

## Phased Cost Estimate Summary Sheet

Headwaters at the Comal - Phase 2: GMP #4 Building Interior Finishout and Additional Landscaping 100%

Construction Documents for GMP

Date: August 13, 2024

Bid Package #	Bid Package Description		GMP 4: Building Finishout	Notes
010020	Temporary Construction		\$ 53,010	
061000	Rough Carpentry		\$ 15,000	Byrne Self-Perform
062000	Millwork		\$ 163,020	Madera Millwork
062000	Interior Wood Gapped Ceiling		\$ 302,670	Madera Millwork
062000	Screened Porch		\$ 55,000	Allowance
062000	Millwork Sub Bond		\$ 13,017	Madera Millwork
072500	Spray Insulation		\$ 113,416	Fireproof Contractors
072500	Spray Insulation - K13 Intumescent Coating		\$ 10,267	Fireproof Contractors
072500	Spray Insulation - Sub Bond		\$ 3,092	Fireproof Contractors
074100	Roof Penetrations		\$ 7,500	Allowance
079000	Fire Stopping		\$ 3,270	Fireproof Contractors
081000	Doors, Frames & Hardware		\$ 40,725	The Door Frame Hardware Co.
085000	Steel Framed Doors		\$ 15,626	Presidio
084000	Glass & Glazing		\$ 27,750	Champion Glass
089100	Architectural Louvers		\$ -	None/Excluded
092100	Drywall & Acoustical		\$ 278,475	Lasco Drywall
092100	Drywall & Acoustical Sub Bond		\$ 6,962	Lasco Drywall
093000	Ceramic Tile		\$ 62,765	Spectra Flooring
096600	Carpet Tile & Base		\$ 32,236	Spectra Flooring
099100	Painting		\$ 78,785	FA McComas
100000	Toilet Partitions and Accessories		\$ 31,737	Massive Specialties
101400	Site Specialties		\$ -	Not Included
122000	Window Treatment		\$ 57,200	Next Generation/Service Shade Shop
210000	Fire Protection		\$ 21,720	Skelton
220000	Plumbing		\$ 237,414	Team Mechanical
230000	HVAC		\$ 534,565	Team Mechanical
230000	HVAC DDC Controls		\$ -	Not Included
230000	HVAC & Plumbing Sub Bond		\$ 19,299	Team Mechanical
260000	Electrical		\$ 850,400	Core
260000	Electrical UPS		\$ -	Not Included
260000	Electrical - Sub Bond		\$ 21,873	Core
270000	Fire Alarm		\$ 24,500	Core
310001	Enabling		\$ 15,000	Byrne Self-Perform
329000	Landscaping		\$ 365,324	Maas Verde
329000	Display Garden French Drain		\$ 16,091	Maas Verde
329000	Display Garden Irrigation		\$ 20,244	Maas Verde
329000	Landscaping Sub Bond		\$ 10,041	Maas Verde
<b>Cost of Work Subtotal</b>			<b>\$ 3,507,995</b>	
	Design Completion Factor	0.00%		Excluded
	Market Volatility Contingency	0.00%	\$ -	
	Contractor Contingency	2.50%	\$ 87,700	

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Bid Package #	Bid Package Description		GMP 3: Building Finishout	Notes
	Owner Contingency	2.50%	\$ 87,700	
	Building Permit	0.00%	\$ -	Excluded / By Owner
<b>Construction Costs Subtotal</b>			<b>\$ 3,683,394</b>	
	CGL & Umbrella Insurance	1.10%	\$ 40,517	
	Professional Liability	0.00%	Excluded	Excluded
	Builder's Risk	1.50%	\$ 55,251	
	Payment & Performance Bond	1.77%	\$ 65,196	
<b>Construction Costs &amp; Insurance Subtotal</b>			<b>\$ 3,844,359</b>	
	General Conditions & General Requirements	LSUM	\$ 375,664	
<b>Subtotal</b>			<b>\$ 4,220,023</b>	
	Preconstruction Fee	0.00%	\$ -	None / Excluded
	Fee	2.95%	\$ 124,491	
<b>Project Subtotal</b>			<b>\$ 4,344,513</b>	
	Remodel / Renovation Tax	0.00%	Excluded	Tax Exempt Entity (NBU)
<b>Project Total</b>			<b>\$ 4,344,513</b>	
			<b>GMP 4: Building Finishout</b>	

## Qualifications & Clarifications

### Headwaters at the Comal - Phase 2: GMP #3 Interior Finishout and Additional Landscaping 100% Construction Documents for GMP

Date: August 13, 2024

<b>General Conditions:</b>	
1	A Contractor's Construction Contingency of 2% is included in this estimate, and is intended for construction use only. Owner contingency is excluded from this estimate.
2	A construction fee of 2.95% is included on the cost summary, and is based upon the total construction cost.
3	Builders Risk Insurance is included, and based upon the total cost. Sublimits for Wind & Hail and Flood & Earthquake are \$10,000,000, respectively.
4	CGL & Umbrella Insurance is included, and based upon the total cost.
5	Payment and Performance bonds for Byrne have been included on the cost summary, and are based upon the total cost.
6	The CM pre-construction services fee is excluded from this budget.
7	All costs associated with approvals, easements, assessments, fees, deposits, charges, permits, studies, impact fees, tap fees, services fees, or similar, required by any governing agency to include County, City, State, or Federal entities, in addition to any and all utility entities are specifically excluded.
8	Building permit cost is not included.
9	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
10	Testing of building components for water or air intrusion is not included and is to be provided by the Owner.
11	Commissioning Agent and Services are to be provided by the Owner.
12	The General Conditions included in this estimate are based upon approximately 7 months to substantial completion. Overall project completion is 8 months.
13	Design Fees or services are not included. Where required in the specifications, the Construction Manager will provide design calculations and information provided by the Trade Contractors to the Architect and Engineer for approval and acceptance of the design.
14	The CM does not warrant or guarantee functionality of the design with the Owner's requirements. The CM relies upon the designers to provide and implement the Owner's requirements into the design documents.
15	Includes trucks, fuel, tolls, and maintenance related to the Byrne personnel assigned to this project. Truck / Auto Allowance is inclusive of vehicle costs, insurance, fuel and maintenance.
16	All costs for mobile phones is inclusive of mobile data management.
17	All initial and final survey's and plats required by the City are by the Owner.
18	All electrical costs associated with construction is included.
19	All water costs associated with construction is included.
20	Costs associated to delays with 3rd party or owner are not included in this budget.
21	This budget is to be reviewed as a whole; not as individual line items.
<b>Temporary Construction Cost of Work Items:</b>	
1	Sales tax is excluded.
2	This budget is based upon electronic design document files and models being available to all subcontractors at no additional cost.
3	All furnishings, fixtures, and equipment are excluded from this budget, unless specifically noted in the budget detail.
4	All hazardous or contaminated material and soil testing, remediation and investigation is excluded.

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5	Site is assumed to be free of any contaminates, unencumbered, and ready to begin excavation work. Byrne to coordinate with archeological surveyor/oversight as required, however associated cost for oversight is excluded.
6	CM excludes responsibility for compliance and/or viability of point selections with regard to the design components or specifications.
7	BIM coordination and clash detection is not included for structure and M/E/P during construction.
8	LEED management of onsite waste and documentation of LEED compliances is not included.
9	All costs associated with temporary fencing and gates is included.
10	Includes dumpster costs.
10	Periodical clean up included.
<b>General Comment:</b>	
1	This GMP is schematic, and based upon limited information available. Quantities and selections of materials and components are gathered or assumed per interpretation of the available documents. The quantities and selections may vary as the project is further developed by the design team.
2	Because this GMP is not completely inclusive of the entire set of current construction documents, whereas we have delineated a certain portion of work to be completed under this GMP, the balance of remaining scopes are being deferred to a later date and may be added to the GMP via Change Order once Buyout Savings and/or additional projects funds have been realized.
<b>Division 2 - Existing Conditions:</b>	
1	None/Excluded.
3	Any 3rd party monitoring are excluded.
4	Any archeological investigation is excluded.
<b>Division 3 - Concrete:</b>	
1	None/Excluded.
<b>Division 4 - Masonry:</b>	
1	None/Excluded.
<b>Division 5 - Metals:</b>	
1	None/Excluded.
<b>Division 6 - Wood, Plastics and Composites:</b>	
1	Rough carpentry as required for interior building finish out
2	Includes wood framed removable screen system at Classroom 116
3	Includes Interior Gapped Wood ceiling - C2
4	Includes wood wall paneling and wood wall base
5	Includes millwork, cabinetry, and solid surface countertops
6	All wood slats and paneling to be plain slice white oak.
<b>Division 7 - Thermal and Moisture Protection:</b>	
1	Includes rigid insulation and spray applied insulation at exterior walls, roof deck and above wood slat ceiling
2	Includes K-13 Spray Foam insulation above wood ceiling for a fire barrier in lieu of false ceilings as shown.
<b>Division 8 - Openings:</b>	
1	Flush wood door to be rift cut white oak in lieu of Douglas fir.
<b>Division 9 - Finishes:</b>	
1	Tape & Float to be level 4. No texture has been included.
2	Does not include framing or drywall for false ceiling above wood ceilings.
<b>Division 10 - Specialties:</b>	

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1	Include toilet partitions and toilet accessories.
<b>Division 11 - Equipment:</b>	
1	None/Excluded.
<b>Division 12 - Furnishings:</b>	
1	None/Excluded.
<b>Division 13 - Special Construction:</b>	
1	None/Excluded.
<b>Division 21 - Fire Suppression:</b>	
1	Includes branch lines and sprinkler heads in building finish out spaces to complete the fire suppression system. Reference previous GMP's for additional fire suppression scope.
<b>Division 22 - Plumbing:</b>	
1	Includes the remainder to the plumbing system in the building finish out spaces
<b>Division 23 - Heating, Ventilating and Air Conditioning:</b>	
1	Includes the remainder to the HVAC system in the building finish out spaces
2	Does not include a DDC Controls.
<b>Division 26 - Electrical:</b>	
1	Includes all necessary rough in, wire and fixtures to complete the interior electrical work in Building A. Reference previous GMP's for other electrical work.
2	Includes the rough-in only, conduit and boxes, for low voltage systems shown.
3	Does not include UPS per V.E. Log.
4	Testing and owner training included
<b>Division 27 - Communications &amp; Audio Visual:</b>	
1	Audio Visual system and communications systems are specifically excluded.
<b>Division 28 - Electronic Safety and Security:</b>	
1	Security systems are specifically excluded.
2	Includes fire alarm system.
<b>Division 31 - Earthwork:</b>	
1	None/Excluded.
<b>Division 32 - Exterior Improvements:</b>	
1	Landscaping, Planting, Mulch
2	Subgrade soils prep for all planting types included
3	Spoils haul off to be stock piled on site for future use.
4	French drain at display garden and associated subgrade prep per 14/L501 is included
5	Does not include any work inside the Deductive Alt 1 Area.
<b>Division 33 - Utilities:</b>	
1	None/Excluded.
<b>Other</b>	
1	Dose not include mechanical enclosure louvers.