



Request for Proposal for Construction Manager At-Risk

CITY OF ANGLETON

KING MUNICIPAL OPERATIONS CENTER



TABLE OF CONTENTS

- 1: Letter
- 2: Cost & Delivery Proposal
- 3: Firm Information
- 4: General Company History
- 5: Licensing
- 6: Relevant Experience
- 7: Financial Information
- 8: Experience as a Construction Manager At Risk
- 9: Safety
- 10: Knowledge & Approach to Best Practices
- 11: Schedules
- 12: References
- 13: Experience on the Site & for the City of Angleton

“ The Teal Team is proactive, professional and they coordinated the project both timely and concisely. The project scheduling and submittal process was very thorough and efficient. **Teal worked diligently to ensure a successful project.** The end result is a beautiful facility the entire team can be proud of.



- Paul B. Harwell, AIA, Staffelbach



November 27, 2023

City Of Angleton, Texas
121 S. Velasco
Angleton, Texas 77515

RE: Request For Proposals RFP No. 2023-09 Construction Manager At Risk

Dear Selection Committee

Teal Construction Company is pleased to submit our proposal and statement of qualifications in accordance with the RFP and request for consideration to provide construction manager-at-risk services for the City of Angleton King Municipal Operations Center. We look forward to building a relationship with the City of Angleton and continuing our partnership with iAD Architects. It is our mission to build structures and life-long relationships through integrity, innovation, high-performance and an experienced professional team. We have multiple unique qualities that will prove to put Teal above the competition.

Supreme Experience in Municipal Facilities

Teal Construction Company has completed several municipal facilities and has the understanding of how a high profile project should be managed and delivered. We understand that all projects should be managed with a delicate hand due to safety and interest of all involved. Teal has worked with multiple city jurisdictions and has delivered outstanding end results to produce the quality product the client was envisioning. The amount of continued clients shows that we put the owner and end user first.

Decades of Experience in the Transportation Sector

Our long standing history in the Transportation Sector is why Teal Construction is the Construction Manager for the City of Angleton. We have built hundreds of dealerships over the years that contain the full program of the King Municipal Operation Center. We are currently finishing up a heavy trucking dealership in Houston and multiple large service facilities in preconstruction across Houston and State of Texas. This knowledge and experience will prove to be an asset to your team and project.

Exceptional Team Members & Local Subcontractors

Teal Construction Company has been in business for over 75 years and has kept a steady company size throughout their time. We keep the company size small, but efficient, because we do not want any client, design team or future clients to be lost in the mix as can happen with larger construction companies. Teal wants every client to feel as though they are always heard and can contact us at anytime. We will always work to communicate directly with our team and perform all necessary tasks that are requested. Teal views our subcontractors as part of our team and knows without quality subcontractors, we would not deliver the product our client needs. We work diligently at keeping our excellent subcontractors and reaching out to new ones that can continue to support Teal's growth.

Safety at the Forefront

Teal Construction Company puts safety at the forefront of every project and our organization. Each project has a specified safety plan that is unique to the projects scope and surroundings; providing the client, staff and community with a safe construction environment. We have been a recipient of ABC's STEP award since 2008 and have reached Platinum Level every year since 2009.

Dedicated Close-Out Coordinator

With all construction projects it seems that the Close-Out process can be tedious and be dragged out. This doesn't benefit the client, subcontractors or Teal. Every project has to start and finish with the same excitement and persistence. We have a dedicated close-out coordinator that works with our project management team from the beginning of the project to the end, to guarantee that the Owner has all close-out documentation within 30 days following substantial completion.

We ensure that we have provided the City of Angleton with the best team for the King Municipal Operation Center. Please contact me with any questions you may have.

Sincerely-



Jennifer King
Vice President
Teal Construction Company
p. 713.465.8306



EXHIBIT A

THIS SECTION MUST BE COMPLETED AND RETURNED WITH RESPONDENT'S PROPOSAL. FAILURE TO RETURN THIS SECTION WILL RESULT IN THE REJECTION OF YOUR PROPOSAL.

Proposal of:

TEAL CONSTRUCTION COMPANY

To: The City of Angleton, Texas

Ref.: King Municipal Operation Center

Having carefully examined all of the requirements of this RFP and any attachments thereto, the undersigned proposes to furnish CMAR services as required at the terms stated herein.

Pricing Schedule and Costing Methodologies

Include all fees and costs of the Contractor associated with the Preconstruction Phase and Construction Phase Services for this Project.

Identify fees and costs based upon the Scope of Work and Information provided by iAD Architects.

PART 1, PRECONSTRUCTION PHASE FEE

Contractor's fee for the Construction Contractor's Participation in the Preconstruction Phase (Includes All Design Phases) \$ 12,500.00

PART 2, CONSTRUCTION PHASE FEE

A. For Construction Phase Services, based on the anticipated GMP established at the time of this Agreement, Owner shall pay Contractor a stipulated Construction Phase Fee amount of: 6.68%

Shared Savings (if selected to continue beyond Preconstruction Services): We propose that any savings to the GMP contract remaining at the end of construction be shared at the following rate:

80 % to the Owner

20 % to the CMaR



Addenda Acknowledgment

Receipt is hereby acknowledged of the following addenda to this RFP by entering yes or no in space provided and indicating date received. Enter "0" if none received.

- No. 1 _____ Date_____
- No. 2 _____ Date_____
- No. 3 _____ Date_____
- No. 4 _____ Date_____



3. FIRM INFORMATION:

1. Name of firm

Teal Construction Company

2. Address of Principal Office

1335 Brittmoore Road
Houston, TX 77043

3. Phone/Fax

p: 713-465-8306
f: 713-465-5810

4. Form of Business Organization (Corporation, Partnership, Individual, etc.)

Corporation

5. Year founded.

1947

6. Size of Firm

53 Employees

7. Primary individual to contact.

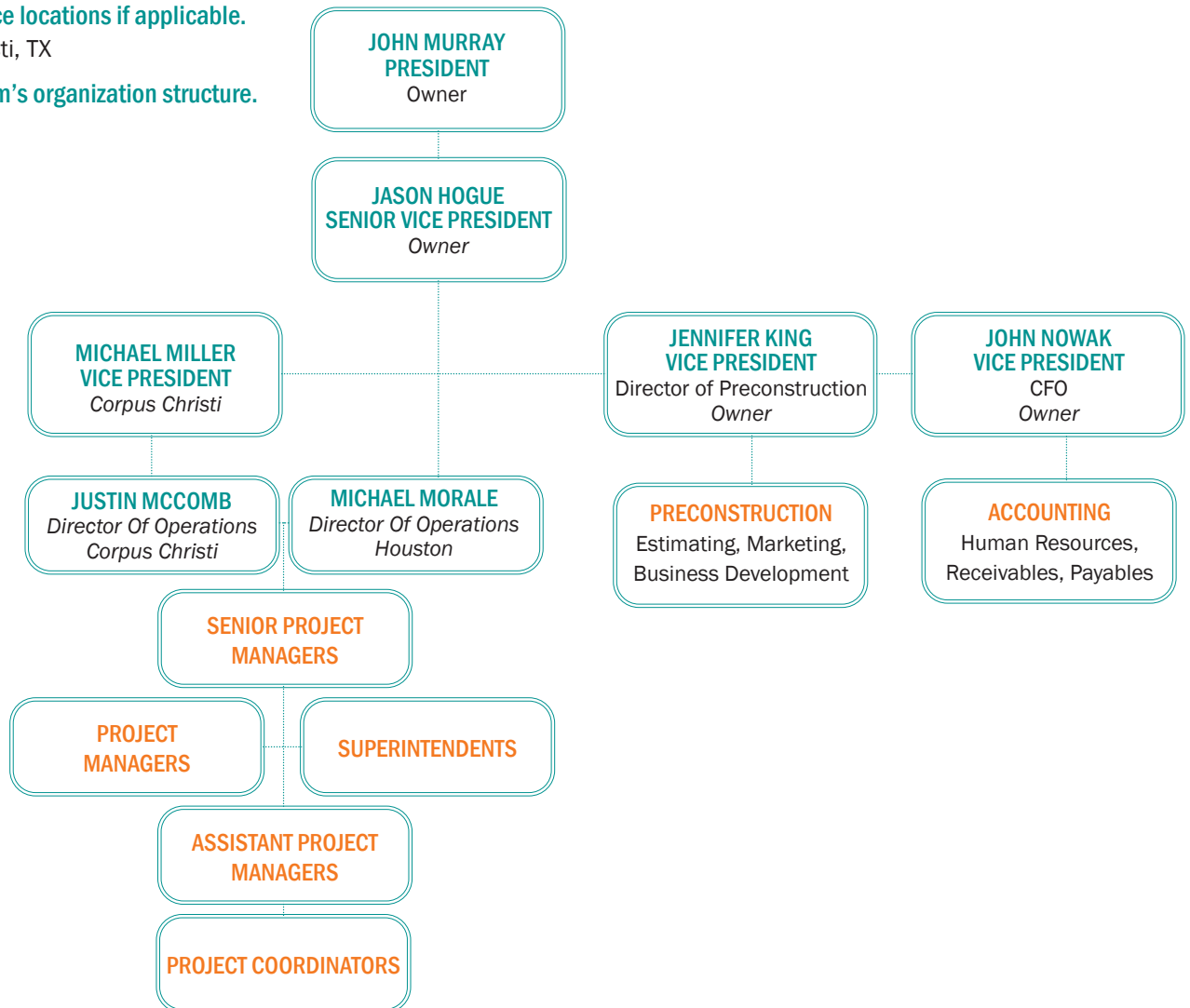
8. Email of primary individual to contact.

Jennifer King
713-465-8306
jenniferking@tealcon.com

9. List of office locations if applicable.

Corpus Christi, TX

10. List of firm's organization structure.



4. GENERAL COMPANY HISTORY:

1. How many years has your organization been in business in its current capacity?

76 years

2. How many years has your organization been in business under its present name?

62 years

3. Under what other or former name(s) has your organization operated?

1947-1959 Murray Building Company

1959- Present as Teal Construction Company

4. If your organization is a corporation, please provide the date and State of incorporation, list all corporation officers, and confirm that it is in good standing.

January 26, 1959, Texas - Teal is in good standing.

John Murray Jr. - President

Jason Hogue - Vice President

Jennifer King - Secretary

John Nowak - Treasurer

~~5. If your organization is a partnership, answer the following: Date of organization, type of partnership (if applicable), and name of the managing partner(s).~~

~~6. If your organization is individually owned, answer the following: Date of organization, name of owner.~~

~~7. If the form of your organization is other than those listed above, describe it and name the principals.~~

8. A one-page resume of the individual who will be the project manager and the site superintendent should the project proceed to construction.

Please find our resumes following this page.

PROJECT SUCCESS



THE KLEIN ISD SOUTH TRANSPORTATION CENTER

This Project consists of a 11,592SF Garage Building and a 4,092SF Office building, both of tilt wall construction. Site improvements include a 70 bus parking lot and an 88 car parking lot, fueling bay, bus wash, as well as diesel and gasoline storage.





Blake Edwards **PROJECT MANAGER**

EDUCATION

Bachelor of Science in
Agricultural Business
Sam Houston State
University

SPECIALIZED TRAINING

OSHA 30 hour certified
First Aid CPR

EMPLOYMENT

Teal Construction
2023 - Present
Pogue Construction
2021 - 2023
Paradigm Construction
2018 - 2021
Christensen Building Group
2015 - 2018

Mr. Blake Edwards has 8 years experience in the commercial construction industry leading, managing, and coordinating projects.

Mr. Edwards coordinates and conducts client and consultant meetings, schedules weekly budgetary and progress meetings, prepares subcontract agreements, change orders, and project schedules. He maintains budget requirements through close scrutiny of general conditions and supplies ordered, approves product submittals, negotiates and awards contracts, and produces schedule of values and pay requests. Blake is also responsible for project estimating, project budgeting and allocation of future funds.

Blake promotes a work environment of open communication and team synergy while delegating and implementing company policy and procedures using skills in diplomacy and communication to ensure a successful project on time and within budgets.

RELEVANT PROJECTS

Mustang Cat | Angleton, TX
Mustang Cat | Willis, TX
City of Dayton Public Safety Buildings | Dayton, TX
Montgomery County ESD #8 Station 11-1 | Conroe, TX
Montgomery County ESD #8 Station 11-5 | Conroe, TX
Montgomery County ESD #8 Station 11-6 | Conroe, TX
Conroe Fire Station #7 & Fire Training Facility | Conroe, TX
Harris County ESD #6 Klein Fire Station #32 | Klein, TX
Harris County ESD #6 Klein Fire Station #34 | Klein, TX

PROJECT HIGHLIGHTS

Montgomery ISD Lake Creek High School | Montgomery, TX
Montgomery ISD New Elementary School #7 | Montgomery, TX
Cleveland ISD New Elementary School #5 | Cleveland, TX
Cleveland ISD New Elementary School #6 | Cleveland, TX
Cleveland ISD New Middle School #2 | Cleveland, TX
Concordia Lutheran High School Sports Fields | Houston, TX
Holy Comforter Episcopal Church | Houston, TX
St John the Evangelist Catholic Church Youth Center | Houston, TX





Daniel Vermillion **SUPERINTENDENT | FIELD MANAGER**

SPECIALIZED TRAINING

30 HR OSHA
Basic Plus - HASC
First Aid & CPR

EMPLOYMENT HISTORY

Teal Construction
2019 - present
Arch-Con Corporation
2018 - 2019
Burrow Global Services
2008 - 2018
American Rice Inc.
1993 - 2008

REFERENCES

Brandon Dillard
RB Dillard Group
713.836.2926

Charles Hodges
Arch-Con
713.818.2051

Buster Burnett
Burrow Global Services
713.875.2525

Mr. Vermillion is a Superintendent for Teal Construction and is on site full-time on the projects he is assigned to. He directs all construction related activities, and coordinate subcontractor and material suppliers' scheduling.

Daniel brings over 30 years of general building experience to the project. He has the proven ability of scheduling trades to follow in a quick succession, overseeing each detail, to communicate openly with the project team and to deliver a completed facility on time and within budget.

On each project, he establishes a strong leadership position, while maintaining a good rapport with the subcontractors. He is skilled in all aspects of the construction industry and is particularly known for his thorough follow-up skills.

RELEVANT EXPERIENCE

Mustang Cat | Angleton, TX
Mustang Cat - Temporary Facility | Angleton, TX
Bearden Warehouse Park | Angleton, TX
Phillips 66 Maintenance Shop PEMB | Sweeny, TX
Lyondell Basell Admin and Maintenance Shop | Pasadena, TX
Ascend Maintenance Shop PEMB | Alvin, TX

PROJECT HIGHLIGHTS

INEOS Styrolution Warehouse | Pasadena, TX
Niseki Shipping/Receiving PEMB | Pasadena, TX
Niseki Administration PEMB | Pasadena, TX
Lummus Technologies Manufacturing PEMB | Pasadena, TX
Lummus Technologies Labs PEMB (2) | Pasadena, TX
Lummus Technologies Small Shipping/Receiving PEMB | Pasadena, TX
Akzo Nobel HPMO Lab PEMB | Deer Park, TX
Total Main Control Room Addition | Port Arthur, TX
Total Coker Control Room | Port Arthur, TX
American Rice Package Warehouse PEMB | Freeport, TX
Phillips 66 Warehouse PEMB | Sweeny, TX
Exxon Mobil Main Control Room | Baytown, TX



5. LICENSING:**1. List jurisdiction and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers if applicable.**

Teal Construction is a general contractor and holds registrations in multiple cities or towns when necessary. It is not required to hold a license in the State of Texas to practice General Contracting.

2. List jurisdictions in which your organization's partnership or trade name or business entity is filed.

Texas, Louisiana, Arkansas



Both projects involved significant renovation to existing facilities, and were very difficult projects to realize. As is usually the case with projects of this type, existing condition presented all manner of unexpected difficulties. *No problems, however, were too difficult for Teal to solve. Teal performed admirably on both projects and always acted in the best interests of the project team, including the Owner, Architect, and sub-consultants.*

– Daniel Kornberg, Principal - Harrison Kornberg Architects

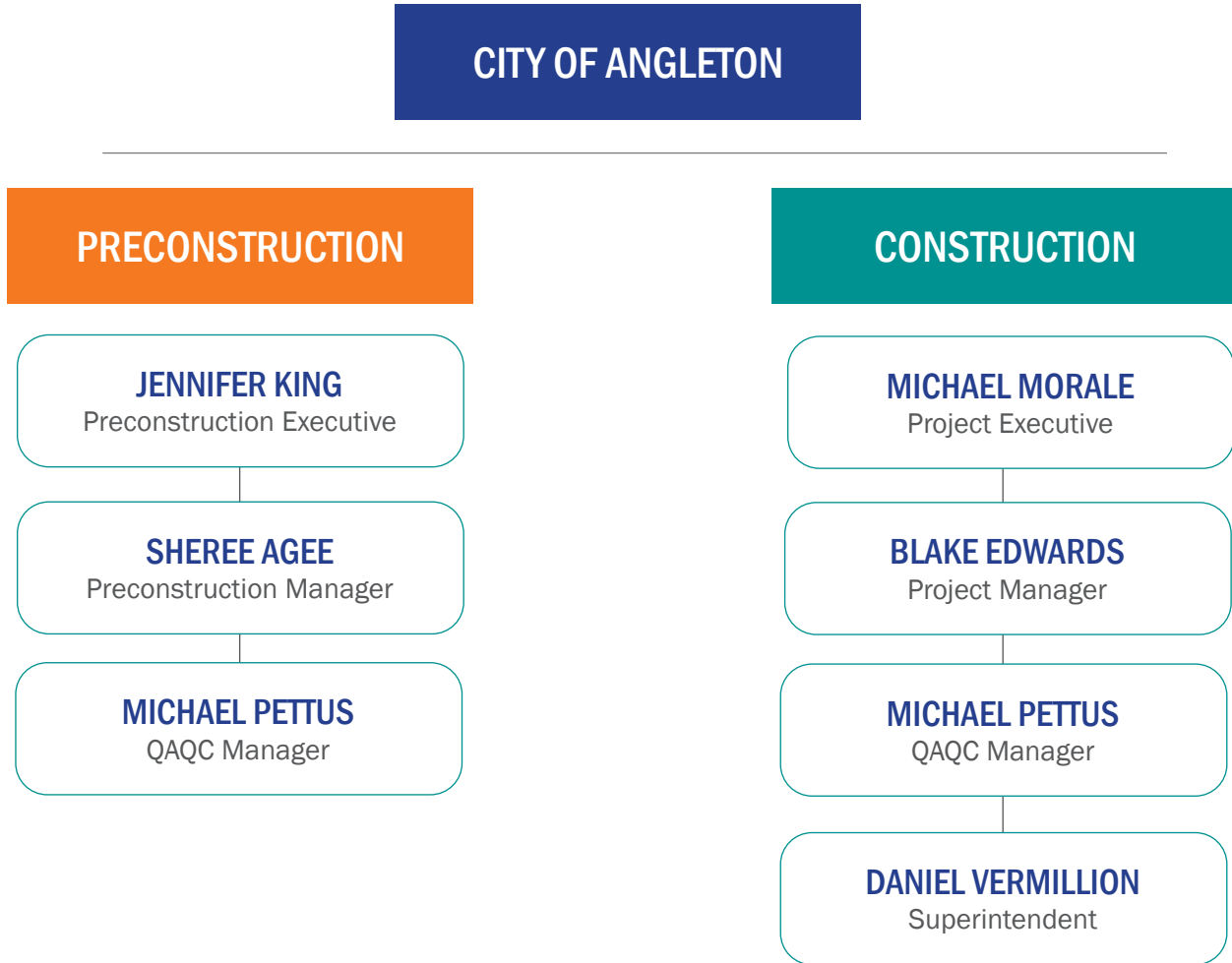


6. RELEVANT EXPERIENCE

1. List the categories of work that your organization typically performs with its own forces on projects of this type.

Teal Construction performs all project management, site management, accounting, and other administrative duties with our own forces. We have the ability to perform concrete, rough carpentry, installation of doors & hardware, and weekly cleanup. Teal Construction will work with the Owner and Design Team to determine if any of the above options will work best for your project.

2. Provide an organizational chart that explains the proposed team members.



	CMAR PROJECTS	PUBLIC PROJECTS	MAINTENANCE FACILITIES	IAD ARCHITECT EXPERIENCE	PROJECT BUDGET	PROJECT LOCATION	OCCUPIED SITES
JENNIFER KING - PRECONSTRUCTION EXECUTIVE	✓	✓	✓	✓	✓	✓	✓
SHEREE AGEE - PRECONSTRUCTION MANAGER	✓	✓	✓		✓	✓	✓
MICHAEL MORALE - PROJECT EXECUTIVE	✓	✓	✓	✓	✓	✓	✓
BLAKE EDWARDS - PROJECT MANAGER	✓	✓	✓	✓	✓	✓	✓
DANIEL VERMILLION - SUPERINTENDENT	✓	✓	✓	✓	✓	✓	✓



RESPONSIBILITY MATRIX

- ✓ Primary
- ★ Input to Primary

	PRECON JENNIFER KING	PM SHEREE AGEE	PEX MICHAEL MORALE	PM BLAKE EDWARDS	SUPER DANIEL VERMILLION	QAQC MIKE PETTUS
MAIN CLIENT CONTACT - PRECON & CONSTRUCTION	✓		✓			
PRECONSTRUCTION PHASE ESTIMATES	✓	★				
CONSTRUCTABILITY REVIEWS	✓			★		✓
VALUE ENGINEERING	✓					
WRITING & REVIEW SCOPES OF WORK	✓		✓	✓	★	★
SUBCONTRACTOR BIDDING	★	✓				
BID TABS	✓	✓				
PREQUALIFYING SUBCONTRACTORS		✓		✓		★
PROJECT DAILY CONTACT				✓		
SUBCONTRACTS				✓	★	
SITE & SUBCONTRACTOR COORDINATION				★	✓	
CPMS SCHEDULE				✓	★	★
COST CONTROL				✓		
QUALITY CONTROL & ASSURANCE - DOCUMENTATION				✓		✓
QUALITY CONTROL & ASSURANCE - SITE	★	★		✓	✓	✓
SUBMITTAL REVIEW & DOCUMENTATION	★	★	✓		★	★
RFI INPUT & DOCUMENTATION	★	★	✓		★	★
SITE REPORTING				✓	✓	✓
JOBSITE SAFETY	★	★	★	✓	✓	✓
PAY APPLICATION & INVOICING	★	★		✓		
OAC MEETINGS	✓	✓	★			
JOBSITE MEETINGS				✓	✓	✓
PROJECT CLOSEOUT	★	★	✓	✓	★	★



Teal Construction Company takes pride in the quality and detail of their construction and customer satisfaction. They stand behind their construction warranties with prompt and courteous service.”

– Jack Helfman, President/Owner, Helfman Autogroup



3. List any subcontractors in which your organization has some ownership and list the categories of work those subcontractors typically perform.

none

4. Claims and suits (if the answer to any of the questions below is yes, please attach details).

5. Has your organization ever failed to complete any work awarded to it by a Texas municipality?

no

6. Are any judgments, claims, arbitration proceedings, or suits filed or outstanding against your organization or its officers for the last 5 years by a Texas municipality?

Teal is dedicated to resolving differences that are unfortunately inherent to this business in the fairest and fastest way possible. We believe legal action never benefits any party. There has not been any legal action taken against the officer of our company. Management does not believe the outcome of any such current claims, if any, would have a substantial adverse affect on the financial stability of the company; no legal activities involve 'lack of performance' or 'contract violations' by Teal Construction.

5800 Mesa - Teal sued the Owner due to non-payment for completed work. The Owner filed a counter suit indicating that the work was not installed properly and had to be removed and re-installed, which Teal disagrees with. Insurance is currently involved and we hope to have this resolved by year end 2023.

Tandem - Tandem sued Teal claiming non-payment for work performed. Tandem was removed from the project due to a project safety violations and was supplemented with another contractor to complete their work. The cost of the supplemented contractor to complete the work exceeds what Tandem was owed. Teal filed a counter suit for the amount over what was owed to Tandem. Teal and Tandem are currently in process to work this out informally.

We had a claim against the City of Cedar Park on a fire station project. There were some wood framed eaves installed that began to sag structurally. We engaged the help of a third party structural engineer that surmised that the structural engineer of record was at fault in his design. Regardless, we corrected the issue based on the recommendations of our 3rd party engineer. The claim was to recuperate the cost of the corrective measures which Teal did and was approved by the City. If additional information is required, we would be happy to provide given additional time.

7. Has your organization filed any lawsuits or requested arbitration regarding construction contracts within the last 5 years against a Texas municipality?

See Open Suits above



8. Similar work over the last 5 years of a value of over \$1 million in construction value: a. List up to three projects (particularly municipal work of similar nature) constructed by your firm. For each project, provide the name, site size in acres, location, cost, completion date, owner, architect/engineer, and method selection (i.e., Design Build, CMAR, CSP, Bid, Proposal, or other).

Please find the below charts of similar projects in the public and private market. All projects are over the million dollar threshold and were done either in the CMAR or Design Build delivery method allowing teal to work with the design team in the preconstruction phase of the project. The importance of the second table is that 30% of Teal's annually is automotive which all have a service portion to the building. The automotive market for Teal consists for vehicle, heavy trucking, and heavy equipment. The teal bold projects are projects that Teal and iAD worked on together - Teal & iAD have been working together for the past 10 years and have had a minimum of one project together every year. Teal & iAD currently have eight projects in preconstruction and construction together in both CMAR and Design Build delivery method. The orange bold projects are projects that Teal has done in Brazoria County.

Project Sheets are on the following page for the three representative projects.

PROJECT NAME	OWNER	LOCATION	CONTRACT VALUE	YEAR
INEOS STYROLUTION MULTI-USE WAREHOUSE BUILDING	INEOS	Pasadena, TX	\$21,572,000	2021
Medina County Jail Addition & Renovation	Medina County	Hondo, TX	\$13,410,000	2023
Medina County Annex Building	Medina County	Hondo, TX	\$11,347,000	2021
Klein ISD North Flex Campus	Klein ISD	Spring, TX	\$9,628,900	2023
HCC Acres Homes Campus	Houston Community College	Houston, TX	\$8,218,000	2018
1ST BAPTIST CHURCH OF ANGLETON	First Baptist Angleton	ANGLETON, TX	\$4,517,600	2019
Aransas County ISD Competition Gym	Aransas County	Rockport, TX	\$4,254,000	2019
Bastrop County Fire Station No. 4	BCESD1	Bastrop, TX	\$4,233,450	2021
San Antonio Water Systems NWOC Maintenance Facility	San Antonio Water System	San Antonio, TX	\$4,206,060	2019
Montgomery County Fire Station # 52	MCESD 2.	Montgomery, TX	\$3,092,808	2018

PROJECT NAME	PROJECT TYPE	LOCATION	SERVICE COMPONENT	PROJECT SIZE
Houston Freightliner Western Star	New Construction	Houston, TX	✓	350,000 SF
AEP Cross Town Office & Warehouse Facility	New Construction	Corpus Christi, TX	✓	95,000 SF
AEP Lon Hill Office & Warehouse Facility	New Construction	Corpus Christi, TX	✓	95,000 SF
Doggett Ford	New Construction	Houston, TX	✓	62,500 SF
Katy ISD South Transportation Center	New Construction	Katy, TX	✓	47,200 SF
Tesla Collision Center	New Construction	San Antonio, TX	✓	40,200 SF
French Ellison Truck Center	New Construction	Corpus Christi, TX	✓	35,000 SF
North Corpus Christi Honda	New Construction	Corpus Christi, TX	✓	34,110 SF
DOGGETT HEAVY EQUIPMENT	Renovation	St Rose, LA	✓	20,000 SF
DOGGETT HEAVY EQUIPMENT	New Construction	Lufkin, TX	✓	19,525 SF
Doggett Heavy Equipment	New Construction	Longview, TX	✓	19,525 SF
MUSTANG CAT SERVICE & RENTAL	New Construction	Willis, TX	✓	15,400 SF
MUSTANG CAT SERVICE & RENTAL	New Construction	ANGLETON TX	✓	12,250 SF





Bastrop Fire Station No.4

This project provides for construction of a new Fire Station of approximately 10,500 square feet consisting of four drive thru apparatus bays, sleeping and living quarters for fire staff, a Training Room, and traditional support spaces associated with fire stations. The fire station has structural steel with CMU loading bearing walls as primary structure. The exterior includes red glazed brick, metal panels, brick, and glazing. Site work included bringing new electrical to the site, paving, generator, detention pond, and landscaping

- ✓ LIGHT & HEAVY VEHICLE SERVICE CENTER
- ✓ OFFICE SPACE
- ✓ MAINTENANCE AREA

PROJECT INFORMATION

Owner:
 Bastrop County ESD 1
 (see reference tab)

Architect:
 BSW Architects
 (see reference tab)

Delivery Method:
 CMAR

Completion Date:
 March 2021

Contract Value:
 S: \$4,297,440
 F: \$4,233,453
 Owner Initiated Changes





Doggett Heavy Machinery - Longview & Lufkin

The two John Deere facilities are pre-engineered metal buildings with a masonry façade. There is a 10,000 sqft office and parts area with a 10k sqft shop with 4 bays and 8 overhead doors. There is also a lean-to canopy 1,500 sqft on the back of the building to house a compressor/lube shed, fuel, and misc parts. There is also a 4,000 sqft PEMB/Masonry wash building with a water reclaim system to clean the water for reuse of washing equipment. There is 200,000 sqft of 8" paving for heavy trucks and equipment storage, and a loading dock for unloading and loading of equipment. Inside finishes of the main building are acoustic ceilings, metal framing and painted drywall, sealed concrete in the shop, epoxy flooring in the show room / offices.

PROJECT INFORMATION

Owner:

Doggett Industries
(see reference tab)

Architect:

iAD Architects
(see reference tab)

Delivery Method:

Design Build

Completion Date:

January 2020

Cost:

O: \$5,139,000

F: \$5,697,000

Owner Initiated Changes

- ✓ LIGHT & HEAVY VEHICLE SERVICE CENTER
- ✓ OFFICE SPACE
- ✓ PARTS STORAGE





Doggett Ford

A new 62,500 square foot tilt-wall Ford Dealership. The structure is Class A steel with an ACM, glass, and concrete façade. The building has a 29-bay service department fully air-conditioned with a separate four bay detail area outside. Customer comfort and convenience is prominent in the design of the dealership with a centrally themed layout. The design build project allowed Teal to work directly with Ford Land to receive variances for their client from the Ford prototype. The new building was constructed while a temporary dealership was being ran on the same site. Teal worked with the Owner on logistics during preconstruction and updated logistics plans throughout the construction.

- ✓ OCCUPIED SITE
- ✓ LIGHT & HEAVY VEHICLE SERVICE CENTER
- ✓ OFFICE SPACE
- ✓ PARTS STORAGE

PROJECT INFORMATION

Owner:
Doggett Ford
(see reference tab)

Architect:
Praxis 3

Delivery Method:
Design Build

Completion Date:
October 2020

Contract Value:
S: \$11,731,000
F: \$12,517,000
Owner Initiated Changes



7. FINANCIAL INFORMATION:

1. Attach a financial statement, preferably audited, including your organization’s latest balance sheet and income statement showing the following items:

- a. Current assets
- b. Current liabilities
- c. Capital accounts and retained earnings (e.g., capital, capital stock, authorized and outstanding shares par value, earned surplus, and retained earnings).

Financial Statements are provided in a separate envelope labeled ‘Financial Statements’

2. Name and address of firm preparing attached financial statement and date thereof.

Benton, Duroy, & Ivey, PC
14505 Torrey Chase Blvd., Suite 200
Houston, TX 77014

3. Is the attached financial statement for the identical organization named under item 1? If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent, subsidiary).

yes

4. Will the organization whose attached financial statement act as a guarantor of the construction contract?

yes

5. Provide name, address, and phone number for bank reference.

Denise Thompson, Vice President
Frost National Bank
802 North Carancahua
Corpus Christi, TX 78407
p: 361.844.1027
dlthompson@frostbank.com

PROJECT SUCCESS



Galveston County Road & Bridge

Part of the IKE Recovery, two new pre-engineered metal buildings were constructed on Crystal Beach. The new buildings allowed for administration, vehicle maintenance, and vehicle storage. The 7,200 SF administration building includes meeting spaces, offices, and a three bay repair and maintenance garage. The second 2,800 SF building is for the county vehicle parking and wash bay. To meet flood regulations over four feet of fill was brought in to increase the finished floor height and a large retaining wall was constructed. Laydown and storage areas, large quantity of parking, and an access road were installed for the project as well.



8. EXPERIENCE AS A CONSTRUCTION MANAGER-AT-RISK:

1. Describe how your firm will benefit from this project using Construction Manager at Risk.

Throughout the qualifications package the selection committee will find reasons why Teal is the best decision for your Construction Manager position. Teal Construction has been working in the public sector since the sixties and private sector since the forties in the Houston Metropolitan area with our Owner's family originating from Angleton, TX.

Teal Construction have completed forty maintenance projects in the last five years. These projects were both private and public with many of them having a preconstruction phase working with the design team and owner. These projects included transportation centers for municipal and school districts, heavy equipment, heavy truck, and vehicle dealerships. We have worked in the Construction Manager role or Design Build role in the transportation market which have many similarities to this project. Every dealership that we have completed contain all program items in the King Municipal Operation Center. Dealerships contain offices, service, parts, parts storage, and a large site to house multiple vehicles. Many of the sites that we have successfully completed are occupied six days a week. The complexity of these projects are facilitating each individual space to work cohesively with function and systems. Each must be developed in unison to best serve the whole building. Teal works through the preconstruction phase with our subcontractors and suppliers to ensure at construction these components have been worked out for quality and constructability prior to installation. The top aspect to review is how the mechanical and other technical systems are working together as well as the demising walls between these spaces.

PROJECT TEAM – PRECONSTRUCTION TO CONSTRUCTION COLLABORATION

Our proposed team have worked together on multiple projects in all contract methods. Jennifer King, Sheree Agee, Michael Morale, Blake Edwards, and Michael Pettus all work together during the Preconstruction phase to build and work through a plan for construction. This team, with our proposed Superintendent, Daniel Vermillion, all worked together on our Mustang Cat - Willis Design Build project and Mustang Cat - Angleton Design Build project which is currently under construction. This project is on an occupied site and has a similar program to the King Municipal Operation Center. The proposed team worked directly with the Mustang Cat PM and iAD Architect to first fully understand the wants and needs for the building then develop a plan to design and construct these within budget and schedule. Jennifer and other estimators worked weekly with the Owner and Design team reviewing plans, budgets, and program. Our Operation Team worked monthly with the Owner on logistics and construction phasing. Our entire team no matter which contract phase is here to satisfy the client.

Our Quality Control and Constructability, Mike Pettus, was originally a Superintendent that has recently moved into the office to assist in preconstruction and construction quality control. Mike is a unique asset to this project team because of his years of experience and transition to the new position allows him to alleviate construction obstacles in the preconstruction phase. He will help in the preconstruction to review plans, provide design/quality suggestions, scope work, and interview subcontractors for the project. Mike is currently assisting in preconstruction on multiple transportation projects. Mike also worked with our team (Michael Morale, Jennifer King) during construction our HFWS, Doggett Heavy Equipment, and Doggett Ford which are like the King Municipal Operation Center; similar program, occupied site work project, maintenance centers, and PEMB structures..

SUBCONTRACTOR INPUT AND CONSTRUCTABILITY

Teal's long history in the Houston market is beneficial because of our Subcontractor Partners. We cannot deliver a quality project to our Client's without these partners. Our team work with specialty contractors during preconstruction to review estimates and constructability. They assist us on value engineering and industry standards that do not reduce quality but benefit the project through cost or schedule. The partners understand when we are working on any project that they are assisting us and not guaranteed the project. During the GMP bidding process, Teal will write detailed scope of work for each trade on the project during the preconstruction phase to ensure we are receiving reliable estimates and will choose from a pool of quality subcontractors that have held a strong track record with Teal. The scope of work packages and quality of subcontractors help with cost control. To further the efforts on cost control and scheduling Teal meets with each subcontractor prior to writing a contract to review their proposal, project schedule, and subcontractor manpower to guarantee that the subcontractor can do the work. The project schedule and any other particulars discussed are then made exhibits to their contract.

Before the subcontractor begins work, the superintendent meets with them onsite to review all work that has been completed, their scope of work, construction schedule, and subcontractor's safety plan; all has to be provided to the superintendent prior to starting work. Our superintendent provides quality control and inspections throughout the construction phase and reviews any deficiencies with the project manager and subcontractor. The subcontractor then has time to correct these deficiencies; if the superintendent sees that this is a continued problem the subcontractor will be replaced. Replacing subcontractors is very rare on our projects, because we work in the preconstruction phase to only provide our client with high-quality subcontractors.

Preconstruction Project Example: Doggett Ford



Doggett Ford is a 60,000 square foot two story insulated tiltwall structure. The collaboration between our divisions started in the preconstruction when we contracted with our subcontractor and the structural engineer to deliver the panel design drawings. Our team with the designer and subcontractor brought collective experience to build the correct plan for construction. We had the insulation supplier come and spend a day presenting on how to correctly install the insulation between the panels and lessons learned. Our entire team including our subcontractor Owner, Project Manager, and foreman were all part of the meeting to walk through the process as well as have questions and concerns answered. With only having a portion of the site for construction while the other was occupied by the Owner, Teal and our subcontractors had to develop an extensive panel pour and lift plan. The foundation was not large enough to hold all panels, so our subcontractor had to stack panels 2-3 high. We were able to successfully work with the concrete and erection subcontractor together to get the process completed and lifted successfully.

PROJECT EXPERIENCE

The greater part of Teal's projects both ground up and renovation have been on an occupied site, which means extensive preparations and management must be done in both preconstruction and construction phases. These projects were successfully completed because of Teal's proactive approach, open communication, transparency, and cohesion with the project team.

Our main task or goal is to provide a safe environment for the employees, public, and patrons while limiting disruption to their everyday activities. In the preconstruction phase we will develop with the design team and owner logistics plans for each phase of the project and transition plans to ensure productivity is not lost. Due to the surrounding site being in operation during construction we will need to coordinate all activities and will work around schedules or events to ensure safety. These plans, events and daily schedules will be built into the construction schedule to provide a comprehensive plan on completing the phase and project on time.

Occupied Site Logistics: SAWS ESOC

Our SAWS ESOC multiple building construction was on a 24/7 occupied site. Throughout both preconstruction and construction, Preconstruction Manager, Jason Hogue and Project Manager (PM), Robert Varner worked with the SAWS Project Manager (PM) developing, updating, and presenting construction phasing plans to the workers onsite. The plans would show Teal's work zone, huddle points, entry and exit points for both Teal's workers and SAWS workers, temporary fence locations, etc as well as enlarged plans of specific areas we were working. For example, while under construction of the new Administration building, Teal had to demolish the loading dock of the existing Administration Building to allow the installation of the underground for the mechanical yard. The construction was going to block an entrance/exit of the worker's locker room. We put together a plan with SAWS PM to provide another safe entrance/exit for the workers which was presented, posted, and put in place two-weeks prior to starting construction allowing everyone to get used to the new plan. The phasing and logistics plan for SAWS was updated monthly with the PM team then presented within two weeks prior of starting a new phase. Allowing all parties to be aware of what was going on and the specific phasing kept the project moving and reduced any confusion or safety issues.

Occupied Site Logistics: Doggett Ford

A recent completed similar project is Doggett Ford, which was a unique design build project on an occupied site. The project includes office area, two story parts warehouse, and service center for both light and heavy vehicles. The site was in floodplain that hadn't been disturbed since the 1980's and needed to be raised with the new City of Houston Harvey standards three feet. Teal installed temporary trailers to keep the operations moving while under construction. The construction was in 5 phases which included portions of the site to be raised which included adding ramps for vehicles and personnel around site and temporary storm drainage to not flood any areas that were completed. Our proposed project team, Jason Hogue, Preconstruction Manager, Michael Morale, Project Executive and Mike Pettus, Quality Control Manager all worked in both preconstruction and construction to expedite the logistics to complete these phases effectively and safely.

Teal Construction Company understands that this expansion is for the future interest of the City and providing functional spaces to City employees which will be around long after we have left the jobsite. We have the unique qualifications and experience to produce the project that the City is envisioning. We want to work hand in hand with the City of Angleton and iAD Architects to facilitate this development of the King Municipal Operation Center project. Teal has a vested interest in the cohesion of all collaborating members of the team and will approach your project with the careful consideration of creating the strongest relationship possible between City of Angleton, Teal Construction, and iAD Architects.



2. Cost Estimates:

a. Provide an example of a proposed accounting method for a Construction Manager at Risk contract and a preconstruction and final GMP(FGMP) cost estimate on similar work. Attach a sample conceptual cost estimate prepared during the design phase of the project and a sample of the final cost estimate breakdown used to fix the contract amount for the construction of the same project. (The identity of the project may be concealed. The intent is to see the nature and format of the cost information provided.)

Please find an example of our cost estimating at the end of this section

b. Describe your approach in verifying that the estimating strategy assures pricing is consistent with the market.

COST ESTIMATING

Our estimating approach starts with understanding the particular vision for the project. It is imperative that we provide reliable budgets throughout the design phase of the project to ensure we can manage the budget throughout the construction phase. A successful project must be built upon solid estimating and budget development. It is Teal's responsibility as your CMAR to provide the Owner and your consultant team with dependable budget information. Our estimating procedures are designed to ensure that the project will be successfully completed within the parameters of the Owner's scope, and all construction-related expenditures will be thoroughly reviewed and documented.

Each of Teal's estimates will build upon the previous one in a repetitive process that continues through each phase in preconstruction. As a result, successive estimates will provide the Owner and the project stakeholders with detailed and accurate information, in which the team can utilize to make numerous informed project decisions. Our estimating process is open book. Teal's goal is to achieve an optimal balance between the desired program, functional requirements and fiscal realities for the Owner.

The Owner and Architect will be involved throughout the full preconstruction phase for questions, concerns, and ensuring what is being designed is what the Owner is looking for. We look at each project as a partnership and want to make sure that when we hand the keys over at the completion of the project, the client is making the call to Teal for the next project. Each project builds a relationship between the client and design team.

Teal works in full transparency and will provide all information to the client and design team. As we build our estimate the subcontractor proposals will be reviewed by all parties so that everyone on the team feels comfortable with the total estimate that is being provided.

As a steward of the Owner's funds it's Teal's job to deliver a GMP that meets the Owner's budget. Understanding the goals of the Owner and End Users from the beginning of preconstruction we can guide the design team to develop construction documents that will secure a GMP that is in the client's budget. By working with the design team on building systems and material reviews Teal is able to recommend the best options for the buildings. When estimates are not in the budget of the Owner Teal will value engineer the building. Value Engineering doesn't always mean reducing scope or cutting needs out of the program, we work first with our subcontractors to provide equipment, material, or means and methods substitutions to work on lowering the budget. The substitutions will not reduce the quality of the product.

PRECONSTRUCTION PHASE

PROGRAMMING PHASE

- Coordinate Project Wants & Needs*
- Facilitate a Design Plan*
- Research Materials & Equipment*
- Designate Operational Requirements*
- Scope of Work Matrix*

SCHEMATIC DESIGN

- Preliminary Design Ideas*
- Design Review*
- Control Budget*
- Transparency & Communication*

DESIGN DEVELOPMENT

- Detailing of the Design*
- Constructability Reviews*
- Variance Reports*
- Budget Updates*
- Document Reviews*
- Transparency & Communication*

CONSTRUCTION DOCUMENTS

- 30%, 60%, 90% Drawing Release*
- Constructability Reviews*
- Variance Reports*
- 30%, 60%, 90% Estimates*
- Subcontractor Bidding*
- GMP Proposal*
- Permit Plans*
- Transparency & Communication*



GMP PROCEDURES

Teal works with subcontractors throughout the preconstruction phase of the project to estimate, provide guidance on constructability and investigate building systems and materials that will work for the Owner’s needs. With each release of documents our team will provide detailed estimates, variance reports, constructability studies, drawing coordination, and project schedules all with transparency. Prior to bid day Teal will do personal outreach to subcontractors to populate interested parties and ensure that all scopes of work will receive proposals on bid day. Preconstruction meetings with subcontractors are held to answer any questions on the project and identify scopes of work that may not be fully understood.

At GMP, Teal encourages the Owner and design team to be part of bid day to review subcontractor proposals and estimates. Post interviews are done to review proposals, schedule, and qualifications for subcontractors. The GMP proposal will have proposed subcontractors for the Owner and design team to review and accept. All of the ground work that is made in the preconstruction phase of the project build a stable foundation for our construction team to build upon.

1 REVIEW Formulate Scope Sheets & Packages
 Invitation to Bid Sent out
 Preproposal Site Meeting with Subcontractors

3 BID DAY Formulate Subcontractor List
 Continue Personal Outreach
 Verification of Proposals

2 PRE BID Personal Outreach
 Request for Information
 Final Scope Review & Clarifications

4 GMP Finalize GMP Proposal
 Subcontractor Recommendations
 Design Team & Owner Review

Early GMP - 90% Construction Documents

There are many projects and/or contracts when Teal sets our GMPs prior to the construction documents being fully completed, in these instances we provide line item allowances for items that are not yet worked out. By this time in the design phase, Teal and the design team have met with permitting authorities and are able to set close dollar figures to what is needed for permitting fees and may have some knowledge of some unknowns that come out of permit comments. These early meetings with the jurisdictions is crucial on early GMPs as we want to make sure that all requirements are included in the documents early in the phases. Teal will hold a contractor’s contingency of three percent for their sole use and update a contingency log for review at our OAC meetings. We work with the Owner and Design team to designated what the Owner’s contingency should be at time of GMP depending on what is unknown in the design or scope of work. The next step is to get the 100% CDs and IFC documents ready for subcontractors, so that we can have a fast and accurate buyout.

PROJECT SUCCESS ON RETURNING SAVING TO OUR CLIENTS

PROJECT NAME	OWNER	GMP CONTRACT	SAVINGS RETURNED
Alice ISD 2019 Bond Projects	Alice ISD	\$14,216,975	\$315,464
London ISD Elementary School	London ISD	\$11,124,000	\$421,778
Payne CDR+J Edinburg	Payne Motors	\$10,405,637	\$396,068
Hondo ISD Fine Arts Building	Hondo ISD	\$7,997,000	\$167,425
London ISD Gym & Band Hall Expansion	London ISD	\$6,407,000	\$133,943
Sames Honda	Sames Autogroup	\$6,187,403	\$167,917
Aransas County ISD Competition Gym	Aransas County ISD	\$4,468,678	\$214,500

3. Fees:

a. Preconstruction phase service fee: Describe your organization’s ideology regarding the preconstruction phase fee (i.e., items and services to be included). DO NOT INCLUDE A DESCRIPTION OF YOUR ESTIMATED FEES IN THIS SECTION. ONLY INCLUDE A DESCRIPTION OF WHAT ITEMS AND SERVICES WILL BE INCLUDED IN THE FEE. Selected short-list respondents may be requested to submit additional information indicating fees.

Our preconstruction fee is made up of a portion of the preconstruction team’s time, printing, and advertisements for bidding. Our preconstruction team’s full monetary time is not allocated to the project however they will be on the project the duration of the preconstruction phase and as needed in the construction phase.



b. Construction phase service fee: Describe your organization's ideology regarding the construction phase fee, i.e., fixed fee, percentage fee, and particular items to be included and/or excluded from the fee. DO NOT INCLUDE A DESCRIPTION OF YOUR ESTIMATED FEES IN THIS SECTION; ONLY INCLUDE A DESCRIPTION OF WHAT ITEMS AND SERVICES WILL BE INCLUDED IN THE FEE AND HOW THAT FEE WILL BE CALCULATED (FIXED FEE VERSUS PERCENTAGE FEE). Selected short-list respondents may be requested to submit additional information indicating fees.

Our construction phase fee is our overhead, profit, and non-job costs that it takes to run a business. Every business has a matrix to figure out what they need to operate; ours is based on the construction budget and a fee percentage which will tell us our 'break even' fee. We use this plus the current market, type of project, risk factor, client, etc to put together what we believe is a fair construction phase fee.

4. Savings: Describe your organization's concept for the disposition of savings realized during construction. Is the full amount or a percentage thereof returned to the owner?

Savings will be used for project needs during construction and tracked in a savings log. At the end of the project and/or at a time agreed upon by the project team will be returned to the Owner. Though typically we offer 100% savings back to the owner, we have had clients specifically request a 50/50 split. The theory behind the client preferred split is that it incentivizes the CMAR to be more conservative with contingencies. We can assure you, we will be judicious with either option, and requesting a 80/20 split for this project.

5. Contingencies: Describe your organization's concept for cost contingencies during design? During construction? What is your organization's concept for the disposition of contingency funds after the completion of the project?

The contingencies are based on the project scope of work, not necessarily new construction versus renovation, and the stage of the plans are in when the GMP is set. Below are standard contingencies that Teal would use on a project of this scope work however each project scope of work and time of GMP contingencies are reviewed

Schematic Design - 10% CM Contingency

Design Development & Construction Documents - 5% CM Contingency

GMP and Construction - 3% CM Firm Contingency

All construction costs and contingencies will be tracked by our construction team and will be reported at all OAC meetings or when requested by the Owner. The above contingencies are for CM use only and are not considered to be Owner contingencies. All usage of CM Contingency during construction will be done with appropriate back up and tracked through a contingency expenditure log.

The remaining contingency at the end of construction will be dispersed based on the savings split negotiated at contract.

6. Cost Information: Your firm would be required to make all cost information during design and construction available to the City and the City's Engineer/Architect. Describe how this information would be furnished and how the City and Architect would be assured that it is complete and accurate.

Our cost estimates will be provided in pdf format broken down by CSI division. After each estimate release there will be a variance column to allow the full team to clearly see any changes in the budget.

It is imperative that we provide reliable budgets throughout the design phase of the project to ensure we can manage the budget throughout the construction phase. Our primary responsibility as a trusted advisor for the City is to effectively manage the City's money and provide cost saving solutions wherever possible. The importance of the preconstruction or planning phase, prior to any shovel hitting the ground, that the project team must develop a comprehensive plan that will safely deliver the facility within the budget, schedule and quality parameters set forth by City of Angleton.

Teal's preconstruction phase is rooted in being an effective steward of public funds. We believe that the buy-out process must be an integrated approach with both the construction operations team and preconstruction team members actively engage. While firms in our industry typically conduct the buy-out process during preconstruction and then hand everything off to operations, we have the construction operations team working with the preconstruction team throughout the planning/preconstruction phase. Because of our approach and the fact that we will be collaborating, there will be no hand-off.

During construction our team will provide any costs reports requested in pdf format as well. Our accounting software can provide buyout logs, contingency logs, job cost to date reports, cost projection reports, and many other financial reporting for our projects.



BID SUMMARY

CURRENT BID TOTAL >>>>>> \$15,091,883

PROJECT:
LOCATION:
BID DATE:
BID TIME:

GSF: 71,200 SQFT
Duration: 14 Months
61 Weeks
420 Days

\$1,714,129 38 \$\$'s and Allowance
11.36%

\$929,890 22 \$\$'s and Self Perform
6.16%

\$455,721 20 \$\$'s and PLUGS REMAIN!!
3.02%

blue = entry field

CSI Code	Bid Tab Description	Labor	Material	Equipment	Subcontractor Scoped Bid	Total Bid	\$/SF	%/Tot	Low Subcontractor	75% CD Estimate	Variance
01 0000	General Requirements										
	Weekly Clean Up	\$0	\$0	\$0	\$75,775	\$75,775	\$1.06	0.50%		\$ 64,950	\$ 10,825
	Final Clean	\$0	\$0	\$0	\$34,400	\$34,400	\$0.48	0.23%	Teal	\$ 32,040	\$ 2,360
	Final Clean - Site	\$0	\$0	\$0	\$22,500	\$22,500	\$0.32	0.15%		\$ 22,500	\$ -
	Temporary Fence	\$0	\$0	\$0	\$6,750	\$6,750	\$0.09	0.04%		\$ 6,750	\$ -
	Traffic Control Plan	\$0	\$0	\$0	\$15,000	\$15,000	\$0.21	0.10%		\$ 15,000	\$ -
	Temporary Partitions	\$0	\$0	\$0	\$48,900	\$48,900	\$0.69	0.32%	Teal	\$ 50,000	\$ (1,100)
	Temporary Shoring	\$0	\$0	\$0	\$75,000	\$75,000	\$1.05	0.50%	Allowance	\$ 75,000	\$ -
Add 2	Temporary Shoring - Engineering	\$0	\$0	\$0	\$10,000	\$10,000	\$0.14	0.07%	Allowance	\$ -	\$ 10,000
	Temporary Protection - Film @ furniture locations	\$0	\$0	\$0	\$15,350	\$15,350	\$0.22	0.10%	Teal	\$ -	\$ 15,350
	Temporary Protection - Film @ Floor Protection	\$0	\$0	\$0	\$17,000	\$17,000	\$0.24	0.11%	Teal	\$ -	\$ 17,000
	Furniture Moving	\$0	\$0	\$0	\$4,200	\$4,200	\$0.06	0.03%	Teal	\$ -	\$ 4,200
	ALLOWANCES:										
	Owner's Contingency	\$0	\$0	\$0	\$250,000	\$250,000	\$3.51	1.66%	Owner Allowance	\$ -	\$ 250,000
	Graphics Allowance	\$0	\$0	\$0	In div 10	\$0	\$0.00	0.00%		\$ -	\$ -
unknown	Technology Allowance	\$0	\$0	\$0	\$50,000	\$50,000	\$0.70	0.33%	Owner Allowance	\$ -	\$ 50,000
unknown	Landscape/Irrigation Allowance	\$0	\$0	\$0	\$50,000	\$50,000	\$0.70	0.33%	Owner Allowance	\$ -	\$ 50,000
	Classroom-Sound Reinforcement - BASE BID - NO OWNER ALLOW	\$0	\$0	\$0	Incl b/w	\$0	\$0.00	0.00%		\$ -	\$ -
	Metzler - Kitchen Renovation	\$0	\$0	\$0	\$350,000	\$350,000	\$4.92	2.32%	Owner Allowance	\$ -	\$ 350,000
02 0000	Existing Conditions										
	Demo	\$0	\$0	\$0	\$381,396	\$381,396	\$4.94	2.33%	ARC	\$ 406,088	\$ (64,692)
	Slab X-Ray @ Electrical between bldg & gymnasium	\$0	\$0	\$0	\$2,000	\$2,000	\$0.03	0.01%	GPRS	\$ -	\$ 2,000
	Slab X-Ray @ Clean out for addition	\$0	\$0	\$0	\$2,000	\$2,000	\$0.03	0.01%	GPRS	\$ -	\$ 2,000
	Slab X-Ray @ Plumbing trenches	\$0	\$0	\$0	\$2,000	\$2,000	\$0.03	0.01%	GPRS	\$ -	\$ 2,000
Exterior	Demo paving, curb, gutter	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo fence section	\$0	\$0	\$0	\$1,500	\$1,500	\$0.02	0.01%	Allowance	\$ 1,500	\$ -
Exterior	Demo trees	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo Backstop	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Sawcut and demolish sidewalk @ new NE entrance	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demolish existing canopies @ gym	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Sawcut and demolish sidewalk @ gymnasium	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Sawcut basketball court	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo gym louvers/doors @ exterior walls	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo admin exterior wall finish	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo facade for new windows and metal panels	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo Parking lot	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo facade for new windows and metal panels	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	CMU Wall Demolition	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	Sawcut new plumbing trenches	\$0	\$0	\$0	\$180,700	\$180,700	\$2.54	1.20%	Teal	\$ 126,000	\$ 54,700
Interior	Sawcut @ Demolished WCs	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ 5,100	\$ (5,100)
Interior	Sawcut @ Demolished Columns	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ 6,300	\$ (6,300)
Interior	Demolish housekeeping pads	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ 12,600	\$ (12,600)
Interior	General Demolition - Partitions, flooring, ceilings, etc	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	Demo existing freezer/cooler & refr'g rack	\$0	\$0	\$0	\$6,875	\$6,875	\$0.10	0.05%	Allowance	\$ -	\$ 6,875
Interior	Demo existing freezer/cooler & refr'g rack - Metzler	\$0	\$0	\$0	Incl in allowance	\$0	\$0.00	0.00%		\$ -	\$ -
Add 2	Demo @ (2) Columns added 4x4 leave out	\$0	\$0	\$0	\$1,500	\$1,500	\$0.02	0.01%	Allowance	\$ -	\$ 1,500
03 0000	Concrete										
	Site Concrete										
	Field Engineering For Site Concrete	\$5,000	\$0	\$0	\$0	\$5,000	\$0.07	0.03%	Allowance	\$ 5,000	\$ -
curb, add wheel stops	Asphalt Flex Pavement - 19,000 SF	\$0	\$0	\$0	\$150,000	\$150,000	\$2.11	0.99%	Allowance	\$ 150,000	\$ -
	Asphalt Flex Pavement - 16,000 SF	\$0	\$0	\$0	\$150,000	\$150,000	\$2.11	0.99%	Allowance	\$ 8,000	\$ 142,000
	Asphalt - Mill & Seal Coat - Front Parking Lot - 27,000 SF	\$0	\$0	\$0	\$67,500	\$67,500	\$0.95	0.45%	Allowance	\$ 13,500	\$ 54,000
	Curb & Gutter	\$0	\$0	\$0	\$485,000	\$485,000	\$6.81	3.21%	Viking	\$ 436,910	\$ 48,090
	New Entrance	\$0	\$0	\$0	\$25,000	\$25,000	\$0.35	0.17%	Allowance	\$ 25,000	\$ -
	Sidewalk	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Detention pond concrete - outfall?	\$0	\$0	\$0	\$12,650	\$12,650	\$0.18	0.08%	Allowance	\$ 12,650	\$ -
	Canopy Extension Footings	\$0	\$0	\$0	\$6,000	\$6,000	\$0.08	0.04%	Allowance	\$ 6,000	\$ -
	Pour back @ basketball court	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Building Concrete										
	Field Engineering And Layout For Bldg Concrete	\$5,000	\$0	\$0	\$0	\$5,000	\$0.07	0.03%	Allowance	\$ 5,000	\$ -
	New Additions	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	New Column Foundations	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Install Bollards	\$0	\$0	\$0	none	\$0	\$0.00	0.00%		\$ -	\$ -
	Mechanical Pad @ Gymnasium	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill interior slabs	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill exterior door slabs	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Pour back house keeping pads	\$0	\$0	\$0	Incl below	\$0	\$0.00	0.00%		\$ -	\$ -
	Pour back plumbing trenches	\$0	\$0	\$0	\$295,000	\$295,000	\$4.14	1.95%	Teal	\$ 250,750	\$ 44,250
	Interior housekeeping pads for AHUs	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill @ Existing Toilet Locations	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill @ Demolished Column Locations	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Add 2	Infill @ (2) Columns added 4x4 leave out	\$0	\$0	\$0	\$1,920	\$1,920	\$0.03	0.01%	Allowance	\$ -	\$ 1,920
Add 2	Concrete for new Freezer/Cooler	\$0	\$0	\$0	\$14,000	\$14,000	\$0.20	0.09%	Allowance	\$ -	\$ 14,000
Add 2	Concrete for new Freezer/Cooler - Metzler	\$0	\$0	\$0	Incl in allowance	\$0	\$0.00	0.00%		\$ -	\$ -
Add 2	Expanded Polystyrene Fill	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
04 0000	Masonry										
\$3,000	Masonry - New Building	\$0	\$0	\$0	\$113,500	\$113,500	\$1.59	0.75%	Basic	\$ 98,000	\$ 15,500
	Brick infill @ buildings	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
05 0000	Metals										
	Structural Steel - New Additions	\$183,980	\$209,206	\$0	\$0	\$393,186	\$5.10	2.41%	Empire/Trouble	\$ 449,000	\$ (85,814)
	Structural Steel - New Additions - Area C Vestibule	\$0	Incl	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
	Metal Vented Deck	\$0	Incl in LWIC	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
	Misc Steel - Lintels, bracing, etc	\$15,000	\$75,000	\$0	\$0	\$90,000	\$1.26	0.50%	Allowance	\$ 90,000	\$ -
	Structural Steel - Column Allowance	\$50,000	Incl	\$0	\$0	\$50,000	\$0.70	0.33%	Allowance	\$ 100,000	\$ (50,000)
	Demo & Cut existing steel	\$75,000	\$0	\$0	\$0	\$75,000	\$1.05	0.50%	Allowance	\$ 75,000	\$ -
	Eave Struts @ gymnasium addition 9/A-711	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Rake Angles @ gymnasium addition 10/A-711	\$0	\$0	\$0	Incl mtl	\$0	\$0.00	0.00%		\$ -	\$ -
06 0000	Wood, Plastics and Composites										
	Rough Carpentry	\$0	\$0	\$0	\$24,000	\$24,000	\$0.34	0.16%	Plug	\$ 24,000	\$ -
	Millwork	\$0	\$0	\$0	\$372,000	\$372,000	\$5.22	2.46%	Westwood	\$ 372,000	\$ -
	Millwork Escalation	\$0	\$0	\$0	\$26,040	\$26,040	\$0.37	0.17%	Plug	\$ 26,040	\$ -
	Specialty Millwork @ Student Pods	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Plywood in MDF/IDF rooms	\$0	\$0	\$0	\$5,000	\$5,000	\$0.07	0.03%	Plug	\$ 5,000	\$ -
07 0000	Thermal and Moisture Protection										
	Insulation - Batt/Rigid	\$0	\$0	\$0	\$60,744	\$60,744	\$0.85	0.40%	Fireproof	\$ 60,744	\$ -
	Sheet Metal @ Roof	\$0	\$0	\$0	Incl below	\$0	\$0.00	0.00%		\$ -	\$ -
	Joint Sealants	\$0	\$0	\$0	Incl below	\$0	\$0.00	0.00%		\$ -	\$ -
	Spray Applied Fireproofing - New Columns, Joists, Beams	\$0	\$0	\$0	\$30,600	\$30,600	\$0.43	0.20%	Certified	\$ -	\$ 30,600
	Spray Applied Fireproofing - Patching	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$ -	\$ -
	Lightweight Concrete Deck - Includes Deck	\$0	\$0	\$0	\$79,900	\$79,900	\$1.12	0.53%	Shelton	\$ 72,000	\$ 7,900
	Roofing	\$0	\$0	\$0	\$166,250	\$166,250	\$2.33	1.10%	Tadco	\$ 234,045	\$ (67,795)
	Waterproofing	\$0	\$0	\$0	\$93,129	\$93,129	\$1.31	0.62%	Fireproof	\$ 93,129	\$ -
	Metal Panels	\$0	\$0	\$0	\$250,000	\$250,000	\$3.51	1.66%	EF&I	\$ 85,050	\$ 164,950

8: EXPERIENCE AS A CONSTRUCTION MANAGER AT RISK



Code	Description	QTY	UNIT	PRICE	TOTAL	UNIT PRICE	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
	Z-Purlins @ Metal Panels	\$0	\$0	\$0	\$0	incl in MP	\$0	\$0.00	0.00%						
	Metal louvers @ AC pad	\$0	\$0	\$0	\$26,330	\$26,330	\$0.37	0.17%	TMG	\$	27,000	\$	(670)		
	Expansion Joint @ Roof Only	\$0	\$0	\$0	\$45,000	\$45,000	\$0.63	0.30%	Plug	\$	-	\$	45,000		
	Downspout Boots (25)	\$0	\$23,720	\$0	\$0	\$23,720	\$0.33	0.16%	Teal	\$	-	\$	23,720		
08 0000	Openings														
	Hollow Metal Doors & Frames - New	\$17,850	\$0	\$0	\$241,220	\$259,070	\$3.64	1.22%	American/Drywall	\$	266,281	\$	(7,211)		
	Hollow Metal Doors & Frames - Replace @ Existing RR 16A & B	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	-	\$	-		
	Hollow Metal Doors & Frames - Replace @ Book Room 22	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	-	\$	-		
	Plastic Laminate Faced Wood Doors	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	-	\$	-		
	Aluminum Framed Storefronts	\$0	\$0	\$0	incl below	\$0	\$0.00	0.00%		\$	-	\$	-		
	Aluminum Windows	\$0	\$0	\$0	incl below	\$0	\$0.00	0.00%		\$	-	\$	-		
	Door Hardware	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	-	\$	-		
	Door Hardware Coordination	\$2,500	\$0	\$0	\$0	\$2,500	\$0.04	0.02%		\$	2,500	\$	-		
	Glazing	\$0	\$0	\$0	\$219,580	\$219,580	\$3.08	1.45%	MS Glass	\$	214,063	\$	5,518		
	8M Film @ 6'10 AFF & Vision Kits @ doors	\$0	\$0	\$0	\$45,750	\$45,750	\$0.64	0.30%	Teal	\$	-	\$	45,750		
	Overhead doors @ Flex Areas	\$0	\$0	\$0	\$44,000	\$44,000	\$0.62	0.29%	Pace	\$	-	\$	44,000		
09 0000	Finishes														
	Gypsum Board Assemblies	\$0	\$0	\$0	\$585,630	\$585,630	\$8.23	3.88%	KC Services	\$	569,600	\$	16,030		
	Plaster ceilings @ vestibules	\$0	\$0	\$0	\$3,000	\$3,000	\$0.04	0.02%	Allowance	\$	-	\$	3,000		
	Plaster masonry @ front of school	\$0	\$0	\$0	\$30,000	\$30,000	\$9.43	0.20%	Allowance	\$	-	\$	30,000		
	Impact pad @ 203, 205, 205A	\$0	\$0	\$0	incl in gyp	\$0	\$0.00	0.00%		\$	-	\$	-		
	Acoustical Ceilings - New Areas	\$0	\$0	\$0	\$210,110	\$210,110	\$2.95	1.39%	Karsten	\$	258,750	\$	(48,640)		
	Acoustical Ceilings - Remove & Install Existing Ceilings	\$0	\$0	\$0	\$51,765	\$51,765	\$0.73	0.34%	Teal	\$	151,208	\$	(99,443)		
	Acoustical Ceilings - Existing Building - MDF Room	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	-	\$	-		
	Acoustical Ceilings - Existing Building - Library	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	-	\$	-		
	Acoustical Ceilings - Existing Building - Cafeteria	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	-	\$	-		
	Gyp Bd Ceilings	\$0	\$0	\$0	incl in drywall	\$0	\$0.00	0.00%		\$	69,082	\$	(69,082)		
	Resilient Base	\$0	\$0	\$0	incl in LVT	\$0	\$0.00	0.00%		\$	121,312	\$	(121,312)		
	Floor Preparation	\$0	\$0	\$0	\$132,400	\$132,400	\$1.86	0.88%	Plug	\$	142,400	\$	(10,000)		
	Floor Preparation - Restrooms Grout removal	\$0	\$0	\$0	\$10,000	\$10,000	\$0.14	0.07%	CCI	\$	-	\$	10,000		
	LVT	\$0	\$0	\$0	\$335,152	\$335,152	\$4.71	2.22%	Quality	\$	30,480	\$	304,672		
	Moisture Testing @ Soft Floors	\$0	\$0	\$0	\$11,258	\$11,258	\$0.16	0.07%	Plug	\$	-	\$	11,258		
	Gymnasium Flooring	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	-	\$	-		
	Epoxy flooring @ restrooms	\$0	\$0	\$0	\$35,500	\$35,500	\$0.50	0.24%	CCS	\$	-	\$	35,500		
	Carpeting	\$0	\$0	\$0	incl in LVT	\$0	\$0.00	0.00%		\$	327,905	\$	(327,905)		
	Ceramic Tile - Floor	\$0	\$0	\$0	\$123,244	\$123,244	\$1.73	0.62%	Quality	\$	21,388	\$	191,856		
	Ceramic Tile - Wall	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	90,720	\$	(90,720)		
	Ceramic Tile - Update Existing RR 16A, 16B	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	-	\$	-		
	Paintings and Coatings	\$0	\$0	\$0	\$99,159	\$99,159	\$1.39	0.66%	Houston Coatings	\$	284,800	\$	(185,641)		
	Fixed Sound Absorptive Panels	\$0	\$0	\$0	\$26,424	\$26,424	\$0.37	0.18%	Plug	\$	78,272	\$	(52,848)		
	Floor Protection - Admin & Library	\$0	\$0	\$0	incl in GR	\$0	\$0.00	0.00%	Allowance	\$	38,000	\$	(38,000)		
	Sealed Concrete	\$0	\$0	\$0	\$4,355	\$4,355	\$0.06	0.03%	Plug	\$	4,355	\$	-		
	FRP	\$0	\$0	\$0	\$3,494	\$3,494	\$0.05	0.02%	Plug	\$	3,494	\$	-		
	Pod Plexy Domes	\$3,000	\$10,000	\$0	\$0	\$13,000	\$0.18	0.09%	Allowance	\$	13,000	\$	-		
	Paint - gas piping	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$	-	\$	-		
	AWC @ Pods	\$5,000	\$3,000	\$0	\$0	\$8,000	\$0.11	0.05%	Allowance	\$	-	\$	8,000		
10 0000	Specialties														
	Graphics @ Pods	\$0	\$0	\$0	\$85,000	\$85,000	\$1.19	0.56%	Allowance	\$	85,000	\$	-		
	Exterior Signage	\$0	\$0	\$0	\$10,800	\$10,800	\$0.15	0.07%	Allowance	\$	10,800	\$	-		
	Monument Sign	\$0	\$0	\$0	\$75,000	\$75,000	\$1.05	0.50%	Allowance	\$	75,000	\$	-		
	Interior Door Signage	\$0	\$0	\$0	\$10,710	\$10,710	\$0.15	0.07%	Allowance	\$	10,710	\$	-		
	Dedication Plaque	\$0	\$0	\$0	\$0,630	\$2,830	\$0.04	0.02%	Allowance	\$	-	\$	2,830		
	Fire Extinguishers & Cabinets (10)	\$0	\$0	\$0	\$7,800	\$7,800	\$0.11	0.05%	Teal	\$	3,905	\$	3,905		
	Aluminum Canopy Extension	\$0	\$0	\$0	\$23,505	\$23,505	\$0.33	0.16%	Canopy Solutions	\$	6,825	\$	16,680		
	Aluminum Canopies @ New Windows	\$0	\$0	\$0	incl in Glass	\$0	\$0.00	0.00%		\$	-	\$	-		
	Flag pole - (1)	\$0	\$0	\$0	None	\$0	\$0.00	0.00%		\$	-	\$	-		
	Toilet Partitions	\$0	\$0	\$0	\$28,819	\$28,819	\$0.40	0.19%	BC Partitions	\$	-	\$	28,819		
	Toilet Accessories (OFCL)	\$5,000	\$0	\$0	\$0	\$5,000	\$0.07	0.03%	BC Partitions	\$	5,000	\$	-		
	Toilet Accessories (CFCL)	\$0	\$0	\$0	\$9,170	\$9,170	\$0.13	0.06%	BC Partitions	\$	29,976	\$	(16,806)		
	Markerboards - 12'	\$0	\$0	\$0	None	\$0	\$0.00	0.00%		\$	-	\$	-		
	Markerboards - 16'	\$0	\$0	\$0	\$81,900	\$81,900	\$1.15	0.54%	Teal	\$	52,150	\$	29,750		
	Tack Strips in Corridors	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	15,120	\$	(15,120)		
	Tack Strips in Classrooms (2 EA)	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	7,488	\$	(7,488)		
	Magnetic Gallery Rail @ Pods	\$0	\$0	\$0	\$6,650	\$6,650	\$0.09	0.04%	Teal	\$	6,250	\$	1,400		
	Flex Area Walls	\$0	\$0	\$0	OH Doors	\$0	\$0.00	0.00%		\$	18,000	\$	(18,000)		
	Knox Box	\$0	\$0	\$0	\$870	\$870	\$0.01	0.01%	Teal	\$	-	\$	870		
11 0000	Equipment														
	Residential Appliances - New based on Flex	\$0	\$0	\$0	\$52,415	\$52,415	\$0.74	0.35%	Teal	\$	52,415	\$	-		
	Washer & Dryer @ SPED	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	2,200	\$	(2,200)		
	Safety Pads @ SPED	\$0	\$0	\$0	\$21,700	\$21,700	\$0.30	0.14%	Plug	\$	21,700	\$	-		
	Art Classroom Storage Cabinets	\$0	\$0	\$0	incl in millwork	\$0	\$0.00	0.00%		\$	-	\$	-		
	Music Storage Cabinets	\$0	\$0	\$0	None	\$0	\$0.00	0.00%		\$	-	\$	-		
	Metal Storage Cabinets - 202A, 602A	\$0	\$0	\$0	\$11,900	\$11,900	\$0.17	0.08%	Teal	\$	-	\$	11,900		
	(2) Kilns - All accessories, Furniture Kit, ventilation, etc	\$0	\$0	\$0	By Owner	\$0	\$0.00	0.00%		\$	-	\$	-		
	Drying Cabinet	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$	-	\$	-		
	Food Service Equipment - Northampton	\$0	\$0	\$0	\$117,900	\$117,900	\$1.66	0.78%	Lafayette	\$	-	\$	117,900		
12 0000	Furnishings														
	Window Blinds	\$0	\$0	\$0	\$12,151	\$12,151	\$0.17	0.08%	Texton	\$	4,950	\$	7,201		
	Solid Surface Countertops	\$0	\$0	\$0	incl in millwork	\$0	\$0.00	0.00%		\$	-	\$	-		
13 0000	Special Construction														
14 0000	Conveying Systems														
	Not Used														
21 0000	Fire Suppression														
	Fire Suppression System	\$0	\$0	\$0	\$353,502	\$353,502	\$4.96	2.34%	Kauffman	\$	284,800	\$	68,702		
22 0000	Plumbing														
	Plumbing	\$0	\$0	\$0	\$400,000	\$400,000	\$5.62	2.65%	Afton	\$	448,750	\$	(48,750)		
	Drain Chiller system	\$0	\$0	\$0	\$2,500	\$2,500	\$0.04	0.02%	Plug	\$	2,500	\$	-		
	Recharge Chiller System	\$0	\$0	\$0	\$2,500	\$2,500	\$0.04	0.02%	Plug	\$	2,500	\$	-		
	Mercury Gas Line Test	\$0	\$0	\$0	\$2,500	\$2,500	\$0.04	0.02%	Plug	\$	-	\$	2,500		
23 0000	HVAC														
	HVAC	\$0	\$0	\$0	\$1,627,000	\$1,627,000	\$22.85	10.78%	Infinity	\$	1,281,600	\$	345,400		
	HVAC Controls	\$0	\$0	\$0	\$340,000	\$340,000	\$4.78	2.25%	allowance	\$	-	\$	340,000		
	HVAC Escalation	\$0	\$150,000	\$0	\$0	\$150,000	\$2.11	0.99%	Escalation	\$	320,400	\$	(170,400)		
	Decommission existing AHUs & Relocate	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	7,500	\$	(7,500)		
26 0000	Electrical														
	Electrical	\$0	\$0	\$0	\$1,330,000	\$1,330,000	\$18.68	8.81%	Forner	\$	1,800,000	\$	(470,000)		
	Electrical Escalation	\$0	\$166,250	\$0	\$0	\$166,250	\$2.33	1.10%	Escalation	\$	450,000	\$	(283,750)		
	Generator	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	-	\$	-		
	Temporary Electrical	\$0	\$0	\$0	\$43,550	\$43,550	\$0.61	0.29%	Plug	\$	43,550	\$	-		
	Remove & Reinstall Library Lighting	\$0	\$0	\$0	\$1,000	\$1,000	\$0.01	0.01%	Allowance	\$	-	\$	1,000		
27 0000	Communications														
	Cabling	\$0	\$0	\$0	\$267,000	\$267,000	\$3.75	1.77%	NCS	\$	267,000	\$	-		
	Audio/Visual Systems	\$0	\$0	\$0	none	\$0	\$0.00	0.00%		\$	-	\$	-		
	PA System	\$0	\$0	\$0	\$87,763	\$87,763	\$1.23	0.58%	NCS	\$	87,763	\$	-		
	Classroom Sound Reinforcement - Remove Existing	\$0	\$0	\$0	\$7,200	\$7,200	\$0.10	0.05%	Teal	\$	7,200	\$	-		
	Classroom Sound Reinforcement - Reinstall	\$0	\$0	\$0	\$73,500	\$73,500	\$1.03	0.49%	Plug	\$	73,500	\$	-		
	Pre-demolition Technology Items to do returned to District	\$0	\$0	\$0	\$3,570	\$3,570	\$0.05	0.02%	Teal	\$	-	\$	3,570		
28 0000	Electronic Safety and Security														
	Fire Detection Alarm Systems	\$0	\$0	\$0	\$88,177	\$88,177	\$1.24	0.58%	JCI	\$	120,900	\$	(32,723)		
	Fire Alarm - Allowance for items that cannot be reused	\$0	\$0	\$0	\$22,044	\$22,044	\$0.31	0.15%	Allowance	\$	-	\$	22,044		



	Fire Alarm - Store for Reuse	\$0	\$0	\$0	\$500	\$500	\$0.01	0.00%	Plug	\$	\$	\$600
	Fire Alarm connect to Klein ISD Police	\$0	\$0	\$0	\$10,000	\$10,000	\$0.14	0.07%	Plug	\$	\$	10,000
	Electronic Access Control System	\$0	\$0	\$0	\$229,700	\$229,700	\$3.23	1.52%	ADT	\$	\$	89,250
	Video Surveillance System	\$0	\$0	\$0						\$	\$	140,450
	Intrusion Detection System	\$0	\$0	\$0						\$	\$	-
	ID/FMF Plywood	\$0	\$0	\$0						\$	\$	-
	ERRAS System	\$0	\$0	\$0	\$76,000	\$76,000	\$1.07	0.50%	NCS	\$	\$	95,000
	Gate Security Hardware	\$0	\$0	\$0						\$	\$	(19,000)
	Gate Card Readers	\$0	\$0	\$0						\$	\$	-
31 0000	Sitework											
	Swpp, Permit And Filed Submission	\$0	\$0	\$0	\$13,000	\$13,000	\$0.18	0.09%	Drake	\$	\$	13,739
	Clearing and Grubbing	\$0	\$0	\$0	\$254,000	\$254,000	\$3.57	1.68%	Hondor	\$	\$	227,500
	Detention Excavation	\$0	\$0	\$0						\$	\$	-
	Grading	\$0	\$0	\$0						\$	\$	-
	Subgrade Prep	\$0	\$0	\$0						\$	\$	-
	Excavation, Filling and Backfilling for Site Utilities	\$0	\$0	\$0						\$	\$	-
	Detention Pond Maintenance	\$0	\$0	\$0	\$1,000	\$1,000	\$0.01	0.01%	Plug	\$	\$	1,000
	Hydroseed Detention Pond	\$0	\$0	\$0	\$5,000	\$5,000	\$0.07	0.03%	Plug	\$	\$	5,000
	Temp irrigation for detention pond	\$0	\$0	\$0	\$15,000	\$15,000	\$0.21	0.10%	Plug	\$	\$	15,000
	Spills Removal Specific to Earthwork	\$0	\$0	\$0	\$3,000	\$3,000	\$0.05	0.03%	Hondor	\$	\$	3,800
	Spills Removal for Utilities & Other Trades	\$0	\$0	\$0	\$25,000	\$25,000	\$0.35	0.17%	Allowance	\$	\$	11,400
	Spills Removal for Parking Lot	\$0	\$0	\$0	\$60,000	\$60,000	\$0.70	0.33%	Allowance	\$	\$	50,000
	Sitework allowance for FFE @ Music Room Addition	\$0	\$0	\$0	\$12,500	\$12,500	\$0.18	0.08%	Allowance	\$	\$	12,500
	Tree Protection	\$0	\$0	\$0	\$2,800	\$2,800	\$0.04	0.02%	Teal	\$	\$	2,800
32 0000	Exterior Improvements											
	Lime Stabilization	\$0	\$0	\$0						\$	\$	-
	Lime Stabilization @ Housekeeping pads - 1/S-304	\$0	\$0	\$0						\$	\$	-
	Chainlink Fencing and Gates	\$0	\$0	\$0	\$49,968	\$49,968	\$0.70	0.33%	Anchor	\$	\$	38,775
	Exterior Benches	\$0	\$0	\$0						\$	\$	-
	Striping/Wheelstops/Signage - New Parking Only	\$0	\$0	\$0	\$30,000	\$30,000	\$0.42	0.20%	Teal	\$	\$	30,300
	Striping/Wheelstops/Signage - Existing Parking	\$0	\$0	\$0						\$	\$	(300)
	Landscape - Sod or Hydromulch	\$0	\$0	\$0	\$50,000	\$50,000	\$0.70	0.33%	Allowance	\$	\$	50,000
	Irrigation	\$0	\$0	\$0						\$	\$	-
	Walking Trail - Concrete	\$0	\$0	\$0	\$78,000	\$78,000	\$1.10	0.52%	Allowance	\$	\$	78,000
	Remove & Reinstall Exterior Sports Equipment	\$0	\$0	\$0	\$8,000	\$8,000	\$0.11	0.05%	Teal	\$	\$	8,000
33 0000	Utilities											
	Manholes	\$0	\$0	\$0						\$	\$	-
	Water Distribution Mains	\$0	\$0	\$0						\$	\$	-
	Sanitary Sewers	\$0	\$0	\$0						\$	\$	-
	Storm Drainage	\$0	\$0	\$0	\$126,529	\$126,529	\$1.78	0.84%	StoneRiver	\$	\$	73,800
	Culverts @ Root Road - 18"	\$0	\$0	\$0						\$	\$	-
	Remote FDC Connections & Piping	\$0	\$0	\$0	\$25,000	\$25,000	\$0.35	0.17%	Allowance	\$	\$	25,000
	Fire Hydrants	\$0	\$0	\$0						\$	\$	-
	Site Fire Line	\$0	\$0	\$0	\$100,000	\$100,000	\$1.40	0.66%	Allowance	\$	\$	100,000
	Site Water - Utilities	\$0	\$0	\$0						\$	\$	-
0.00%	----- Labor Burden (onsite trade only)	\$0					\$0.00	0.00%		\$	\$	-
8.25%	----- Sales Tax	\$0	\$0				\$0.00	0.00%		\$	\$	-
8.25%	----- Equipment Tax	\$0	\$0				\$0.00	0.00%		\$	\$	-
0.00%	----- Sub Bonds	\$0	\$0				\$0.00	0.00%		\$	\$	-
5.00%	----- Contingency	\$0	\$0		\$669,699.09	\$673,320	\$8.05	3.80%		\$	\$	665,641
	SUB TOTAL					\$14,209,298	\$199.57	94.15%	ALTERNATES MARKUPS	\$	\$	13,372,810
	Design Fees											\$36,488
0.00%	Architectural & ADA Fees					\$0	\$0.00	0.00%				
0.00%	Structural Engineering Fees					\$0	\$0.00	0.00%				
0.00%	MEP Engineering Fees					\$0	\$0.00	0.00%				
0.00%	Landscape & Irrigations Design Fees					\$0	\$0.00	0.00%				
0.00%	Civil Engineers Fees					\$0	\$0.00	0.00%				
0.00%	Geotechnical Lab Fees					\$0	\$0.00	0.00%				
0.00%	Testing Lab Fees					\$0	\$0.00	0.00%				
0.00%	Design Team Reimbursable Expenses					\$0	\$0.00	0.00%				
	Insurance											
0.25000%	Builder's Risk Insurance					\$35,814	\$0.50	0.24%	Requested Quote			0.2373%
0.43820%	General Liability Insurance					\$62,489	\$0.88	0.41%				0.4141%
0.17410%	Umbrella & Corp Insurance					\$24,941	\$0.35	0.17%				0.1653%
0.05730%	Pollution Liability - CPL					\$8,209	\$0.12	0.05%				0.0544%
0.06000%	Professional Liability Insurance					\$8,596	\$0.12	0.06%				0.0570%
0.00000%	Owner's Protective - OCP					\$0	\$0.00	0.00%	If owner required Get Quote			0.0000%
0.77%	Payment & Performance Bond					\$116,379	\$1.63	0.77%				0.7711%
	Permits											
0.1657%	Building Permit Fee					\$25,000	\$0.35	0.17%				0.1657%
0.0000%	Plan Review Fee					\$0	\$0.00	0.00%				0.0000%
0.0000%	Sign Permit Fees					\$0	\$0.00	0.00%				0.0000%
0.0000%	Curb Cut Permit Fees					\$0	\$0.00	0.00%				0.0000%
0.0000%	DOT Permit Fees					\$0	\$0.00	0.00%				0.0000%
	General Conditions					\$14,490,725						
	SUB TOTAL					\$385,463						
	Bonds & Fees					\$14,876,178						
1.45%	Overhead & Profit Net Fee					\$215,705	\$	3.03	1.43%			1.4293%
1.00%	Margin Tax					\$	\$	-	0.00%			0.0000%
0.00%	Texas State Remodeling Tax					\$	\$	-	0.00%			0.0000%
	BID TOTAL					\$15,091,883	\$	211.96	100%			



BID SUMMARY

PROJECT:
LOCATION:
BID DATE:
BID TIME:

CURRENT BID TOTAL >>>>>> \$14,819,305 GMP \$15,091,883

GSF: 71,200 SQFT 1.81%
Duration: 14 Months (\$272,578)
61 Weeks
420 Days

\$879,906 38 \$\$'s and Allowance
5.94%

\$936,540 22 \$\$'s and Self Perform 2.32%
\$343,557 18 \$\$'s and PLUGS REMAIN!!

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CSI Code	Bid Tab Description	Labor	Material	Equipment	Subcontractor Scoped Bid	Total Bid	\$/SF	%Tot	Low Subcontractor	85% GMP	Variance
01 0000	General Requirements										
	Weekly Clean Up	\$0	\$0	\$0	\$75,775	\$75,775	\$1.06	0.51%		\$ 75,775	\$ -
	Final Clean	\$0	\$0	\$0	\$34,400	\$34,400	\$0.48	0.23%	Teal	\$ 34,400	\$ -
	Final Clean - Site	\$0	\$0	\$0	\$22,500	\$22,500	\$0.32	0.15%		\$ 22,500	\$ -
	Temporary Fence	\$0	\$0	\$0	\$6,750	\$6,750	\$0.09	0.05%		\$ 6,750	\$ -
	Traffic Control Plan	\$0	\$0	\$0	\$15,000	\$15,000	\$0.21	0.10%		\$ 15,000	\$ -
	Temporary Partitions	\$0	\$0	\$0	\$48,900	\$48,900	\$0.69	0.33%	Teal	\$ 48,900	\$ -
	Temporary Shoring	\$0	\$0	\$0	\$75,000	\$75,000	\$1.05	0.51%	Allowance	\$ 75,000	\$ -
Add 2	Temporary Shoring - Engineering	\$0	\$0	\$0	\$10,000	\$10,000	\$0.14	0.07%	Allowance	\$ 10,000	\$ -
	Temporary Protection - Film @ furniture locations	\$0	\$0	\$0	\$15,350	\$15,350	\$0.22	0.10%	Teal	\$ 15,350	\$ -
	Temporary Protection - Film @ Floor Protection	\$0	\$0	\$0	\$17,000	\$17,000	\$0.24	0.11%	Teal	\$ 17,000	\$ -
	Furniture Moving	\$0	\$0	\$0	\$4,200	\$4,200	\$0.06	0.03%	Teal	\$ 4,200	\$ -
	ALLOWANCES:										
	Owner's Contingency	\$0	\$0	\$0	\$250,000	\$250,000	\$3.51	1.69%	Owner Allowance	\$ 250,000	\$ -
	Graphics Allowance	\$0	\$0	\$0	In div 10	\$0	\$0.00	0.00%		\$ -	\$ -
unknown	Technology Allowance	\$0	\$0	\$0	\$50,000	\$50,000	\$0.70	0.34%	Owner Allowance	\$ 50,000	\$ -
	Classroom-Sound-Reinforcement - BASE BID - NO OWNER ALLOW	\$0	\$0	\$0	Incl b/w	\$0	\$0.00	0.00%		\$ -	\$ -
	Metzler - Kitchen Renovation	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%	Owner Allowance	\$ 350,000	\$ (350,000)
02 0000	Existing Conditions										
	Demo	\$0	\$0	\$0	\$386,665	\$386,665	\$5.15	2.47%	JTB	\$ 381,396	\$ 15,269
	Slab X-Ray @ Electrical between bldg & gymnasium	\$0	\$0	\$0	\$2,000	\$2,000	\$0.03	0.01%	GPRS	\$ 2,000	\$ -
	Slab X-Ray @ Clean out for addition	\$0	\$0	\$0	\$2,000	\$2,000	\$0.03	0.01%	GPRS	\$ 2,000	\$ -
	Slab X-Ray @ Plumbing trenches	\$0	\$0	\$0	\$2,000	\$2,000	\$0.03	0.01%	GPRS	\$ 2,000	\$ -
Exterior	Demo paving, curb, gutter	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo fence section	\$0	\$0	\$0	\$1,500	\$1,500	\$0.02	0.01%	Allowance	\$ 1,500	\$ -
Exterior	Demo trees	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo Backstop	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Sawcut and demolish sidewalk @ new NE entrance	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demolish existing canopies @ gym	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Sawcut and demolish sidewalk @ gymnasium	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Sawcut basketball court	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo gym louvers/doors @ exterior walls	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo admin exterior wall finish	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo facade for new windows and metal panels	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo Parking lot	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Exterior	Demo facade for new windows and metal panels	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Demo Concrete under existing canopy @ west of building	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Demo Concrete under existing canopy @ cafeteria	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$ -	\$ -
100	Demo Concrete under existing canopy @ main entry	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	CMU Wall Demolition	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	Sawcut new plumbing trenches	\$0	\$0	\$0	\$180,700	\$180,700	\$2.54	1.22%	Teal	\$ 180,700	\$ -
Interior	Sawcut @ Demolished WCs	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	Sawcut @ Demolished Columns	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	Demolish housekeeping pads	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	General Demolition - Partitions, flooring, ceilings, etc	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
Interior	Demo existing freezer/cooler & refrg rack	\$0	\$0	\$0	\$6,875	\$6,875	\$0.10	0.05%	Allowance	\$ 6,875	\$ -
Interior	Demo existing freezer/cooler & refrg rack - Metzler	\$0	\$0	\$0	Incl in allowance	\$0	\$0.00	0.00%		\$ -	\$ -
Add 2	Demo @ (2) Columns added 4x4 leave out	\$0	\$0	\$0	\$1,500	\$1,500	\$0.02	0.01%	Allowance	\$ 1,500	\$ -
100	Demo CMU @ Gymnasium to get unit out	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
03 0000	Concrete										
	Site Concrete										
curb, add wheel stops	Field Engineering for Site Concrete	\$5,000	\$0	\$0	\$0	\$5,000	\$0.07	0.03%	Allowance	\$ 5,000	\$ -
	Asphalt Flex Pavement - 19,000 SF	\$0	\$0	\$0	\$336,549	\$336,549	\$4.75	2.28%	Texas Precision	\$ 190,000	\$ 186,549
	Asphalt Flex Pavement - 16,000 SF	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ 190,000	\$ (180,000)
100	Added Parking Spaces to new Lot	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Asphalt - Mill & Seal Coat - Front Parking Lot - 27,000 SF	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ 67,500	\$ (67,500)
	Curb & Gutter	\$0	\$0	\$0	\$583,215	\$583,215	\$7.91	3.80%	Littlefield	\$ 485,000	\$ 78,215
100	Curb Gutter for added parking spaces @ new lot	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	New Entrance	\$0	\$0	\$0	Incl in asphalt	\$0	\$0.00	0.00%	Allowance	\$ 25,000	\$ (25,000)
	Sidewalk	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
100	Sidewalk for added parking spaces @ new lot	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	More curb ramp @ large gate?	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Detention pond concrete - outfall?	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$ 12,650	\$ (12,650)
	Canopy Extension Footings	\$0	\$0	\$0	\$6,000	\$6,000	\$0.08	0.14%	Allowance	\$ 6,000	\$ -
	Pour back @ basketball court	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	New Concrete under existing canopy @ west of building	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	New Concrete under existing canopy @ cafeteria	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$ -	\$ -
100	New Concrete under existing canopy @ main entry	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$ -	\$ -
100	Concrete foundation @ Monument Sign	\$0	\$0	\$0	\$10,000	\$10,000	\$0.14	0.07%	Allowance	\$ -	\$ 10,000
	Pour back @ basketball court	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Building Concrete										
	Field Engineering And Layout For Bldg Concrete	\$5,000	\$0	\$0	\$0	\$5,000	\$0.07	0.03%	Allowance	\$ 5,000	\$ -
	New Additions	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	New Column Foundations	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Install Bollards	\$0	\$0	\$0	none	\$0	\$0.00	0.00%		\$ -	\$ -
	Mechanical Pad @ Gymnasium	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill interior slabs	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill exterior door slabs	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Pour back house keeping pads	\$0	\$0	\$0	Incl below	\$0	\$0.00	0.00%		\$ -	\$ -
	Pour back plumbing trenches	\$0	\$0	\$0	\$295,000	\$295,000	\$4.14	1.99%	Teal	\$ 295,000	\$ -
	Interior housekeeping pads for AHUs	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill @ Existing Toilet Locations	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill @ Demolished Column Locations	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Infill @ (2) Columns added 4x4 leave out	\$0	\$0	\$0	\$1,920	\$1,920	\$0.03	0.01%	Allowance	\$ 1,920	\$ -
Add 2	Concrete for new Freezer/Cooler	\$0	\$0	\$0	\$14,000	\$14,000	\$0.20	0.09%	Allowance	\$ 14,000	\$ -
	Concrete for new Freezer/Cooler - Metzler	\$0	\$0	\$0	Incl in allowance	\$0	\$0.00	0.00%		\$ -	\$ -
Add 2	Expanded Polystyrene Fill	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
04 0000	Masonry										
\$3,000	Masonry - New Building	\$0	\$0	\$0	\$134,322	\$134,322	\$1.89	0.91%	Galindo	\$ 113,500	\$ 20,822
	Brick Infill @ buildings	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Cast Stone @ Existing Windows???	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	CMU Wall @ SPED 203	\$0	\$0	\$0	\$63,338	\$63,338	\$0.89	0.43%	Galindo	\$ -	\$ 63,338
100	Brick @ Gymnasium	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Brick @ Monument Sign	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
05 0000	Metals										
	Structural Steel - New Additions	\$174,980	\$188,821	\$0	\$0	\$373,801	\$5.25	2.52%	Empire/Trouble	\$ 363,196	\$ 10,615
	Structural Steel - New Additions - Area C Vestibule	\$0	Incl	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
	Metal Vented Deck	\$0	Incl in LWC	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
	Misc Steel - Lintels, bracing, etc	\$15,000	\$50,000	\$0	\$0	\$65,000	\$0.91	0.44%	Allowance	\$ 90,000	\$ (25,000)
	Structural Steel - Column Allowance	\$35,000	Incl	\$0	\$0	\$35,000	\$0.49	0.24%	Allowance	\$ 50,000	\$ (15,000)
	Demo & Cut existing steel	\$75,000	\$0	\$0	\$0	\$75,000	\$1.05	0.51%	Allowance	\$ 75,000	\$ -



BID SUMMARY

CURRENT BID TOTAL >>>>> \$14,819,305 GMP \$15,091,883

PROJECT:
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GSF: 71,200 SQFT 1.81%
Duration: 14 Months (\$272,578)
61 Weeks
420 Days

\$879,906 38 \$\$'s and Allowance

5.94% 22

\$\$'s and Self Perform

\$343,557 18

\$\$'s and PLUGS REMAIN!!

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CSI Code	Bid Tab Description	Labor	Material	Equipment	Subcontractor Scoped Bid	Total Bid	\$/SF	%Tot	Low Subcontractor	85%GMP	Variance
	Eave Struts @ gymnasium addition 9/A-711	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%	\$	\$	\$
	Rake Angles @ gymnasium addition 10/A-711	\$0	\$0	\$0	incl inst	\$0	\$0.00	0.00%	\$	\$	\$
100	Roof Ladder	\$0	\$4,462	\$0	\$0	\$4,462	\$0.06	0.03%	\$	\$	\$4,462
100	Steel Tube @ Monument Sign	\$0	\$5,220	\$0	\$0	\$5,220	\$0.07	0.04%	\$	\$	\$5,220
06 0000	Wood, Plastics and Composites										
	Rough Carpentry	\$0	\$0	\$0	\$24,000	\$24,000	\$0.34	0.16%	Plug	\$	\$24,000
100	14/M3.01 Plywood for mechanical roof openings	\$2,000	\$0	\$0	\$0	\$2,000	\$0.03	0.01%	Plug	\$	\$
100	Wood Trim @ Pod Domes	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%		\$	\$
	Millwork	\$0	\$0	\$0	\$386,000	\$386,000	\$5.42	2.60%	Westwood	\$	\$372,000
100	Reduced Millwork @ Prek - Added Millwork @ 1st Grade (211/212)	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
	Millwork Escalation	\$0	\$0	\$0	Not included	\$0	\$0.00	0.00%	Plug	\$	\$26,040 (\$26,040)
	Specialty Millwork @ Student Pods	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
	Plywood in MDF/DF rooms	\$0	\$0	\$0	\$5,000	\$5,000	\$0.07	0.03%	Plug	\$	\$5,000
07 0000	Thermal and Moisture Protection										
	Insulation - Batt/Rigid	\$0	\$0	\$0	\$58,292	\$58,292	\$0.82	0.39%	Fireproof	\$	\$60,744 (\$2,452)
	Sheet Metal @ Roof	\$0	\$0	\$0	incl below	\$0	\$0.00	0.00%		\$	\$
	Joint Sealants	\$0	\$0	\$0	incl below	\$0	\$0.00	0.00%		\$	\$
	Spray Applied Fireproofing - New Columns, Joists, Beams	\$0	\$0	\$0	\$28,883	\$28,883	\$0.41	0.19%	Fireproof	\$	\$30,600 (\$1,720)
	Spray Applied Fireproofing - Patching	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$	\$
	Lightweight Concrete Deck - Includes Deck Roofing	\$0	\$0	\$0	\$67,500	\$67,500	\$0.95	0.46%	Nettle	\$	\$79,900 (\$12,400)
100	New Roof hatch	\$0	\$0	\$0	\$140,394	\$140,394	\$1.97	0.95%	Tadco	\$	\$166,250 (\$25,856)
100	New Gutters @ Front of Building	\$0	\$0	\$0	\$2,500	\$2,500	\$0.04	0.02%	Allowance	\$	\$
100	New Roof Flashing @ Gymnasium	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
100	Waterproofing	\$0	\$0	\$0	\$194,709	\$194,709	\$1.47	0.71%	Fireproof	\$	\$93,129 (\$11,580)
	Waterproofing @ Monument Sign	\$0	\$5,000	\$0	\$0	\$5,000	\$0.07	0.03%		\$	\$5,000
	Metal Panels	\$0	\$0	\$0	\$250,000	\$250,000	\$3.51	1.69%	EFAI	\$	\$250,000
	Z-Purlins @ Metal Panels	\$0	\$0	\$0	incl in MP	\$0	\$0.00	0.00%		\$	\$
	Metal louvers @ AC pad	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$	\$26,330 (\$26,330)
	Expansion Joint @ Roof Only	\$0	\$0	\$0	in Roofing	\$0	\$0.00	0.00%	Plug	\$	\$45,000 (\$45,000)
	Downspout Boots (25)	\$0	\$23,720	\$0	\$0	\$23,720	\$0.33	0.16%	Teal	\$	\$23,720
100	Downspout Boots (7)	\$0	\$6,650	\$0	\$0	\$6,650	\$0.09	0.04%	Teal	\$	\$
	Roofing Cores for Mechanical & Plumbing	\$0	\$0	\$0	incl in Roofing	\$0	\$0.00	0.00%		\$	\$
08 0000	Openings										
	Hollow Metal Doors & Frames - New	\$21,774	\$0	\$0	\$203,425	\$225,199	\$3.16	1.52%	American/Oxford	\$	\$259,070 (\$33,871)
	Hollow Metal Doors & Frames - Replace @ Existing RR 16A & B	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	\$
	Hollow Metal Doors & Frames - Replace @ Book Room 22	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	\$
	Plastic Laminate Faced Wood Doors	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	\$
	Aluminum Framed Storefronts	\$0	\$0	\$0	incl below	\$0	\$0.00	0.00%		\$	\$
	Aluminum Windows	\$0	\$0	\$0	incl below	\$0	\$0.00	0.00%		\$	\$
	Door Hardware	\$0	\$0	\$0	incl above	\$0	\$0.00	0.00%		\$	\$
	Door Hardware Coordination	\$2,500	\$0	\$0	\$0	\$2,500	\$0.04	0.02%		\$	\$2,500
	Glazing	\$0	\$0	\$0	\$215,000	\$215,000	\$3.02	1.45%	City Glass	\$	\$219,580 (\$4,580)
	Glazing Hardware	\$0	\$0	\$0	incl in DFH	\$0	\$0.00	0.00%		\$	\$
	8M Film @ 6'10 AFF & Vision Kits @ doors	\$0	\$0	\$0	\$45,750	\$45,750	\$0.64	0.31%	Teal	\$	\$45,750
	Overhead doors @ Flex Areas	\$0	\$0	\$0	\$83,478	\$83,478	\$0.75	0.36%	Holiday	\$	\$44,000 (\$39,478)
09 0000	Finishes										
	Gypsum Board Assemblies	\$0	\$0	\$0	\$560,210	\$560,210	\$7.73	3.71%	TX Premier	\$	\$585,630 (\$25,420)
100	Gyp Bd around Existing Columns need 6" Stud	\$0	\$0	\$0	not required	\$0	\$0.00	0.00%		\$	\$
100	Mtl Studs @ Monument Sign	\$0	\$0	\$0	\$500	\$500	\$0.01	0.00%		\$	\$500
	Plaster ceilings @ vestibules	\$0	\$0	\$0	\$3,000	\$3,000	\$0.04	0.02%	Allowance	\$	\$3,000
	Plaster masonry @ front of school	\$0	\$0	\$0	\$30,500	\$30,500	\$0.43	0.21%	Allowance	\$	\$30,500
	Impact gyp bd @ 203, 205, 205A	\$0	\$0	\$0	incl in gyp	\$0	\$0.00	0.00%		\$	\$
	Acoustical Ceilings - New Areas	\$0	\$0	\$0	\$210,110	\$210,110	\$2.95	1.42%	Karsten	\$	\$210,110
	Acoustical Ceilings - Remove & Install Existing Ceilings	\$0	\$0	\$0	\$51,765	\$51,765	\$0.73	0.35%	Teal	\$	\$51,765
	Acoustical Ceilings - Existing Building - MDF Room	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
	Acoustical Ceilings - Existing Building - Library	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
	Acoustical Ceilings - Existing Building - Cafeteria	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
	Gyp Bd Ceilings	\$0	\$0	\$0	incl in drywall	\$0	\$0.00	0.00%		\$	\$
	Resilient Base	\$0	\$0	\$0	incl in LVT	\$0	\$0.00	0.00%		\$	\$
	Floor Preparation	\$0	\$0	\$0	\$132,400	\$132,400	\$1.86	0.89%	Plug	\$	\$132,400
	Floor Preparation - Restrooms Grout removal	\$0	\$0	\$0	\$10,000	\$10,000	\$0.14	0.07%	Plug	\$	\$10,000
	LVT	\$0	\$0	\$0	\$309,945	\$309,945	\$4.35	2.09%	Quality	\$	\$335,152 (\$25,207)
	Moisture Testing @ Soft Floors	\$0	\$0	\$0	\$11,258	\$11,258	\$0.16	0.08%	Plug	\$	\$11,258
	Gymnasium Flooring	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
	Epoxy flooring @ restrooms	\$0	\$0	\$0	\$35,500	\$35,500	\$0.50	0.24%	CCS	\$	\$35,500
	Carpeting	\$0	\$0	\$0	incl in LVT	\$0	\$0.00	0.00%		\$	\$
	Ceramic Tile - Floor	\$0	\$0	\$0	\$171,664	\$171,664	\$2.41	1.16%	Quality	\$	\$123,244 (\$48,420)
	Ceramic Tile - Wall	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
100	Ceramic Tile - Wall @ Corridors 33/A502	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
100	Ceramic Tile - Wall @ Entrance Corridor (Originally Graphic)	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
100	Ceramic Tile - Update Existing RR 16A, 16B	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
100	Quarry Tile - Kitchen @ Cooler	\$0	\$0	\$0	incl in Tile	\$0	\$0.00	0.00%		\$	\$
	Paintings and Coatings	\$0	\$0	\$0	\$93,961	\$93,961	\$1.32	0.63%	Houston Coatings	\$	\$99,159 (\$5,198)
100	Paint bottom chord of steel @ PODS	\$0	\$0	\$0	incl in paint	\$0	\$0.00	0.00%		\$	\$
100	Paint All Exposed Systems @ PODS	\$0	\$0	\$0	incl in paint	\$0	\$0.00	0.00%		\$	\$
	Fixed Sound Absorptive Panels	\$0	\$0	\$0	incl in ceiling	\$0	\$0.00	0.00%		\$	\$26,424 (\$26,424)
	Floor Protection - Admin & Library	\$0	\$0	\$0	in GR	\$0	\$0.00	0.00%		\$	\$
	Sealed Concrete	\$0	\$0	\$0	\$4,355	\$4,355	\$0.06	0.03%	Plug	\$	\$4,355
	FRP	\$0	\$0	\$0	\$3,494	\$3,494	\$0.05	0.13%	Plug	\$	\$3,494
	Pod Plexy Domes	\$3,000	\$10,000	\$0	\$0	\$13,000	\$0.18	0.09%	Allowance	\$	\$13,000
	Paint - gas piping	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$	\$
	AWC @ Pods	\$5,000	\$3,000	\$0	\$0	\$8,000	\$0.11	0.05%	Allowance	\$	\$8,000
10 0000	Specialties										
	Graphics @ Pods	\$0	\$0	\$0	\$85,000	\$85,000	\$1.19	0.57%	Allowance	\$	\$85,000
	Exterior Signage	\$0	\$0	\$0	\$10,800	\$10,800	\$0.15	0.07%	Allowance	\$	\$10,800
	Monument Sign - Allowance removed from above & Visual	\$0	\$0	\$0	\$19,942	\$19,942	\$0.28	0.13%	Allowance	\$	\$76,000 (\$56,058)
	Visual Display Portion	\$0	\$0	\$0	\$30,838	\$30,838	\$0.43	0.21%	Spectrum	\$	\$
	Interior Door Signage	\$0	\$0	\$0	\$10,710	\$10,710	\$0.15	0.07%	Allowance	\$	\$10,710
	Dedication Plaque	\$0	\$0	\$0	\$2,630	\$2,630	\$0.04	0.02%	Allowance	\$	\$2,630
100	Aluminum Cut Out @ Entry	\$0	\$0	\$0	\$12,500	\$12,500	\$0.18	0.08%	Allowance	\$	\$
	Fire Extinguishers & Cabinets (10)	\$0	\$0	\$0	\$7,800	\$7,800	\$0.11	0.05%	Teal	\$	\$7,800
	Aluminum Canopy Extension	\$0	\$0	\$0	\$19,615	\$19,615	\$0.28	0.13%	Aluminum	\$	\$23,595 (\$3,980)
	Aluminum Canopies @ New Windows	\$0	\$0	\$0	in Glass	\$0	\$0.00	0.00%		\$	\$
	Flag pole - (1)	\$0	\$0	\$0	None	\$0	\$0.00	0.00%		\$	\$
	Toilet Partitions	\$0	\$0	\$0	\$27,703	\$27,703	\$0.39	0.19%	BC Partitions	\$	\$28,819 (\$1,116)
	Toilet Accessories (OFCI)	\$2,000	\$0	\$0	\$0	\$2,000	\$0.04	0.02%	BC Partitions	\$	\$5,000 (\$3,000)
	Toilet Accessories (FCFI)	\$0	\$0	\$0	\$29,492	\$29,492	\$0.41	0.20%	BC Partitions	\$	\$9,170 (\$20,322)
	Markerboards - 12'	\$0	\$0	\$0	None	\$0	\$0.00	0.00%		\$	\$
	Markerboards - 16'	\$0	\$0	\$0	\$81,900	\$81,900	\$1.15	0.55%	Teal	\$	\$81,900
	Tack Strips in Corridors	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$
	Tack Strips in Classrooms (2 EA)	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$	\$

8: EXPERIENCE AS A CONSTRUCTION MANAGER AT RISK



BID SUMMARY

CURRENT BID TOTAL >>>>> \$14,819,305 GMP \$15,091,883

PROJECT:
LOCATION:
BID DATE:
BID TIME:

GSF: 71,200 SQFT
Duration: 14 Months
61 Weeks
420 Days
1.81%
(\$272,578)

\$879,906	38	\$s's and Allowance		\$343,557	18	\$s's and PLUGS REMAINII	
5.94%	22	\$s's and Self Perform		2.32%			
\$936,540	6.32%			2.32%			

CSI Code	Bid Tab Description	Labor	Material	Equipment	Subcontractor Scoped Bid	Total Bid	\$/SF	%Tot	Low Subcontractor	85% GMP	Variance
	Magnetic Gallery Rail @ Pods	\$0	\$0	\$0	\$6,650	\$6,650	\$0.09	0.04%	Teal	\$ 6,650	\$ -
	Flex Area Walls	\$0	\$0	\$0	OH Doors	\$0	\$0.00	0.00%		\$ -	\$ -
	Knox Box	\$0	\$0	\$0	\$870	\$870	\$0.01	0.01%	Teal	\$ 870	\$ -
11 0000	Equipment										
	Residential Appliances - New based on Flex	\$0	\$0	\$0	\$52,415	\$52,415	\$0.74	0.35%	Teal	\$ 52,415	\$ -
	Washer & Dryer @ SPED	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Safety Pads @ SPED	\$0	\$0	\$0	\$21,700	\$21,700	\$0.30	0.15%	Allowance	\$ 21,700	\$ -
100	Safety Pads - Cool Down 205A	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Safety Pads - Cool Down 203A	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Art Classroom Storage Cabinets	\$0	\$0	\$0	incl in millwork	\$0	\$0.00	0.00%		\$ -	\$ -
	Music Storage Cabinets	\$0	\$0	\$0	None	\$0	\$0.00	0.00%		\$ -	\$ -
	Metal Storage Cabinets - 202A, 602A	\$0	\$0	\$0	\$11,900	\$11,900	\$0.17	0.08%	Teal	\$ 11,900	\$ -
	(2) Kilns - All accessories, Furniture Kit, ventilation, etc	\$0	\$0	\$0	By Owner	\$0	\$0.00	0.00%		\$ -	\$ -
	Drying Cabinet	\$0	\$0	\$0	Not Included	\$0	\$0.00	0.00%		\$ -	\$ -
	Food Service Equipment - Northampton	\$0	\$0	\$0	\$117,900	\$117,900	\$1.66	0.80%	Lafayette	\$ 117,900	\$ -
100	Relocate Existing Swing in SPED	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
12 0000	Furnishings										
	Window Blinds	\$0	\$0	\$0	\$12,151	\$12,151	\$0.17	0.08%	Texton	\$ 12,151	\$ -
	Solid Surface Countertops	\$0	\$0	\$0	incl in millwork	\$0	\$0.00	0.00%		\$ -	\$ -
13 0000	Special Construction										
14 0000	Conveying Systems										
21 0000	Fire Suppression										
	Fire Suppression System	\$0	\$0	\$0	\$320,522	\$320,522	\$4.50	2.16%	Fire Lines Plus	\$ 353,502	\$ (32,980)
22 0000	Plumbing										
	Plumbing	\$0	\$0	\$0	\$521,000	\$521,000	\$7.32	3.52%	Alton	\$ 400,000	\$ 121,000
	Drain Chiller system	\$0	\$0	\$0	in Mech	\$0	\$0.00	0.00%		\$ 2,500	\$ (2,500)
	Recharge Chiller System	\$0	\$0	\$0	in Mech	\$0	\$0.00	0.00%		\$ 2,500	\$ (2,500)
	Mercury Gas Line Test	\$0	\$0	\$0	\$2,500	\$2,500	\$0.04	0.02%	Plug	\$ 2,500	\$ -
23 0000	HVAC										
	HVAC	\$0	\$0	\$0	\$1,627,000	\$1,627,000	\$22.85	10.28%	Infinity	\$ 1,627,000	\$ -
	HVAC Controls	\$0	\$0	\$0	\$350,000	\$350,000	\$4.92	2.36%	Unity	\$ 340,000	\$ 10,000
	HVAC Escalation	\$0	\$125,700	\$0	\$125,700	\$125,700	\$1.77	0.85%		\$ 150,000	\$ (24,300)
	Reduce HVAC Escalation	\$0	(\$100,000)	\$0	\$0	(\$100,000)	(\$1.40)	-0.67%		\$ -	\$ (100,000)
	Expediate AHU - 5 & AHU-6	\$0	\$24,300	\$0	\$24,300	\$24,300	\$0.34	0.16%		\$ -	\$ 24,300
	Decommission existing AHUs & Relocate	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Dryer vent @ SPED	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	M1.01 Note 9 - New VFD and motor HWP-1	\$0	\$0	\$0	\$6,800	\$6,800	\$0.10	0.05%		\$ -	\$ 6,800
100	New SF-2 & Hot Water Coils @ Gym Mezzanine	\$0	\$0	\$0	\$20,340	\$20,340	\$0.29	0.14%		\$ -	\$ 20,340
100	Removal & Replacement of existing OA System	\$0	\$0	\$0	\$81,820	\$81,820	\$1.15	0.55%		\$ -	\$ 81,820
	Updated Drawings for existing OA System	\$0	\$0	\$0	(\$13,648)	(\$13,648)	(\$0.19)	-0.09%		\$ -	\$ (13,648)
100	Removal & Replacement of CW/HW Piping System	\$0	\$0	\$0	\$116,100	\$116,100	\$1.66	0.80%		\$ -	\$ 116,100
	Updated Drawings for CW/HW Piping System	\$0	\$0	\$0	(\$72,145)	(\$72,145)	(\$1.01)	-0.49%		\$ -	\$ (72,145)
100	Service (1) Existing AHUS	\$0	\$0	\$0	\$14,100	\$14,100	\$0.20	0.10%		\$ -	\$ 14,100
100	Mechanical Room Boots	\$0	\$0	\$0	\$17,304	\$17,304	\$0.24	0.12%		\$ 1	\$ 17,304
26 0000	Electrical										
	Electrical	\$0	\$0	\$0	\$1,371,618	\$1,371,618	\$19.26	9.26%	Former	\$ 1,330,000	\$ 41,618
	Electrical Escalation	\$0	\$116,132	\$0	\$0	\$116,132	\$1.63	0.78%	Allowance	\$ 166,250	\$ (50,118)
	Reduce Electrical Escalation	\$0	(\$66,132)	\$0	\$0	(\$66,132)	(\$0.93)	-0.45%	Allowance	\$ -	\$ (66,132)
	Generator	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Temporary Electrical	\$0	\$0	\$0	\$43,550	\$43,550	\$0.61	0.29%	Plug	\$ 43,550	\$ -
	Remove & Reinstall Library Lighting	\$0	\$0	\$0	\$1,000	\$1,000	\$0.01	0.01%	Allowance	\$ 1,000	\$ -
	Alternate - Replace Other Site Lighting Fixtures	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
100	(2) New Site Lights & Wiring @ Entry - existing pole & base	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	New Light Fixtures - P10B, P14B, A3-4 - Some quantity	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	New J Boxes for Lightspeed	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Dist Panel DPC- 500A vs 400A	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Added lighting Controls - RH & On Schedule	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Added Contactors	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	Monument Sign - circuit, raceways, etc	\$0	\$0	\$0	\$8,500	\$8,500	\$0.12	0.06%		\$ -	\$ 8,500
	Gym Light Fixtures - What is the cost for this one? NO DRAWING CHANGE FROM 85% TO IFP										\$ -
27 0000	Communications										
	Cabling	\$0	\$0	\$0	\$234,605	\$234,605	\$3.30	1.58%	NCS	\$ 267,000	\$ (32,395)
	Audio/Visual Systems - Gymnasium	\$0	\$0	\$0	\$58,390	\$58,390	\$0.82	0.39%	NCS	\$ -	\$ 58,390
100	FP3 Monitors - (1) in Office Area	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	PA System	\$0	\$0	\$0	\$105,235	\$105,235	\$1.48	0.71%	NCS	\$ 87,763	\$ 17,473
	Classroom Sound Reinforcement - Remove Existing	\$0	\$0	\$0	\$7,200	\$7,200	\$0.10	0.05%	Teal	\$ 7,200	\$ -
	Classroom Sound Reinforcement - Reinstall	\$0	\$0	\$0	\$73,500	\$73,500	\$1.03	0.50%	Plug	\$ 73,500	\$ -
	Pre-demolition Technology Items to be returned to District	\$0	\$0	\$0	\$3,570	\$3,570	\$0.05	0.02%	Teal	\$ 3,570	\$ -
28 0000	Electronic Safety and Security										
	Fire Detection Alarm Systems	\$0	\$0	\$0	\$93,500	\$93,500	\$1.31	0.63%	JCI	\$ 88,177	\$ 5,323
	Fire Alarm - Allowance for items that cannot be reused	\$0	\$0	\$0	\$16,721	\$16,721	\$0.23	0.11%	Allowance	\$ 22,044	\$ (5,323)
	Fire Alarm - Store for Reuse	\$0	\$0	\$0	\$500	\$500	\$0.01	0.00%	Plug	\$ 500	\$ -
	Fire Alarm connect to Klein ISD Police	\$0	\$0	\$0	\$10,000	\$10,000	\$0.14	0.07%	Plug	\$ 10,000	\$ -
	Electronic Access Control System	\$0	\$0	\$0	\$229,164	\$229,164	\$3.22	1.55%	NCS	\$ 229,700	\$ (540)
	Video Surveillance System	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Intrusion Detection System	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	IDF/MDF Plywood	\$0	\$0	\$0	incl in RC	\$0	\$0.00	0.00%		\$ -	\$ -
	ERRAS System	\$0	\$0	\$0	\$76,000	\$76,000	\$1.07	0.51%	NCS	\$ 76,000	\$ -
	Gate Security Hardware	\$0	\$0	\$0	None Shown	\$0	\$0.00	0.00%		\$ -	\$ -
	Gate Card Readers	\$0	\$0	\$0	None Shown	\$0	\$0.00	0.00%		\$ -	\$ -
31 0000	Sitework										
	Swpp, Permit And Filed Submission	\$0	\$0	\$0	\$13,000	\$13,000	\$0.18	0.09%	Drake	\$ 13,000	\$ -
	Clearing and Grubbing	\$0	\$0	\$0	\$212,900	\$212,900	\$2.99	1.44%	Stone River	\$ 254,000	\$ (41,100)
100	Existing Inlets @ South Building lowered - Grading	\$0	\$0	\$0	\$41,100	\$41,100	\$0.58	0.28%		\$ -	\$ 41,100
	Detention Excavation	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Grading	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Subgrade Prep	\$0	\$0	\$0	incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Excavation, Filling and Backfilling for Site Utilities	\$0	\$0	\$0	incl below	\$0	\$0.00	0.00%		\$ -	\$ -
	Detention Pond Maintenance	\$0	\$0	\$0	\$1,000	\$1,000	\$0.01	0.01%	Plug	\$ 1,000	\$ -
	Hydroseed Detention Pond	\$0	\$0	\$0	\$5,000	\$5,000	\$0.07	0.03%	Plug	\$ 5,000	\$ -
	Temp irrigation for detention pond	\$0	\$0	\$0	\$15,000	\$15,000	\$0.21	0.10%	Plug	\$ 15,000	\$ -
	Spots Removal Specific to Earthwork	\$0	\$0	\$0	\$3,800	\$3,800	\$0.05	0.03%	Allowance	\$ 3,800	\$ -
	Spots Removal for Utilities & Other Trades	\$0	\$0	\$0	\$25,000	\$25,000	\$0.35	0.17%	Allowance	\$ 25,000	\$ -
	Spots Removal for Parking Lot	\$0	\$0	\$0	\$50,000	\$50,000	\$0.70	0.34%	Allowance	\$ 50,000	\$ -
	Sitework allowance for FFE @ Music Room Addition	\$0	\$0	\$0	incl in sitework/rooms	\$0	\$0.00	0.00%	Allowance	\$ 12,500	\$ (12,500)



BID SUMMARY

CURRENT BID TOTAL >>>>> \$14,819,305 GMP \$15,091,883

PROJECT:
LOCATION:
BID DATE:
BID TIME:

GSF: 71,200 SQFT 1.81%
Duration: 14 Months (\$272,578)
61 Weeks
420 Days

\$879,906 38 \$\$'s and Allowance

\$936,540 22 \$\$'s and Self Perform \$343,557 18 \$\$'s and PLUGS REMAIN!!

blue = entry field

CSI Code	Bid Tab Description	Labor	Material	Equipment	Subcontractor Scoped Bid	Total Bid	\$/SF	%Tot	Low Subcontractor	85% GMP	Variance
	Tree Protection	\$0	\$0	\$0	\$2,800	\$2,800	\$0.04	0.02%	Teal	\$ 2,800	\$ -
32 0000	Exterior Improvements										
	Lime Stabilization @ Housekeeping pads - 1/S-304	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Chainlink Fencing and Gates	\$0	\$0	\$0	Not Included	\$0.76	\$0.00	0.36%	Anchor	\$ 49,968	\$ 3,917
100	Gate 101 went to (2) 24' wide from (2) 12' wide	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Exterior Benches	\$0	\$0	\$0	none	\$0	\$0.00	0.00%		\$ -	\$ -
	Striping/Wheelstops/Signage - New Parking Only	\$0	\$0	\$0	\$30,000	\$30,000	\$0.42	0.20%	Teal	\$ 30,000	\$ -
100	Additional Striping @ Add parking	\$0	\$0	\$0	\$0	\$0	\$0.00	0.00%		\$ -	\$ -
	Striping/Wheelstops/Signage - Existing Parking	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Landscape - Sod or Hydromulch	\$0	\$0	\$0	\$111,308	\$111,308	\$1.56	0.75%	Allowance	\$ 50,000	\$ 61,308
unknown	Landscape/Irrigation Allowance	\$0	\$0	\$0	Incl in landscape	\$0	\$0.00	0.00%		\$ 50,000	\$ (50,000)
	Irrigation	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Walking Trail - Concrete	\$0	\$0	\$0	Incl in conc	\$0	\$0.00	0.00%		\$ 78,000	\$ (78,000)
100	Walking Trail - Concrete - Increase in length	\$0	\$0	\$0	Incl in conc	\$0	\$0.00	0.00%		\$ -	\$ -
	Remove & Reinstall Exterior Sports Equipment	\$0	\$0	\$0	\$8,000	\$8,000	\$0.11	0.05%	Teal	\$ 8,000	\$ -
100	Relocate Existing Benches by Gymnasium	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
100	Grass Paver Fire Lane	\$0	\$0	\$0	\$75,000	\$75,000	\$1.05	0.51%	Allowance	\$ -	\$ 76,000
33 0000	Utilities										
	Manholes	\$0	\$0	\$0	Existing	\$0	\$0.00	0.00%		\$ -	\$ -
	Water Distribution Mains	\$0	\$0	\$0	Existing	\$0	\$0.00	0.00%		\$ -	\$ -
	Sanitary Sewers	\$0	\$0	\$0	Existing	\$0	\$0.00	0.00%		\$ -	\$ -
	Storm Drainage	\$0	\$0	\$0	\$128,000	\$128,000	\$1.80	0.86%	StoneRiver	\$ 128,529	\$ 1,551
100	Demoreplace 15" STM Culvert @ Existing driveway	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
100	Existing Inlets @ South Building lowered	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
100	New 6" riser on existing Inlet @ drive between existing parking lots	\$0	\$0	\$0	Incl	\$0	\$0.00	0.00%		\$ -	\$ -
	Culverts @ Root Road - 18"	\$0	\$0	\$0	Incl abv	\$0	\$0.00	0.00%		\$ -	\$ -
	Remote FDC Connections & Piping	\$0	\$0	\$0	Incl below	\$0	\$0.00	0.00%		\$ 25,000	\$ (25,000)
	Fire Hydrants	\$0	\$0	\$0	none	\$0	\$0.00	0.00%		\$ -	\$ -
100	New Fire Hydrant	\$0	\$0	\$0	Incl below	\$0	\$0.00	0.00%		\$ -	\$ -
100	FDC - Updated County Comments	\$0	\$0	\$0	\$15,000	\$15,000	\$0.21	0.10%		\$ -	\$ 15,000
	Site Fire Line	\$0	\$0	\$0	\$190,000	\$100,000	\$1.40	0.67%	Fire Lines Plus	\$ 100,000	\$ -
100	New Water Meter, BFP, & Associated Work	\$0	\$0	\$0	\$82,134	\$82,134	\$1.15	0.55%	Fire Lines Plus	\$ -	\$ 82,134
	Site Water - Utilities	\$0	\$0	\$0	Existing	\$0	\$0.00	0.00%		\$ -	\$ -
0.00%	----- Labor Burden (onsite trade only)	\$0				\$0	\$0.00	0.00%		\$ -	\$ -
8.25%	----- Sales Tax	\$0				\$0	\$0.00	0.00%		\$ -	\$ -
8.25%	----- Equipment Tax			\$0		\$0	\$0.00	0.00%		\$ -	\$ -
0.00%	----- Sub Bonds				\$0	\$0	\$0.00	0.00%		\$ -	\$ -
5.00%	----- Contingency				\$514,930.00	\$514,930	\$7.23	3.47%		\$ 573,320	\$ (58,390)
	SUB TOTAL					\$13,948,872	\$195.91	94.13%	ALTERNATES MARKUPS	\$ 14,209,299	\$ (260,427)
	Design Fees										
0.00%	Architectural & ADA Fees				\$0	\$0	\$0.00	0.00%			
0.00%	Structural Engineering Fees				\$0	\$0	\$0.00	0.00%			
0.00%	MEP Engineering Fees				\$0	\$0	\$0.00	0.00%			
0.00%	Landscape & Irrigations Design Fees				\$0	\$0	\$0.00	0.00%			
0.00%	Civil Engineers Fees				\$0	\$0	\$0.00	0.00%			
0.00%	Geotechnical Lab Fees				\$0	\$0	\$0.00	0.00%			
0.00%	Testing Lab Fees				\$0	\$0	\$0.00	0.00%			
0.00%	Design Team Reimbursable Expenses				\$0	\$0	\$0.00	0.00%			
	Insurance										
0.25000%	Builder's Risk Insurance				Requested Quote	\$34,872	\$0.49	0.24%	0.2353%	\$35,814	
0.43620%	General Liability Insurance					\$60,846	\$0.85	0.41%	0.4106%	\$62,499	
0.17410%	Umbrella & Corp Insurance					\$24,288	\$0.34	0.16%	0.1639%	\$24,941	
0.65730%	Pollution Liability - CPL					\$7,993	\$0.11	0.05%	0.0559%	\$8,209	
0.06000%	Professional Liability Insurance					\$8,369	\$0.12	0.06%	0.0565%	\$8,595	
0.00000%	Owner's Protective - OCP				If owner required Get Quote	\$0	\$0.00	0.00%	0.0000%	\$0	
0.80%	Payment & Performance Bond					\$ 118,769.09	\$ 1.67	0.80%	0.8014%	\$ 118,379.00	
	Permits										
0.1687%	Building Permit Fee					\$25,000	\$0.35	0.17%	0.1687%	\$25,000	
0.0000%	Plan Review Fee					\$0	\$0.00	0.00%	0.0000%	\$0	
0.0000%	Sign Permit Fees					\$0	\$0.00	0.00%	0.0000%	\$0	
0.0000%	Curb Cut Permit Fees					\$0	\$0.00	0.00%	0.0000%	\$0	
0.0000%	DOT Permit Fees					\$0	\$0.00	0.00%	0.0000%	\$0	
	SUB TOTAL					\$14,229,008				\$14,490,728	
	General Conditions					\$378,492	2.66%			\$385,453	
	SUB TOTAL					\$14,607,497				\$14,876,179	
	Bonds & Fees										
1.45%	Overhead & Profit Net Fee					\$211,809	\$ 2.97	1.43%	1.4293%	\$215,705	
1.00%	Margin Tax					\$0	\$ -	0.00%	0.0000%	\$0	
0.00%	Texas State Remodeling Tax					\$0	\$ -	0.00%	0.0000%	\$0	
	BID TOTAL					\$14,819,305	\$ 208.14	100%		\$15,091,884	
	Actual Amount Bid					\$14,819,305	\$208.14	100%		Actual Amount Bid	

8: EXPERIENCE AS A CONSTRUCTION MANAGER AT RISK



9. SAFETY

1. Provide information as pertains to your firm’s accident frequency rate and modifier for the last five years. List any OSHA citations in the previous five years. List any deaths on your projects in the last five years. Ability to Manage Construction Safety Risks. Respondent’s ability to manage construction safety risks will be evaluated based on Respondent’s proven approach to eliminating construction accidents supported by Respondent’s experience history. Identify Respondent’s annual OSHA Recordable Incident Rates (RIR) for all work performed during the past three (3) calendar years.

SAFETY

Teal Construction is 100% committed to safety and continually exceeds industry standards. Safety is a priority for our company and we focus on maintaining a safe environment for our employees, subcontractors, owners, and the general public. For each project Teal is involved in we build a site specific safety plan as well as require our subcontractors to do the same. A third party safety company inspects our jobsite monthly to ensure all employees and subcontractors are following OSHA standards. Our Superintendent’s inspect their jobsites daily and review JSA’s with subcontractor. Both Teal employees use a Safety App, iAuditor, to record the safety inspections to provide our team with monthly updates and if there are any safety trends on our jobsites that need to be discussed. When there are unique safety requirements on our projects, we utilize a third party training team to come in and train both our personnel and subcontractor’s team.

Through creative training and education programs, we provide our employees and subcontractors with the tools, knowledge and resources they need to increase safety, reduce risk and improve loss control on every project we manage. Our safety training for our employees is done bi-monthly with a corporate meeting and a training meeting dedicated to both safety and industry methods.

Maintaining a good safety record is beneficial for both the client and contractor. A good safety record results in lower overhead cost in terms of insurance premiums, increases project and worker efficiency, and a successful project for all involved.

Teal Construction values our safety program and strives to exceed industry standards. We take an active role in industry safety programs and certifications, which proves our dedication to ensuring the highest level of safety on all of our projects. Each of our operations team members partake in monthly safety training and are OSHA 30 certified.

We have also been a recipient of ABC’s STEP award since 2008 and have reached Platinum Level every year since 2009.

CRITICAL SUCCESS FACTORS

- Site Specific Safety Plans*
- OSHA 10-hour & 30-hour training for site and office management*
- Leading Edge Safety Strategies*
- Core Values*
- Personal Commitment to Safety*
- Industry leader and partner in safety innovation*
- Third Party Auditing System*
- Strict subcontractor adherence & training*
- Award winning track record*

Goal on all jobs = ZERO ACCIDENTS

OSHA DIAMOND LEVEL RECIPIENT 2021 - 2022

EXPERIENCE MODIFIER RATE	OSHA FORM 3	2022	2021	2020	2019	2018
2023	0.84	# OF INJURIES/ILLNESSES	0	0	0	0
2022	0.81	# OF LOST TIME ACCIDENTS	0	0	0	0
2021	0.91	# OF RECORDABLE CASES	0	0	0	0
2020	0.87	# OF FATALITIES	0	0	0	0
2019	0.99	AVERAGE # OF EMPLOYEES	0	0	0	0
		HOURS WORKED	113,549	111,276	125,429	123,531
					125,429	144,400



1. Knowledge and approach to best practices will be evaluated based on Respondent’s approach to Quality Assurance / Quality Control (“QA/QC”), including Respondent’s experience in working with owners who have their own inspections team/program, as well as Respondent’s philosophy and approach to various other areas of “industry best practice” and how Owner would benefit from Respondent’s approach as compared with the approach of Respondent’s competitors.
2. Describe your QA/QC program. Explain the methods used to ensure QA/QC during the Construction Phase of a project. Provide specific examples of how these techniques or procedures were used for any of the Representative Projects.

**QUALITY ASSURANCE
PRECONSTRUCTION**

A meaningful quality program must begin with a clear definition of objectives. From the RFQ, contract negotiations and OAC preconstruction kick-off meeting we layout the rules for the game. These rules will define how the design will be programmed, software/technology needs, owner requirements, schedule, budget, and critical components to the project. By identifying all of these items at the beginning we are able to build a work plan with quality and control checks throughout the preconstruction phase of the project. Teal and consultants will build a preconstruction schedule to identify milestone dates for each design marker, estimates provided, and any other major date. With each release of drawings, we will provide CSI division estimates, constructability reviews, discipline coordination, and variance reports from the previous release. Each of our design disciplines will do their own in-house review for coordination as well as our team meeting to do a group review. Our commitment is to achieve an error-free project that matches the scope, timeline, and does not exceed the project budget.

CONSTRUCTION

Quality Assurance is the means by which Teal Construction ensures that the construction, including that of subcontractors and suppliers, complies with the requirements of the contract. The Quality Control Program shall be adequate to cover all construction operations, including both onsite and off-site activities, and shall be coordinated with quality control measures that include monitoring of source materials and field work to ensure conformance with the required standard of quality established in the contract documents. Teal’s superintendent and the subcontractors’ superintendents will be onsite at all times during the work and have the authority to effectively resolve any quality control issues that may arise, including stopping the work.



SPECIFICATION AND SUBMITTAL REVIEW

All of our projects start with a Preconstruction Meeting where the Estimator, Project Executive, Project Manager, and Superintendent go over all aspects of the project including plans, specifications, Owner contract, subcontractor proposals, and schedule individual scopes of work. All aspects are presented to transfer the project to our construction management team. After the preconstruction meeting our Project Manager will build the submittal log based on when the materials need to be onsite. Submittals are reviewed by both Project Manager and Superintendent for compliance with plans and specifications. When material is delivered to the site our Superintendent will confirm compliance with the approved submittals.



PRE INSTALLATION INSPECTION

Prior to the start of each separate definable segment of work or prior to the start of work a coordination meeting is held between our superintendent, supervisory and quality control representatives for all appropriate subcontractors. The purpose of the meeting is to ensure there are no misunderstandings regarding the quality and the technical requirements of the contract.



INITIAL INSPECTION

Upon completion of particular scope of work Teal’s superintendent and the subcontractor’s superintendent will meet to review the adequacy of the work accomplished. Once approved, the representative sample will become the baseline of quality by which ongoing work is compared for quality and acceptability. To the maximum extent, approved representative samples of work shall remain visible until all scopes of work in the appropriate category are complete. During this inspection, all issues with non-compliant work will be resolved. The initial inspection should be repeated for each subcontractor that works on-site or at any time acceptable, specified quality standards are not being met.



FOLLOW-UP INSPECTION

Daily checks are performed to assure continuing compliance with contract requirements, including control testing, until completion of the particular scope of work. Final follow-up checks are conducted and all deficiencies corrected prior to the start of additional scopes of work that may be affected by the deficient work. The contractor will not build upon or conceal deficient work. Deficient work will be clearly explained on the daily report under items of concern and noted on the items of concern/punch list.





FINAL ACCEPTANCE INSPECTION

After we have completed all items on the punch list generated by Teal Construction, we will request a final acceptance inspection on a definite date. A notice will be sent to the Owner to establish this date and time.

Quality and on-time delivery of work products are guaranteed through the due diligence Teal's team will do during the preconstruction and buyout phase of the contract. We build our schedules and develop them throughout the preconstruction phase which subcontractors approve when signing contracts. When setting the final GMP our project team builds a material matrix and delivery log that works backwards on when the material needs to be onsite, how long it will take to fabricate, submittal review time which computes when we will need the submittal back from the subcontractor. This will tell us what long-lead items need a faster submittal review or may need to be released early. Our quality is checked daily by our Superintendent and weekly by our project team. If there is a quality issue it is taken care of immediately. We have third-party consultants review drawings during the construction document phase to assist on constructability and quality. The consultants will make site visits as well to review the mockups or initial installation of the building envelope. Our job as the General Contractor is to deliver a quality building at Substantial Completion in a safe and quality manner.

QAQC - SUB PRECON MEETING

3.6 Subcontractor was given a copy of Teal Constructions Daily Inspection Safety form for their review.
 Yes No N/A

3.7 The subcontractor must furnish JSA(s) to Teal superintendent every day for each work area / task.
 Yes No N/A

3.8 All sub's employees must receive project site safety orientation
 Yes No N/A

4. Schedule Review

4.1 The schedule was issued and discussed in detail and the critical path. All agreed to maintain this schedule.
 Yes No N/A

QAQC - CONCRETE POUR REPORT

Crew	# Workers	# Total hours	Work performed
HTX	4	32	Poured walls and 5 bollards
Totals	4	32	

3. Pour Details - Attach Pictures to References

3.1 What are was poured?
 Foundation
 Tilt Walls
 Paving
 Other



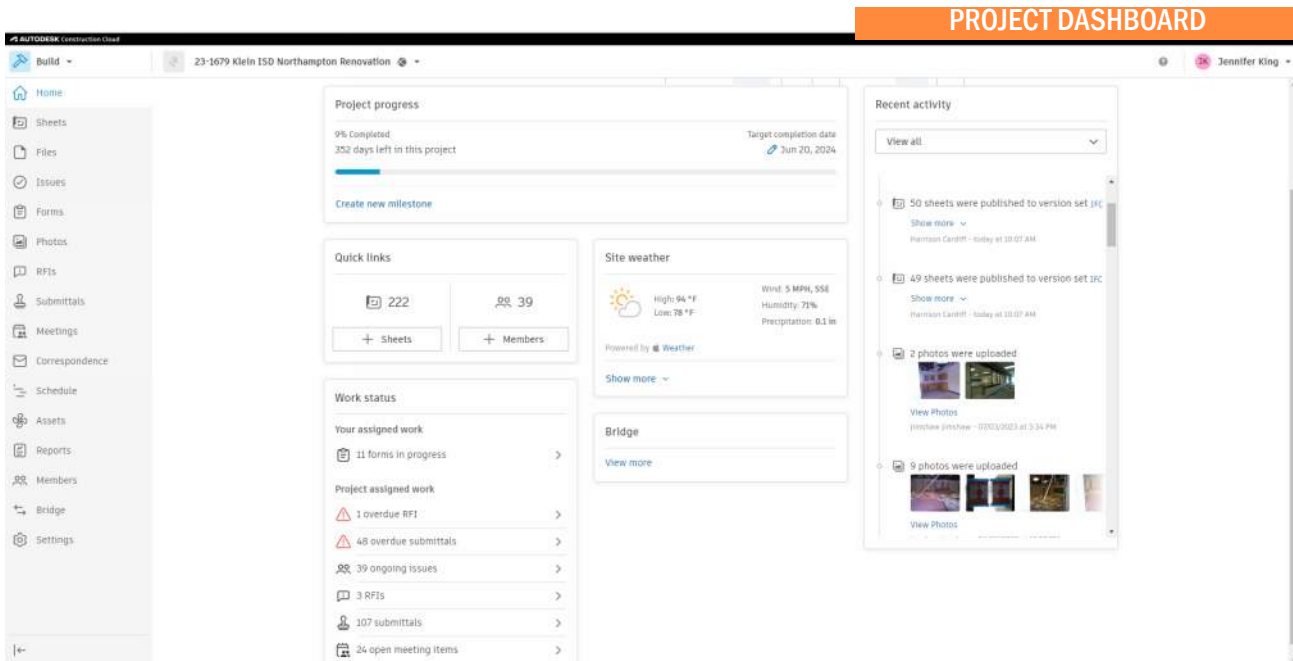
3. Describe your procedures for implementing “industry best practice” as defined by the Construction Industry Institute and similar organizations for:

- a. Establishing and tracking project objectives;
- b. Using project scope definition resources (i.e., Project Definitions Rating Index (“PDRI”)) in order to obtain complete and accurate design and construction documents from the architect/engineer;
- c. Partnering;
- d. Cost tracking;
- e. Master milestone scheduling, look-ahead planning, and weekly work planning to ensure best productivity;
- f. Change (order) management systems;
- g. Building systems commissioning including coordination with the Owner’s commissioning agent; and
- h. Total quality management for each phase, including coordinating with the owner’s project inspectors, testing, commissioning, training, close-out and warranty service.

TECHNOLOGY

The use of technology on our jobs is pertinent in the control of the project. Control via technology is required to ensure the safety of the workers and general public, and to ensure that the trades are put in a position to succeed so that the project can be delivered on time and within budget. Your project team will provide general direction for work, ensure quality of the installation, and establish procedures for communication from the top to the bottom of the organization chart. We have developed and utilize a number of monitoring and information management systems throughout all phases of the project to make certain that critical steps are not ignored or overlooked.

Our Operations team uses Autodesk Build to manage projects and give access to all team members (Teal, Owner, and Designers) Submittals, RFIs, updated drawings, etc are all in one platform allowing for current information at all times. The system allows for collaboration between the office and the field. Build interlocks with our accounting software Sage Timberline and allows for our Microsoft Project schedules to be inputted into the software, so there is one dashboard showing documentation, schedule, and cost analysis for your project.



Timberline is a popular program in the construction industry that we have utilized for many years; all of our office staff are extremely proficient in its use. It compiles all project specifics in one central database, with customized inquiries and reports. It allows us to quickly get to the details that will identify issues before they grow into problems. We can stay on top of subcontracts and performance and effectively manage actual costs against budgets. Additionally, it gives project managers live, up-to-the-minute cost and project detail for aid in solid decision-making while keeping track of purchase orders, subcontracts, and change orders. It eliminates workflow redundancies and saves time.

Some of the key reports/records we utilize:

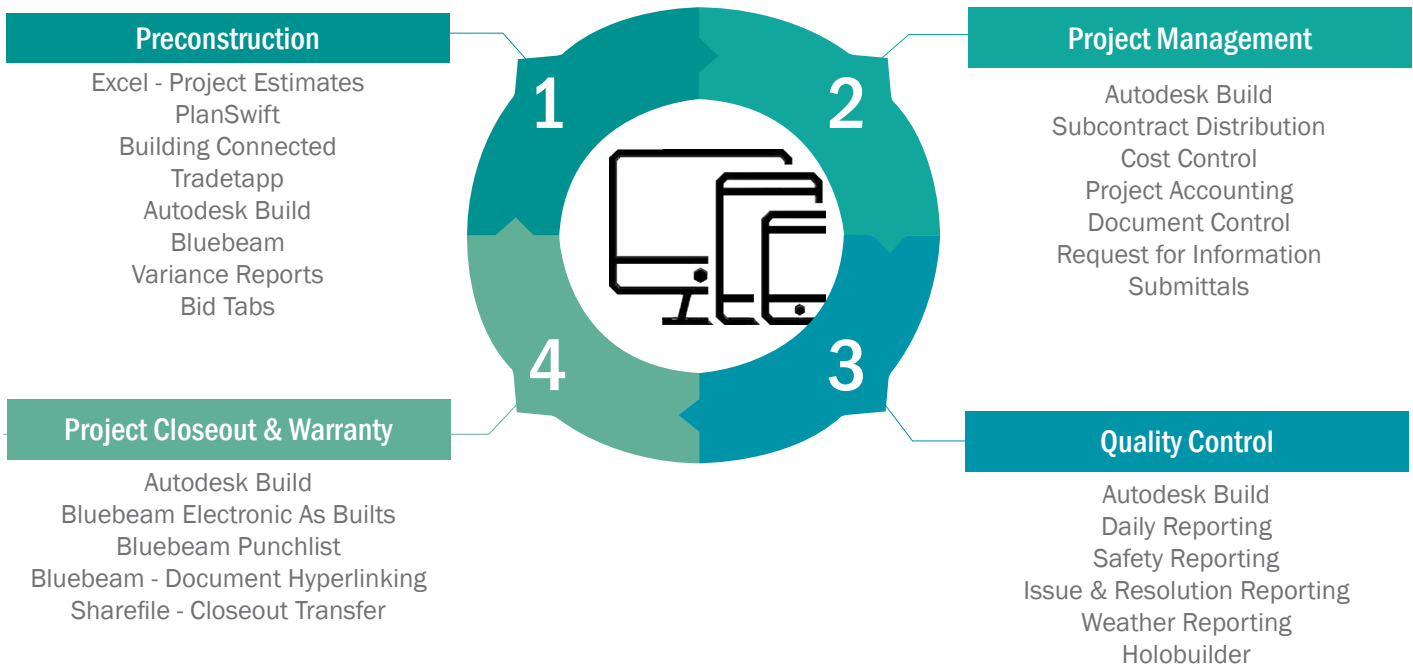
- Cost-to-Date Report*
- Cost-to-Complete Report*
- Committed Cost Report*



We perform quality and safety audits by our Superintendent daily and third party safety inspectors on a monthly basis. The safety inspectors document any conditions that need to be fixed or looked at and provide our superintendent with a detailed list of not only what but why OSHA would mark this. The report is published to a cloud based website where Teal employees can access and send the reports to designated subcontractors. The system is very informative and helps educate both Teal and the subcontractors which will prevent any accidents in the future. On a monthly basis, Teal holds monthly meetings where a safety topic is reviewed to continue to educate our employees and to keep us up-to-date on OSHA requirements.

Our Superintendent and Project Manager will hold weekly subcontractor meetings to go over schedules and performance. At the meeting, Teal will discuss overall construction schedule, two-week look ahead schedule, status of material delivery, safety toolbox topic, and facilitate conversations between subcontractors to ensure there are limited to no conflicts during construction.

All of our Superintendents are provided a laptop, iPad, and smart phone. The iPad has plans, project documents, and multiple apps (see below) that provide them with the ability to instantly communicate. The Superintendent uses these electronics to manage safety, quality, field reporting, and all of your project needs.



TEAM ORIENTATION

Teal’s construction goal is to practice professional management techniques applied to planning, design and construction from inception to completion for the purpose of controlling quality, safety, timeliness, and costs.

Teal Construction likens the CMAR relationship with the owner and design team as a three-legged stool. No one leg can do the job without the other two.

This relationship begins with the City. The City has very specific objectives for the project, as this is what has been described to the constituents in the Pearland community and the City employees. Making sure the City makes good on all promises is job one. With that in mind, we will remain diligent in constantly monitoring cost throughout the design process.

The architect plays a huge role in this, as they have promised to deliver an efficient, aesthetically pleasing, and economical project as well. Our former clients and colleagues in the architectural world can attest to the active role Mr.Hogue plays in the preconstruction process. From constantly updating detailed estimates, to full specification of construction systems, Mr. Hogue has the unique ability to see the functional and aesthetic objectives from a perspective of “how can we achieve this with the utmost quality and value.”

This role and his ability to communicate with the team will be critical to the success of the project, especially in these unprecedented times of shortages and cost escalation. Our goal is to “over-communicate” so all parties are informed of what has been accomplish, work that is taking place and a look ahead to what is coming up so all necessary preparations can be made. We believe an informed client is better served as it related to good decision making. Identification and resolution of problems starts on day one with a project. Teal utilizes many resources throughout the stages of a project

and feels that a proactive approach to any issue is the best possible way of resolution. Face-to Face meetings have been the best resolution from our past experience. Transparency with information is crucial to mitigating and removing conflicts throughout the life of the project. By working closely with and constantly sharing all information received with the client and design team, we are able to ensure complete transparency while simultaneously receiving constant client feedback. This allows us to expedite the process while ensuring everything stays on track relative to the client's desires.

Teal Construction has a vested interest in the cohesion of all collaborating members of the team. With this philosophy in mind, we approach all projects with the careful consideration of how we create the strongest relationship possible between the owner, design team and Teal Construction. We actively seek out collaboration among all team members in order to achieve a greater benefit from the team's combined expertise than that which could be realized from each individual's separate input.

The ability to work as a team starts at the beginning of the project when the project team clearly defines the goals for the project. When building the goals the team has to have a full understanding of the client's vision for the project and all outcomes and expectations that are presented for the project. The goals are met by having an open line of communication, proactive approaches to all challenges, constructive criticisms, motivation through team members, and a full understanding of roles and responsibilities. All of the ground work that we have laid to keep a transparent and cohesive process in the preconstruction phase, will greatly benefit the construction phase by eliminating any questions of the communication lines and construction outcomes.

Our collaborative efforts include:

- Offering differing cost options of methods and material through value engineering
- Quality and safety audits
- Lead frequent team meetings
- Hold weekly subcontractor meetings
- Provide 2-week "look ahead" schedules to the entire project team

With our team's extensive background in municipal facilities, we believe that we would be best qualified for the project. We establish and keep our team, as proposed in the qualifications, from preconstruction to construction which eliminates the learning curve. A poor quality, poor managed project does not benefit any team or end-user and that's why we build each relationship through trust, quality, and a proactive approach to each project. Teal's track record is proven by multiple repeat clients and architects.

3. Provide an example of a successful constructability program used to maintain project budgets without sacrificing quality.

CONSTRUCTABILITY INPUT

The project team that we are providing have all worked together before and understand how to hurdle even the most complex of obstacles. Our advanced background in construction make us an asset in the design phase of the project to provide constructability input as the project develops. A constructability review will be done with each phase of design to determine if there are built-in issues, flaws that may impede construction or factors that may cause impact to any stakeholders in terms of time, cost, or quality. Teal will provide alternative design opportunities, discipline coordination and compliance, and confirm that a strict adherence is being followed to the project scope.

Teal brings in subcontractors at the beginning of the project to help in constructability. The subcontractors are able to review documents in the beginning to help develop the building systems and provide constructability of how the building will be constructed.

Project Example: Harris County Fire Station No. 44

On Fire Station 44, a CSP project, we found there was no insulation above the ceiling between the non-air-conditioned apparatus bay and air-conditioned which would pose a moisture issue. Teal proposed to the client and design team to install 2" rigid insulation above the ceiling that was glued to the CMU wall. This lesson was learned through many years of building car dealerships with non-air-conditioned service bays adjacent to air-conditioned showrooms. Our project team and third party building envelope consultant reviews each set of plans for issues like this to prevent air and water infiltration that will degrade the building over time.

Design Assist Project Example: Acres Homes Campus

Teal Construction was brought on at 50% Construction Documents in the preconstruction phase for the HCC New Acres Homes project. During our initial constructability review, we found that multiple exterior walls clad in masonry were sized incorrectly and did not meet windload regulations due to the size of the metal stud and height of the wall. We worked with our gypsum wall assemblies' subcontractor to provide the design team with a design that would suffice the windload regulations and ensure the structural integrity of the building was sufficient.



Teal will use Autodesk Build, online collaborative software, to provide the project team with our constructability and design input. The system provides the team with an up to date report that we will cross check when additional documents come out to ensure all comments have been addressed. It works as a check and balance system. Our quality control team reviews each set of drawings and with their history in education facilities will provide an abundance of knowledge to the team.

The constructability example is from Autodesk Build and can be viewed by the Project Team, this allows for a central location on items to be updated in drawings. Each phase of drawings will be inputted in Build which will allow 'Issues' to easily be closed out as Teal can see when it's been picked up on the designated sheet.

CONSTRUCTABILITY EXAMPLE

Title	ID	Status	Type	Description	Placement
C5.0 - New Additions	#1	Closed	Coordination	Add new additions to Civil Site Plan	C5.0 (OVERALL SITE PL...
C4.0 - Demolition @ New Additions	#2	Closed	Coordination	Need to show paving/sidewalks to be demolish...	C4.0 (EXISTING SITE A...
C7.0 - Existing Versus New	#3	Closed	Coordination	Indicate existing storm drainage versus new st...	C7.0 (GRADING PLAN)
C32.0 - Detention Pond	#4	Closed	Coordination	Indicate location of detention pond and how ex...	C32.0 (DETENTION PON...
C32.0 - Existing Force Main	#5	Closed	Coordination	Will the existing 4" force main need to be reloc...	C32.0 (DETENTION PON...
C37.0 - Asphalt Details	#6	Closed	Coordination	Details show concrete paving, plans have asph...	C37.0 (PAVING DETAILS)
Civil - General	#7	Closed	Coordination	50% CD drawings have multiple of the same sh...	-
Civil - General	#8	Closed	Coordination	Confirm civil is using the correct site backgrou...	-
AS101 - Note 7 - Grass Paved Drive	#9	Closed	Coordination	Provide location, details, sections, etc	AS101 (ARCHITECTURAL...
S100 - Existing Building FF Note	#10	Closed	Coordination	The note states that the finish floor is 24" lowe...	S-100 (Overall Scope S...
S100 - 'New Topping Slabs'	#11	Closed	Coordination	These areas are generally 4" below FF and need...	S-100 (Overall Scope S...
AS101 - Existing Structural	#12	Closed	Coordination	Need to coordinate new railings with the larne...	AS101 (VCT FLOOR DEM...

4. Experience and approach to partnering with an A/E to coordinate and consolidate project as-built information in a BIM model for the owner's use in building life cycle management.

Teal's onsite team will have a clean print of the plans that can easily be marked up as as-builts. This is then transferred monthly to the sheets on Autodesk Build for A/E to review. The A/E team will be able to update their BIM model as the project progresses and pull any submittal data to input into the model from the project documentation that is stored in Build. Teal has found that having one platform to store all information including as-built and warranty information makes it simple for all parties.

5. As a CMAR, describe your relationship with the local subcontracting community.

Teal has been working in Brazoria County for over ten years in the public and private markets. We typically have a project in the area annually. Since we have a local presence we have a great relationship with local subcontractors. We will reach out to them during the preconstruction phase of the project to ensure they know about the project and are part of the procurement process.

6. Provide any other details regarding special services, products, advantages or other

Teal believes that we have provided the City with an abundance of information throughout the qualification package that shows our expertise in construction and the scope of work for the King Municipal Operations Center.

7. Describe what you believe are the unique operational skills and experiences that distinguish Respondent from its competitors. benefits offered to the City by Respondent.

We feel it cannot be overstated our experience in the maintenance facility market with it being thirty percent of our annual revenue which will bring unique knowledge to your project. The other unique experience that Teal has that should distinguish us from our competitors is our long history with iAD Architects. Brent and his staff are not just partners but family. We have worked with them consistently for the last ten years including everyone on the proposed team. Jennifer King and iAD are currently working on multiple design build projects in preconstruction which all have maintenance/service components. The other members of the team are currently working with the iAD staff on Mustang Cat in Angleton. All of your proposed staff and our office team is highly versed with iAD and the City of Angleton.



11. SCHEDULES

- Provide a sample of a schedule that will be used to control various project phases. Give a history of your ability to deliver projects on time for the past 2 years.
- Describe methods to keep projects on schedule and corrective action to overcome schedule deficiencies.

SCHEDULE

During the preconstruction phase of the project, our construction team will start putting together a schedule based on the program and goals set forth for the project. Each schedule will be updated monthly to ensure that all team members are meeting our deadlines. All of the ground work that we (Teal Construction, Owner, and Design Team) have laid to keep a transparent and cohesive process in the preconstruction phase, will greatly benefit the construction phase by eliminating any questions of the communication lines and construction outcomes.

Schedule Software

Teal Construction implements Microsoft Project Critical Path and/or Primavera software for project scheduling and tracking. It is designed to assist project managers in developing plans, assigning resources to tasks, tracking progress, managing budgets and analyzing workloads. The application creates critical path schedules that can be resource leveled, and chains are visualized in a Gantt chart. This incorporates all phases of work, contractors and owner's, necessary for the client to obtain the intended facilities within the required time. The CPM schedule will be used during both preconstruction and construction phases and distributed monthly and/or at each phase of preconstruction.

Preconstruction methods of reaching project timeline goals included determining if the project will need early release packages. The typical packages include structural steel, mechanical equipment, and site work. As we develop our baseline schedule we will work with the team to establish if and what early release packages are necessary.

During Construction, Teal will provide two week look ahead to the subcontractors and project team that will be built from the baseline schedule. The two week look ahead puts construction into more detail and ensuring proper communication between all vested parties. These schedules will be updated weekly and distributed.

Our Superintendent and Project Manager will hold weekly subcontractor meetings to go over schedules and performance. At the meeting, Teal will discuss overall construction schedule, two-week look ahead schedule, status of material delivery, safety toolbox topic, and facilitate conversations between subcontractors to ensure there are limited to no conflicts during construction.

Weekly jobsite subcontractor meetings with both Project Manager & Superintendent help facilitate conversations between trades to ensure that all parties are up to date on what needs to be done prior to hitting the jobsite. These meetings are also used to discuss safety topics that pertain directly to the work done on each specific project.



A phased project on an occupied site means constant communication between the field, office, and the owner employees onsite to ensure all parties know the construction schedule and phasing of the project. Teal's Operation team will complete due diligence in the preconstruction phase reviewing site traffic on and around the site to build a phasing logistics plan that will continue to be updated during the construction. The construction will need space for laydown areas and contractor parking which will encroach outside the labeled Phase I on the Design Development documents provided. Our logistics plan will be submitted after a thorough review of the site traffic to ensure we will not impede operations. Through the logistics, knowledge of site traffic, and specific scheduling information from the Owner Teal's team will provide a schedule that will be updated throughout preconstruction with drawing releases and monthly during construction. We will work with the Owner representative and design team to layout the timeline for Phase I and Phase II to keep the site operational. Teal will build in our schedule tasks for Owner move-in once the new building is built while we continue to plan the demolition of the other buildings. During construction Teal's team will provide weekly progress reports that include the work for the next two weeks.

A difficult task when building on an occupied site is the construction of new utilities. Domestic water, sanitary, and storm will all have to be in place prior to receiving our certificate of occupancy. The installation of these items will have to be phased out like the building and site. In both SAWS and Doggett Ford, we installed the mains and vaults in Phase I and then continued to phase the piping until we were within five feet of the building where the plumber took it into the building. We used steel plate over trenches to allow portions of the site to be operational and worked after hours in areas that couldn't be shut down. This is a tedious process to work through in preconstruction with our subcontractors and part of the monthly updates for the logistics plan. These are items that we lay out in the plan in case there is a transition of vehicle or pedestrian circulation through the site and occupants need to be aware of it early. Once we are hitting the final stretch



of the project, weekly updates are imperative to make sure the City has everything ready for the move. In both the SAWS ESOC and Doggett Ford, the schedule review was done weekly during the last couple of months to assist the Owner's with putting the correct tasks in place for a successful move-in. Doggett Ford, the move was over a weekend with the temporary trailers having to be moved prior to the Monday morning opening. Concurrently with the final completion of the building, Teal will work with the City to project the schedule of the demolition of buildings and site build back. We understand that we will need to release portions of the paving back to you quickly. Through proper communication, due diligence, and collaboration in preconstruction and construction phase our Team will provide the City with a schedule and plan that will keep the site operational and limit disruption. All team members have successfully completed this before and is ready to do it again.

Our Superintendent and Project Manager will hold weekly subcontractor meetings to go over schedules and performance. At the meeting, Teal will discuss overall construction schedule, two-week look ahead schedule, status of material delivery, safety toolbox topic, and facilitate conversations between subcontractors to ensure there are limited to no conflicts during construction.

CURRENT CHALLENGES & MITIGATION

As everyone is aware, since the COVID-19 pandemic, our industry and the way we successfully execute projects has changed drastically. At first, it was dealing with the mechanics of keeping our employees, subcontractors, and jobsites safe and sanitary. Fast forward 2 years and now we are dealing with a whole new set of challenges which include lack of manpower, material shortages, and price escalation. We have successfully navigated these uncharted waters with a proactive approach on all fronts.

- ▶ **MANPOWER:** Work performed with our own forces has been easy to maintain. Teal has always taken an active role in listening to the needs of our people, and we have not experienced the turnover rate that many other contractor's are facing. All of the team members that have been slated for this project have been with us for many years and have no plans to leave our Teal family. This is important because it is always detrimental when there are changes in leadership during a construction project. As for our subs, our many years of working in this area has helped us identify subcontractors with a similar corporate culture as us. This means that we see many of the same faces from job to job and they share the same excitement when working on a Teal project. When you identify good people that produce quality work, you do whatever is necessary to retain that asset. This is our mantra.
- ▶ **MATERIAL SHORTAGES:** From the preconstruction phase through purchasing and execution, we will be monitoring the availability of all specified materials. Some long lead items may be identified to purchase prior to the execution of the GMP depending on scarcity and price volatility at the time. We recently overcame a unique situation at the Rockport Center for the Arts. The architect had specified a custom siding that was ordered many months in advance because we knew it was an uncommon critical path item. 7 months into the project we received a "dear John" letter from the manufacturer stating that they apologize, but due to demand on the more common cementitious siding, our order had been CANCELLED. This was devastating as we were to begin installing in less than 60 days. We worked with the design team to develop a creative solution that provided the same aesthetic with a product that was readily available. In the end, the crisis was averted, and the project remains on schedule.
- ▶ **PRICE ESCALATION:** Prior to 2020, subcontractors could easily hold quotes for 30, 60 even 90 days prior to placing orders for materials. Those days are long gone, and it is not uncommon for subcontracting firms limit their price guarantees to a matter of days. We mitigate this with a few approaches. First of all, we can request that they isolate material costs with their bids so that we know their hard costs from the get go. Secondly, we identify the items with the highest volatility and prioritize accordingly. For example, if the door hardware market is spiking, we will work with the design team to expedite these submittals even though they may not appear to be an immediate need for the project. This allows the contractor to fulfill the purchase order in advance and either store the materials on site or in a bonded warehouse. The last thing we want is any last-minute surprises or subcontractors defaulting on their obligations because of reactive purchasing practices.
- ▶ **LONG LEAD ITEMS:** Teal will identify the long lead items at the beginning of the preconstruction stage of the project. We will work with the design team to get design documents, specifications, and any other documents needed to get proposals for these items. We will send out for an early package release which will be the first of the GMPs and part of the GMP will be an allowance to make sure any design updates are covered while the remainder of the design is being completed. Once we agree on the GMP, we will release the subcontractor to get submittals together; once received Teal will do a cursory review, then send to Designer for their cursory review, and have all parties come together to review as a group. We have found that this helps get through the submittals quicker as the design team can ask the subcontractor any questions while together and subcontractors, if needed, can call suppliers, so that all questions can get answered at this meeting and submittals released. Depending on the site space and subcontractor warehouse space we will determine if it can be stored at either of these locations, if onsite we will include storage boxes, if required, and



temporary fence; if at subcontractor warehouse, we will ask for insurance on the warehouse when they are starting to bill for materials.

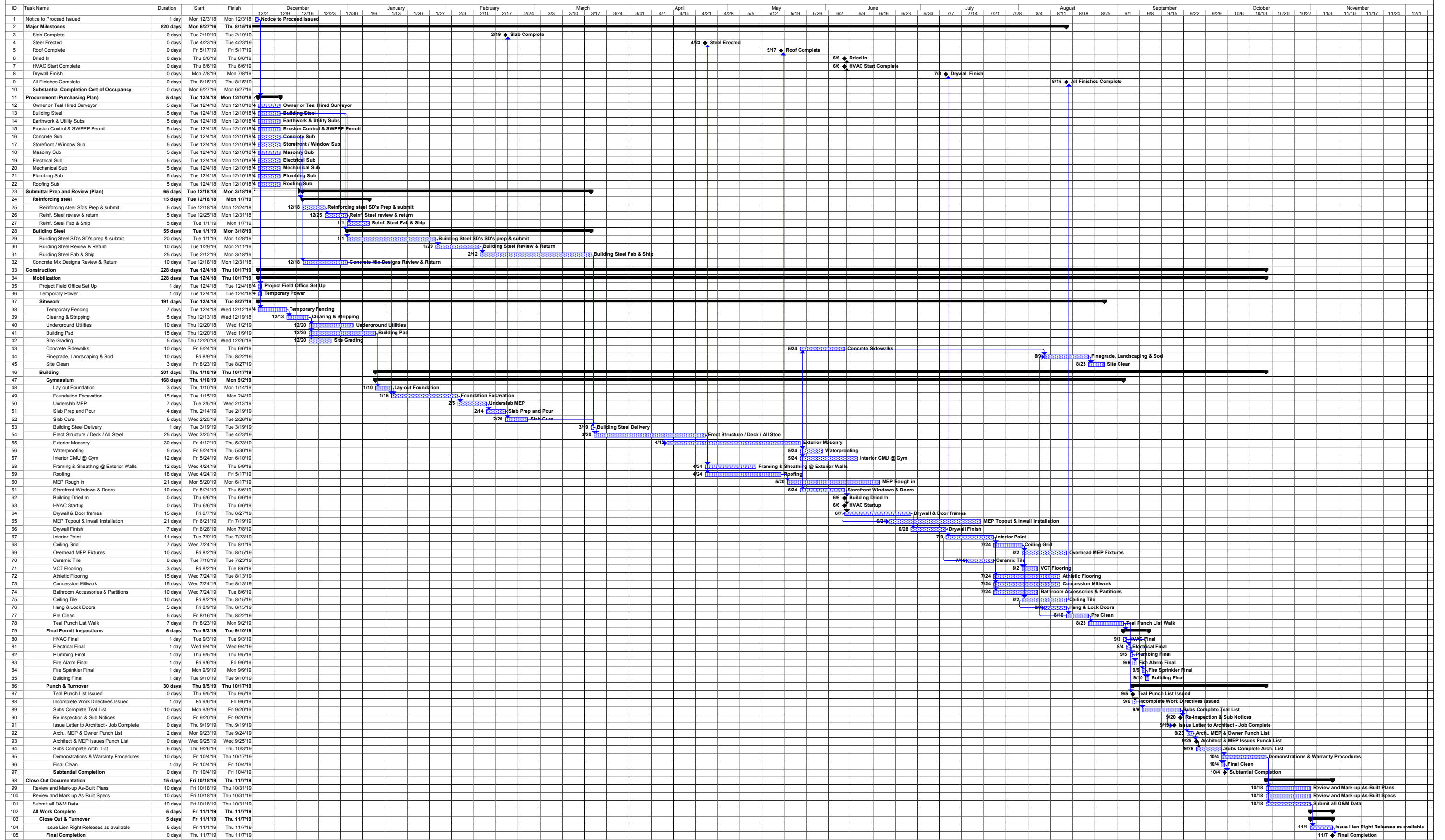
All other materials that are being procured for the project will start with a procurement matrix which works backwards on when the material needs to be onsite. Then Teal PM inputs fab time, design & Owner submittal review time, Teal review time, and submittal prep time to provide our Team with the date that the submittal is needed by. This provides a procurement log and submittal register that we can tag a subcontractor to each submittal package so that they understands when it required to get the submittal to Teal. These dates are reviewed with the subcontractor at the Precontract Meeting.

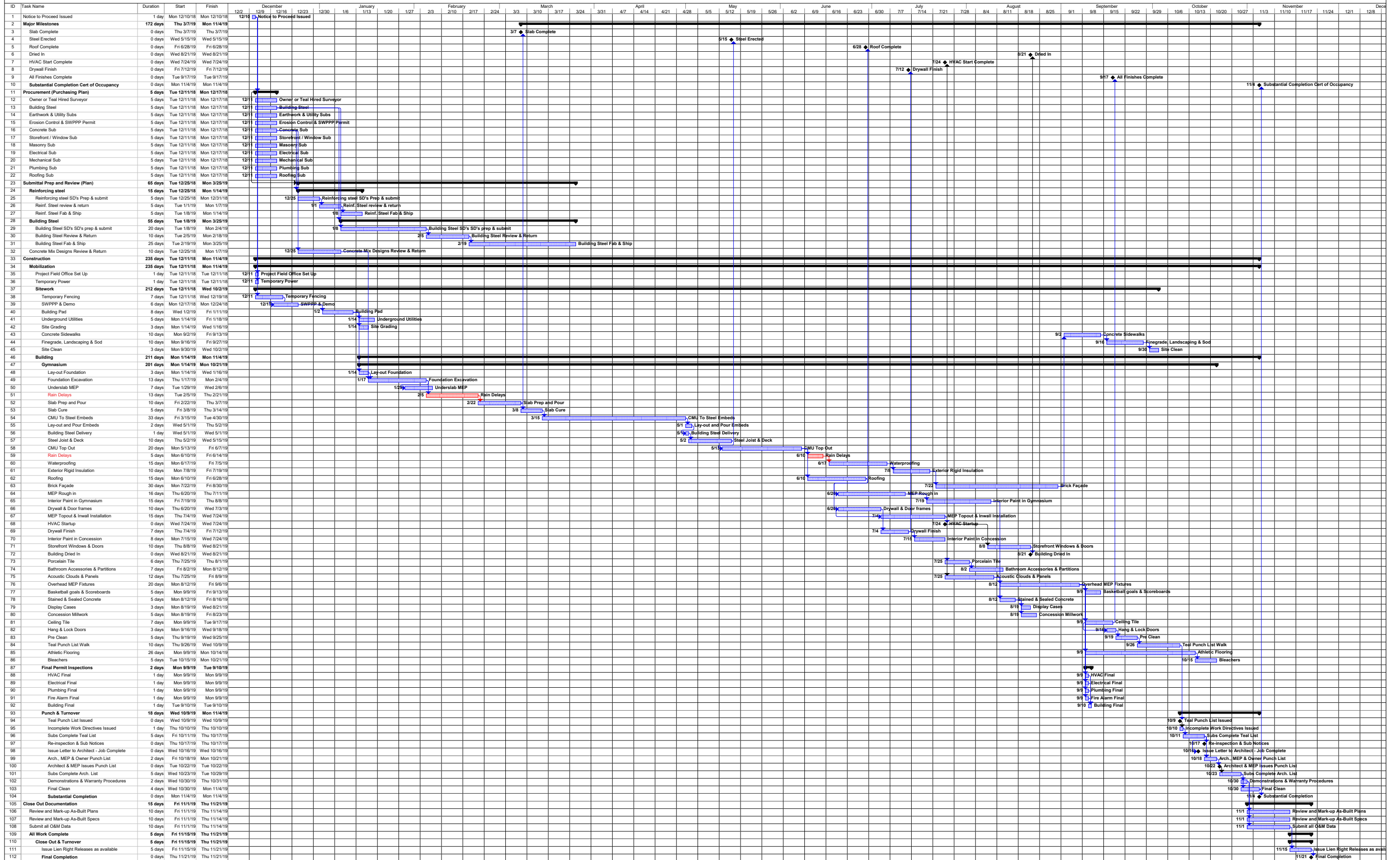
All this documentation is in our Project Management Software, Autodesk Build. Below is a compressed version of a submittal register that is ran as a report from Build which includes all the above information plus much more including the reviewer's information and more information about the submittal itself.

SUBMITTAL REGISTER							
Spec #	Spec	Priority	Title	Type	Package #	Package	Responsible contractor
072100	Thermal Insulation	Normal	Batt Insulation	Product Data			Brad Tamborello
238239	Electric Unit Heat	Normal	Product Data	Product Data	238239-001	Product Data	Kim Diehl
265600	Exterior Lighting	Normal	Product Data	Product Data	265600-001	Exterior Lighting	Chris Roberts
265113	Incandescent Inte	Normal	Product Data	Product Data	265113-001	Incandescent Inte	Harrison Cardiff
260924	Lighting Controls	Normal	Fixture & Load Schedule, Layout,	Product Data	260924-001	Lighting Controls	Harrison Cardiff

Responsible contractor	Sent to submitter	Submitter due date	Required Date	Required approval date	Required on job site date	Lead time (days)
Brad Tamborello	7/7/2023	7/7/2023	7/14/2023	7/28/2023	11/24/2023	30
Kim Diehl	6/8/2023	6/8/2023	6/16/2023	6/30/2023	11/17/2023	56
Chris Roberts	5/25/2023	5/26/2023	5/26/2023	6/30/2023	12/8/2023	120
Harrison Cardiff	5/25/2023	5/26/2023	5/26/2023	6/30/2023	12/8/2023	120
Harrison Cardiff	5/25/2023	5/26/2023	6/23/2023	6/30/2023		90







12. REFERENCES

a. For the projects listed above in F:8. Identify a primary and secondary representative of the owner and 1 representative of the architect/engineer. Provide complete contact information: name, company, title, address, phone, and email address of whom we could contact as references regarding your organization’s services for Construction Manager at Risk. Ideally, some references should be for municipal/public projects of comparable scope and similar type from the past 5 years.

PROJECT NAME	OWNER	ARCHITECT
Doggett Heavy Machinery- multiple locations Doggett Ford - multiple locations Doggett Freightliner - multiple locations	Landon Duncan Director of Facilities landon.duncan@doggett.com 281.249.4617	iAD Architects Brent Bowles Principal bbowles@iadarchitects.com 979.297.1411
Mustang Cat - Willis & Angleton	Jason Apel General Manager japel@mustangcat.com 713.452.7395	iAD Architects Principal bbowles@iadarchitects.com 979.297.1411
Fort Bend County Sheriff Administration Office Fort Bend County Missouri City Gymnasium Fort Bend County Linear Jail Renovation Fort Bend County Community Center	Jon McGuff Project Manager jon.mcguff@fortbendcountytexas.gov 281.633.7018	AUTOARCH Farrah Sabouni (Missouri City Gym) Principal farrah@autoarch.net 832.439.2869
Bastrop County ESD 1 Fire Station No. 4	Tim McCanlies Fire Chief tim@bastropesd1.com 512.466.0004	BSW Architects Don Greer Principal dgreer@bsw-architects.com 512.610.4700



13. EXPERIENCE ON THE SITE AND FOR THE CITY OF ANGLETON

a. Provide a list of projects within the last 7 years completed by the firm within the City of Angleton (or its ETJ) and (if applicable) on the site itself.

PROJECT NAME	OWNER	ARCHITECT	LOCATION	CONTRACT VALUE
Texas Gulf Coast Regional Airport Terminal	Brazoria County	iAD Architects	Angleton	\$2,789,000
Brazos Pointe Fellowship Expansion	Brazos Pointe Fellowship	iAD Architects	Lake Jackson	\$1,422,100
Clute Fire & EMS Station No. 1	City of Clute	BRW Architects	Clute	\$3,883,540
Greater Mount Zion Church	Greater Mount Zion	iAD Architects	Brazoria	\$2,476,610
New Bethel Baptist Church	New Bethel Baptist	iAD Architects	Angleton	Precon Only
MAX Rehab & Sport Office	MAX Rehab	iAD Architects	Clute	\$100,000
Mustang Cat Temporary Facility	Mustang Cat	iAD Architects	Angleton	\$566,045
Freeport LNG Administration Building	Freeport LNG	iAD Architects	Freeport	\$266,785
First Baptist Church of Angleton	First Baptist	iAD Architects	Angleton	\$4,517,600
Angleton Warehouse Development	Bearden Investments	Beaty Palmer	Angleton	\$9,923,185
Fort Velasco Replica	Cradle of Texas Conservatory	iAD Architects	Surfside	Currently in Precon
Mustang Cat	Mustang Cat	iAD Architects	Angleton	\$6,169,695

PROJECT SUCCESS



San Antonio Water Systems - Northwest Operations

The San Antonio Water Systems project was a design-build project for new construction of a new PEMB Administration Building on the Northwest Operations Campus. The program included office space, locker rooms, warehouse, and auxiliary spaces for multiple divisions of SAWS. This project ran concurrently with the East Side Operation Center and all part of one project. All projects were constructed in a phased approach that allowed continuous operations of the facility.





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