BYRNE
CONSTRUCTION SERVICES

A CENTURY OF EXCELLENCE
551 E. Berry Street
Fort Worth, Texas 76110
(817) 335-3394
Fax (817) 877-5507

Cost Estimate Summary Sheet

Prosper Public Works

ASI #3 - Shop Building

Date: June 26, 2026 20,000 sqft

Bid Package #	Bid Package Description		Estimate Title Cost	Cost/SF	Notes
				$ -	
011000	BP-General Requirements		$ -	$ -	See below and in qualifications
015000	BP-Temporary Construction		$ 38,610	$ 1.93	
017000	BP-Allowance - Pier Casings		$ 60,000	$ 3.00	
020000	BP-Demolition		$ -	$ -	N/A
030000	BP-Concrete		$ 775,268	$ 38.76	Sizelove
036500	BP-Concrete Finishes		$ 125,260	$ 6.26	Johnson & Sons
040000	BP-Masonry		$ 85,348	$ 4.27	Skinner Masonry
053110	Mezzanine and Wire Partitions		$ -	$ -	Sync Solutions
050000	BP-Structural Steel		$ 22,760	$ 1.14	Plyler Fabrications
055000	BP-Miscellaneous Metals		$ -	$ -	w/ structural steel
061000	BP-Rough Carpentry		$ 17,505	$ 0.88	Byrne SP
062000	BP-Finish Carpentry		$ 1,565	$ 0.08	Wood Perceptions
071000	BP-Waterproofing & Sealants		$ 11,658	$ 0.58	J&E Companies
072500	BP-Insulation		$ -	$ -	w/ PEMB
074100	BP-Roofing		$ -	$ -	w/ PEMB
074200	BP-Wall Panels		$ -	$ -	w/ PEMB
081000	BP-Doors, Frames, & Hardware		$ 161,110	$ 8.06	Dallas Door
083000	BP-OH Doors		$ 138,289	$ 6.91	Texas Overhead Doors
084000	BP-Glass & Glazing		$ 7,163	$ 0.36	Campbell
086000	BP-Skylights		$ -	$ -	w/ PEMB
092100	BP-Drywall & Acoustics		$ 108,398	$ 5.42	Sun Drywall
093000	BP-Tile		$ 29,110	$ 1.46	Fabulous Floors
096500	BP-Resilient & Carpet Flooring		$ 8,085	$ 0.40	Business Flooring
096600	BP-Resinous Flooring		$ 8,500	$ 0.43	Johnson & Sons
099000	BP-Painting		$ 106,141	$ 5.31	S&R Trice
100000	BP-Specialties		$ 16,300	$ 0.82	SDI
101400	BP-Signage & Wayfinding		$ 18,393	$ 0.92	Benchmark
108000	BP-Miscellaneous Shop Equipment		$ -	$ -	Byrne SP
107300	BP-Canopies & Protective Covers		$ -	$ -	Red Dot Buildings
113000	BP-Residential Appliances		$ -	$ -	Byrne SP
105300	BP-Lab Equipment		$ 68,995	$ 3.45	H2i Group
122000	BP-Window Treatment		$ 750	$ 0.04	Verify w/ Sub
133400	BP-Pre-Engineered Metal Bldg		$ 975,663	$ 48.78	Red Dot Buildings
210000	BP-Fire Sprinkler System		$ 135,474	$ 6.77	SFS
220000	BP-Plumbing Systems		$ 688,442	$ 34.42	Witt Plumbing
230000	BP-HVAC Systems		$ 270,444	$ 13.52	ATMAC Mechancical
230593	BP-Testing & Balancing Services		$ 4,875	$ 0.24	Palmetto
260000	BP-Electrical Systems		$ 469,166	$ 23.46	Harper Electric
270000	BP-Communications		$ 35,943	$ 1.80	DMI Technologies
274000	BP-Audio/Video		$ -	$ -	N/A
280000	BP-Security		$ 74,517	$ 3.73	DMI Technologies
283100	BP-Fire Alarm System		$ -	$ -	w/ Electrical
310000	BP-Earthwork		$ 20,313	$ 1.02	Holbrook Company
310100	BP-Site Enabling		$ 4,030	$ 0.20	Byrne SP
313100	BP-Termite Treatment		$ 1,500	$ 0.08	Texoma Pest Management
321700	BP-Pavement Markings		$ 2,176	$ 0.11	Roadway Striping Inc.
323100	BP-Fences & Gates		$ -	$ -	N/A
323300	BP-Site Improvements		$ -	$ -	N/A
329000	BP-Landscaping/Irrigation		$ -	$ -	N/A
330000	BP-Site Utilities		$ -	$ -	FireLine - included with base bid.
	Cost of Work Subtotal		**$ 4,491,751**	$ 224.59	
	Design Completion Factor	0.00%	$ -	$ -	
	Market Volatility Contingency	0.50%	$ 22,459	$ 1.12	
	Contractor Contingency	3.00%	$ 134,753	$ 6.74	
	Building Permit	0.00%	$ -	$ -	Excluded
	Construction Costs Subtotal		**$ 4,648,963**	$ 232.45	
	CGL & Umbrella Insurance	0.96%	$ 49,057	$ 2.45	
	Builder's Risk		$ 8,086	$ 0.40	
	Payment & Performance Bond		$ 49,135	$ 2.46	
	Construction Costs & Insurance Subtotal		**$ 4,755,241**	$ 237.76	
	General Conditions & General Requirements		$ 225,000	$ 11.25	**Subject to Approval on July 14th, release July 15th.**
	Subtotal		**$ 4,980,241**	$ 249.01	
	Preconstruction Fee	0.00%	$ -	$ -	
	Fee	2.50%	$ 124,506	$ 6.23	
	Project Total		**$ 5,104,747**	$ 255.24	

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Prosper Public Works

ASI #3 - Shop Building

Date: June 26, 2026 20,000 sqft

Bid Package #	Bid Package Description		Estimate Title Cost	Cost/SF	Notes
	Return Pier Casings Allowance		$ (200,000)	$ (10.00)	
	Return Buyout and Additional VE Savings		$ (1,308,057)	$ (65.40)	
	Project Total after Returned Savings		**$ 3,596,690**	$ 179.83	
			Estimate Title Cost	Cost/SF	

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Prosper Public Works

ASI #3 - Shop Building - Alternate #1 - PEMB Canopies

Date: June 26, 2026 20,000 sqft

Bid Package #	Bid Package Description		Alternate	Cost/SF	Notes
				$ -	
011000	BP-General Requirements		$ -	$ -	N/A
015000	BP-Temporary Construction		$ -	$ -	N/A
017000	BP-Allowances		$ -	$ -	N/A
107300	BP-Canopies & Protective Covers		$ -	$ -	N/A
133400	PEMB provided Canopies		$ 124,873	$ 6.24	Red Dot Buildings
	Cost of Work Subtotal		**$ 124,873**	$ 6.24	
	Design Completion Factor	0.00%	$ -	$ -	
	Market Volatility Contingency	0.50%	$ 624	$ 0.03	
	Contractor Contingency	3.00%	$ 3,746	$ 0.19	
	Building Permit	0.00%	$ -	$ -	Excluded.
	Construction Costs Subtotal		**$ 129,244**	$ 6.46	
	CGL & Umbrella Insurance	0.96%	$ 1,319	$ 0.07	
	Builder's Risk		$ 217	$ 0.01	
	Payment & Performance Bond		$ 3,132	$ 0.16	
	Construction Costs & Insurance Subtotal		**$ 133,912**	$ 6.70	
	General Conditions & General Requirements		In Base	$ -	
	Subtotal		**$ 133,912**	$ 6.70	
	Preconstruction Fee	0.00%	$ -	$ -	
	Fee	2.50%	$ 3,348	$ 0.17	
	Project Total		**$ 137,260**	$ 6.86	
			Alternate	Cost/SF	

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Cost Estimate Summary Sheet

Prosper Public Works

ASI #3 - Shop Building - Alternate #2 - Mezzanines and Wire Partitions

Date: June 26, 2026 20,000 sqft

Bid Package #	Bid Package Description		Alternate	Cost/SF	Notes
				$ -	
011000	BP-General Requirements		$ -	$ -	N/A
015000	BP-Temporary Construction		$ -	$ -	N/A
017000	BP-Allowances		$ -	$ -	N/A
053110	Mezzanine and Wire Partitions		$ 374,495	$ 18.72	Sync Solutions
			$ -	$ -	
	Cost of Work Subtotal		**$ 374,495**	$ 18.72	
	Design Completion Factor	0.00%	$ -	$ -	
	Market Volatility Contingency	0.50%	$ 1,872	$ 0.09	
	Contractor Contingency	3.00%	$ 11,235	$ 0.56	
	Building Permit	0.00%	$ -	$ -	Excluded.
	Construction Costs Subtotal		**$ 387,602**	$ 19.38	
	CGL & Umbrella Insurance	0.96%	$ 3,937	$ 0.20	
	Builder's Risk		$ 649	$ 0.03	
	Payment & Performance Bond		$ 7,490	$ 0.37	
	Construction Costs & Insurance Subtotal		**$ 399,678**	$ 19.98	
	General Conditions & General Requirements		In Base	$ -	
	Subtotal		**$ 399,678**	$ 19.98	
	Preconstruction Fee	0.00%	$ -	$ -	
	Fee	2.50%	$ 9,992	$ 0.50	
	Project Total		**$ 409,670**	$ 20.48	
			Alternate	Cost/SF	

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Cost Estimate Summary Sheet

Prosper Public Works

ASI #3 - Shop Building - Alternate #3 - Residential Appliances

Date: June 26, 2026 20,000 sqft

Bid Package #	Bid Package Description		Alternate	Cost/SF	Notes
				$ -	
011000	BP-General Requirements		$ -	$ -	N/A
015000	BP-Temporary Construction		$ -	$ -	N/A
017000	BP-Allowances		$ -	$ -	N/A
113000	BP-Residential Appliances		$ 39,002	$ 1.95	Byrne SP
			$ -	$ -	
	Cost of Work Subtotal		**$ 39,002**	$ 1.95	
	Design Completion Factor	0.00%	$ -	$ -	
	Market Volatility Contingency	0.50%	$ 195	$ 0.01	
	Contractor Contingency	3.00%	$ 1,170	$ 0.06	
	Building Permit	0.00%	$ -	$ -	Excluded.
	Construction Costs Subtotal		**$ 40,367**	$ 2.02	
	CGL & Umbrella Insurance	0.96%	$ 410	$ 0.02	
	Builder's Risk		$ 68	$ 0.00	
	Payment & Performance Bond		$ 780	$ 0.04	
	Construction Costs & Insurance Subtotal		**$ 41,625**	$ 2.08	
	General Conditions & General Requirements		In Base	$ -	
	Subtotal		**$ 41,625**	$ 2.08	
	Preconstruction Fee	0.00%	$ -	$ -	
	Fee	2.50%	$ 1,041	$ 0.05	
	Project Total		**$ 42,666**	$ 2.13	
			Alternate	Cost/SF	

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Cost Estimate Summary Sheet

Prosper Public Works

ASI #3 - Shop Building - Alternate #4 - Shop Equipment

Date: June 26, 2026 | 20,000 sqft

Bid Package #	Bid Package Description		Alternate	Cost/SF	Notes
				$ -	
011000	BP-General Requirements		$ -	$ -	N/A
015000	BP-Temporary Construction		$ -	$ -	N/A
017000	BP-Allowances		$ -	$ -	N/A
108000	BP-Miscellaneous Shop Equipment		$ 58,854	$ 2.94	Byrne SP
			$ -	$ -	
	Cost of Work Subtotal		**$ 58,854**	$ 2.94	
	Design Completion Factor	0.00%	$ -	$ -	
	Market Volatility Contingency	0.50%	$ 294	$ 0.01	
	Contractor Contingency	3.00%	$ 1,766	$ 0.09	
	Building Permit	0.00%	$ -	$ -	Excluded.
	Construction Costs Subtotal		**$ 60,914**	$ 3.05	
	CGL & Umbrella Insurance	0.96%	$ 619	$ 0.03	
	Builder's Risk		$ 102	$ 0.01	
	Payment & Performance Bond		$ 1,177	$ 0.06	
	Construction Costs & Insurance Subtotal		**$ 62,812**	$ 3.14	
	General Conditions & General Requirements		In Base	$ -	
	Subtotal		**$ 62,812**	$ 3.14	
	Preconstruction Fee	0.00%	$ -	$ -	
	Fee	2.50%	$ 1,570	$ 0.08	
	Project Total		**$ 64,382**	$ 3.22	
			Alternate	Cost/SF	

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Cost Estimate Summary Sheet

Prosper Public Works

ASI #3 - Shop Building - Alternate #5 - Wash Bay

Date: June 26, 2026 — 20,000 sqft

Bid Package #	Bid Package Description		Alternate	Cost/SF	Notes
				$ -	
011000	BP-General Requirements		$ -	$ -	N/A
015000	BP-Temporary Construction		$ -	$ -	N/A
017000	BP-Allowances		$ -	$ -	N/A
030000	BP-Concrete		$ -	$ -	Sizelove
050000	BP-Structural Steel		$ 7,000	$ 0.35	Plyler
133400	BP-PEMB Wash Bay Cover		$ 23,595	$ 1.18	Red Dot
220000	BP-Plumbing Systems		$ 2,111	$ 0.11	Witt
260000	BP-Electrical Systems		$ 1,500	$ 0.08	Harper
	Cost of Work Subtotal		**$ 34,206**	$ 1.71	
	Design Completion Factor	0.00%	$ -	$ -	
	Market Volatility Contingency	0.50%	$ 171	$ 0.01	
	Contractor Contingency	3.00%	$ 1,026	$ 0.05	
	Building Permit	0.00%	$ -	$ -	Excluded.
	Construction Costs Subtotal		**$ 35,403**	$ 1.77	
	CGL & Umbrella Insurance	0.96%	$ 353	$ 0.02	
	Builder's Risk		$ 58	$ 0.00	
	Payment & Performance Bond		$ -	$ -	
	Construction Costs & Insurance Subtotal		**$ 35,814**	$ 1.79	
	General Conditions & General Requirements		In Base	$ -	
	Subtotal		**$ 35,814**	$ 1.79	
	Preconstruction Fee	0.00%	$ -	$ -	
	Fee	2.50%	$ 895	$ 0.04	
	Project Total		**$ 36,709**	$ 1.84	
			Alternate	Cost/SF	

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Qualifications & Clarifications

Prosper Public Works

ASI #3 - Shop Building

Date: June 26, 2026

General Conditions:	
1	**PROPOSAL PRICING GOOD THROUGH JULY 31, 2026**
2	A Contractor's Construction Contingency of 3.00% is included in this estimate, and is intended for construction use only. Owner contingency is excluded from this estimate.
3	A market volatility factor of 0.50% is included on the cost summary, and is based upon the total construction cost.
4	A construction fee of 2.50% is included on the cost summary, and is based upon the total construction cost.
5	Builders Risk Insurance is included, and based upon the total cost.
6	CGL & Umbrella Insurance is included, and based upon the total cost.
7	Payment and Performance bonds for Byrne have been included on the cost summary, and are based upon the total cost.
8	The CM pre-construction services fee is excluded from ASI #03.
9	All costs associated with approvals, easements, assessments, fees, deposits, charges, permits (inlcuding ancillary 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.
10	Building permit cost is excluded.
11	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
12	Testing of building components for water or air intrusion is not included and is to be provided by the Owner, if required.
13	Commissioning Agent and Services are to be provided by the Owner.
14	Temporary construction costs include additional safety, temporary toilets, dumpsters, temporary fire extinguishers, temporary protection of work, periodical & final clean of building.
15	The General Conditions included in this estimate are based upon 1 extra month of General Conditions to allow for an the permitting process, overall project completion for the shop building is 11 months after NTP from Prosper. 11 months is pending the unknown permitting approval time.
16	Based on an assumed NTP date of July 15, 2026, and in conjuction with #14 above, General Conditions and Temporary Construction have been calculated on a construction start date of September 15, 2026. If Byrne cannot begin construction by Septmeber 15, 2026, an adjustment to the General Conditions and Temporary Construction will be required. The daily rate of $2,500 for General Conditions and $429 for Tempoary Construction will be applied for any delays.
17	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.
18	All franchise utilities are excluded from this estimate.
19	The CM does not warrant of 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.
20	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.
21	All costs for mobile phones is inclusive of mobile data management.
22	All initial and final survey’s and plats required by the City are by the Owner.

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23	All electrical costs associated with construction is included.
24	All water costs associated with construction is included.
25	ASI #03 is to be reviewed as a whole; not as individual line items, or individual buildings or site components.
Temporary Construction Cost of Work Items:	
1	BIM coordination and clash detection is excluded for structure and M/E/P during construction.
2	LEED management of onsite waste and documentation of LEED compliances are not indicated and are excluded.
3	Temporary construction costs include additional safety, temporary toilets, dumpsters, temporary fire extinguishers, temporary protection of work, periodical & final clean of building.
General Comment:	
1	Material and Labor Shortages – If serious or unusual price escalation, or material and/or labor shortages are experienced due to causes beyond the Contractor's control following the execution of this Contract, and to the extent such escalation and/or shortages increase the cost of construction or cause the Contractor to incur delays to the critical path that cannot be avoided despite the exercise of reasonable professional diligence, Contractor shall provide Owner with notice of such shortages and their potential cost and/or schedule impact and a change order shall issue to adjust the Contract Sum and Contract Time accordingly.
2	Sales tax is excluded.
3	ASI #03 is based upon electronic design document files and models being available to all subcontractors at no additional cost.
4	All furnishings, fixtures, and equipment are excluded from this budget, unless specifically noted.
5	All hazardous or contaminated material and soil testing, remediation, investigation, and abatement is excluded.
6	Site is assumed to be free of any contaminates, unencumbered, and ready to begin excavation work.
Division 5 - Metals:	
1	Mezzanine is included as shown and to be provided and manufactured by Wildeck.
2	Two 6' removable guardrails are include in the mezzanine where indicated.
3	
4	
5	
Division 10 - Specialties:	
1	Specific shelving model numbers not provided - shelving included in sizes shown. Model numbers included LSS-482484, ZLC7-4836S-3D, ZV7-4836S-4D SAND respectively for S01, S02 and S03.
2	Corner guards are inclduded where indicated by CG-1 on 2A701 and 2A702. Not assumed at all openings or corners where not indicated.
3	Folding Partitions are included where indicated on drawings. Includes Versa Guard system as manufactured by Folding Guard. Specified Qwik Fence is indicated to be a pallet rack backing system and not applicable the intended wire partition system.
Division 12 - Furnishings:	
1	Laboratory steel casework is included as manufactured by Hamilton Laboratory Solutions.
2	Resin countertops are included as black or graphite options.
3	
4	