



February 24, 2022

Carole Vanzant  
Assistant City Manager  
City of Fair Oaks Ranch  
7286 Dietz Elkhorn  
Fair Oaks Ranch, TX 78015

RE: City of Fair Oaks Ranch – City Hall Renovation  
Budget Update 02/22/2022 – Summary Letter

Dear Ms. Vanzant,

We are pleased to provide the following budget update for the City of Fair Oaks Ranch – City Hall Renovation project located Fair Oaks Ranch, Texas. Our team is projecting a total duration of **twenty-four** weeks for the construction in three phases and allowed for time between phasing for your staffing relocation. We will provide staffing adequate for the scope of the project.

This proposal is prepared by following the drawings, specifications and addendum presented by Studio S Architekts (95% Construction Documents, October 14, 2021) & RGM Engineering (April 09, 2021).

Our team will work with your staff and Architect to mitigate any cost increases from the 95% Construction Documents to the final 100% Construction Document issuance through collaboration and value engineering alternatives to stay within the budget listed below.

General Items:

- Allowances: See items below for allowances included within the budget update.
- Permits: We have not included any permit costs with the local AHJ.
- Schedule: Based on the dates provided the scheduled duration of 24 weeks is anticipated for the project. The scope of work will be broken into three phases. This does not include unforeseen supply chain issues due to unpredictable market conditions. Schedule referenced above is not inclusive of any selected alternates or unforeseen conditions.
- Exterior Scope: No exterior scope of work is included in our pricing except for the “area of refuge on the North-East corner of the building, two window replacements, one door infill. Excludes exterior painting, re-roofing, ADA improvements, etc.
- Relocation & Moving: All existing FF&E moving, or temporary facilities is excluded from the budget. As discussed, this will be completed by City of Fair Oaks Ranch staffing. Temporary walls between phasing is included. Existing exits for the building to be utilized during construction for access of staff.
- Sales Tax: We excluded sales tax on the entire project.
- Testing: Third Party Testing is not included in our proposal, as per the drawings and specifications.
- Owner Contingency: Based on the status of the design documents, we recommend a 5% Owner Contingency be carried for changes during the finalization of the Architectural and MEP drawings. This is currently included in our budget.



This pricing is based on the scope of work listed above and attached. Any work not listed above is considered excluded from this proposal.

P&P bond is included in our proposal.

### Breakdown

CSI Breakdown	2/22/2022 Budget
Div 02 - Interior Demo	\$ 23,500
Div 01 - Direct Project Costs and Temp Phasing Costs	\$ 44,900
Div 03 - Area of Refuge Concrete	\$ 4,500
Div 04 - Masonry	\$ 7,500
Div 06 - Millwork	\$ 59,360
Div 08 - Doors/Frames/Hardware	\$ 46,335
Div 08 - Glazing	\$ 9,780
Div 09 - Flooring	\$ 85,000
Div 09 - Drywall & Painting	\$ 107,682
Div 10 - Toilet Accessories	\$ 4,706
Div 12 - Fixtures, Furnishings & Equipment (Owner Vendor)	\$ 106,000
Div 22 - Plumbing Allowance - Design/Build	\$ 23,300
Div 23 - Mechanical Allowance - Design/Build	\$ 24,443
Div 26 - Electrical Allowance - Design/Build	\$ 78,700
Div 27 - Structured Cabling - Renovation Areas	\$ 26,700
<b>Construction Costs Sub-Total</b>	<b>\$ 652,406</b>
Pre-Construction Services	\$ 2,500
General Conditions (10.98%)	\$ 71,634
CMAR Fee (1.63%)	\$ 11,843
Owner Contingency (5.0%)	\$ 36,919
<b>Project Budget Update</b>	<b>\$ 775,302</b>
<b>Owner Requested Alternates:</b>	
Costs shown below include General Conditions, CMAR Fee and Owner Contingency	
<b>Alternate 1 - Stair Allowance</b>	
Upgrade Exterior Stairs to Steel Structure	\$ 35,529
Design forthcoming	
<b>Alternate 2 - Cabling Upgrade Allowance</b>	
Upgrade of CAT 5 to CAT 6 in Existing Areas	\$ 23,686
<b>Alternate 3 - Access Control Allowance</b>	
Access Control (Owner Vendor)	\$ 118,428
<b>Project Budget + Alternates 1, 2 &amp; 3</b>	<b>\$ 952,945</b>

Waterman Construction, LLC is available to provide a complete, turnkey, service on this project.

Thank you for the opportunity to provide this pricing information.

We look forward to working with you on this project.

Sincerely,

Arthur Waterman  
Vice President  
Waterman Construction, LLC

cc: Mrs. Hollie Sanchez  
Mr. Andrew Waterman