



Guaranteed Maximum Price Proposal

For



- **Wilco Headquarters**
- **Early Site Release Bid Package #1**
- **Project Number P577**
- **March 18th, 2024**



**Guaranteed Maximum Price Proposal
Wilco HQ Early Site Release
Bid Package #1**

For



March 18th, 2024

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Exhibit A – GMP Proposal

EXHIBIT A
GUARANTEED MAXIMUM PRICE PROPOSAL
Williamson County Headquarters
Bid Package 01 – Early Site Release

Chasco Constructors, Ltd. L.L.P ("CMAR") hereby submits to Williamson County, Texas ("County") for the use and benefit of County pursuant to the provisions of the Contract for Construction Manager-at-Risk Project Delivery dated 12/14/2022 ("Contract"), a Guaranteed Maximum Price ("GMP") proposal for Bid Package 01 – Early Site Release in relation to the construction of **Williamson County Headquarters** ("Project"), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

Cost of the Work.

A not-to-exceed amount for the Cost of the Work for Bid Package 01 – Early Site Release pursuant to the Contract:

Six Million, Four Hundred Seventy-Seven Thousand, Seven Hundred Nine Dollars (\$ 6,477,709.00)

CMAR's Fee.

A fixed sum fee for CMAR's Fee for Bid Package 01 – Early Site Release pursuant to the Contract:

Five Hundred Seventy-Eight Thousand and Four Dollars(\$ 578,004.00)

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 Bid Package 01 – Early Site Release complete, in place, and operational in accordance with the Contract Documents (All attached breakdowns shall total this GMP amount).

Seven Million, Fifty-Five Thousand, Seven Hundred Fourteen Dollars (\$7,055,714.00)

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 Bid Package 01 – Early Site Release shall be **One Hundred Thirty-Six (136)** 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This GMP Proposal may not be withdrawn for a period of ninety (90) calendar days from the date of receipt by County.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 Bid Package 01 – Early Site Release 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:

Three Hundred Fifty-Two Thousand, Seven Hundred Eighty-Six Dollars (\$352,786.00)

CMAR and County have agreed to separately phase out various scopes of the construction services of Project and execute this Guaranteed Maximum Price Proposal as to only the Bid Package 01 – Early Site Release phase of construction services so that such phase of construction can be commenced and completed on or before the Substantial Completion date set out in this Guaranteed Maximum Price Proposal. CMAR and County hereby acknowledge they will negotiate additional Guaranteed Maximum Price Proposals in order to include the remainder scope of construction services for the entire Project following execution of this Guaranteed Maximum Price Proposal. CMAR acknowledges and agrees that the remainder scope of construction for the Project shall not constitute changes in the Work and there should be no adjustment under Sections 5.1.2 or 5.1.3 of the Contract to increase CMAR's Fee percentage that is set forth under Section 5.1.1 of the Contract. Furthermore, the preconstruction phase compensation set forth under Section 4.1.1 of the Contract shall not be changed or modified due to any phasing of the construction services.

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 Bid Package 01 – Early Site Release.

CMAR:

Chasco Constructors, Ltd. L.L.P

By: Charles Glance Jr.
Signature

Glance Jr., Charles
Printed Name

President
Title

Date Signed: March 20th, 2024

COUNTY:

Williamson County, Texas

By: Bill Gravell
Signature

Bill Gravell
Printed Name

County Judge
Title

Date Signed: Mar 26, 2024, 20

Executive Project Summary

TAB 2 - Executive Project Summary

Project Summary

The scope of work included in this GMP Early Site Release Package #1 Proposal includes the installation of underground utilities such as water, stormwater, wastewater systems, and a fire line loop encircling the building. Construction of a filtration pond designed to manage stormwater runoff from the parking areas. French drains will be installed in an effort to mitigate groundwater intrusion in the parking area and the building's foundation. The project also encompasses the development of a new parking area, featuring a lime-stabilized subgrade topped with curb, gutter, and an initial 1.5-inch layer of asphalt.

Site and Civil Improvements include:

02 41 00 - Selective Demolition for Civil
31 11 00 - Clear and Grub Site and Selective Clearing at Mulch Trail
31 22 00 - Earthwork
31 23 00 - Excavation and Fill
31 25 00 - Erosion Control Install, Maintenance, Removal and SWPPP
31 32 00 - Lime Stabilized Subgrade
31 41 10 - Trench Safety System
32 11 50 - Flexible Base
32 12 16 - Asphalt Paving
31 13 13 - Concrete Paving
32 13 79 - Concrete Paving Joint Sealants
32 16 13 - Curb and Gutters
32 16 23 - Sidewalks and Driveways
32 23 00 - Subgrade Preparation and Compaction
33 11 00 - Water Utilities
33 11 19 - Fire Suppression Utility Water Distribution Piping
33 12 00 - Water Utility Distribution Equipment
33 31 00 - Sanitary Sewage Piping
33 40 00 - Storm Drainage Utilities
26 05 33 - Raceways and Boxes
26 05 53 - Electrical Identification
27 05 53 - Underground Pathways for Communication Systems

Schedule

- Notice to Proceed is expected to be issued on or about April 5, 2024, with on-site mobilization beginning on or about April 8, 2024.
- Substantial Completion of this Early Site Release Package is expected by August 22, 2024



Project Team

TAB 3 – Project Team

Chasco's project team is as follows:

- Bill Bambrick – Vice President, Sr. Project Manager – Primary Management Contact
Office: 512-244-0600 x 122
Cell: 512-848-3327
Email: bill@chasco.com
- Bill Paetznick – Sr. Project Manager
Office: 512-244-0600
Cell: 512-948-1830
Email: bill.p@chasco.com
- Mark Lee – Project Superintendent
Office: N/A
Cell: 512-992-5863
Email: mark.lee@chasco.com
- Scott Badgett – Vice President, Pre-Construction Manager/Estimating Support
Office: 512-244-0600 x 111
Cell: 512-844-6395
Email: scott@chasco.com
- Rick Risener – Chief Civil Estimator/Estimating Support
Office: 512-244-0600 x 134
Cell: 512-848-3342
Email: rick@chasco.com
- Jonathan Escalante – Safety Director
Office: 512-244-0600 x 135
Cell: 512-848-3636
Email: jonathan@chasco.com
- Chuck Glace – President/Executive Support
Office: 512-244-0600 x 118
Cell: 512-848-3315
Email: chuck@chasco.com
- Charles King – Vice President/CFO/Executive Support
Office: 512-244-0600 x 132
Cell: 512-431-6343
Email: charlesk@chasco.com
- Craig Hunter, CPA – Controller/Accounting Support
Office: 512-244-0600 x 114
Cell: 512-964-8447
Email: craig.hunter@chasco.com

Resumes are attached



Wilco Headquarters Project

Project Design Team
GarzaEMC, LLC. – Engineer
MarmonMok - Architect

Construction Manager
Chasco Constructors
Round Rock, TX

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

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

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

Construction Team
Project Manager
Bill Bambrick
Bill Paetznick
Project Superintendent
Mark Lee
Safety Director
Jonathan Escalante

**Subcontractors /
Suppliers**

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



RESUMÉ



Bill Bambrick

VP & Senior Project Manager

Education

Drake University 1976

University of Houston 1977

Austin Community College 1987

Work History and Background

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

Project Experience

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



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



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



RESUMÉ (continued)

Bill Bambrick, VP & Senior Project Manager

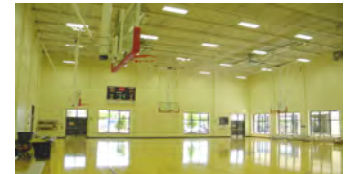
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The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



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



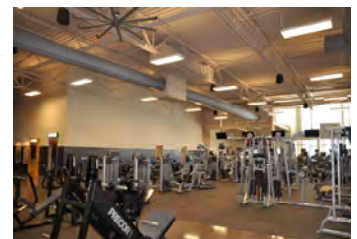
- Round Rock YMCA Gymnasium, Round Rock, TX: A 7,437 sf masonry and structural steel facility including full court and half court basketball goals, volleyball court and elevator. Total estimated project cost is \$1.2 Million. CM-at-Risk delivery.



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



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



References

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

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

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

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

RESUMÉ



Bill Paetznick

Senior Project Manager

Education

BYU - Business

Work History and Background

Bill has over 30 years in the construction industry and has served in multiple roles throughout his career including Sr. Vice President for a National General Contractor, President of a local Development and Contracting firm and multiple management positions within the construction industry. Bill has extensive experience in commercial construction in the Retail, Class A office, Specialty Restaurant, and Industrial Sectors. He spent 10 years with a National Shopping Mall developer managing large mall renovations and new construction projects across the US.

Highlight Project Experience

- Wolf Crossing - Georgetown Texas - a 250,000sf retail center on Interstate 35 at University Avenue that includes restaurants, medical facilities, neighborhood services, a hotel, and a grocery store. This was a large multi building Tiltwall project spread across 31 acres anchored by several national tenants. This project was delivered on time in spite of an unseasonable amount of rain that caused multiple delays with the tiltwall erection. Utilities were complex due to the large overall site conditions, spacing of the buildings and location of existing utility tie ins. Extensive landscaping encompassed the entire site upon completion.



- Cubesmart Storage - Parmer Lane Austin Texas - the 110,505-square-foot building houses all climate-controlled units along with retail and office space for operations. The five-story property is outfitted with 1,152 storage units. Due to being 5 story, intumescent fireproofing was required on all vertical and horizontal structural steel. Project was delivered on time and within budget despite the City of Austin jurisdictional challenges and extremely challenging utility work performed in the right of way. Detention pond was built on site and required to be semi functional prior to the start of construction.



- Mission Viejo Mall – Mission Viejo California – Managed the 150 million dollar construction renovations of this super regional shopping mall which features over 1 million sf of retail space. Renovations included relocation and expansion of various major anchor tenants, a completely relocated food court anchored by The Cheesecake Factory and an extensive parking garage expansion. This project also featured major lighting and visual improvements to brighten up the interior of the mall. The renovation required additional chiller units as well as major mechanical and electrical system upgrades throughout the facility.



RESUMÉ (continued)

Bill Paetznick, Senior Project Manager

- Cube Smart Sacsche, Texas – This 135,00 sf 3 story building was constructed on just 2 acres. This site was bounded by a wet weather pond that resulted in extremely high PVR soil conditions. The entire site including the building pad was lime stabilized to minimize the expansion of the soil. Despite the engineered design, the building still experienced substantial vertical movement in the building and parking area. Stormwater was sheet drained and diverted to a common area detention and filtration pond. Utility connection points were extremely long runs and ground water was encountered throughout the trenching for the utilities.
- Central Texas Harley Davidson I35 Round Rock Texas – This dealership relocated from a small facility in Austin and transitioned into this 6-acre site featuring a 45,000sf Tiltwall building that included a 15,000sf State of the Art Service Dept and 27,000sf of showroom and retail space. The building also featured 3,000sf of mezzanine offices. The site also featured large outside exterior entertainment spaces for hosting various activities. This project was designed by a Wisconsin based Architect which proved to be difficult in the understanding of the Texas climate.
- Truluck's – The Woodlands - This 25,000sf Tenant Improvement transformed a completely cold dark shell into a high-end fine dining restaurant with custom black walnut millwork and level 5 finishes throughout. Custom underlit Onyx bar tops and curved millwork were the first of its kind and we developed several construction methods for use in future locations. The site was incredibly challenging due to the limited space and close proximity of Lake Woodlands which required the use of helicopters to hoist the Mechanical systems on the roof.
- Hat Creek Burgers - Georgetown, Texas – This unique one off, non prototypical store was one of the first locations for this new chain that expanded rapidly in the Austin Area. Located right off the San Gabriel River Greenbelt, the 3,400sf building features a large outdoor space and a spacious play area. The historic site was unique due to being close to a former Indian site filled with arrow heads and historical items. Upon excavation, an abandoned swimming pool was discovered that was unreported on the surveys. Careful planning and construction of uniquely linked filtration ponds were built in the parking lot islands which treated the runoff prior to entry to the San Gabriel River.



References

Ryan Hansanawat
Mode Design & Architecture
512-733-1150

Jayson Riche, PE
GTX Engineering
254-279-3423

Morgan McLaughlin
Novak Commercial Construction
512-864-4656

Philip Wanke, AIA
Place Designers
512-238-8912



Mark Lee

Superintendent

Education

University of Oregon
1981

Work History and Background

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

Project Experience

- The Wilco Annex is a two story 64,000 SF office building for Williamson County, TX. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. There are two machine room-less elevators. The JP courtroom includes the judge's bench, jury seating, court reporter and witness stand along with full gallery seating. Included in the building are many areas that required high security with a wide assortment of protection, identification, surveillance and detection devices to ensure the safety of County employees and visitors. Chasco self-performed all site work, utilities and concrete work and the project was completed on schedule and under budget.





- Celebration Church is a 90,000 SF Church recently constructed in Georgetown, TX. The facility has large childcare wing of 30,000 SF. The remaining 60,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a bookstore and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,900 guests and incorporates a state-of-the-art audio/visual system. The project had a 13-month schedule, but was completed early, in 12 months, in spite of having over 36 rain days. 2017 Outstanding Construction Award – Austin Chapter AGC.



RESUMÉ (continued)

Mark Lee
Superintendent

- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, including a showroom, offices, café, boutique, parts department, 52-bay service shop and a 72-space rooftop parking deck. An 11,000 SF carwash/make ready building and all the associated site work. 2015 Outstanding Construction Award – Austin Chapter AGC.
- Bartholomew Municipal Pool, Austin, TX – This project consisted of 3 bathhouses, a separate mechanical building and pump house an “L” shaped lap pool with a diving well, a mid-depth recreation pool, a zero-entry activity pool, and two slides. The site itself was over excavated and filled with 7’ of engineered fill material. 2014 Outstanding Construction Award – Austin Chapter AGC.
- Don Hewlett Chevrolet, Georgetown TX – Multiple projects including a 4,815 SF Service Building constructed as a PEMB with stucco and split face CMU exterior. Containing service writers and waiting areas and a museum containing some of the iconic first model year vehicles Chevrolet produced. A 9,964 SF Parts Warehouse expansion. Also, a PEMB with elevated foundation challenges, due to the sloping site. These projects were both completed ahead of schedule and under budget. The challenge was in completing the work amidst a thriving and busy business that was open 6 days a week.

References

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

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

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

RESUMÉ



Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

Education

University of Texas
BS, Civil Engineering

Work History and Background

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

Project Experience

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



R E S U M É (continued)

Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

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



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



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

References

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

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

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

R É S U M É



Rick Risener

Chief Civil Estimator

Education

Abilene Christian University

Work History and Background

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

Project Experience

- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large child care wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a book store and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state of the art audio/visual system.



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




- Twin Lakes YMCA Natatorium, Teen Center & Aerobics Room – Owner – The YMCA of Greater Williamson County – CM at Risk contract. This expansion is the second phase of a project initially built in 2004 and made possible by a partnership between Williamson County and the YMCA of Greater Williamson County. This phase added a natatorium, a teen center, an aerobics room and a Cardio Theater. The natatorium houses multiple indoor pools, including a main pool with lap lanes, a splash pad area for small children and a two-story waterslide for the larger kids. Additionally, a warm water therapy pool, a hot tub/spa and a dry sauna were installed for the adults to relax in.



R É S U M É (continued)

Rick Risener
Chief Civil Estimator

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

City of Residence: Austin, Texas

References

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

Mr. Troy Jamail
HWA Parking/Strickland-Jamail
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Mr. James Heironimus
NXP Semiconductors, Inc.
(512) 933-2104
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RESUMÉ



Jonathan Escalante, CSHO, CHST
Director of Health and Safety

Education

Universidad Valle Del Bravo, Mexico 2005

Work History and Background

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

Training

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

Project Experience

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

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

Main activities:

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

RESUMÉ (continued)

Jonathan Escalante

Safety Director

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

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

Position: Safety Apprentice

Main activities:

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

City of Residence: Leander, Texas

References

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

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

Larry Connelly
AGC of Austin
(512) 748-1830

RESUMÉ



Charles J. (Chuck) Glace, Jr.

President

Education

Central Michigan University / U.T. Austin

Work History and Background

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

Project Experience

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



- Kenney Fort Blvd.



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



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

RESUMÉ (continued)

Charles J. (Chuck) Glace
President

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

References

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

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

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

RESUMÉ



Charles R. King

CFO, Vice President, Secretary and Treasurer

Education

BBA in Accounting – Lamar University

CPA Certification – Texas Society of CPA's

Work History and Background

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

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

References

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

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

RESUMÉ



Craig Hunter, CPA

Controller

Education

BA in Accounting, California State University, Stanislaus, 1985

Work History and Background

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

City of Residence: Austin, Texas

List of Documents



Document List

<u>Sheet</u>	<u>Title</u>	<u>Issue Date</u>	<u>Issued By</u>
	Cover Sheet	2/16/24	MarmonMok
I101A	INDEX OF DWGS & INFORMATION	2/16/24	MarmonMok
I102	TAS ACCESSIBILITY REQUIREMENTS	2/16/24	MarmonMok
I103	TAS ACCESSIBILITY REQUIREMENTS	2/16/24	MarmonMok
01	COVER SHEET	3/06/24	GarzaEMC, LLC.
02	GENERAL NOTES	2/23/24	GarzaEMC, LLC.
03	EXISTING CONDITIONS AND DEMOLITION PLAN	2/23/24	GarzaEMC, LLC.
04	EROSION & SEDIMENTATION CONTROL PLAN	2/23/24	GarzaEMC, LLC.
05	EROSION & SEDIMENTATION CONTROL PLAN DETAILS	2/23/24	GarzaEMC, LLC.
06	OVERALL SITE AND PAVING PLAN	3/06/24	GarzaEMC, LLC.
07	SITE PLAN - A	3/06/24	GarzaEMC, LLC.
08	SITE PLAN - B	3/06/24	GarzaEMC, LLC.
09	SITE PLAN - C	3/06/24	GarzaEMC, LLC.
10	SITE PLAN - D	3/06/24	GarzaEMC, LLC.
11	SITE PLAN DETAILS	3/06/24	GarzaEMC, LLC.
12	EXISTING DRAINAGE AREA MAP	2/23/24	GarzaEMC, LLC.
13	EXISTING OFFSITE DRAINAGE AREA MAP	2/23/24	GarzaEMC, LLC.
14	PROPOSED DRAINAGE AREA MAP	2/23/24	GarzaEMC, LLC.
15	MASTER GRADING PLAN	2/23/24	GarzaEMC, LLC.
16	GRADING PLAN - A	2/23/24	GarzaEMC, LLC.
17	GRADING PLAN - B	2/23/24	GarzaEMC, LLC.
18	GRADING PLAN - C	2/23/24	GarzaEMC, LLC.
19	GRADING PLAN - D	2/23/24	GarzaEMC, LLC.
20	MASTER DRAINAGE PLAN	3/06/24	GarzaEMC, LLC.
21	DRAINAGE PLAN - A	3/06/24	GarzaEMC, LLC.
22	DRAINAGE PLAN - B	2/23/24	GarzaEMC, LLC.
23	DRAINAGE PLAN - C	2/23/24	GarzaEMC, LLC.
24	DRAINAGE PLAN - D	2/23/24	GarzaEMC, LLC.
25	GRADING AND DRAINAGE DETAILS 1	2/23/24	GarzaEMC, LLC.
26	GRADING AND DRAINAGE DETAILS 2	2/23/24	GarzaEMC, LLC.
27	GRADING AND DRAINAGE DETAILS 3	2/23/24	GarzaEMC, LLC.
28	WATER QUALITY DRAINAGE AREA MAP	3/06/24	GarzaEMC, LLC.
29	WATER QUALITY POND & VEGETATIVE FILTER STRIP	2/23/24	GarzaEMC, LLC.
30	POND DETAILS 1	2/23/24	GarzaEMC, LLC.
31	POND DETAILS 2	3/06/24	GarzaEMC, LLC.
32	WATER & WASTEWATER PLAN	2/23/24	GarzaEMC, LLC.



GMP – Bid Package #1 3/18/24

33	FIRE PROTECTION PLAN	2/23/24	GarzaEMC, LLC.
34	UTILITY DETAILS	2/23/24	GarzaEMC, LLC.
35	CRAWLSPACE DRAINAGE AND GRADING PLAN	3/06/24	GarzaEMC, LLC.
L0.01	VEGETATION PRESERVATION & CLEARING PLAN	3/06/24	Coleman Associates
L0.02	IRRIGATION SLEEVING PLAN	2/16/24	Coleman Associates
L0.03	IRRIGATION SLEEVING PLAN	2/16/24	Coleman Associates
AD101	SITE DEMOLITION	2/16/24	MarmonMok
A001	SITE PLAN	2/16/24	MarmonMok
ES001	ELECTRICAL - EARLY SITE PACKAGE PLAN	2/16/24	Cleary Zimmermann
T000	TECHNOLOGY SYMBOLS & LEGEND	2/16/24	Bicsi
T100	TECHNOLOGY SITE PLAN	2/16/24	Bicsi
T400	TECHNOLOGY TYPICAL DETAILS	2/16/24	Bicsi
FP001	FIRE SPRINKLER NOTES	3/06/24	FPCG
PAGES 1-12	EARLY SITE PACKAGE SPECIFICATIONS	2/16/24	MarmonMok
PAGES 13-77	GEOTECHNICAL REPORT	11/2/23	RABA KISTNER
PAGES 78-269	EARLY SITE PACKAGE SPECIFICATIONS	2/16/24	MarmonMok
PAGES 1-6	WILCO WAGE RATES - BUILDING	1/12/24	
PAGES 1-5	WILCO WAGE RATES – HEAVY & HIGHWAY	1/05/24	

Qualifications & Clarifications



General Project Description

The Wilco HQ project at 1848 Texas Trail is an extensive planned site preparation venture, laying the groundwork for the construction of a 3-story, 120,000 square foot building. This extensive project involves the installation of underground utilities such as water, stormwater, wastewater systems, and a fire line loop encircling the building. Construction of a filtration pond designed to manage stormwater runoff from the parking areas. French drains will be installed in an effort to mitigate groundwater intrusion in the parking area and the building's foundation. The project also encompasses the development of a new parking area, featuring a lime-stabilized subgrade topped with curb, gutter, and an initial 1.5-inch layer of asphalt. This is not only designed to support construction equipment but also provides essential fire access during the site's development phase.

Clarifications, Assumptions and Qualifications

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

General Requirements

- **Supervision and Administration**
 - Project supervision includes a Project Superintendent with Project Management, Safety Coordinator, Estimating, and Administrative Assistant 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
 - Price includes electrical power consumption and temporary lighting required for construction. Electrical service costs shall be transferred to the Owner when permanent power is hooked up and operational
- **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, 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
 - Construction duration is estimated to be approximately 139 calendar days.
- 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 & Clearing - 02-0200

- | | |
|---------------------------|----------|
| • Pothole Existing Site | 1 LS |
| • Clear & Grub Site | 16 AC |
| • Selective Clearing Site | 1 AC |
| • Demo Gas Line | 1,285 LF |
| • Demo Fence | 3,430 LF |
| • Sawcut HMA | 115 LF |
| • Misc Demolition- Site | 1 LS |

Site Concrete - 03-5100

- | | |
|-------------------------------|-----------|
| • 6" Concrete Paving | 7,625 SF |
| • Integral Curb | 270 LF |
| • Curb & Gutter & Ribbon Curb | 12,200 LF |
| • Site Sidewalk | 27,590 SF |
| • HC Ramps | 11 EA |

Site Work - 31-1000

- | | |
|--|-----------|
| • Strip Topsoil | 6,530 CY |
| • Excavation | 38,100 CY |
| • Embankment- Common Fill | 27,600 CY |
| • Subgrade Building Pad | 5,200 SY |
| • 2' Wide Clay Cap At Building | 80 CY |
| • Spoil Disposal | 1,300 LD |
| • Backfill Curb | 12,200 LF |
| • Fine Grade Around Building | 2,550 SY |
| • Respread Topsoil 4" | 3,660 CY |
| • Staging Area & Access 8" Flex Base & Removal | 5,865 SY |
| • Traffic Control For Site | 18 MO |

**Erosion Control - 31-2500**

• SW3P	18 MO
• Silt Fence	2,300 LF
• Construction Entrance	2 EA
• Concrete Wash Pit	1 EA
• Rock Berm	170 LF
• Tree Protection	3,800 LF
• Inlet Protection	23 EA
• Reveg Offsite Work- Bermuda	44,440 SY
• Reveg Onsite Work- Bermuda	33,250 SY
• Dewatering Skimmer At Pond	1 EA
• Temp Watering	78,885 SY

Paving - 32-1217

• Subgrade Prep- 3' BOC	34,740 SY
• 8" Lime Stabilization	33,855 SY
• 10" Flex Base- 3' BOC	18,750 TN
• 8" Flex Base- 3' BOC- Concrete	420 TN
• 3" HMAC TY D- Pg64-22 W/Rap	27,025 SY
• Clean 1ST Course HMAC Paving	27,025 SY
• Striping and Signage- Site	1 LS
• Traffic Control	1 LS

Landscaping - 32-9300

• Paving Sleeves- 1-4" & 1-6" PVC	460 LF
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Dry Utility - 33-0100

• Electrical & Telecom Conduits	1 LS
• 4" Electrical Sleeve For Food Truck	625 LF

Water - 33-1100

• Tie To Waterline	2 EA
• 8" DI Fire Line	2,285 LF
• 6" DI Fire Line	135 LF
• 4" PVC Waterline	950 LF
• 2" Copper Waterline	60 LF
• 6" DI Fire Lead	100 LF
• 4" Gate Valve	1 EA
• 8" Tee and Stub For Future	3 EA
• Fire Department Connection	1 EA
• Fire Hydrant Assembly	4 EA
• 8" Fire Riser Assembly	1 EA
• 6" Fire Riser Assembly	1 EA
• 2" Irrigation Meter Assembly W/ BFP	1 EA
• 4" Meter With Vault	1 EA
• 10" RPZ	1 EA
• 4" Backflow Preventer W/ Vault	1 EA
• 4" Empty Conduit For Food Truck Service	625 LF
• Temporary Utilities To Trailer Compound	1 LS
• Flow Fill and Patch Roadway Crossing	1 LS
• Test Waterline	3,465 LF
• Traffic Control	1 LS
• Trench Safety	3,465 LF

**Wastewater - 33-3100**

• Tie To Wastewater Manhole and Rehab	1 EA
• 8" Wastewater Line	460 LF
• 4' Wastewater Manhole	1 EA
• Large Diameter Cleanout	1 EA
• 8" Cleanout	1 EA
• Test & Camera WWL	460 LF
• Trench Safety	460 LF

Wet Pond - 33-4000

• Trash Rack With Concrete Pad	1 EA
• 6" PVC SSL Outfall	65 LF
• 6" Actuator Valve With Manhole	1 EA
• 6" Safety End Treatment	1 EA
• Electrical Service For Actuator Valve	1 LS
• Overflow Weir	1,255 SF
• Geomembrane Pond Liner With Soil Cover and Filter Fabric	23,280 SF
• 36"X36" Concrete Pad For Actuator Valve	1 EA
• Temp Watering At Pond	1 LS

Storm Sewer - 33-4000

• 6" PVC French Drain	1,980 LF
• 6" PVC Discharge Line- French Drain	680 LF
• 6" PVC Storm Sewer Line	195 LF
• 12" PVC SSL	75 LF
• 12" RCP SSL	450 LF
• 18" RCP SSL	1,440 LF
• 24" RCP SSL	665 LF
• 36" RCP SSL	800 LF
• 6X3 Box Culvert	95 LF
• 6" Cleanout	17 EA
• 2X2 Grate Inlet	3 EA
• 3X3 Grate Inlets	7 EA
• 4X4 Grate Inlets	7 EA
• 10' Curb Inlets	9 EA
• 6X6 Junction Box	1 EA
• 4' Storm Sewer Manhole	1 EA
• 6X3 Box Culvert Headwall	2 EA
• 6" Safety End Treatment	3 EA
• 12" Safety End Treatment	3 EA
• 24" Safety End Treatment	1 EA
• 36" Safety End Treatment	2 EA
• Rock Rip Rap	40 CY
• Trench Safety	6,380 LF

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

• Scope of work items to be determined	\$	190,591
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Exclusions

- The following items are not included in our Cost Estimate:
- Architectural or Engineering Fees
- Materials testing cost
- Permit fees
- Impact fees of any kind
- Grout Filling Of Existing Utility Lines To Be Abandoned Is Excluded
- Cement Stabilized Subgrade Is Excluded
- Railroad Insurance And Crossings Are Excluded
- Brick Pavers, Subbase And Hardscape Is Excluded
- All Site Electrical Is Excluded Except For Ductbank For Electrical And Telecom Listed Above
- Utility connection fees of any kind
- Assessment Fees to be paid by Owner
- Hazardous material assessment, removal, or abatement
- Engineer stamped steel shop drawings
- Landscape maintenance
- The following items are to be provided and installed by the Owner
- Furnish of Security Cameras and Head-end Equipment
- Furnish of Wireless Access Points & Equipment
- Seating and Tables unless noted otherwise above
- All non-fixed furnishings unless noted otherwise above
- Any Owner's Betterment Allowance
- Any items noted in this scope narrative as "not included" or "not included in price"

Remaining Work to be Procured

The Early Site Release Package #1 Estimate includes Remaining Work to be Procured in the amount of \$190,591 for Scope of work items to be determined

General Materials Pricing – Applies to all Above Scopes of Work

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

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



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

Cost Estimate

Lump Sum Cost for Building and Site Work	\$	7,055,714
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A cost breakdown is attached

GMP Proposal Cost Breakdown

 	Wilco Headquarters		
	Early Site Release Package #1		
	3/18/2024		
	19.43 Weeks		
Scope	Costs		Per SF
Site Prep & Clearing	\$ 141,256		\$ 1.17
Site Concrete	\$ 692,705		\$ 5.76
Site Work	\$ 1,087,745		\$ 9.05
Erosion Control	\$ 282,571		\$ 2.35
Paving	\$ 2,036,940		\$ 16.94
Landscaping	\$ 39,100		\$ 0.33
Dry Utility	\$ 248,431		\$ 2.07
Water	\$ 520,655		\$ 4.33
Wastewater	\$ 60,530		\$ 0.50
Wet Pond	\$ 208,965		\$ 1.74
Storm Sewer	\$ 968,220		\$ 8.05
Work yet to be procured	\$ 190,591		\$ 1.59
Subtotal Cost	\$ 6,477,709		\$ 53.88
Fee 8.92%	\$ 578,004		\$ 4.81
Total	\$ 7,055,714		\$ 58.69

Chasco

Project **Williamson County Headquarters GMP Early Site Release #1 3.18.24**

Estimator Alex Paetznick
Bid Date 3/13/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
02-0200	Site Prep & Clearing									
		1 LS		0.00	0	0.00	0	141,256.00	141,256	141,256
	Pothole Existing Site	1 LS		0.00	0	0.00	0	0.00	0	0
	Clear & Grub Site	16 AC		0.00	0	0.00	0	0.00	0	0
	Selective Clearing Site	1 AC		0.00	0	0.00	0	0.00	0	0
	Demo Gas Line	1,285 LF		0.00	0	0.00	0	0.00	0	0
	Demo Fence	3,430 LF		0.00	0	0.00	0	0.00	0	0
	Sawcut HMAC	115 LF		0.00	0	0.00	0	0.00	0	0
	Misc Demolition- Site	1 LS		0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		141,256	141,256

Project

Williamson County Headquarters GMP Early Site Release #1 3.18.24

Chasco

Estimator
Bid Date

Alex Paetznick
3/13/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
03-5100	Site Concrete									
		1	LS	0.00	0	0.00	0	692,705.00	692,705	692,705
	6" Concrete Paving	7,625	SF	0.00	0	0.00	0	0.00	0	0
	Integral Curb	270	LF	0.00	0	0.00	0	0.00	0	0
	Curb & Gutter & Ribbon Curb	12,200	LF	0.00	0	0.00	0	0.00	0	0
	Site Sidewalk	27,590	SF	0.00	0	0.00	0	0.00	0	0
	HC Ramps	11	EA	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		692,705	692,705

Chasco

Project

Williamson County Headquarters GMP Early Site Release #1 3.18.24

Estimator

Alex Paetznick

Bid Date

3/13/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
31-1000	Site Work									
		1	LS	0.00	0	0.00	0	1,087,745.00	1,087,745	1,087,745
	Strip Topsoil	6,530	CY	0.00	0	0.00	0	0.00	0	0
	Excavation	38,100	CY	0.00	0	0.00	0	0.00	0	0
	Embankment- Common Fill	27,600	CY	0.00	0	0.00	0	0.00	0	0
	Subgrade Building Pad	5,200	SY	0.00	0	0.00	0	0.00	0	0
	2' Wide Clay Cap At Building	80	CY	0.00	0	0.00	0	0.00	0	0
	Spoil Disposal	1,300	LD	0.00	0	0.00	0	0.00	0	0
	Backfill Curb	12,200	LF	0.00	0	0.00	0	0.00	0	0
	Fine Grade Around Building	2,550	SY	0.00	0	0.00	0	0.00	0	0
	Respread Topsoil 4"	3,660	CY	0.00	0	0.00	0	0.00	0	0
	Staging Area & Access 8" Flex Base & Removal	5,865	SY	0.00	0	0.00	0	0.00	0	0
	Traffic Control For Site	18	MO	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		1,087,745	1,087,745

Chasco

Project

Williamson County Headquarters GMP Early Site Release #1 3.18.24

Estimator

Alex Paetznick

Bid Date

3/13/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
31-2500	Erosion Control									
		1 LS		0.00	0	0.00	0	282,571.00	282,571	282,571
	SW3P	18 MO		0.00	0	0.00	0	0.00	0	0
	Silt Fence	2,300 LF		0.00	0	0.00	0	0.00	0	0
	Construction Entrance	2 EA		0.00	0	0.00	0	0.00	0	0
	Concrete Wash Pit	1 EA		0.00	0	0.00	0	0.00	0	0
	Rock Berm	170 LF		0.00	0	0.00	0	0.00	0	0
	Tree Protection	3,800 LF		0.00	0	0.00	0	0.00	0	0
	Inlet Protection	23 EA		0.00	0	0.00	0	0.00	0	0
	Reveg Offsite Work- Bermuda	44,440 SY		0.00	0	0.00	0	0.00	0	0
	Reveg Onsite Work- Bermuda	33,250 SY		0.00	0	0.00	0	0.00	0	0
	Dewatering Skimmer At Pond	1 EA		0.00	0	0.00	0	0.00	0	0
	Temp Watering	78,885 SY		0.00	0	0.00	0	0.00	0	0
	Vegetative Filter Strip	1,200 SY		0.00	0	0.00	0	0.00	0	0
	Erosion Control Maintenance	18 MO		0.00	0	0.00	0	0.00	0	0
	Remove Erosion Control	6,270 LF		0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		282,571	282,571

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				LABOR		MATL.		SUB.		
32-1217	Paving									
		1		0.00	0	0.00	0	2,036,940.00	2,036,940	2,036,940
	Subgrade Prep- 3' BOC	34,740	SY	0.00	0	0.00	0	0.00	0	0
	8" Lime Stabilization	33,855	SY	0.00	0	0.00	0	0.00	0	0
	10" Flex Base- 3' BOC	18,750	TN	0.00	0	0.00	0	0.00	0	0
	8" Flex Base- 3' BOC- Concrete	420	TN	0.00	0	0.00	0	0.00	0	0
	3" HMAC TY D- Pg64-22 W/Rap	27,025	SY	0.00	0	0.00	0	0.00	0	0
	Clean 1ST Course HMAC Paving	27,025	SY	0.00	0	0.00	0	0.00	0	0
	Striping and Signage- Site	1	LS	0.00	0	0.00	0	0.00	0	0
	Traffic Control	1	LS	0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		2,036,940	2,036,940

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DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
32-9300	Landscaping									
	Paving Sleeves- 1-4" & 1-6" PVC	460 LF		0.00	0	0.00	0	85.00	39,100	39,100
				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		39,100	39,100

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DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
33-1100	Water									
		1	LS	0.00	0	0.00	0	520,655.00	520,655	520,655
	Tie To Waterline	2	EA	0.00	0	0.00	0	0.00	0	0
	8" DI Fire Line	2,285	LF	0.00	0	0.00	0	0.00	0	0
	6" DI Fire Line	135	LF	0.00	0	0.00	0	0.00	0	0
	4" PVC Waterline	950	LF	0.00	0	0.00	0	0.00	0	0
	2" Copper Waterline	60	LF	0.00	0	0.00	0	0.00	0	0
	6" DI Fire Lead	100	LF	0.00	0	0.00	0	0.00	0	0
	4" Gate Valve	1	EA	0.00	0	0.00	0	0.00	0	0
	8" Tee and Stub For Future	3	EA	0.00	0	0.00	0	0.00	0	0
	Fire Department Connection	1	EA	0.00	0	0.00	0	0.00	0	0
	Fire Hydrant Assembly	4	EA	0.00	0	0.00	0	0.00	0	0
	8" Fire Riser Assembly	1	EA	0.00	0	0.00	0	0.00	0	0
	6" Fire Riser Assembly	1	EA	0.00	0	0.00	0	0.00	0	0
	2" Irrigation Meter Assembly W/ BFP	1	EA	0.00	0	0.00	0	0.00	0	0
	4" Meter With Vault	1	EA	0.00	0	0.00	0	0.00	0	0
	10" RPZ	1	EA	0.00	0	0.00	0	0.00	0	0
	4" Backflow Preventer W/ Vault	1	EA	0.00	0	0.00	0	0.00	0	0
	4" Empty Conduit For Food Truck Service	625	LF	0.00	0	0.00	0	0.00	0	0
	Temporary Utilities To Trailer Compound	1	LS	0.00	0	0.00	0	0.00	0	0
	Flow Fill and Patch Roadway Crossing	1	LS	0.00	0	0.00	0	0.00	0	0
	Test Waterline	3,465	LF	0.00	0	0.00	0	0.00	0	0
	Traffic Control	1	LS	0.00	0	0.00	0	0.00	0	0
	Trench Safety	3,465	LF	0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		520,655	520,655

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DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
33-3100 Wastewater										
		1	LS	0.00	0	0.00	0	60,530.00	60,530	60,530
	Tie To Wastewater Manhole and Rehab	1	EA	0.00	0	0.00	0	0.00	0	0
	8" Wastewater Line	460	LF	0.00	0	0.00	0	0.00	0	0
	4' Wastewater Manhole	1	EA	0.00	0	0.00	0	0.00	0	0
	Large Diameter Cleanout	1	EA	0.00	0	0.00	0	0.00	0	0
	8" Cleanout	1	EA	0.00	0	0.00	0	0.00	0	0
	Test & Camera WWL	460	LF	0.00	0	0.00	0	0.00	0	0
	Trench Safety	460	LF	0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		60,530	60,530

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DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
33-4000	Storm Sewer									
		1	LS	0.00	0	0.00	0	968,220.00	968,220	968,220
	6" PVC French Drain	1,980	LF	0.00	0	0.00	0	0.00	0	0
	6" PVC Discharge Line- French Drain	680	LF	0.00	0	0.00	0	0.00	0	0
	6" PVC Storm Sewer Line	195	LF	0.00	0	0.00	0	0.00	0	0
	12" PVC SSL	75	LF	0.00	0	0.00	0	0.00	0	0
	12" RCP SSL	450	LF	0.00	0	0.00	0	0.00	0	0
	18" RCP SSL	1,440	LF	0.00	0	0.00	0	0.00	0	0
	24" RCP SSL	665	LF	0.00	0	0.00	0	0.00	0	0
	36" RCP SSL	800	LF	0.00	0	0.00	0	0.00	0	0
	6X3 Box Culvert	95	LF	0.00	0	0.00	0	0.00	0	0
	6" Cleanout	17	EA	0.00	0	0.00	0	0.00	0	0
	2X2 Grate Inlet	3	EA	0.00	0	0.00	0	0.00	0	0
	3X3 Grate Inlets	7	EA	0.00	0	0.00	0	0.00	0	0
	4X4 Grate Inlets	7	EA	0.00	0	0.00	0	0.00	0	0
	10' Curb Inlets	9	EA	0.00	0	0.00	0	0.00	0	0
	6X6 Junction Box	1	EA	0.00	0	0.00	0	0.00	0	0
	4' Storm Sewer Manhole	1	EA	0.00	0	0.00	0	0.00	0	0
	6X3 Box Culvert Headwall	2	EA	0.00	0	0.00	0	0.00	0	0
	6" Safety End Treatment	3	EA	0.00	0	0.00	0	0.00	0	0
	12" Safety End Treatment	3	EA	0.00	0	0.00	0	0.00	0	0
	24" Safety End Treatment	1	EA	0.00	0	0.00	0	0.00	0	0
	36" Safety End Treatment	2	EA	0.00	0	0.00	0	0.00	0	0
	Rock Rip Rap	40	CY	0.00	0	0.00	0	0.00	0	0
	Trench Safety	6,380	LF	0.00	0	0.00	0	0.00	0	0
				0.00		0.00		0.00	0	0
	TOTAL				0		0		968,220	968,220

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Master Project Schedule

ID		Task Mode	Task Name	Duration	Start	Finish	Predecessors	Successors	Mar	2nd Quarter	Apr	May	Jun	3rd Quarter	Jul	Aug	Sep
1			SITEWORK	101 days	Thu 4/4/24	Thu 8/22/24											
2			TCEQ PERMIT (contingent on issuance of WPAP permit by TCEQ)	1 day	Thu 4/4/24	Thu 4/4/24		3									
3			NOTICE TO PROCEED	1 day	Fri 4/5/24	Fri 4/5/24	2	4									
4			EROSION CONTROLS	3 days	Mon 4/8/24	Wed 4/10/24	3	5FS-2 days									
5			SITE ACCESS/CONST. ENTRANCES	3 days	Tue 4/9/24	Thu 4/11/24	4FS-2 days	6FS-2 days									
6			TEMPORARY ROADS	5 days	Wed 4/10/24	Tue 4/16/24	5FS-2 days	7FS-3 days									
7			STAGING AREA	3 days	Fri 4/12/24	Tue 4/16/24	6FS-3 days	8FS-2 days									
8			CLEAR & GRUB	5 days	Mon 4/15/24	Fri 4/19/24	7FS-2 days	9FS-5 days									
9			SELECTIVE CLEARING AT TRAIL SYSTEM	10 days	Mon 4/15/24	Fri 4/26/24	8FS-5 days	10FS-5 days									
10			STRIP TOPSOIL	3 days	Mon 4/22/24	Wed 4/24/24	9FS-5 days	11FS-2 days									
11			ROUGH CUT POND	2 days	Tue 4/23/24	Wed 4/24/24	10FS-2 days	12FS-1 day									
12			EXC & EMBANK	10 days	Wed 4/24/24	Tue 5/7/24	11FS-1 day	13FS-5 days									
13			STORM SEWER	20 days	Wed 5/1/24	Tue 5/28/24	12FS-5 days	14FS-5 days									
14			WW	10 days	Wed 5/22/24	Tue 6/4/24	13FS-5 days	15FS-5 days									
15			FIRE LINE	15 days	Wed 5/29/24	Tue 6/18/24	14FS-5 days	16FS-5 days									
16			DOMESTIC WATER	10 days	Wed 6/12/24	Tue 6/25/24	15FS-5 days	17FS-2 days									
17			EXCAVATE BUILDING CRAWLSPACE	5 days	Mon 6/24/24	Fri 6/28/24	16FS-2 days	18FS-2 days									
18			FRENCH DRAIN AT FOUNDATION	5 days	Thu 6/27/24	Wed 7/3/24	17FS-2 days	19FS-2 days									
19			ELEC. & COMM CONDUITS	10 days	Tue 7/2/24	Mon 7/15/24	18FS-2 days	20FS-5 days									
20			WATER FEATURE CONDUITS	3 days	Tue 7/9/24	Thu 7/11/24	19FS-5 days	21FS-1 day									
21			FOOD COURT CONDUITS	3 days	Thu 7/11/24	Mon 7/15/24	20FS-1 day	22FS-1 day									
22			EV CHARGER CONDUITS	3 days	Mon 7/15/24	Wed 7/17/24	21FS-1 day	23FS-2 days									
23			GAS	3 days	Tue 7/16/24	Thu 7/18/24	22FS-2 days	24FS-2 days									
24			IRRIGATION SLEEVES	3 days	Wed 7/17/24	Fri 7/19/24	23FS-2 days	25FS-2 days									
25			LIME STABILIZE SUBGRADE	10 days	Thu 7/18/24	Wed 7/31/24	24FS-2 days	26FS-5 days									
26			FIRST COUSE BASE	5 days	Thu 7/25/24	Wed 7/31/24	25FS-5 days	27FS-3 days									
27			CURB & GUTTER	15 days	Mon 7/29/24	Fri 8/16/24	26FS-3 days	28FS-5 days									
28			BACKFILL CURBS	5 days	Mon 8/12/24	Fri 8/16/24	27FS-5 days	29FS-2 days									
29			SECOND COURSE BASE	5 days	Thu 8/15/24	Wed 8/21/24	28FS-2 days	30FS-1 day									
30			FIRST COURSE HMAC	2 days	Wed 8/21/24	Thu 8/22/24	29FS-1 day										
Project: HQ preliminary schedule Date: Fri 3/15/24			Task		Project Summary		Manual Task		Start-only		Deadline						
			Split		Inactive Task		Duration-only		Finish-only		Progress						
			Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress						
			Summary		Inactive Summary		Manual Summary		External Milestone								