



CITY OF BURLESON

23366 – Interior Renovations & Pool Resurfacing

September 30, 2024



PREPARED FOR:

Jen Basham
City of Burleson
550 NW Summercrest Blvd.
Burleson, TX 76028



September 30, 2024

Jen Basham
Director - Parks and Recreation Department

550 NW Summercrest Blvd.
Burleson, TX 76028

RE: 23366 – Burleson Recreation Center Interior Renovations

Dear Jen,

On behalf of C1S Group, Inc., We are pleased to present the Guaranteed Maximum Price (GMP) proposal for the Burleson Recreation Center Interior Renovations and Pool Resurfacing.

The scope of this project includes:

- Interior Demolition
- Finish carpentry and Millwork
- Doors, Frames and Hardware
- Aluminum Windows
- Drywall and Acoustical Ceilings
- Finish Flooring
- Painting
- Toilet Accessories
- Pool Filters and Resurfacing
- Plumbing, HVAC, and Electrical

Our scope of work described here-in including the attached clarifications and assumptions will be provided for the amount of **(\$1,364,408.00) One Million Three Hundred Sixty-Four Thousand Four Hundred Eight Dollars, Excluding Tax.**

We thank you for this opportunity to present our proposal and appreciate your consideration to provide our professional services for your project. We look forward to introducing our project team and discussing your project in more detail.

Sincerely,

Jason Patterson
Director of Construction



Attachment A.1 - City of Burleson
Interior Renovations & Pool Resurfacing
Burleson, Texas

GMP

September 26, 2024

Cost Summary

BID PACK	BID PACKAGE DESCRIPTION	TOTAL COST
AREA TOTAL(S):		
01A	GENERAL REQUIREMENTS	\$80,465
02A	DEMOLITION	\$40,600
06A	ROUGH CARPENTRY	\$5,000
06C	FINISH CARPENTRY & MILLWORK	\$21,155
08A	DOORS, FRAMES & HARDWARE	\$4,615
08C	ALUM WINDOWS & STOREFRONT SYSTEMS	\$17,065
09B	DRYWALL & ACOUSTICAL	\$20,106
09C	TILE	\$174,635
09G	PAINTING & WALL COVERING	\$35,312
10A	TOILET ACCESSORIES & COMPARTMENTS	\$32,882
13A	POOLS AND SPAS	\$321,000
22A	PLUMBING	\$28,000
23A	HVAC	\$18,000
26A	ELECTRICAL	\$26,240
26B	FIRE ALARM	\$18,000
TOTAL COST OF WORK		\$843,075
GENERAL CONDITIONS	LUMP SUM	\$96,256
SUBTOTAL		\$939,331
GENERAL LIABILITY	0.500%	\$6,822
BUILDER'S RISK INSURANCE	0.500%	\$6,822
BUILDING PERMIT	LUMP SUM	WAIVED
PERFORMANCE BOND		in package 1
SUBTOTAL		\$952,975
CONTRACTOR CONTINGENCY	5.000%	\$47,649
SUBTOTAL		\$1,000,624
FEE	5.000%	\$50,031
PROJECT ALLOWANCE		\$313,753
TOTAL COST		\$1,364,408

Attachment A.2
Burleson Recreation Center
23366 – Interior Finish Out Package
Burleson, Texas
Clarifications and Assumptions

GMP

September 26th, 2024

The following clarifications and assumptions, organized by CSI MasterFormat, are included as part of the deliverable.

GENERAL NOTES

1. This proposal is valid for 30 days and is made contingent upon both parties reaching a mutually agreeable Contract and Schedule.
2. This proposal is based upon our interpretation of the IFP Design documents as prepared by C1S Group Inc. dated 08/16/2024.
3. If drawings or specifications conflict with these Clarifications and Assumptions, the Clarifications and Assumptions will prevail.
4. Allowances included within the proposal is provided below in divisional summary.
5. C1S Group is not responsible for determining or interpreting ADA requirements, codes, etc.
6. Because STC performance generally is a laboratory standard that cannot be verified by field measurements, we assume that the Architect and/or their consultant(s) will provide all sound rated assembly details through the completion of the design as necessary and/or required. Any responsibility for STC performance specification is excluded. Final field results are to be verified by Owner and Architect or their consultants at the completion of the Work as necessary.
7. Custom material colors/textures. We assume the standard manufacturer's standard range of colors and textures for specified and/or anticipated products.
8. C1S may request pre-payment for long lead time equipment.
9. This proposal is based upon Subcontractor proposals, supplemented by C1S Group's in house quantity survey and pricing.

DIVISION 01 – GENERAL CONDITIONS

This proposal includes:

1. Construction duration is based upon a 4-month construction schedule.
2. The following schedule-related clarifications and assumptions:
 - a. The schedule includes 0 days of weather-related delay to the critical path. Any weather impact during a normal work week will be made up on a Saturday within the same work week.
 - b. The schedule is based upon a night hours five (5) day work week.
 - c. The schedule assumes work hours from 7:00PM to 4:30AM Monday through Friday and 8:00PM to 7:00AM on Saturday with no work allowed on Sundays. Therefore, the opportunity to accelerate the work or incorporate changes will be limited by these restrictions.
3. General liability insurance.
4. Builder's risk insurance.
5. Contractor contingency. The contingency is included for use by the Contractor. No amounts have been included for unforeseen conditions, Owner-initiated changes, scope changes, design changes, etc.
6. Free use of existing elevator for material and personnel.
7. Performance bond.
8. Prevailing wage compliance with local requirements.
9. Project allowance of \$313,753.00 for evacuator system design and install

This proposal excludes:

10. Tax.
11. Building/site permit.
12. Escalation.
13. Responsibility for an "all-inclusive cost" for the "intent" of the documents. The Proposal is based on our reasonable interpretation as discussed and to provide complete functioning systems for the intended use of the space as described in these Clarifications and Assumptions.
14. Owner Construction contingency. However, it is highly recommended that the Owner carry a contingency until the design is further defined.
15. Preconstruction Services.

Attachment A.2
Burleson Recreation Center
23366 – Interior Finish Out Package

Burleson, Texas

16. Finance fees on equipment or other items.
17. Any tariffs/impositions/trade restrictions or other events resulting in price escalations.
18. All impact fees, maintenance fees, franchises fees and usage burdens.
19. Parking expenses for subcontractors during construction. It is assumed the Contractor will park on-site at no cost.
20. Any cost related to storage and storing equipment. Assumes all equipment will be received and stored on site.
21. Construction and material testing. Testing assumed to be paid for by the Owner.
22. Site and/or subsurface surveys. Surveys assumed to be paid for by the Owner.
23. Temporary power and utilities for building, site, and jobsite offices. All electricity, gas, sewer, water, and consumption costs will be provided and paid for by Owner. This include cost to run a temporary chiller and assumes existing power is adequate to do so.
24. Temporary facilities for utilization by Owner, consultants and/or the Architect and Engineers
25. Document reproduction and/or shipping. Reproduction assumed to be paid for by the Owner. It is also assumed that electronic files be provided to the Contractor and/or its subcontractors by the design team at no cost.
26. Special review and inspection costs such as TDLR.
27. Special inspections
28. Provisions for existing concealed conditions that could adversely impact the schedule and/or cost of the project.
29. Site surveys and/or subsurface investigations. Both the surveys and investigations are assumed to be paid for by the Owner.
30. Costs for the detection, demolition and removal of any unforeseen conditions that are not included as part of the documents, including structures, tanks, hazardous materials including (i.e., mold, asbestos, lead paint, contaminated soils, VOCs and PCBs encountered on the project site).
31. Costs associated with a 3rd party Commissioning Agent; however, C1S Group will coordinate the “General Commissioning Requirements” with the Owner’s Commissioning Agent.
32. Costs for the detection and/or removal of hazardous materials including, but not limited to all mold, asbestos, lead, contaminated soils, and PCBs.
33. Guarantee of any Sound Transmission Coefficient (STC) ratings or similar acoustical performance requirements. STC performance generally is a laboratory standard that cannot be verified by field measurements. However, assemblies will be constructed as graphically detailed and described and will meet the expectations of the Architect.
34. Davis Bacon or compliance with any Federal wage requirements.
35. LEED Certification.
36. Design or engineering analysis.
37. BIM modeling.
38. Commissioning.
39. Factory Mutual (FM Global) Insurance requirements.

DIVISION 02 – EXISTING CONDITIONS

This proposal includes:

1. Demolition of tile and base.
2. Demolition of existing furniture.
3. Demolition of climbing wall.
4. Dust protection.

This proposal excludes:

5. Costs for the detection and/or removal of hazardous materials including, but not limited to all mold, asbestos, lead paint, contaminated soils, PCBs, or other hazardous materials.
6. Any work unless specifically noted above or shown on documents.

DIVISION 03 - CONCRETE

This proposal includes:

1. NONE

DIVISION 04 - MASONRY

This proposal includes:

1. NONE

DIVISION 05 - METALS

This proposal includes:

Attachment A.2
Burleson Recreation Center
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Burleson, Texas

1. NONE

DIVISION 06 – WOOD AND PLASTICS

This proposal includes:

1. Furnish and install of reception desk.
2. Furnish and install of reception desk engineered top.

This proposal excludes:

1. Any work unless specifically noted above or shown on documents
2. Non-standard color or material selection(s).

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

This proposal includes:

1. NONE.

DIVISION 08 – DOORS AND WINDOWS

This proposal includes:

1. Furnish and install of Hollow Metal Frame.
2. Furnish and install of Solid Core Wood Door.
3. Furnish and install of Door Hardware.
4. Furnish and install of Stainless-Steel Door edge protection.
5. Furnish and install of Aluminum Storefront.
6. Furnish and install of Window Film.

This proposal excludes:

1. Any work unless specifically noted above or shown on documents.
2. Keying of locksets.
3. Non-standard color or material selection.

DIVISION 09 - FINISHES

This proposal includes:

1. New Storage Room walls.
2. New ceiling in Storage Room.
3. Furnish and install of Luxury Vinyl Tile.
4. Furnish and install of Rubber Base.
5. Paint of below areas
 - a. Gypsum Walls & Ceilings
 - b. CMU Walls
 - c. Furr downs
 - d. Hollow Metal Frames
 - e. Pool area Handrails

This proposal excludes:

1. Any work unless specifically noted above or shown on documents.
2. Non-standard color or material selection.
3. Waxing or polishing of floors.
4. Moisture mitigation.
5. Level 5 finish.
6. Repair of damaged finishes by Owner's 3rd party or installers.
7. Seismic protection or restraints.

Attachment A.2
Burleson Recreation Center
23366 – Interior Finish Out Package
Burleson, Texas

DIVISION 10 - SPECIALTIES

This proposal includes:

1. Furnish and install of Toilet paper dispenser.
2. Furnish and install of Grab bars.
3. Furnish and install of Wall mounted soap dispense.
4. Furnish and install of recessed towel dispenser and waste receptacle.
5. Furnish and install of changing table.
6. Furnish and install of framed mirror.
7. Furnish and install of shower accessories.
8. Furnish and install of towel hooks.
9. Reinstallation of toilet partitions.

This proposal excludes:

1. Any work unless specifically noted above or shown on documents.
2. Non-standard color or material selection.
3. All interior and exterior signage and wayfinding, assumed to be furnished and installed by the Owner.

DIVISION 11 - EQUIPMENT

This proposal includes:

1. NONE

DIVISION 12 - FURNISHINGS

This proposal includes:

1. NONE

DIVISION 13 – SPECIAL CONSTRUCTION

This proposal includes:

1. Demolition of current plaster on pool.
2. Refinish lane lines.
3. Furnish and install sand filters.
4. Clean and repair existing pool tile
5. Replaster pool.

This proposal excludes:

1. Any work unless specifically noted above or shown on documents.
2. Non-standard color or material selection.

DIVISION 14 – CONVEYING SYSTEMS

This proposal includes:

1. NONE

DIVISION 21 – FIRE PROTECTION

This proposal includes:

1. NONE

DIVISION 22 - PLUMBING

This proposal includes:

1. Remove and replace fixtures in room 113 & 114.
2. Remove and replace lavatory room 110.
3. Furnish and install new fixtures in rooms below
 - a. Room 107
 - b. Room 108
 - c. Room 109
 - d. Room 110

Attachment A.2
Burleson Recreation Center
23366 – Interior Finish Out Package
Burleson, Texas

This proposal excludes:

1. Any work unless specifically noted above or shown on documents.
2. Non-standard color or material selection.
3. Commissioning.
4. Seismic protection or restraints.

DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

This proposal includes:

1. Temporary protection during demolition.
2. Furnish and install new filters.
3. Test and Balance.
4. Relocate HVAC Grilles.

This proposal excludes:

5. New Ductwork.
6. Non-standard color or material selection(s).
7. Anti-Microbial coatings or filters.
8. Seismic protection or restraints.
9. Any work unless specifically noted above or shown on documents.

DIVISION 26, 27 & 28 – ELECTRICAL, COMMUNICATIONS, SAFETY AND SECURITY

This proposal includes:

1. Electrical demolition.
2. Furnish and install floor boxes.
3. Furnish and install new outlets.
4. Provide power to backlit mirrors.
5. Sawcut demo and replace concrete.
6. Relocate existing light fixtures and grille.

This proposal excludes:

7. Responsibility for integrity/function of the existing controls system. Assumes system is completely operable as is and that tie-ing into the system will not alter the functionality.
8. Warranty on existing electrical gear
9. Access Control, Security, Video, Structured Cabling, Telephone/Data, parking control or other low voltage systems.
10. Lightning protection
11. Providing and installation of feeder to tap can or meter box. Assumes Oncore or equivalent entities is responsible for pulling feeders from transformer to box.
12. Any special requirement from Oncore or equivalent entities that contradict or go above and beyond the requirements of the NEC. Any special or unique conditions required may incur additional cost.
13. Seismic protection or restraints.
14. Commissioning.
15. Non-standard color or material selection(s).
16. Any work unless specifically noted above or shown on documents.

DIVISION 31 - EARTHWORK

This proposal includes:

1. NONE

DIVISION 32 – EXTERIOR IMPROVEMENTS

Attachment A.2
Burleson Recreation Center
23366 – Interior Finish Out Package
Burleson, Texas

This proposal includes:

1. NONE

DIVISION 33 - UTILITIES

This proposal includes:

1. NONE

END OF CLARIFICATION AND ASSUMPTIONS



C1S Construction
 Burleson Rec Center Interior Remodel
 8/29/24



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Gantt Chart	
							May	Jun
1		Burleson BRick Interior Remodel Construction Schedule						
2		Preconstruction	72 days	Wed 6/5/24	Thu 9/12/24			
3		Contract Executed	0 days	Wed 6/5/24	Wed 6/5/24			
4		Drawings submitted for bidding	2 wks	Thu 8/29/24	Wed 9/11/24			
5		Site Walk	1 day	Thu 9/5/24	Thu 9/5/24			
6		Bids Due	1 day	Thu 9/12/24	Thu 9/12/24			
7		Project Kickoff	1 wk	Mon 10/28/24	Fri 11/1/24			
8		Verify owner requirements	1 wk	Mon 10/28/24	Fri 11/1/24			
9		Verify security/photo policies	1 wk	Mon 10/28/24	Fri 11/1/24			
10		Determine site laydown/parking/trailer areas	1 day	Mon 10/28/24	Mon 10/28/24	5		
11		Permitting	2 wks	Mon 10/21/24	Fri 11/1/24			
12		Sub Coordination	1 wk	Mon 10/21/24	Fri 10/25/24			
13		Framing/Drywall	1 wk	Mon 10/21/24	Fri 10/25/24			
14		Paint	1 wk	Mon 10/21/24	Fri 10/25/24			
15		Tile	1 wk	Mon 10/21/24	Fri 10/25/24			
16		Storefront Glass	1 wk	Mon 10/21/24	Fri 10/25/24			
17		Millwork	1 wk	Mon 10/21/24	Fri 10/25/24			
18		Pool Plaster/Sand Filters	1 wk	Mon 10/21/24	Fri 10/25/24			
19		Submittals/Shop Drawings	2 wks	Mon 10/28/24	Fri 11/8/24			
20		Framing/Drywall	1 wk	Mon 10/28/24	Fri 11/1/24			
21		Painting	1 wk	Mon 10/28/24	Fri 11/1/24			
22		Tile	1 wk	Mon 10/28/24	Fri 11/1/24			
23		Millwork	2 wks	Mon 10/28/24	Fri 11/8/24			
24		Electrical	1 wk	Mon 10/28/24	Fri 11/1/24			
25		Specialties	1 wk	Mon 10/28/24	Fri 11/1/24			



C1S Construction
 Burleson Rec Center Interior Remodel
 8/29/24



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Gantt Chart	
							May	Jun
26		Pool Plaster	1 wk	Mon 10/28/24	Fri 11/1/24			
27		Sand Filters	1 wk	Mon 10/28/24	Fri 11/1/24			
28		Procurement	45 days	Mon 11/11/24	Fri 1/10/25			
29		Tile	4 wks	Mon 11/4/24	Fri 11/29/24			
30		Millwork	6 wks	Mon 11/11/24	Fri 12/20/24			
31		Specialties	8 wks	Mon 11/4/24	Fri 12/27/24			
32		Sand Filters	10 wks	Mon 11/4/24	Fri 1/10/25			
33		Construction						
34		Lobby Remodel	17 wks	Mon 11/4/24	Fri 2/28/25			
35		Mobilization	1 wk	Mon 11/4/24	Fri 11/8/24			
36		Interior Demo (Holiday included)	3 wks	Mon 11/11/24	Fri 11/29/24			
37		Interior Framing Install	2 wks	Mon 11/25/24	Fri 12/6/24			
38		Electrical Rough In	1.5 wks	Mon 12/9/24	Wed 12/18/24			
39		Drywall Install (Holidays Included)	3 wks	Mon 12/16/24	Fri 1/3/25			
40		Tape/Float/Paint	2 wks	Mon 1/6/25	Fri 1/17/25			
41		Tile install	3 wks	Mon 1/20/25	Fri 2/7/25			
42		Millwork Install	1 wk	Mon 2/10/25	Fri 2/14/25	41		
43		Specialties Install	1 wk	Mon 2/10/25	Fri 2/14/25	41		
44		Final Inspections	1 day	Mon 2/17/25	Mon 2/17/25	43		
45		Substantial Completion	1 day	Tue 2/18/25	Tue 2/18/25	44		
46		Punchlist	1.5 wks	Wed 2/19/25	Fri 2/28/25			
47		Pool Remodel	6.2 wks	Mon 9/22/25	Mon 11/3/25			
48		Pool Plaster Demo	1 wk	Mon 9/22/25	Fri 9/26/25			
49		Sand Filter Demo	1 wk	Mon 9/29/25	Fri 10/3/25			
50		Pool Surface leveling	2 wks	Mon 9/29/25	Fri 10/10/25	48		
51		Pool Plaster Install	2 wks	Mon 10/13/25	Fri 10/24/25	50		
52		Substantial Completion	1 day	Mon 10/27/25	Mon 10/27/25	51		



C1S Construction
 Burleson Rec Center Interior Remodel
 8/29/24



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	May		Jun
53		Punchlist	1 wk	Tue 10/28/25	Mon 11/3/25	52			
54		Closeout							
55		O&M Manual	2 wks	Tue 10/28/25	Mon 11/10/25	52			
56		As-builts	2 wks	Tue 10/28/25	Mon 11/10/25	52			
57		Owner Training	3 days	Tue 10/28/25	Thu 10/30/25	52			
58		Final Site Photos	1 wk	Tue 10/28/25	Mon 11/3/25	52			
59		Warranty Letters	1 wk	Tue 10/28/25	Mon 11/3/25	52			
60		Client Testimonial/survey	1 day	Tue 10/28/25	Tue 10/28/25	52			
61		Schedule 11 month warranty walk	1 day	Tue 10/28/25	Tue 10/28/25	52			