square foot sports center with 6 basketball/12volleyball courts and 9 multi-purpose rooms with seating for up to 1,700 fans.



References

Barbara Garrett, Owner
Services
615-394-4977

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

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

R É S U M É



Rick Risener

Chief Civil Estimator

Education

Abilene Christian University

Work History and Background

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

Project Experience

- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large childcare wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary.
- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.
- Twin Lakes YMCA Natatorium, Teen Center & Aerobics Room – Owner – The YMCA of Greater Williamson County – CM at Risk contract. This expansion is the second phase of a project initially built in 2004 and made possible by a partnership between Williamson County and the YMCA of Greater Williamson County.



References

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

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

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

RESUMÉ



Jonathan Escalante, CSHO, CHST

Director of Health and Safety

Education

Universidad Valle Del Bravo, Mexico 2005

Additional Training & Certificates:

CSHO (Certified Safety and Health Official)
CHST (Construction Health and Safety Technician)
OSHA 500 Trainer Course in Occupational Safety and Health Standards for the Construction Industry
OSH510 Occupational Standards for the Construction Industry
OSH311 Fall Protection
OSH521 Industrial Hygiene
PRT260 Cranes and Material Handling
OSH301 Excavation, Trenching and Soil Mechanics
CPR/FA Certified Trainer
PRT123 Scaffold Training
Traffic Control Flagger Training (Train the trainer)
OSH755 Accident Investigation

Work History and Background

Jonathan has over 13 years of Construction Safety Experience including road and building construction. As a Safety Specialist at Chasco, Jonathan has been responsible for updating, implementing and overseeing the company's safety and training program. Since beginning with Chasco, he has made revisions and updates to the Safety Manual, including: a new Accident Prevention Program, a new Substance Abuse Program & improved Accident Investigation procedure. He has also updated the SDS Manual, to merge the new GHS program and implemented a new Virtual Risk Manager Program that uses software for driver training & vehicle loss prevention. Employee training is a major concern at Chasco. Jonathan has created new training programs for new hire safety orientation, traffic control safety awareness, qualified signal & rigging training and general safety awareness for all of Chasco's employees. He also was selected to be part of the CHST Item Writing Activity Panel with the Board of Certified Safety Professionals (BCSP) in Indianapolis. Due to all of these improvements, Chasco has seen lower Recordable Rates and an overall increase in safety awareness amongst its employees. Jonathan has been with Chasco for eleven years.

References

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

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

Larry Connelly
AGC of Austin
(512) 748-1830

RESUMÉ



Charles J. (Chuck) Glace, Jr.

President

Education

Central Michigan University / U.T. Austin

Work History and Background

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

Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor.
- Kenney Fort Blvd.
Owner - City of Round Rock, TX – Stipulated Sum/Unit Price contract. This project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock, TX. The project featured three bridges, an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek and a new railroad bridge for the Union Pacific Railroad. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.
- Emergency Vehicles Operations Course –
Owner - Texas Department of Public Safety – CM-at-Risk contract. Over 1,000,000 SF of concrete skills pads and 6.2-mile asphalt/concrete road track for vehicle skills and training. During construction of the original \$23.8 million-dollar project a \$3.7 million dollar change order was issued to construct a vehicle maintenance building. The project won the Gold Award for Industrial and Special Paving from the American Concrete Paving Association for 2010. The total project cost was \$27.5 Million.



References

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

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

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

RESUMÉ



Charles R. King

CFO, Vice President, Secretary and Treasurer

Education

BBA in Accounting – Lamar University

CPA Certification – Texas Society of CPA's

Work History and Background

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

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

References

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

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

RESUMÉ



Cathy Miles, CPA

Controller

Education

Bachelor of Business Administration in Accounting – Texas State University

Master of Accountancy – Texas State University

CPA Certification – Texas Society of CPA's

Work History and Background

Cathy has over 20 years' experience as a financial accountant. She began her career with a local CPA firm prior to joining a national firm. As a senior manager in the firm, she was responsible for a wide array of financial accounting engagements ranging from small to middle-market clients including a variety of industries, such as construction, real estate, consumer products and general commercial. Subsequently, she spent 4 years as a Director of Accountant at a private equity company. In this role she was responsible for overseeing the accounting, recordkeeping, and financial reporting for six multitiered Funds as well as coordinating with external service providers. Liaise with auditors and tax professionals. Also preparing consolidated monthly, quarterly and year end unaudited financial statements in accordance with generally accepted accounting principles.

At Chasco, Cathy is responsible for overseeing the Accounting and Human Resources departments.

References

Ms. Joanna Just
RSM Austin, CPA's
512-476-0717

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

List of Documents

Number	Title	Sep 18, 2024	Feb 6, 2025
		100% CD SET	Addendum #1
A000	COVER SHEET	☒	☒
A001	ACCESSIBILITY DIAGRAMS	☒	☒
A002	ACCESSIBILITY DIAGRAMS	☒	☒
A003	ABBREVIATIONS& NOTES	☒	☒
A004	FIRE RATING PLAN		☒
A100	DEMO PLAN	☒	☒
A101	FIRST FLOOR PLAN	☒	☒
A102	REFLECTED CEILING PLAN	☒	☒
A103	ROOF PLAN	☒	☒
A200	EXTERIOR ELEVATIONS	☒	☒
A201	EXTERIOR ELEVATIONS	☒	☒
A300	BUILDING SECTIONS	☒	☒
A302	WALL SECTIONS	☒	☒
A303	WALL SECTIONS	☒	☒
A304	FOUNDATION, WALL, CEILING& ROOF DETAILS	☒	☒
A500	ARCHITECTURAL DETAILS	☒	☒
A600	DOOR SCHEDULE& DETAILS	☒	☒
A700	FINISH SCHEDULE	☒	☒
E0.0	ELECTRICAL NOTES	☒	
E0.1	ELECTRICAL SYMBOLS	☒	
E1.0	ELECTRICAL POWER PLAN	☒	
E2.0	ELECTRICAL LIGHTING PLAN	☒	
E3.0	ELECTRICAL SCHEDULES& RISER	☒	
E4.0	ELECTRICAL RISER & DETAILS	☒	
M0.0	MECHANICAL NOTES& SYMBOLS	☒	
M1.0	MECHANICAL FLOOR PLAN	☒	
M2.0	MECHANICAL SCHEDULES& DETAILS	☒	
S001	GENERAL STRUCTURAL NOTES	☒	
S002	GENERAL STRUCTURAL NOTES	☒	
S003	SPECIAL INSPECTIONS AND ABBREVIATIONS	☒	
S101	FOUNDATION PLAN	☒	
S103	ROOF FRAMING PLAN	☒	
S301	CONCRETE DETAILS	☒	
S302	CONCRETE DETAILS	☒	
S401	CMU DETAILS	☒	
S501	STEEL DETAILS	☒	
S502	STEEL DETAILS	☒	
2 PAGES	WILCO SPEC DESIGN FEATURES	3/11/2024	
44 PAGES	WILCO STANDARD LIGHT FIXTURES	9/25/2023	

Qualifications & Clarifications



General Project Description

This is a renovation and addition to the existing Fleet Services area for the County. The work includes, but is not limited to selective demolition, minimal site work, building concrete, structural & miscellaneous steel, masonry, standing seam metal roofing, framing, coiling doors, doors, frames & hardware, interior and exterior finishes and MEP.

Clarifications, Assumptions and Qualifications

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

General Requirements

- **Supervision and Administration**
 - Project supervision includes Project Superintendents with Project Management, Safety Coordinator, Estimating, and Administrative Assistants as necessary to complete the project as scheduled.
- **Temporary Facilities**
 - Project field office
 - Project storage containers as required
 - Project office supplies
 - Project office equipment as required
 - Project sign and safety signs
 - Temporary toilets
 - Site fencing and gates
 - Barricades and guard rails as required
- **Project Services**
 - Field engineering and layout
 - General cleanup and haul away trash
 - Final cleaning
 - After hours or weekend job site security are not included in our price
- **Personnel Hoisting**
 - Material and Personnel hoist as required
- **Temporary Utilities**
 - Field telephone service
 - The quoted price excludes the cost of electrical power consumed during construction. We will utilize the existing building's power supply for construction purposes, and all associated electrical service expenses will be the responsibility of the Owner.
- **Equipment**
 - Transportation for supervisory personnel (rental of company owned vehicles)
 - Expendable tools
 - Small equipment rental

Permits, Bonds and Insurance

- The cost of all site and building permits are excluded
- Mechanical, Electrical & Plumbing trade permits are included
- Plan review Fees are excluded
- Price Excludes Utility Connection Fees, Recovery Fees, City Improvement & Aid Fees, Impact Fees and Assessment Fees
- General Liability, Auto, Worker Compensation, and Builders Risk Insurance are included
- The price includes the cost of performance and payment bonds

Project Schedule, Weather, and Work Hours

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

Environmental

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



Building Inspections

- Inspections will be provided as required by local jurisdiction

Layout & Engineering

- Layout and engineering as required

Materials Testing

- Materials Testing is by Owner

Site Prep & Demo - 02-4100**• Includes:**

- | | |
|--------------------------------------|----------|
| • Sawcut Concrete | 256 LF |
| • Demo Concrete Paving | 2,060 SF |
| • Demo Curb | 100 LF |
| • Demo Equipment Pad | 160 SF |
| • Demo Sidewalk | 225 SF |
| • Landscape Gravel | 45 SF |
| • Removal of Tree Stump | 1 EA |
| • Removal of Small Tree and 2 Bushes | 1 LS |
| • Removal of Existing Bollards | 4 EA |

• Excludes:

• Construction Materials Testing, Site Development and Inspection Fees, P & P Bonds, Maintenance Bonds, Reveg Bonds, Water Meters, RPLS As-builts, Engineering, Special Inspections, Traffic Control Plan, Pe-Stamped Traffic Control Plan, Overhead or Underground Electric Line Removals, Void Mitigation

Demolition - 02-4161

- | | |
|--|------|
| • Demolition/disposal of identified section of roof | 1 LS |
| • Demolition/disposal of portion of overhang/TPO | 1 LS |
| • Demolition/disposal of portion of interior walls | 1 LS |
| • Demolition/disposal of identified section of slab | 1 LS |
| • Included removal of up to 2' below existing grade. | 1 LS |

• Exclusions:

- Environmental remediation, any other demolition, fill material, site/silt fence, tree protection, plumbing disconnect permit, demo permit, conditions of lawn/ driveway, any salvage for reuse, debris for others, sales tax.

Site Concrete - 03-5100**• Includes:**

- | | |
|---|----------|
| • Concrete Drive | 345 SF |
| • Integral Curb | 70 LF |
| • 4" Concrete Rip RAP (at Building Perimeter) | 1,275 SF |
| • Curb and Gutter | 25 LF |
| • Bollards | 14 EA |
| • 6" Paving at New Pier Location | 1 LS |

• Exclusions:

- Construction Materials Testing, Site Development and Inspection Fees, P & P Bonds, Maintenance Bonds, Reveg Bonds, Water Meters, RPLS As-builts, Engineering, Special Inspections, Traffic Control Plan, Pe-Stamped Traffic Control Plan, Overhead or Underground Electric Line Removals, Void Mitigation

Building Concrete - 03-5300**• Includes:**

- | | |
|--------------------------|----------|
| • Grade Beams | 168 CY |
| • 8" Slab on Grade | 4,831 SF |
| • 30" Dia. Drilled Piers | 48 LF |

• Excludes:

• Construction Materials Testing, Site Development and Inspection Fees, P & P Bonds, Maintenance Bonds, Reveg Bonds, Water Meters, RPLS As-builts, Engineering, Special Inspections, Traffic Control Plan, Pe-Stamped Traffic Control Plan, Overhead or Underground Electric Line Removals, Void Mitigation



Masonry - 04-2000

• CMU:

- Splitfaced Colored CMU (Color TBD with Samples), Type S White Mortar, Rebar, Mil Galvanized Ladder Wire, Grout, Masonry Sand 1 LS

• Stucco Ceilings:

- 3/4" Integrally Colored Acrylic Stucco System, Single Ply Paper, Galvanized Metal Lathe and Accessories 1 LS

• Exclusions:

- Material tax, insulation, waterproofing, countertops, damp proofing, air barrier, vapor barrier, painting, IWR, sealing, site work, site walls, retaining walls, structural steel, metal fabrication, relief angles, louvers, vents, welding joint sealers, Davis Bacon wage rates, hoist beam, landscaping, painting, layout, compressible filler, rigid insulation, control joint gaskets, bond breaker strips, underpinning, elevator, composite cleans, dumpster, metal coping, dowels at anchors, mold indemnifications, control lines, water, electricity, testing, overtime and make-up, masonry fireplace, interior masonry, anything not specifically included in this proposal

Structural Steel - 05-1223

• Structural Steel - 20 Tons

- Columns, Beams and Connection Material 1 LS
- HSS Beam and Plate at CMU wall 7/S501 1 LS
- Column Cap Plate 6/S501 1 LS
- Joist seat angle 5/S50 1 LS
- Canopy Columns, Beams and Connection Material 1 LS
- Canopy Edge Angle 1/S103 Note #2 1 LS
- 1/4" Valley Plate where new roof connects to existing (Assumed) A103 1 LS
 - Engineer will need to provide actual size and placement 1 LS
- 1 Column to support existing structure (Assumed) A103 1 LS
 - Engineer will need to provide actual size and placement 1 LS
- Items Above Include Installation (*Installation reflects 4 mobilizations) 1 LS
- 12 Bollards 1 LS

• Metal Deck

- 57 Squares of metal deck and accessories as follows: 1 LS
- 1.5B, 20 gage, G60, Gray top and bottom 1 LS

• Joist, Girders and Bridging - 5 Tons

- 20 Pieces, Gray 1 LS

• Steel Canopy

- Installation of steel canopy not included above 1 LS
- Misc Steel & Design Fees 1 LS

• Exclusions:

- The scope of work includes the cost of testing or inspection, liquidated damages, gaged metal, non-ferrous metal fabrications, fasteners for other trades, standing seam roof decking and accessories, gutter and downspout components, any item not specifically included, removal of decking from openings, items bolted to concrete or masonry, expansion joints and related components, all stair nosing materials, cost of bonds and permits, taxes (UNO), installation of embedded items, supply and installation of grout, supply and application of touch-up paint, installation of wall-mounted handrails, reinforcing steel, wire mesh and accessories, cleaning and unloading of steel (UNO), furnishing copies of insurance policies, drains, grates and frames, field measurements or surveys, provisions for other trades, safety cables (furnish, maintenance, removal), matting for cranes, curtainwall support framing and components, AESS finishes, high-performance coatings on exposed steel, temporary shoring or bracing, Davis Bacon wages, retained funds on materials, LEED Category MR-5, permanent horizontal life line systems, davits and tiebacks for window washing, ladder up safety climbs at roof hatch, planters and steel edging, installation of wall rails, core drilling of concrete for rail installation, grout or grouting, any light gage studs, framing, deck installation over, and associated hardware, all Unistrut components, hardware, and installation, any aluminum, stainless steel, brass, bronze, glass, or cast material and associated hardware, all railing noted as being decorative or ornamental, all chain link and gauge metal tube steel fencing, posts, and associated hardware, any light poles, flag poles, signs, signposts, and associated hardware, bike racks, stud rails, any special or high-performance coatings and associated material preparation, powder coating, blackened, bluing, etc. of steel unless specifically noted in the inclusions above, intumescent fireproofing of any material, demolition, repair, re-installation, removal, and disposal of existing materials, cages for exterior roof access ladders (no longer required per updated OSHA 1910.23 standard), and any fall arrest systems for ladders.



Waterproof, Caulking and Flashing - 07-1000

• Waterproofing & Sealants:	1 LS
• Silicone sealants installed @ new CMU control joints, new exterior hollow metal door frames, and expansion joints between existing building and building addition Self-leveling polyurethane sealants installed @ paving expansion and control joints for new concrete sloped drive per A101, and isolation joints	1 LS
• Firestop:	
• Firestop installed @ new rated 3-hour shaftwall partition per A004	1 LS
• Exclusions:	
• All Work Associated W/ EIFS & Adhered Stone, Prefinished Metal/Counterflashing, Sealants at Window Frames/Aluminum Door Frames/Drywall/VCT/Metal Panel and Stucco Joints, Hot Poured Pavement Sealants, Expansion Joint Systems, Caulking at Dissimilar Materials, Testing, ABAA QAP, all contract management service fees	

Roofing - 07-5400

• Metal roof at existing:	1 LS
• Demo existing metal roof above renovation areas on south slope	1 LS
• Sub deck existing roof area above new shop area where 7 large vents are located.	1 LS
• Sub deck to be 22ga S deck panel hung off 22ga custom hats over existing purlins.	1 LS
• Install valley pans to connect new construction.	1 LS
• Install self-adhered underlayment over sub deck area.	1 LS
• Install 3 new LM Curbs at existing roof area above shop. (sub deck area)	1 LS
• Install new R-panel roof in demo areas with related flashing and trim.	1 LS
• TPO roof new construction:	1 LS
• Install TPO roof with related flashing and trim where service canopy is raised and extended.	1 LS
• Install 1 layer of 5/8" secure rock with mechanical fasteners.	1 LS
• Install 1 layer of GAF 60 mil TPO with related flashings and trim. (mechanically attached)	1 LS
• Flash parapet walls up and over with adhered TPO.	1 LS
• Flash demising walls up 8" per manufacturers requirements.	1 LS
• Install up to 100 foot of walkway pads.	1 LS
• Install shop fabricated TPO coated metal edge.	1 LS
• Metal roof new construction:	1 LS
• Install 1 layer of R-30 ISO insulation with mechanical fasteners.	1 LS
• Install 1 layer of self-adhered high temp rated underlayment.	1 LS
• Install McElroy 24ga standard color double lock standing seam with related flashing and trim.	1 LS
• Install shop fabricated 24ga standard color gutter and downspouts.	1 LS
• Install standard cast downspout boots. (paint by others)	1 LS
• Provide a 1-year workmanship warranty on all work under scope.	1 LS
• Provide a 20-year paint finish warranty.	1 LS
• Roof Wood Blocking	1 LS
• Replace Roof on Shop on the North Slope	1 LS
• Exclusions:	
• Replacement/repair of existing blanket insulation is not included in pricing, demo. Blocking, ELD, Wildland Urban Interface Code, fire screens, fill knot holes, tape insulation joints, bonds, isolation pads, snow legs, davits, testing including moisture testing and low voltage moisture testing, vapor barrier, wall insulation, demo, planters, pavers, protection mat, drainage mat, ballast, pavers, ANSI/SPRI, wood/lightweight/gypsum/concrete or metal deck, nailers/ wood blocking not specifically listed, eng stamp or certificate, delegated design, mep sheet metal and flashing, ladders, bonds, through wall and masonry flashing, misc. sheet metal accessories not specifically listed, head or sill flashing, reglets, waterproofing/damp proofing, permits or fees, louvers, temporary covers at roof openings, phased or temporary roofing, protection of roof from damage by other trades, painting, mep penetrations not shown on drawings, structural or light gauge framing, fire proofing, custom metal color, steel channel, column covers, and/or other divisions. OCOP/ROCIP	

Doors, Frames and Hardware - 08-1000

• Hollow Metal Frames	2 EA
• Hollow Metal Doors	3 EA
• Finish Hardware Sets	2 EA
• Exclusions:	
• Excludes Shimmiing/planing wood, metal, and specialty doors due to frame/flooring issues.	
Excludes installing aluminum storefront hardware, aluminum storefronts and all related materials.	
Excludes setting hollow metal frames.	



Coiling Doors - 08-3300

• All doors to be Cornell Iron Works Model ESD10, motor operated, face of wall mount, interior coil weathered service door, 22 gauge, standard factory white finish galvanized steel curtain, extruded mill finish aluminum bottom bar, photo eye set, hood baffle, single guide weathering, bottom bar astragal, vision lites	1 LS
• 12-0 x 16-0, Mark 110C, 110D	2 EA
• 12-0 x 12-0, Mark 110B	1 EA
• 8-0 x 8-0, Mark 210B (no vision plites)	1 EA
• Remove existing 8-0 x 8-0 overhead door, relocate and install in new opening at door tag 210A	1 LS
• Additional Mobilization	1 LS
• Exclusions:	
• All wire, conduit and wiring for power and controls; this includes low voltage, operability under wind load, Delegated Design, the extension and hook-up of wiring for SS90B release devices, smoke or fire alarms, smoke detectors, photo eyes or sensors, pneumatic or electrical safety edges, etc., that are tied into the building alarm system. Wiring of any kind, countertops and sills, all work, material, components and windload rating not specifically mentioned above.	

Drywall - 09-2000

• Includes:	1 LS
• Soffit framing and gyp at 2 entries	1 LS
• 3 hour shaft wall	1 LS
• 8" roof over framing including clips and joist blocking	1 LS
• Installation of 3 door leafs with hardware	1 LS
• R30 insulation at roof deck of new buildings only	1 LS
• Patch wall where OH door removed	1 LS
• Wage scale	1 LS
• Remove and replace ceiling tile and tees in existing parts storage room	1 LS
• Stamped shop drawings for overframing	1 LS
• Access Panels	1 LS
• Wood Blocking	1 LS
• Excludes:	
• Decking on over framing, DEFS, Install door frames, TFTP, Overtime, Dumpsters	

Paint and Wallcovering - 09-9100

• Includes:	1 LS
• Blockfill and two coats of Pre-cat epoxy at cmu walls	1 LS
Paint hollow doors and frames, Paint bollards safety yellow, Dryfall deck and MEP in Shop 110 (overtime included), Paint stripe at wall in Shop 110, Spray new expansion canopy and columns, including existing canopy and columns to remain, prep, primer and paint (6) existing large overhead door frames, Wage Scale project	
• Excludes:	
• Overtime (except noted above), Floors, Sales Tax	

Fire Extinguishers & Cabinets - 10-4413

• Fire Extinguishers and Cabinets	2 EA
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Storage Racks - 10-5629

New Roll Formed Components – Typical Warehouse Racking	1 LS
(48) Bulk Storage Rack Upright Frames, 144"H X 24"D	48 EA
(17) Bulk Storage Rack Upright Frames, 96"H X 24"D	17 EA
(147) Heavy Duty Beams, 96" Long – 2 Pack	147 EA
(294) Low Profile Front to Back Support 24"	294 EA
(294) Heavy Duty Shelves – No Label Holder 36" W X 24" D	294 EA
(130) Footplates	30 EA
(130) Anchors	130 EA
(15) Bays – Rack Netting – Rated to Stop 2,000 Lb. Falling Load on All Levels	15 EA
Breakdown As Follows:	1 LS
Materials	1 LS
Installation	1 LS
Equipment (Forklift)	1 LS
Freight	1 LS
Engineered Drawings	1 LS



Plumbing - 22-1300

• Demo and Cap Water Line to 1 Hose Bib	1 LS
• Run Approx 60' of 3/4" Copper Air Line to 2 Drops	1 LS
• Install Shut Off Calve (lift Included)	1 LS

HVAC - 23-3000

• Includes:	1 LS
• Demo and relocate duct and equipment as per plans.	1 LS
• Pump down, relocate, and install one (1) existing CU with accessories as per plans.	1 LS
• Pump down, relocate, and install one (1) existing MAU with accessories as per plans.	1 LS
• Remove and reinstall six (6) existing roof exhaust fans with accessories as per plans.	1 LS
• Relocate existing louver to new location per job walk.	1 LS
• Furnish and install one (1) CARRIER split system with accessories as per plans.	1 LS
• Furnish and install three (3) electric infrared unit heaters with accessories as per plans.	1 LS
• Furnish and install four (4) oscillating fans with accessories as per plans.	1 LS
• Furnish and install two (2) roof exhaust fans with accessories as per plans.	1 LS
• Furnish and install associated sheet metal (supply/return/transfer) ductwork per SMACNA standards:	1 LS
• All exposed low-pressure rectangular ductwork to be internally lined sheet metal.	1 LS
• All concealed low-pressure round ductwork to be externally wrapped sheet metal pipe.	1 LS
• Furnish and install air devices & dampers as per plans.	1 LS
• Furnish and install louvers as per plans.	1 LS
• Furnish and install insulation of ductwork and refrigerant piping as per plans.	1 LS
• Furnish and install condensate and refrigerant piping as required.	1 LS
• Provide pre-construction check-out, DDC controls, and start-up by Automated Logic.	1 LS
• Certified Test and Air Balance.	1 LS
• Material lifts/hoists.	1 LS
• Mechanical permit (GEORGETOWN).	1 LS
• Labor (REGULAR HOURS, WAGE RATES) (DAVIS-BACON)	1 LS
• Standard Exclusions:	
• All cutting, coring, and/or x-raying for duct/pipe penetrations. All patching, painting, and/or framing of walls, floors, and roofs. Wire conduit, disconnects, motor/mag starters, wiring or hook-up. All plumbing work (Gas or Water) and fire sprinkler work. All compressed air piping. Fire life-safety controls, time clocks, and equipment interlocks. Structural work or calculations, BTU meters. Combination smoke/fire dampers not shown on plans. Coil cleanings, belt replacements, sheave changes. Maintenance/walk pads or platforms not shown on plans. Quick ship fees – standard delivery/lead times quoted. Bid Bond, Payment & Performance Bonds. Premium time (Afterhours), temporary cooling. Street closures or traffic control planning. All work associated with roofing. Cleaning of new and/or existing duct. Mold insurance. All roof curbs for standing seam metal roofs. (By roof contractor) All commissioning requirements (Contracted through Architect).	
• Project Specific Exclusions:	
• Demo work not shown on mechanical pages. Repairs to all existing equipment (quote repairs if needed). Any existing HVAC code violation. Furnishing or installing of air hoses or compressed air piping. (By Others). Ceiling removal, repair and replacement of ceiling tiles and grid. Economizers not listed on the plans. Angle framing for RTU's, wall fans, & exhaust fans. Furnishing and wiring of smoke detectors and annunciators. Double wall spiral pipe. Insulating the top of kitchen hoods.	



Electrical - 26-1000

• Includes:

- Work is limited to sheets E0.0, E0.1, E1.0, E2.0, E3.0, AND E4.0 dated 09/13/24 as issued by DAVID L. BACORN. 1 LS
- This proposal is based on specific information from the electrical plans and this contractor is not responsible for electrical information undiscovered from other trade drawings, cut sheets, details, shop drawings, or any architectural notes, etc., that are not clearly indicated on the electrical drawings per the engineer. 1 LS
- It is assumed that the electrical plans and specs are coordinated with any and all bid documents. 1 LS
- Lead times and availability for Gear/Fixtures/Lighting Controls cannot be verified until the time of release based on an approved submittal, and can be up to 52 weeks. 1 LS
- Temporary wiring limited to providing general lighting in corridors and general use power only. Temporary power for trailer limited to a 50' hook up from nearest temporary power source. 1 LS
- All work shall be performed during normal working hours. 1 LS
- Fire Damper wiring limited to work shown on electrical documents. Asphalt/Concrete/Street saw cut and repair by others. 1 LS
- Traffic Control and Street Shutdown costs and organization is by others. 1 LS
- Surveying and grading of site for installation of Manholes, Pull-boxes, and conduit is by others. 1 LS
- Electrical Demolition shall be limited to identification of existing electrical and rendering the electrical items safe. Demolition contractor shall coordinate with L&O on which electrical items shall remain. 1 LS
- Budget is based on the assumption that all existing is code compliant. No repair of the existing electrical infrastructure is included in the budget. 1 LS
- Note new NEC 2020 Code 410.118 Access to Other Boxes. Luminaires recessed in ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed luminaire. 1 LS
- Access panels will be required in hard lid ceilings (Excluded)

• Excludes:

- Asphalt/Concrete/Street saw cut and repair by others. Traffic Control and Street Shutdown costs and organization is by others. Surveying and grading of site for installation of Manholes, Pull-boxes, and conduit is by others. No repair of the existing electrical infrastructure is included. Access panels in hard lid ceilings. Lightning Protection, Demolition Work, Fire Alarm Conduit and System, Temporary Service Utility Fee's, Utility/Energy Fees, Utility Transformer Pad(s), Utility Transformer Bollards, Concrete Equipment Pad(s), Concrete for Trenches, Trenching Spoils Removal, Pole Bases (0), Roof Penetrations, Fire Caulking, HVAC Control Wiring, Motor Starters, Sales Tax on Material, Electrical Permits, Tele/Data Cable, Plates, and System, Security/CCTV Cable and System, A/V Cable and System, Painting, Slab Block Out or Breakout, Engineering Fees, Duct Detectors, Elevator Scaffolding, Access Panels, Surveying & Grading, BIM Modeling

Fire Alarm - 28-3100

- Fire alarm conduit and system. 1 LS

Site Work - 31-1000

• Includes:

- Excavation (includes Haul Off) 1,075 CY
- 6" Subgrade Prep 645 SY
- 5' Min Select Fill Pad 2,148 TONS
- 4" Capillary Layer 144 TONS
- 12" Clay Cap 38 CY
- Backfill Curb 95 LF
- Striping & Signage 1 LS
- Pothole Existing Water Line 1 LS

• Excludes:

- Construction Materials Testing, Site Development and Inspection Fees, P & P Bonds, Maintenance Bonds, Reveg Bonds, Water Meters, RPLS As-builts, Engineering, Special Inspections, Traffic Control Plan, Pe-Stamped Traffic Control Plan, Overhead or Underground Electric Line Removals, Void Mitigation

Layout Engineering, CAD & Drone - 51-7100

- Layout Engineering, CAD & Drone 1 LS



Work yet to be procured 2% - 51-8920

• Scope of work items to be procured	2.00%	\$	32,447
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Work yet to be designed 2% - 51-8920

• Scope of work items to be determined	2.00%	\$	32,447
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Exclusions

- The following items are not included in our Cost Estimate:
- Any Addendums other than #1
- Architectural or Engineering Fees
- MEP Commissioning
- Materials testing cost
- Permit fees
- Impact fees of any kind
- Gas Line Demolition
- 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"
- 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

Additional Qualifications

- It is assumed that Williamson County will remove all merchandise from the shelving that is to be removed in the existing Parts Storage area.

Remaining Work to be Procured

The GMP Proposal includes Remaining work to be Procured in the amount of \$32,447 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 GMP Proposal includes Remaining work to be Designed in the amount of \$32,447 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 potential tariffs 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, tariffs, labor shortages, material shortages, material delays, shipping delays, acts of God, civil unrest, or action by any official act of government.

Cost Estimate

Lump Sum Cost for Building and Site Work	\$	2,171,842
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The following alternates ARE included in the above Total Amount

Replace roof on shop on the north slope
Potholing existing water line
6" Paving at new pier location

A cost breakdown is attached

GMP Proposal Cost Breakdown

Project

Williamson County Fleet Services Addition - GMP

Estimator
Bid Date

Mark Cain
2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
02-4100	Site Prep & Demo									
		1 LS		0.00	0	0.00	0	16527.00	16,527	16,527
	Includes:			0.00	0	0.00	0	0.00	0	0
	Sawcut Concrete	256 LF		0.00	0	0.00	0	0.00	0	0
	Demo Concrete Paving	2,060 SF		0.00	0	0.00	0	0.00	0	0
	Demo Curb	100 LF		0.00	0	0.00	0	0.00	0	0
	Demo Equipment Pad	160 SF		0.00	0	0.00	0	0.00	0	0
	Demo Sidewalk	225 SF		0.00	0	0.00	0	0.00	0	0
	Landscape Gravel	45 SF		0.00	0	0.00	0	0.00	0	0
	Removal of Tree Stump	1 EA		0.00	0	0.00	0	0.00	0	0
	Removal of Small Tree and 2	1 LS		0.00	0	0.00	0	0.00	0	0
	Removal of Existing Bollards	4 EA		0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Excludes:			0.00	0	0.00	0	0.00	0	0
	Construction Materials Testing, Site			0.00	0	0.00	0	0.00	0	0
	Development and Inspection Fees,									
	P & P Bonds, Maintenance Bonds,									
	Reveg Bonds, Water Meters, RPLS As-									
	builts, Engineering, Special									
	Inspections, Traffic Control Plan, Pe-									
	Stamped Traffic Control Plan,Overhead									
	or Underground Electric Line									
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		16,527	16,527
02-4100	06	Subcontract Chasco \$ 16,527								

Project

Williamson County Fleet Services Addition - GMP

Estimator
Bid Date

Mark Cain
2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
02-4161	Demolition									
	Demolition/disposal of identified section of roof	1	LS	0.00	0	0.00	0	0.00	0	0
	Demolition/disposal of portion of overhang/TPO	1	LS	0.00	0	0.00	0	19,280.00	19,280	19,280
	Demolition/disposal of portion of interior walls	1	LS	0.00	0	0.00	0	0.00	0	0
	Demolition/disposal of identified section of slab	1	LS	0.00	0	0.00	0	0.00	0	0
	Included removal of up to 2' below existing grade.	1	LS	0.00	0	0.00	0	0.00	0	0
	Exclusions:			0.00	0	0.00	0	0.00	0	0
	Enviromental remediation, any other demolition, fill material, site/			0.00	0	0.00	0	0.00	0	0
	silt fence,tree protection, plumbing disconnect permit, demo									
	permit, conditions of lawn/ driveway, any salvage for reuse, debris									
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		19,280	19,280
02-4161	06	Subcontract Absolute Demolition \$ 19,280								

Project

Williamson County Fleet Services Addition - GMP

Estimator
Bid Date

Mark Cain
2/19/2025

[illegible]

Mark Cain
2/19/2025

[illegible]

Project

Williamson County Fleet Services Addition - GMP

Estimator

Mark Cain

Bid Date

2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
04-2000	Masonry									
		1	LS	0.00	0	0.00	0	147,298.00	147,298	147,298
	CMU:			0.00	0	0.00	0	0.00	0	0
	Splitfaced Colored CMU (Color TBD with Samples), Type S White Mortar,	1	LS	0.00	0	0.00	0	0.00	0	0
	Rebar, Mil Galvanized Ladder Wire, Grout, Masonry Sand									
				0.00	0	0.00	0	0.00	0	0
	Stucco Ceilings:			0.00	0	0.00	0	0.00	0	0
	3/4" Integrally Colored Acrylic Stucco System, Single Ply Paper, Galvanized	1	LS	0.00	0	0.00	0	0.00	0	0
	Metal Lathe and Accessories									
				0.00	0	0.00	0	0.00	0	0
	Exclusions:			0.00	0	0.00	0	0.00	0	0
	Material tax, insulation, waterproofing, countertops, damp proofing, air barrier,			0.00	0	0.00	0	0.00	0	0
	vapor barrier, painting, IWR, sealing, site work, site walls, retaining walls,									
	structural steel, metal fabrication, relief angles, louvers, vents,									
	welding, joint sealers, Davis Bacon wage rates, hoist beam, landscaping,									
	painting, lay-out, compressible filler, rigid insulation, control joint gaskets, bond									
	breaker strips, underpinning, elevator, composite cleans, dumpster, metal									
	coping, dowels at anchors, mold indemnifications, control lines, water, electricity,									
	testing, overtime and make-up, masonry fireplace, interior masonry, anything									
	not specifically included in this proposal									
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00		0.00		0.00		
				0.00		0.00		0.00		
				0.00		0.00		0.00		
				0.00		0.00		0.00		
				0.00	0	0.00	0	0.00	0	0
	Subcontract Total								147,298	147,298
	Chasco									
	TOTAL				0		0		147,298	147,298

Project

Williamson County Fleet Services Addition - GMP

Estimator
Bid Date

Mark Cain
2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
05-1223	Structural Steel									
	Structural Steel - 20 Tons									
	Columns, Beams and Connection Material	1 LS		0.00	0	0.00	0	322,569.00	322,569	322,569
	HSS Beam and Plate at CMU wall 7/S501	1 LS		0.00	0	0.00	0	0.00	0	0
	Column Cap Plate 6/S501	1 LS		0.00	0	0.00	0	0.00	0	0
	Joist seat angle 5/S50	1 LS		0.00	0	0.00	0	0.00	0	0
	Canopy Columns, Beams and Connection Material	1 LS		0.00	0	0.00	0	0.00	0	0
	Canopy Edge Angle 1/S103 Note #2	1 LS		0.00	0	0.00	0	0.00	0	0
	1/4" Valley Plate where new roof connects to existing (Assumed) A103	1 LS		0.00	0	0.00	0	0.00	0	0
	Engineer will need to provide actual size and placement	1 LS		0.00	0	0.00	0	0.00	0	0
	1 Column to support existing structure (Assumed) A103	1 LS		0.00	0	0.00	0	0.00	0	0
	Engineer will need to provide actual size and placement	1 LS		0.00	0	0.00	0	0.00	0	0
	Items Above Include Installation (*Installation reflects 4 mobilizations)	1 LS		0.00	0	0.00	0	0.00	0	0
	12 Bollards	1 LS		0.00	0	0.00	0	0.00	0	0
	Metal Deck									
	57 Squares of metal deck and accessories as follows:	1 LS		0.00	0	0.00	0	0.00	0	0
	1.5B, 20 gage, G60, Gray top and bottom	1 LS		0.00	0	0.00	0	0.00	0	0
	Joist, Girders and Bridging - 5 Tons									
	20 Pieces, Gray	1 LS		0.00	0	0.00	0	0.00	0	0
	Steel Canopy									
	Installation of steel canopy not included above	1 LS		0.00	0	0.00	0	15,000.00	15,000	15,000
	Exclusions:									
	The scope of work includes the cost of testing or inspection, liquidated damages, gaged metal, non-ferrous metal fabrications, fasteners for other trades, standing seam roof decking and accessories, gutter and downspout components, any item not specifically included, removal of decking from openings, items bolted to concrete or masonry, expansion joints and related components, all stair nosing materials, cost of bonds and permits, taxes (UNO), installation of embedded items, supply and installation of grout, supply and application of touch-up paint, installation of wall-mounted handrails, reinforcing steel, wire mesh and accessories, cleaning and unloading of steel (UNO), furnishing copies of insurance policies, drains, grates and frames, field measurements or surveys, provisions for other trades, safety cables (furnish, maintenance, removal), matting for cranes, curtainwall support framing and components, AESS finishes, high-performance coatings on exposed steel, temporary shoring or bracing, Davis Bacon wages, retained funds on materials, LEED Category MR-5, permanent horizontal life line systems, davits and tiebacks for window washing, ladder up safety climbs at roof hatch, planters and steel edging, installation of wall rails, core drilling of concrete for rail installation, grout or grouting, any light gage studs, framing, deck installation over, and associated hardware, all Unistrut components, hardware, and installation, any aluminum, stainless steel, brass, bronze, glass, or cast material and associated hardware, all railing noted as being decorative or ornamental, all chain link and gauge metal tube steel fencing, posts, and associated hardware, any light poles, flag poles, signs, signposts, and associated hardware, bike racks, stud rails, any special or high-performance coatings and associated material preparation, powder coating, blackened, bluing, etc. of steel unless specifically noted in the inclusions above, intumescent fireproofing of any material, demolition, repair, re-installation, removal, and disposal of existing materials, cages for exterior roof access ladders (no longer required per			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	Subcontract Total			0.00	0	0.00	0	0.00	337,569	337,569
	Misc Steel & Design Fees	1 LS		0.00	0	0.00	0	10,000.00	10,000	10,000
	TOTAL				0		0		347,569	347,569

Project

Williamson County Fleet Services Addition - GMP

Estimator

Mark Cain

Bid Date

2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
07-5400	Roofing									
	Metal roof at existing:	1	LS	0.00	0	0.00	0	229,213.00	229,213	229,213
	Demo existing metal roof above renovation areas on south slope	1	LS	0.00	0	0.00	0	0.00	0	0
	Sub deck existing roof area above new shop area where 7 large vents are located.	1	LS	0.00	0	0.00	0	0.00	0	0
	Sub deck to be 22ga S deck panel hung off 22ga custom hats over existing purlins.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install valley pans to connect new construction.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install self-adhered underlayment over sub deck area.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install 3 new LM Curbs at existing roof area above shop. (sub deck area)	1	LS	0.00	0	0.00	0	0.00	0	0
	Install new R-panel roof in demo areas with related flashing and trim.	1	LS	0.00	0	0.00	0	0.00	0	0
	TPO roof new construction:	1	LS	0.00	0	0.00	0	0.00	0	0
	Install TPO roof with related flashing and trim where service canopy is raised and extended.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install 1 layer of 5/8" secure rock with mechanical fasteners.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install 1 layer of GAF 60 mil TPO with related flashings and trim. (mechanically attached)	1	LS	0.00	0	0.00	0	0.00	0	0
	Flash parapet walls up and over with adhered TPO.	1	LS	0.00	0	0.00	0	0.00	0	0
	Flash demising walls up 8" per manufacturers requirements.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install up to 100 foot of walkway pads.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install shop fabricated TPO coated metal edge.	1	LS	0.00	0	0.00	0	0.00	0	0
	Metal roof new construction:	1	LS	0.00	0	0.00	0	0.00	0	0
	Install 1 layer of R-30 ISO insulation with mechanical fasteners.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install 1 layer of self-adhered high temp rated underlayment.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install McElroy 24ga standard color double lock standing seam with related flashing and trim.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install shop fabricated 24ga standard color gutter and downspouts.	1	LS	0.00	0	0.00	0	0.00	0	0
	Install standard cast downspout boots. (paint by others)	1	LS	0.00	0	0.00	0	0.00	0	0
	Provide a 1-year workmanship warranty on all work under scope.	1	LS	0.00	0	0.00	0	0.00	0	0
	Provide a 20-year paint finish warranty.	1	LS	0.00	0	0.00	0	0.00	0	0
	Replace Roof on Shop on the North Slope	1	LS	0.00	0	0.00	0	60,024.00	60,024	60,024
	Exclusions:			0.00	0	0.00	0	0.00	0	0
	Replacement/repair of existing blanket insulation is not included in pricing, demo. Blocking, ELD, Wildland Urban Interface Code, fire screens, fill knot holes, tape insulation joints, bonds, isolation pads, snow legs, davits, testing including moisture testing and low voltage moisture testing, vapor barrier, wall insulation, demo, planters, pavers, protection mat, drainage mat, ballast, pavers, ANSI/SPRI, wood/lightweight/gypsum/concrete or metal deck, nailers/ wood blocking not specifically listed, eng stamp or certificate, delegated design, mep sheet metal and flashing, ladders, bonds, through wall and masonry flashing, misc. sheet metal accessories not specifically listed, head or sill flashing, reglets, waterproofing/damp proofing, permits or fees, louvers, temporary covers at roof openings, phased or temporary roofing, protection of roof from damage by other trades, painting, mep penetrations not shown on drawings, structural or light gauge framing, fire proofing, custom metal color, steel channel, column covers, and/or other divisions. OCOP/ROCIP			0.00	0	0.00	0	0.00	0	0
	Subcontract Total			0		0		0.00	289,237	289,237
	Roof Wood Blocking			0.00		0.00		3750.00	3,750	3,750
	TOTAL				0		0		292,987	292,987

Project

Williamson County Fleet Services Addition - GMP

Estimator
Bid Date

Mark Cain
2/19/2025

[illegible]

Project

Williamson County Fleet Services Addition - GMP

Estimator
Bid Date

Mark Cain
2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
08-3300	Coiling Doors									
	All doors to be Cornell Iron Works Model ESD10, motor operated, face of wall mount, interior coil weathered service door, 22 gauge, standard factory white finish galvanized steel curtain, extruded mill finish aluminum bottom bar, photo eye set, hood baffle, single guide weathering, bottom bar astragal, 12-0 x 16-0, Mark 110C, 110D	1	LS	0.00	0	0.00	0	31,681.00	31,681	31,681
	12-0 x 12-0, Mark 110B	2	EA	0.00	0	0.00	0	0.00	0	0
	8-0 x 8-0, Mark 210B (no vision plites)	1	EA	0.00	0	0.00	0	0.00	0	0
	Remove existing 8-0 x 8-0 overhead door, relocate and install in new opening at door tag 210A	1	LS	0.00	0	0.00	0	375.00	375	375
	Exclusions:			0.00	0	0.00	0	0.00	0	0
	All wire, conduit and wiring for power and controls; this includes low voltage, operability under wind load, Delegated Design, the extension and hook-up of wiring for SS90B release devices, smoke or fire alarms, smoke detectors, photo eyes or sensors, pneumatic or electrical safety edges, etc., that are tied into the building alarm system. Wiring of any kind, countertops and sills, all work, material, components and windload rating not specifically			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
	Subcontract Total			0.00	0	0.00	0	0.00	32,056	32,056
	Additional Mobilization			0.00	0	0.00	0	1,000.00	1,000	1,000
	TOTAL				0		0		33,056	33,056

Project

Williamson County Fleet Services Addition - GMP

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Bid Date

2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
09-2400	Lath & Plaster									
		1	LS	0.00	0	0.00	0	2,500.00	2,500	2,500
	Direct applied finish at two exterior soffits	1	LS	0.00	0	0.00	0	0.00	0	0
		0		0.00	0	0.00	0	0.00	0	0
		0		0.00	0	0.00	0	0.00	0	0
		0		0.00	0	0.00	0	0.00	0	0
		0		0.00	0	0.00	0	0.00	0	0
		0		0.00	0	0.00	0	0.00	0	0
		0		0.00	0	0.00	0	0.00	0	0
				0.00		0.00		0.00		
	TOTAL				0		0		2,500	2,500

Project

Williamson County Fleet Services Addition - GMP

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Mark Cain
2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
09-2000	Drywall									
				0.00	0	0.00	0	0.00	0	0
	Includes:	1 LS		0.00	0	0.00	0	60,494.00	60,494	60,494
	Soffit framing and gyp at 2 entries	1 LS		0.00	0	0.00	0	0.00	0	0
	3 hour shaft wall	1 LS		0.00	0	0.00	0	0.00	0	0
	8" roof over framing including clips and joist blocking	1 LS		0.00	0	0.00	0	0.00	0	0
	Installation of 3 door leafs with hardware	1 LS		0.00	0	0.00	0	0.00	0	0
	R30 insulation at roof deck of new buildings only	1 LS		0.00	0	0.00	0	0.00	0	0
	Patch wall where OH door removed	1 LS		0.00	0	0.00	0	0.00	0	0
	Wage scale	1 LS		0.00	0	0.00	0	0.00	0	0
	Remove and replace ceiling tile and tees in existing parts storage room	1 LS		0.00	0	0.00	0	0.00	0	0
	Stamped shop drawings for overframing	1 LS		0.00	0	0.00	0	0.00	0	0
	Access Panels	1 LS		0.00	0	0.00	0	2,500.00	2,500	2,500
	Excludes:			0.00	0	0.00	0	0.00	0	0
	Decking on over framing, DEFS, Install door frames,TFTP,Overtime, Dumpsters			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
	Subcontract Total			0.00	0	0.00	0	0.00	62,994	62,994
	Wood Blocking	1 LS		0.00	0	0.00	0	3750.00	3,750	3,750
	TOTAL				0		0		66,744	66,744

Project

Williamson County Fleet Services Addition - GMP

Estimator
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2/19/2025

[illegible]

Project **Williamson County Fleet Services Addition - GMP**

Estimator Mark Cain
Bid Date 2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
10-4413	Fire Extinguishers & Cabinets									
	Fire Extinguishers and Cabinets	2 EA		0.00	0	0.00	0	475.00	950	950
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		950	950

Project

Williamson County Fleet Services Addition - GMP

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2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
10-5629	Storage Racks									
	New Roll Formed Components – Typical Warehouse Racking	1	LS	0.00	0	0.00	0	0.00	0	0
	(48) Bulk Storage Rack Upright Frames, 144"H X 24"D	48	EA	0.00	0	0.00	0	0.00	0	0
	(17) Bulk Storage Rack Upright Frames, 96"H X 24"D	17	EA	0.00	0	0.00	0	0.00	0	0
	(147) Heavy Duty Beams, 96" Long – 2 Pack	147	EA	0.00	0	0.00	0	0.00	0	0
	(294) Low Profile Front to Back Support 24"	294	EA	0.00	0	0.00	0	0.00	0	0
	(294) Heavy Duty Shelves – No Label Holder 36" W X 24" D	294	EA	0.00	0	0.00	0	0.00	0	0
	(130) Footplates	30	EA	0.00	0	0.00	0	0.00	0	0
	(130) Anchors	130	EA	0.00	0	0.00	0	0.00	0	0
	(15) Bays – Rack Netting – Rated to Stop 2,000 Lb. Falling Load on All Levels	15	EA	0.00	0	0.00	0	0.00	0	0
	Breakdown As Follows:	1	LS	0.00	0	0.00	0	0.00	0	0
	Materials	1	LS	0.00		0.00		35,441.00	35,441	35,441
	Installation	1	LS	0.00		0.00		6,400.00	6,400	6,400
	Equipment (Forklift)	1	LS	0.00		0.00		2,111.00	2,111	2,111
	Freight	1	LS	0.00		0.00		4,580.00	4,580	4,580
	Engineered Drawings	1	LS	0.00		0.00		1,550.00	1,550	1,550
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		50,082	50,082

Project

Williamson County Fleet Services Addition - GMP

Estimator

Mark Cain

Bid Date

2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
22-1300	Plumbing									
	Demo and Cap Water Line to 1 Hose Bib	1	LS	0.00	0	0.00	0	13,017.00	13,017	13,017
	Run Approx 60' of 3/4" Copper Air Line to 2 Drops	1	LS	0.00	0	0.00	0	0.00	0	0
	Install Shut Off Calve (lift Included)	1	LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
			LS	0.00	0	0.00	0	0.00	0	0
	Subcontract Total								13,017	13,017
	Chasco									
	TOTAL				0		0		13,017	13,017

Project

Williamson County Fleet Services Addition - GMP

Estimator

Mark Cain

Bid Date

2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	LABOR		MATERIAL		SUB #	TOTALS
				UNIT	LABOR	UNIT	MATERIAL		
23-3000	HVAC								
	Includes:								
	Demo and relocate duct and equipment as per plans.	1	LS	0.00	0	0.00	0	80,729.00	80,729
	Pump down, relocate, and install one (1) existing CU with accessories as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Pump down, relocate, and install one (1) existing MAU with accessories as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Remove and reinstall six (6) existing roof exhaust fans with accessories as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Relocate existing louver to new location per job walk.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install one (1) CARRIER split system with accessories as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install three (3) electric infrared unit heaters with accessories as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install four (4) oscillating fans with accessories as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install two (2) roof exhaust fans with accessories as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install associated sheet metal (supply/return/transfer) ductwork per SMACNA standards:	1	LS	0.00	0	0.00	0	0.00	0
	• All exposed low-pressure rectangular ductwork to be internally lined sheet metal.	1	LS	0.00	0	0.00	0	0.00	0
	• All concealed low-pressure round ductwork to be externally wrapped sheet metal pipe.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install air devices & dampers as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install louvers as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install insulation of ductwork and refrigerant piping as per plans.	1	LS	0.00	0	0.00	0	0.00	0
	Furnish and install condensate and refrigerant piping as required.	1	LS	0.00	0	0.00	0	0.00	0
	Provide pre-construction check-out, DDC controls, and start-up by Automated Logic.	1	LS	0.00	0	0.00	0	0.00	0
	Certified Test and Air Balance.	1	LS	0.00	0	0.00	0	0.00	0
	Material lifts/hoists.	1	LS	0.00	0	0.00	0	0.00	0
	Mechanical permit (GEORGETOWN).	1	LS	0.00	0	0.00	0	0.00	0
	Labor (REGULAR HOURS, WAGE RATES) (DAVIS-BACON)	1	LS	0.00	0	0.00	0	0.00	0
	Standard Exclusions:								
	All cutting, coring, and/or x-raying for duct/pipe penetrations. All patching, painting, and/or framing of walls, floors, and roofs. Wire conduit, disconnects, motor/mag starters, wiring or hook-up. All plumbing work (Gas or Water) and fire sprinkler work. All compressed air piping. Fire life-safety controls, time clocks, and equipment interlocks. Structural work or calculations, BTU meters. Combination smoke/fire dampers not shown on plans.			0.00	0	0.00	0	0.00	0
	Coil cleanings, belt replacements, sheave changes. Maintenance/walk pads or platforms not shown on plans.								
	Quick ship fees – standard delivery/lead times quoted. Bid Bond, Payment & Performance Bonds.								
	Premium time (Afterhours), temporary cooling. Street closures or traffic control planning. All work associated with roofing. Cleaning of new and/or existing duct. Mold insurance. All roof curbs for standing			0.00	0	0.00	0	0.00	0
	Project Specific Exclusions:								
	Demo work not shown on mechanical pages. Repairs to all existing equipment (quote repairs if needed).			0.00	0	0.00	0	0.00	0
	Any existing HVAC code violation. Furnishing or installing of air hoses or compressed air piping. (By Others). Ceiling removal, repair and replacement of ceiling tiles and grid. Economizers not listed on the plans. Angle framing for RTU's, wall fans, & exhaust fans. Furnishing and wiring of smoke detectors and annunciators. Double wall spiral pipe. Insulating the top of kitchen hoods.			0.00	0	0.00	0	0.00	0
	Subcontract Total			0.00	0	0.00	0	0.00	0
	Chasco			0.00	0	0.00	0	0.00	0
	TOTAL				0		0	80,729	80,729

Project

Williamson County Fleet Services Addition - GMP

Estimator
Bid Date

Mark Cain
45,707

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
26-1000	Base Bid Electrical									
	Includes:									
	Work is limited to sheets E0.0, E0.1, E1.0, E2.0, E3.0, AND E4.0 dated 09/13/24 as issued by DAVID L. BACORN.	1 LS		0.00	0	0.00	0	105,000.00	105,000	105,000
	This proposal is based on specific information from the electrical plans and this contractor is not responsible for electrical information undiscovered from other trade drawings, cut sheets, details, shop drawings, or any architectural notes, etc., that are not clearly indicated on the electrical drawings per the engineer.	1 LS		0.00	0	0.00	0	0.00	0	0
	It is assumed that the electrical plans and specs are coordinated with any and all bid documents.	1 LS		0.00	0	0.00	0	0.00	0	0
	Lead times and availability for Gear/Fixtures/Lighting Controls cannot be verified until the time of release based on an approved submittal, and can be up to 52 weeks.	1 LS		0.00	0	0.00	0	0.00	0	0
	Temporary wiring limited to providing general lighting in corridors and general use power only. Temporary power for trailer limited to a 50' hook up from nearest temporary power source.	1 LS		0.00	0	0.00	0	0.00	0	0
	All work shall be performed during normal working hours.	1 LS		0.00	0	0.00	0	0.00	0	0
	Fire Damper wiring limited to work shown on electrical documents. Asphalt/Concrete/Street saw cut and repair by others.	1 LS		0.00	0	0.00	0	0.00	0	0
	Traffic Control and Street Shutdown costs and organization is by others.	1 LS		0.00	0	0.00	0	0.00	0	0
	Surveying and grading of site for installation of Manholes, Pull-boxes, and conduit is by others.	1 LS		0.00	0	0.00	0	0.00	0	0
	Electrical Demolition shall be limited to identification of existing electrical and rendering the electrical items safe. Demolition contractor shall coordinate with L&O on which electrical items shall remain.	1 LS		0.00	0	0.00	0	0.00	0	0
	Budget is based on the assumption that all existing is code compliant. No repair of the existing electrical infrastructure is included in the budget.	1 LS		0.00	0	0.00	0	0.00	0	0
	Note new NEC 2020 Code 410.118 Access to Other Boxes. Luminaires recessed in ceilings, floors, or walls shall not be used to access outlet, pull, or junction boxes or conduit bodies, unless the box or conduit body is an integral part of the listed Access panels will be required in hard lid ceilings (Excluded)	1 LS		0.00	0	0.00	0	0.00	0	0
	Excludes:									
	Asphalt/Concrete/Street saw cut and repair by others. Traffic Control and Street Shutdown costs and organization is by others. Surveying and grading of site for installation of Manholes, Pull-boxes, and conduit is by others. No repair of the existing electrical infrastructure is included. Access panels in hard lid ceilings. Lightning Protection, Demolition Work, Fire Alarm Conduit and System, Temporary Service Utility Fee's, Utility/Energy Fees, Utility Transformer Pad(s), Utility Transformer Bollards, Concrete Equipment Pad(s), Concrete for Trenches, Trenching Spoils Removal, Pole Bases (0), Roof Penetrations, Fire Caulking, HVAC Control Wiring, Motor Starters, Sales Tax on Material, Electrical Permits, Tele/Data Cable, Plates, and System, Security/CCTV Cable and System, A/V Cable and System, Painting, Slab Block Out or Breakout, Engineering Fees, Duct Detectors, Elevator Scaffolding, Access Panels, Surveying & Grading, BIM Modeling			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
	Subcontract Total			0.00		0.00		0	105,000	105,000
	Chasco			0.00		0.00		0.00		
	TOTAL				0		0		105,000	105,000

Project

Williamson County Fleet Services Addition - GMP

Estimator

Mark Cain

Bid Date

2/19/2025

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
28-3100	Fire Alarm									
		1 LS		0.00	0	0.00	0	16,080.00	16,080	16,080
	Fire alarm conduit and system.			0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		16,080	16,080

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[illegible]

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[illegible]

Williamson County Fleet Services Addition - GMP

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DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
51-8925	Work yet to be designed 2%									
	Scope of work items to be determined	2.00%		0.00	0	0.00	0	1,622,386.00	32,447	32,447
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		32,447	32,447



Williamson County Fleet Services Addition
GMP Breakdown With All Alternates
3/17/2025

Cost Code	Scope	Costs	Per SF	Subcontractor
02-4100	Site Prep & Demo	\$ 16,527	\$ 3.56	Chasco
02-4161	Demolition	\$ 19,280	\$ 4.15	Absolute Demolition
03-5100	Site Concrete	\$ 58,775	\$ 12.65	Chasco
03-5300	Building Concrete	\$ 206,211	\$ 44.39	Chasco
04-2000	Masonry	\$ 147,298	\$ 31.71	Diamondback Masonry
05-1223	Structural Steel	\$ 347,569	\$ 74.83	Alamo Steel
07-1000	Waterproof, Caulking and Flashing	\$ 10,299	\$ 2.22	Fireproof Contractors
07-5400	Roofing	\$ 292,987	\$ 63.08	JG Roofing
08-1000	Doors, Frames and Hardware	\$ 5,499	\$ 1.18	Integrity One
08-3300	Coiling Doors	\$ 33,056	\$ 7.12	Alamo Door Systems
09-2000	Drywall	\$ 66,744	\$ 14.37	Central Texas
09-9100	Paint and Wallcovering	\$ 27,990	\$ 6.03	Streamline Painting
10-4413	Fire Extinguishers & Cabinets	\$ 950	\$ 0.20	Integrity One
10-5629	Storage Racks	\$ 50,082	\$ 10.78	Malin
22-1300	Plumbing	\$ 13,017	\$ 2.80	Accent Plumbing
23-3000	HVAC	\$ 80,729	\$ 17.38	AirCraft
26-1000	Electrical	\$ 105,000	\$ 22.60	L & O Electric
28-3100	Fire Alarm	\$ 16,080	\$ 3.46	L & O Electric
31-1000	Site Work	\$ 95,816	\$ 20.63	Chasco
51-7100	Layout Engineering, CAD & Drone	\$ 1,500	\$ 0.32	Chasco
51-8920	Work yet to be procured 2%	\$ 32,447	\$ 6.99	Chasco
51-8920	Work yet to be designed 2%	\$ 32,447	\$ 6.99	Wilco
	Subtotal Cost	\$ 1,660,303	\$ 357.44	
	Fee 30.81%	\$ 511,539	\$ 110.13	
	Total	\$ 2,171,842	\$ 467.57	

The following alternates ARE included in the above Total Amount

Replace roof on shop on the north slope
Potholing existing water line
6" Paving at new pier location

Master Project Schedule

