



CITY OF BURLESON 23366 - HVAC & DEHUMIDIFIER EQUIPMENT SUPPLY & INSTALL

August 05, 2024



PREPARED FOR:

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



August 05, 2024

Jen Basham
Director - Parks and Recreation Department

550 NW Summercrest Blvd.
Burleson, TX 76028

RE: 23366 - HVAC & DEHUMIDIFIER EQUIPMENT SUPPLY & INSTALL

Dear Jen,

On behalf of C1S Group, Inc., We are pleased to present the Guaranteed Maximum Price (GMP) proposal for the HVAC & Dehumidifier Equipment Package.

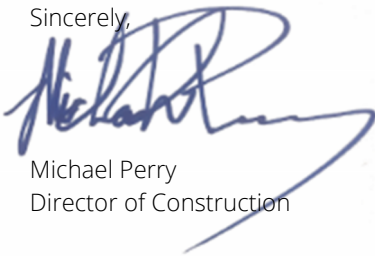
The scope of this project includes:

- Design calculation to size new pumps
- Demolition of (11) RTUs, (2) chillers & pumps, (2) dehumidifiers
- Provide and install (11) RTUs, (2) chillers & pumps, (2) dehumidifiers
- Disconnect & Hook-up of electrical
- Tie into existing controls

Our scope of work described here-in including the attached clarifications and assumptions will be provided for the amount of **(\$4,079,342.00) Four Million Seventy-Nine Thousand Three Hundred Forty-Two Dollars (+/- XX%), 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,



Michael Perry
Director of Construction



EXHIBIT A-1
Attachment A.1 - City of Burleson
HVAC & Dehumidifier Equipment Supply & Install
Burleson, Texas

GMP

August 5, 2024

Cost Summary

BID PACK	BID PACKAGE DESCRIPTION	TOTAL COST
AREA TOTAL(S):		
01A	AE DESIGN COST	\$32,650
01A	GENERAL REQUIREMENTS	\$77,623
07C	ROOFING	\$11,000
09A	FINISH REPAIRS	\$5,000
11A	EQUIPMENT SUPPLY - PUMPS	\$13,725
11A	EQUIPMENT SUPPLY - DEHUMIDIFIERS	\$966,795
11A	EQUIPMENT SUPPLY - RTUs/CHILLER	\$1,560,495
11A	EQUIPMENT SUPPLY - LOUVER	\$5,000
23A	MECHANICAL INSTALL	\$900,845
26A	ELECTRICAL	\$66,913
TOTAL COST OF WORK		\$3,640,046
GENERAL CONDITIONS	LUMP SUM	\$143,059
SUBTOTAL		\$3,783,105
GENERAL LIABILITY	0.500%	\$20,397
BUILDER'S RISK INSURANCE	0.500%	\$20,397
BUILDING PERMIT	LUMP SUM	WAIVED
PERFORMANCE BOND	LUMP SUM	\$61,190
SUBTOTAL		\$3,885,088
FEE	5.000%	\$194,254
TOTAL COST		\$4,079,342

EXHIBIT A-1
Attachment A.2
Burleson Recreation Center
23366 - HVAC & Dehumidifier Equipment Package
Burleson, Texas
Clarifications and Assumptions

GMP

August 5th, 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 07/03/2024.
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. Must have an executed agreement for equipment purchase not later than August 23,2024, to ensure purchase and delivery of long lead items.
 - b. 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.
 - c. The schedule is based upon a normal five (5) day work week. No shift work or scheduled overtime is included in unless specifically identified herein.
 - d. The schedule assumes work hours from 7:00AM to 7:00PM Monday through Friday and 8:00AM to 5:00PM on Saturday with no work allowed on Sundays. Therefore, the opportunity to accelerate the work or incorporate changes will be limited by these restrictions.
 - e. The project scope includes the following long lead items.
 - i. Chiller(s): 55-60 weeks after approved submittals
 - ii. Dehumidifier(s): 30-35 weeks after approved submittals
 - iii. RTU(s): 15-20 weeks after approved submittals
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.

This proposal excludes:

9. Tax.
10. Building/site permit.
11. Escalation.

EXHIBIT A-1
Attachment A.2
Burleson Recreation Center
23366 - HVAC & Dehumidifier Equipment Package

Burleson, Texas

12. 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.
13. Owner Construction contingency. However, it is highly recommended that the Owner carry a contingency until the design is further defined.
14. Preconstruction Services.
15. Finance fees on equipment or other items.
16. Any tariffs/impositions/trade restrictions or other events resulting in price escalations.
17. All impact fees, maintenance fees, franchises fees and usage burdens.
18. Parking expenses for subcontractors during construction. It is assumed the Contractor will park on-site at no cost.
19. Any cost related to storage and storing equipment. Assumes all equipment will be received and stored on site.
20. Construction and material testing. Testing assumed to be paid for by the Owner.
21. Site and/or subsurface surveys. Surveys assumed to be paid for by the Owner.
22. 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.
23. Temporary facilities for utilization by Owner, consultants and/or the Architect and Engineers
24. 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.
25. Special review and inspection costs such as TDLR.
26. Special inspections
27. Provisions for existing concealed conditions that could adversely impact the schedule and/or cost of the project.
28. Site surveys and/or subsurface investigations. Both the surveys and investigations are assumed to be paid for by the Owner.
29. 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).
30. Costs associated with a 3rd party Commissioning Agent; however, C1S Group will coordinate the "General Commissioning Requirements" with the Owner's Commissioning Agent.
31. Costs for the detection and/or removal of hazardous materials including, but not limited to all mold, asbestos, lead, contaminated soils, and PCBs.
32. 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.
33. Davis Bacon or compliance with any Federal wage requirements.
34. LEED Certification.
35. Design or engineering analysis.
36. BIM modeling.
37. Commissioning.
38. Factory Mutual (FM Global) Insurance requirements.

DIVISION 02 – EXISTING CONDITIONS

This proposal includes:

1. Demolition of (11) existing RTUs
2. Demolition of (2) existing chillers including existing pumps
3. Demolition of (2) existing dehumidifiers.
4. Demolition of (1) existing louver

This proposal excludes:

5. Demolition of existing chiller curbs. Assumes all curbs can be reused.
6. Demolition or modification of chiller CMU containment area.
7. Demolition or modification to any part of recreation center outside of the areas mentioned above.
8. Salvage of any kind. All demo'd equipment will be hauled off site and disposed of.
9. 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.
10. Any work unless specifically noted above or shown on documents.

EXHIBIT A-1
Attachment A.2
Burleson Recreation Center
23366 - HVAC & Dehumidifier Equipment Package
Burleson, Texas
DIVISION 03 - CONCRETE

This proposal includes:

1. NONE

DIVISION 04 - MASONRY

This proposal includes:

1. NONE

DIVISION 05 - METALS

This proposal includes:

1. Curb Adapters
2. Metal Panel Facade demo/reinstall for dehumidifier replacement
3. Wind Screen Demo/Reinstall on new units

This proposal excludes:

4. Structural steel bracing
5. Metal deck.
6. Heavy gage metal studs.
7. Miscellaneous steel.
8. Expansion joints.
9. Non-standard color or material selection(s).
10. Any work unless specifically noted above or shown on documents

DIVISION 06 – WOOD AND PLASTICS

This proposal includes:

1. NONE

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

This proposal includes:

1. Roof Repair allowance in the amount of \$11,000.00.
2. Caulking and sealants.

This proposal excludes:

3. Verification of roof integrity. Assumes roof is in good condition, and repairs will only be made as necessary for construction activities.
4. Damproofing.
5. Cementitious waterproofing.
6. Fluid applied waterproofing.
7. Thermal insulation.
8. Acoustical insulation.
9. Metal panels.
10. Composite metal panels.
11. Modified bituminous roofing.
12. Sheet metal and flashing.
13. Standing seam metal roofing.
14. Roof accessories.
15. Firesafing.
16. Sprayed fireproofing.
17. Intumescent fireproofing.
18. Non-standard color or material selection(s).
19. Water intrusion testing and costs related to a waterproofing consultant.
20. Any work unless specifically noted above or shown on documents

DIVISION 08 – DOORS AND WINDOWS

This proposal includes:

1. NONE

EXHIBIT A-1
Attachment A.2
Burleson Recreation Center
23366 - HVAC & Dehumidifier Equipment Package
Burleson, Texas
DIVISION 09 - FINISHES

This proposal includes:

1. Finish Repair Allowance in the amount of \$5,000.00

DIVISION 10 - SPECIALTIES

This proposal includes:

1. NONE

DIVISION 11 - EQUIPMENT

This proposal includes:

1. JCI/York - (2) 125 TN YVAA0161 Chillers
2. Aaon
 - a. (3) RQ-005-3-V-0WDN RTUs
 - b. (1) RNA-040-D-A-3-00FBF RTU
 - c. (1) RNA-031-D-A-3-00FBH RTU
 - d. (2) RNA-040-D-A-3-00FBK RTUs
 - e. (1) RN-010-3-0-0WDL RTU
 - f. (1) RQ-005-3-V-0WDJ RTU
 - g. (1) RQ-003-3-V-0WDJ RTU
 - h. (1) RN-020-3-0-0WDN RTU
3. Seresco - (2) SA60O4MCH21112b Dehumidifiers
4. (2) New pumps. Minimum size requirements based off Armstrong Model 4030 Horizontal Base Mounted End Suction Pump.

This proposal excludes:

5. Sand Filters
6. Loading dock equipment.
7. Window washing equipment.
8. Parking control equipment.
9. Kitchen equipment.
10. Audio-visual equipment
11. Non-standard color or material selection(s).
12. Waste handling equipment.
13. Any work unless specifically noted above or shown on documents.

DIVISION 12 - FURNISHINGS

This proposal includes:

1. NONE

DIVISION 13 – SPECIAL CONSTRUCTION

This proposal includes:

1. NONE

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. NONE, plumbing scope limited to condensate and minimal plumbing demo/reinstallation lines required for mechanical scope.

EXHIBIT A-1
Attachment A.2
Burleson Recreation Center
23366 - HVAC & Dehumidifier Equipment Package

Burleson, Texas

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

This proposal includes:

1. Installation of (2) chillers and new pumps.
2. Installation of (11) RTUs
3. Installation of (2) Dehumidifiers
4. Provide Pick Plan for RTU/Chiller/Dehumidifier Demo and Install
5. Reuse existing pipe and accessories where possible.
6. Provide and install a temporary chiller and air system. Consumption cost is not included.
7. Tie into the existing control systems
8. Test and balance.
9. Modification to Chilled Water Piping as needed for 1 for 1 swap out of chiller and pumps
10. Haul off of all existing units and associated components
11. Chemical Cleanup post demo
12. Minor Modification to Ductwork as needed
13. 2 Year warranty

This proposal excludes:

14. New Ductwork.
15. Non-standard color or material selection(s).
16. Anti-Microbial coatings or filters
17. Seismic protection or restraints
18. Any work unless specifically noted above or shown on documents.

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

This proposal includes:

1. Make safe and disconnection of existing mechanical equipment.
2. Electrical hook-up of new mechanical equipment.
3. Hook-up temporary chiller. No consumption cost included.
4. Reuse existing feeders, fixtures, and devices were required. Assumes all existing fixtures, feeders, devices, etc. are in good condition and adequate for change out of equipment.
5. Tie into existing controls system.

This proposal excludes:

6. 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.
7. Removal of units
8. Warranty on existing electrical gear
9. Empty Telephone, Cable TV, and Data raceways.
10. Gear
11. Alteration to existing fire alarm system.
12. Access Control, Security, Video, Structured Cabling, Telephone/Data, parking control or other low voltage systems.
13. Lightning protection
14. 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.
15. 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.
16. Seismic protection or restraints
17. Commissioning
18. Non-standard color or material selection(s).
19. Any work unless specifically noted above or shown on documents.

EXHIBIT A-1
Attachment A.2
Burleson Recreation Center
23366 - HVAC & Dehumidifier Equipment Package
Burleson, Texas
DIVISION 31 - EARTHWORK

This proposal includes:

1. NONE

DIVISION 32 – EXTERIOR IMPROVEMENTS

This proposal includes:

1. NONE

DIVISION 33 - UTILITIES

This proposal includes:

1. NONE

END OF CLARIFICATION AND ASSUMPTIONS

SHEET	CONTRACT DRAWING LOG	ISSUE DATE	REVISION
	Cover Sheet		
M0.00	GENERAL NOTES AND LEGENDS	7/3/2024	IFP
M0.01	MECHANICAL SPECIFICATIONS	7/3/2024	IFP
M1.01	MECHANICAL DEMOLITION FIRST FLOORPLAN	7/3/2024	IFP
M1.02	MECHANICAL DEMOLITION ROOF PLAN	7/3/2024	IFP
M2.01	MECHANICAL FIRST FLOOR PLAN	7/3/2024	IFP
M2.02	MECHANICAL ROOF FLOOR PLAN	7/3/2024	IFP
M5.00	MECHANICAL SCHEDULES & DETAILS	7/3/2024	IFP
E0.00	GENERAL NOTES AND LEGENDS	7/3/2024	IFP
E0.01	ELECTRICAL SPECIFICATIONS	7/3/2024	IFP
E1.01	POWER DEMOLITION FIRST FLOOR PLAN	7/3/2024	IFP
E1.02	POWER DEMOLITION ROOF PLAN	7/3/2024	IFP
E2.01	ELECTRICAL FIRST FLOOR PLAN	7/3/2024	IFP
E2.02	ELECTRICAL ROOF FLOOR PLAN	7/3/2024	IFP
E5.00	ELECTRICAL SCHEDULES	7/3/2024	IFP

EXHIBIT A-1

Attachment A.5 Burluson Remodel Equipment Install Schedule

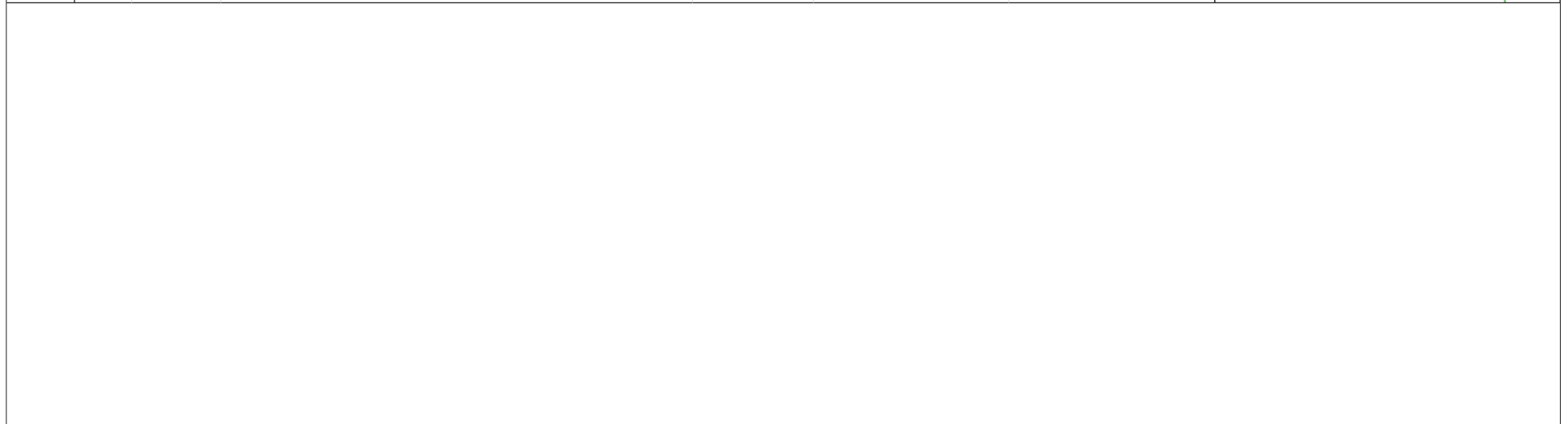
ID	Task Mode	Task Name	Duration	Start	Finish	Qtr 3, 2024			
						May	Jun	Jul	Aug
20		23- HVAC	3 wks	Mon 8/18/25	Fri 9/5/25				
21		26- Electrical	3 wks	Mon 8/18/25	Fri 9/5/25				
22		Procurement	280 days	Thu 8/22/24	Wed 9/17/25				
23		24 - Mechanical	56 wks	Thu 8/22/24	Wed 9/17/25				
24		Construction							
25		Phase 3 (Hvac/Pool Equipment)	14 wks	Mon 8/4/25	Fri 11/7/25				
26		Mobilization	1 wk	Mon 8/4/25	Fri 8/8/25				
27		Existing Dehumidifier Demo	2 wks	Mon 8/11/25	Fri 8/22/25				
28		New Dehumidifier Install	2 wks	Mon 8/25/25	Fri 9/5/25				
29		Install Temp Chillers	2 days	Mon 9/15/25	Tue 9/16/25				
30		Demo Existing RTU/Chillers	2 wks	Mon 9/22/25	Fri 10/3/25				
31		Curb Adapter Install	1 wk	Mon 10/6/25	Fri 10/10/25				
32		Rooftop piping reinstall	2 wks	Mon 10/6/25	Fri 10/17/25				
33		Set new RTU's	2 wks	Mon 10/13/25	Fri 10/24/25				
34		Set new Chillers	2 wks	Mon 10/13/25	Fri 10/24/25				
35		Final Commissioning	1 wk	Mon 10/27/25	Fri 10/31/25				
36		Final Trade Inspections	1 wk	Mon 10/27/25	Mon 11/3/25				
37		Final Inspection/CO	0 days	Mon 11/3/25	Mon 11/3/25				
38		Substantial completion	1 day	Mon 11/3/25	Mon 11/3/25				
39		Completion of Final Punch List	1 wk	Mon 11/3/25	Fri 11/7/25				

Critical		Finish-only		Manual Summary	
Critical Split		Duration-only		Project Summary	
Critical Progress		Baseline		External Tasks	
Task		Baseline Split		External Milestone	
Split		Baseline Milestone		Inactive Task	
Task Progress		Milestone		Inactive Milestone	
Manual Task		Summary Progress		Inactive Summary	
Start-only		Summary		Deadline	

EXHIBIT A-1

Attachment A.5 Burluson Remodel Equipment Install Schedule

ID	Task Mode	Task Name	Duration	Start	Finish	Qtr 3, 2024			
						May	Jun	Jul	Aug
40		Closeout							
41		O&M Manual	1 day	Mon 11/10/25	Mon 11/10/25				
42		As-builts	1 day	Mon 11/10/25	Mon 11/10/25				
43		Owner Training	3 days	Mon 11/10/25	Wed 11/12/25				
44		Final Site Photos	1 day	Thu 11/13/25	Thu 11/13/25				
45		Warranty Letters	1 day	Fri 11/14/25	Fri 11/14/25				
46		Client Testimonial/survey	1 day	Fri 11/14/25	Fri 11/14/25				
47		Schedule 11 month warranty walk	1 day	Fri 11/14/25	Fri 11/14/25				



Critical		Finish-only		Manual Summary	
Critical Split		Duration-only		Project Summary	
Critical Progress		Baseline		External Tasks	
Task		Baseline Split		External Milestone	
Split		Baseline Milestone		Inactive Task	
Task Progress		Milestone		Inactive Milestone	
Manual Task		Summary Progress		Inactive Summary	
Start-only		Summary		Deadline	