



## **Guaranteed Maximum Price Proposal**

For



- **Wilco Headquarters**
- **Bid Package #2 - Piers**
- **Project Number P577**
- **April 26th, 2024**





**Guaranteed Maximum Price Proposal  
Wilco HQ**

**Bid Package #2 - Piers**

**For**



**April 26<sup>th</sup>, 2024**

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## **Exhibit A – GMP Proposal**

**EXHIBIT A**  
**GUARANTEED MAXIMUM PRICE PROPOSAL**  
**Williamson County Headquarters**  
**Bid Package 02 – Piers**

Chasco Constructors, Ltd. L.L.P ("CMAR") hereby submits to Williamson County, Texas ("County") for the use and benefit of County pursuant to the provisions of the Contract for Construction Manager-at-Risk Project Delivery dated 12/14/2022 ("Contract"), a Guaranteed Maximum Price ("GMP") proposal for Bid Package 02 – Piers in relation to the construction of **Williamson County Headquarters** ("Project"), based on the Contract Documents (as defined by the Contract) developed for the Project, as follows:

**Cost of the Work.**

A not-to-exceed amount for the Cost of the Work for Bid Package 02 – Piers pursuant to the Contract:

**Three million, one hundred ninety-four thousand, eight hundred seven dollars.  
(\$3,194,807.00)**

**CMAR's Fee.**

A fixed sum fee for CMAR's Fee for Bid Package 02 – Piers pursuant to the Contract:

**Two hundred eighty-eight thousand, eighteen dollars. (\$ 288,018.00)**

**Total GMP.**

The total sum of the above Items 1 through 2, as set forth below, is the GMP which the CMAR hereby guarantees to County for constructing Bid Package 02 – Piers complete, in place, and operational in accordance with the Contract Documents (All attached breakdowns shall total this GMP amount).

**Three million, four hundred eighty-two thousand, eight hundred twenty-five dollars.  
(\$3,482,825.00)**

CMAR hereby guarantees to County not to exceed the GMP amount, subject to additions or deductions as provided in the Contract Documents. Except for additions or deductions as provided in the Contract Documents, costs which would cause the GMP to be exceeded shall be paid by CMAR without reimbursement by County.

**Contract Time.**

The date for achieving Substantial Completion of Bid Package 02 – Piers shall be **One Hundred Forty-Three ( 143 )** calendar days from the Notice to Proceed with Construction.



**Withdrawal of GMP Proposal.**

This GMP Proposal may not be withdrawn for a period of ninety (90) calendar days from the date of receipt by County.

**Liquidated Damages.**

CMAR further agrees to pay, as Liquidated Damages, to County the sum of **Seven Hundred Fifty Dollars (\$750)** per calendar day for failure to complete the work for Bid Package 02 — Piers within the Contract Time in accordance with the Contract.

**Owner's Contingency.**

A not-to-exceed amount for the Owner's Contingency stated herein for reference:

**One hundred seventy-four thousand, one hundred forty-one dollars.  
(\$ 174,141.00)**

CMAR and County have agreed to separately phase out various scopes of the construction services of Project and execute this Guaranteed Maximum Price Proposal as to only the Bid Package 02 — Piers phase of construction services so that such phase of construction can be commenced and completed on or before the Substantial Completion date set out in this Guaranteed Maximum Price Proposal. CMAR and County hereby acknowledge they will negotiate additional Guaranteed Maximum Price Proposals in order to include the remainder scope of construction services for the entire Project following execution of this Guaranteed Maximum Price Proposal. CMAR acknowledges and agrees that the remainder scope of construction for the Project shall not constitute changes in the Work and there should be no adjustment under Sections 5.1.2 or 5.1.3 of the Contract to increase CMAR's Fee percentage that is set forth under Section 5.1.1 of the Contract. Furthermore, the preconstruction phase compensation set forth under Section 4.1.1 of the Contract shall not be changed or modified due to any phasing of the construction services.

All terms and conditions of the Contract are hereby adopted and incorporated into this GMP Proposal. Any exceptions to, or modifications of, the terms and conditions of the Contract shall not be effective unless they are expressly stated and conspicuously identified in this GMP Proposal and are specifically accepted and approved by County. Otherwise, proposed revisions or modifications to the language, terms, or conditions of the Contract will not be accepted.

BY SIGNING BELOW, CMAR and County have executed and bound themselves to this Guaranteed Maximum Price (GMP) Proposal for Bid Package 02 — Piers

**CMAR:**

Chasco Constructors, Ltd. L.L.P

By: Charles T. Glace Jr.  
Signature

Glace Jr., Charles  
Printed Name

President  
Title

Date Signed: April 26th, 2024

**COUNTY:**

Williamson County, Texas

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Date Signed: \_\_\_\_\_, 20\_\_

## **Executive Project Summary**



## **TAB 2 - Executive Project Summary**

### **Project Summary**

The scope of working includes building concrete work and the supply of HVAC and electrical components. The concrete scope includes the installation of drilled piers, a 3" mud slab, grade beam walls with waterproofing, concrete columns in the crawl space, 10" chiller pad slab, Slab on void form & beams at exterior stoops. The HVAC scope consists of supplying three chillers manufactured by Daikin, as per the basis of design. The electrical scope involves supplying a switchboard package with quick ship and adding temporary electrical to the site.

Improvements include:

03 05 16 Underslab Vapor Barrier  
03 10 00 Concrete Forming and Accessories  
03 20 00 Concrete Reinforcing  
03 30 00 Cast-In-Place Concrete  
07 13 00 Sheet Waterproofing  
31 63 29 Drilled Piers  
26 24 13 - Switchboards  
23 62 80 - Air Cooled Water Chillers

### **Schedule**

- Notice to Proceed is expected to be issued on or about May 21st, 2024, with on-site mobilization beginning on or about May 27th, 2024.
- Substantial Completion of this Bid Package #2 - Piers is expected by October 17, 2024





## **Project Team**

## TAB 3 – Project Team

Chasco's project team is as follows:

- Bill Bambrick – Vice President, Sr. Project Manager – Primary Management Contact  
Office: 512-244-0600 x 122  
Cell: 512-848-3327  
Email: [bill@chasco.com](mailto:bill@chasco.com)
- Bill Paetznick – Sr. Project Manager  
Office: 512-244-0600  
Cell: 512-948-1830  
Email: [bill.p@chasco.com](mailto:bill.p@chasco.com)
- Mark Lee – Project Superintendent  
Office: N/A  
Cell: 512-992-5863  
Email: [mark.lee@chasco.com](mailto:mark.lee@chasco.com)
- Scott Badgett – Vice President, Pre-Construction Manager/Estimating Support  
Office: 512-244-0600 x 111  
Cell: 512-844-6395  
Email: [scott@chasco.com](mailto:scott@chasco.com)
- Rick Risener – Chief Civil Estimator/Estimating Support  
Office: 512-244-0600 x 134  
Cell: 512-848-3342  
Email: [rick@chasco.com](mailto:rick@chasco.com)
- Jonathan Escalante – Safety Director  
Office: 512-244-0600 x 135  
Cell: 512-848-3636  
Email: [jonathan@chasco.com](mailto:jonathan@chasco.com)
- Chuck Glace – President/Executive Support  
Office: 512-244-0600 x 118  
Cell: 512-848-3315  
Email: [chuck@chasco.com](mailto:chuck@chasco.com)
- Charles King – Vice President/CFO/Executive Support  
Office: 512-244-0600 x 132  
Cell: 512-431-6343  
Email: [charlesk@chasco.com](mailto:charlesk@chasco.com)
- Craig Hunter, CPA – Controller/Accounting Support  
Office: 512-244-0600 x 114  
Cell: 512-964-8447  
Email: [craig.hunter@chasco.com](mailto:craig.hunter@chasco.com)

Resumes are attached





# Wilco Headquarters Project

**Project Design Team**  
GarzaEMC, LLC. – Engineer  
MarmonMok - Architect

**Construction Manager**  
Chasco Constructors  
Round Rock, TX

**Executive Support**  
Chuck Glace, President  
Charles King, Vice President & CFO  
Craig Hunter, CPA Controller

**Pre-Construction Team**  
Manager of Pre-Construction Services  
Building Estimator  
Scott Badgett  
Civil Estimator  
Rick Risener

- Estimates
- Budget
- Schedule
- Value Management
- Staging / Logistics
- Identify / Purchase Long-lead Items
- Pre-qualify Subcontractors
- Evaluate Constructability Issues

**Construction Team**  
Project Manager  
Bill Bambrick  
Bill Paetznick  
Project Superintendent  
Mark Lee  
Safety Director  
Jonathan Escalante

**Subcontractors /  
Suppliers**

- Site Management
- Schedule
- Cost Control
- Safety
- Punch List



## RESUMÉ



### **Bill Bambrick**

VP & Senior Project Manager

### **Education**

Drake University 1976

University of Houston 1977

Austin Community College 1987

### **Work History and Background**

Bill has over 45 years in the construction industry spending the last 34 years with Chasco Constructors. As Vice President and Senior Project Manager Bill has extensive experience in all areas of construction including commercial and industrial buildings, Class A office, site work, utilities, bridges, roads & heavy/highway and airport work. He is very experienced with alternative delivery methods including CMR and Design/Build.

### **Project Experience**

- The Wilco Annex is a two story 60,000 SF office building for Williamson County, TX. The building is situated on a sloping site of very fat clay, so the slab was constructed as a structural pan slab with drilled piers with a perimeter grade beam to provide a voided crawl space. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. There are two machine room-less elevators. The JP courtroom includes the judge's bench, jury seating, court reporter and witness stand along with full gallery seating. Included in the building are many areas that required high security with a wide assortment of protection, identification, surveillance and detection devices to ensure the safety of County employees and visitors. Chasco self-performed all site work, utilities and concrete work and the project was completed on schedule and under budget.



- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large childcare wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a bookstore and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state-of-the-art audio/visual system. The project had a 13-month schedule, but was completed early, in 12 months, despite having over 40 rain days.



- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.



## RESUMÉ (continued)

Bill Bambrick, VP & Senior Project Manager

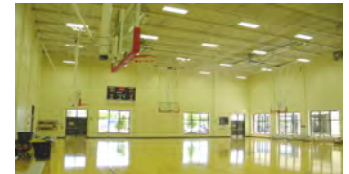
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational.



- Georgetown Recreation Center, Georgetown, TX: 67,952 SF of new construction and renovation to the exiting occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



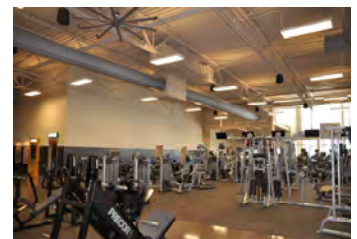
- Round Rock YMCA Gymnasium, Round Rock, TX: A 7,437 sf masonry and structural steel facility including full court and half court basketball goals, volleyball court and elevator. Total estimated project cost is \$1.2 Million. CM-at-Risk delivery.



- Twin Lakes YMCA, Cedar Park: A 36,400 sf tilt wall and structural steel facility including a gymnasium, work out facilities, locker rooms with showers, daycare, administrative offices and meeting rooms. The project also included an outdoor “fun pool” with many water features and a pool house. Parking facilities for the YMCA were simultaneously constructed under a separate contract with Williamson County. Combined project cost was \$5.3 Million. CM-at-Risk delivery.



- Hutto Family YMCA, Hutto, Texas: Chasco Constructors was the Construction Manager for the construction of the 30,000 sf Hutto Family YMCA facility in Hutto, Texas. The project consists of a natatorium, locker rooms, work out and aerobics areas as well as offices. Chasco provided a complete pre-construction program for this project to assist the YMCA and the City of Hutto with budgeting and constructability management in order to maximize the City's budget while allowing the project to achieve all of the original programming goals for both the City and the YMCA.



## References

Mr. Jeff Andresen, CEO  
YMCA of Greater Williamson County  
512-801-7736

Ms. Susan McFarland, AIA  
Susan McFarland, Architect  
512-288-3001

Ms. Barbara Garrett  
Garrett Consulting Services  
615-394-4977

Tony Prete, PE  
Waeltz & Prete, Inc.  
512-505-8953



## RESUMÉ



### **Bill Paetznick**

Senior Project Manager

### **Education**

BYU - Business

### **Work History and Background**

Bill has over 30 years in the construction industry and has served in multiple roles throughout his career including Sr. Vice President for a National General Contractor, President of a local Development and Contracting firm and multiple management positions within the construction industry. Bill has extensive experience in commercial construction in the Retail, Class A office, Specialty Restaurant, and Industrial Sectors. He spent 10 years with a National Shopping Mall developer managing large mall renovations and new construction projects across the US.

### **Highlight Project Experience**

- Wolf Crossing - Georgetown Texas - a 250,000sf retail center on Interstate 35 at University Avenue that includes restaurants, medical facilities, neighborhood services, a hotel, and a grocery store. This was a large multi building Tiltwall project spread across 31 acres anchored by several national tenants. This project was delivered on time in spite of an unseasonable amount of rain that caused multiple delays with the tiltwall erection. Utilities were complex due to the large overall site conditions, spacing of the buildings and location of existing utility tie ins. Extensive landscaping encompassed the entire site upon completion.



- Cubesmart Storage - Parmer Lane Austin Texas - the 110,505-square-foot building houses all climate-controlled units along with retail and office space for operations. The five-story property is outfitted with 1,152 storage units. Due to being 5 story, intumescent fireproofing was required on all vertical and horizontal structural steel. Project was delivered on time and within budget despite the City of Austin jurisdictional challenges and extremely challenging utility work performed in the right of way. Detention pond was built on site and required to be semi functional prior to the start of construction.



- Mission Viejo Mall – Mission Viejo California – Managed the 150 million dollar construction renovations of this super regional shopping mall which features over 1 million sf of retail space. Renovations included relocation and expansion of various major anchor tenants, a completely relocated food court anchored by The Cheesecake Factory and an extensive parking garage expansion. This project also featured major lighting and visual improvements to brighten up the interior of the mall. The renovation required additional chiller units as well as major mechanical and electrical system upgrades throughout the facility.



## RESUMÉ (continued)

Bill Paetznick, Senior Project Manager

- Cube Smart Sacsche, Texas – This 135,00 sf 3 story building was constructed on just 2 acres. This site was bounded by a wet weather pond that resulted in extremely high PVR soil conditions. The entire site including the building pad was lime stabilized to minimize the expansion of the soil. Despite the engineered design, the building still experienced substantial vertical movement in the building and parking area. Stormwater was sheet drained and diverted to a common area detention and filtration pond. Utility connection points were extremely long runs and ground water was encountered throughout the trenching for the utilities.



- Central Texas Harley Davidson I35 Round Rock Texas – This dealership relocated from a small facility in Austin and transitioned into this 6-acre site featuring a 45,000sf Tiltwall building that included a 15,000sf State of the Art Service Dept and 27,000sf of showroom and retail space. The building also featured 3,000sf of mezzanine offices. The site also featured large outside exterior entertainment spaces for hosting various activities. This project was designed by a Wisconsin based Architect which proved to be difficult in the understanding of the Texas climate.



- Truluck's – The Woodlands - This 25,000sf Tenant Improvement transformed a completely cold dark shell into a high-end fine dining restaurant with custom black walnut millwork and level 5 finishes throughout. Custom underlit Onyx bar tops and curved millwork were the first of its kind and we developed several construction methods for use in future locations. The site was incredibly challenging due to the limited space and close proximity of Lake Woodlands which required the use of helicopters to hoist the Mechanical systems on the roof.



- Hat Creek Burgers - Georgetown, Texas – This unique one off, non prototypical store was one of the first locations for this new chain that expanded rapidly in the Austin Area. Located right off the San Gabriel River Greenbelt, the 3,400sf building features a large outdoor space and a spacious play area. The historic site was unique due to being close to a former Indian site filled with arrow heads and historical items. Upon excavation, an abandoned swimming pool was discovered that was unreported on the surveys. Careful planning and construction of uniquely linked filtration ponds were built in the parking lot islands which treated the runoff prior to entry to the San Gabriel River.



## References

Ryan Hansanawat  
Mode Design & Architecture  
512-733-1150

Jayson Riche, PE  
GTX Engineering  
254-279-3423

Morgan McLaughlin  
Novak Commercial Construction  
512-864-4656

Philip Wanke, AIA  
Place Designers  
512-238-8912



## *Mark Lee*

Superintendent

### Education

University of Oregon  
1981

### Work History and Background

Mark has a 37-year record of success overseeing all phases of commercial and residential construction projects. Projects have included churches, restaurants, office buildings and medical facilities. Mark works well with architects, subcontractors, suppliers and building officials to satisfy the expectations of the most discerning clients. He is dedicated to delivering the best in construction quality while adhering to all deadlines, specifications and budgets. Mark resides in Georgetown, Texas.

### Project Experience

- The Wilco Annex is a two story 64,000 SF office building for Williamson County, TX. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. There are two machine room-less elevators. The JP courtroom includes the judge's bench, jury seating, court reporter and witness stand along with full gallery seating. Included in the building are many areas that required high security with a wide assortment of protection, identification, surveillance and detection devices to ensure the safety of County employees and visitors. Chasco self-performed all site work, utilities and concrete work and the project was completed on schedule and under budget.





- Celebration Church is a 90,000 SF Church recently constructed in Georgetown, TX. The facility has large childcare wing of 30,000 SF. The remaining 60,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a bookstore and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,900 guests and incorporates a state-of-the-art audio/visual system. The project had a 13-month schedule, but was completed early, in 12 months, in spite of having over 36 rain days. 2017 Outstanding Construction Award – Austin Chapter AGC.





## RESUMÉ (continued)

Mark Lee  
Superintendent

- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, including a showroom, offices, café, boutique, parts department, 52-bay service shop and a 72-space rooftop parking deck. An 11,000 SF carwash/make ready building and all the associated site work. 2015 Outstanding Construction Award – Austin Chapter AGC.
- Bartholomew Municipal Pool, Austin, TX – This project consisted of 3 bathhouses, a separate mechanical building and pump house an “L” shaped lap pool with a diving well, a mid-depth recreation pool, a zero-entry activity pool, and two slides. The site itself was over excavated and filled with 7’ of engineered fill material. 2014 Outstanding Construction Award – Austin Chapter AGC.
- Don Hewlett Chevrolet, Georgetown TX – Multiple projects including a 4,815 SF Service Building constructed as a PEMB with stucco and split face CMU exterior. Containing service writers and waiting areas and a museum containing some of the iconic first model year vehicles Chevrolet produced. A 9,964 SF Parts Warehouse expansion. Also, a PEMB with elevated foundation challenges, due to the sloping site. These projects were both completed ahead of schedule and under budget. The challenge was in completing the work amidst a thriving and busy business that was open 6 days a week.

## References

Jim Kuykendall, Executive Pastor  
Celebration Church  
(512) 763-3000 x 126

Mr. Steven Walker, Franchise Counselor  
True Car  
(512) 970-6760

Mr. Tom Stevens, Vice President  
Stevens-Hemingway-Stevens, Inc.  
(510) 787-1148

## RESUMÉ



### **Scott Badgett**

Vice President – Building Estimating / Pre-Construction Services

### **Education**

University of Texas  
BS, Civil Engineering

### **Work History and Background**

Scott has over 45 years of solid construction management experience in commercial, institutional and industrial projects. His diverse background includes construction of high security and high-tech facilities, renovation and construction of healthcare facilities, churches, schools, office buildings, manufacturing and retail facilities. Experience includes Design/Build and fast-track projects, cast-in-place frame structures, pre-cast structures and tilt wall buildings. Scott's key responsibility is the coordination and management of the entire process from pre-construction through close-out. Scott has been with Chasco for nineteen years.

### **Project Experience**

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- The Wilco Georgetown Annex is a two story 60,000 SF office building for Williamson County, TX. The two-story building is structural steel, the second floor is concrete on metal decking. The exterior of the building is finished with several different types of materials. Chasco performed, all site work, utilities, and site/building concrete. CM-at-Risk delivery.
- Chasco Family YMCA, Round Rock: 18,160 sf masonry and structural steel facility including an eight-lane junior Olympic indoor pool, therapy pool, hot tub, lazy river, vortex pool, water slide, splash pad, sauna, locker rooms with showers, family changing rooms and a 2,800-sf operable skylight. The project included demolition of a portion of the existing building while the remaining facility was operational. Parking facilities for the YMCA were simultaneously constructed under the same contract. CM-at-Risk delivery.
- Williamson County Precinct 1 Annex and EMS Building – construction of 2 buildings with E.I.F.S. and stone veneer with complete interior finish out. Annex building was 27,660 SF and the EMS building was 6,470 SF. Project was completed early and under budget. (\$6.3 million CM-at-Risk delivery.



## **R E S U M É** (continued)

Scott Badgett

Vice President – Building Estimating / Pre-Construction Services

- City of Round Rock Sports Center – Round Rock, TX – 80,000 square foot sports center with 6 basketball/12 volleyball courts and 9 multi-purpose rooms with seating for up to 1,700 fans. Chasco self-performed all site work, utilities, site concrete, building concrete and tilt wall panels for this project.



- Georgetown Recreation Center – Georgetown, TX – 67,952 SF of new construction and renovation to the exiting occupied and fully operational Rec. Center. Scope of work included a gymnasium, multi-purpose & meeting rooms, elevated track, indoor & outdoor pools with water features, restroom & shower facilities, site utilities, detention pond and concrete construction. CM-at-Risk delivery.



- Great Oaks Elementary School, Round Rock, Texas – 6.0 million, 70,000 SF elementary school for RRISD. Project included all site development, utilities and detention pond.
- Westwood High School Science Wing Addition, Round Rock, Texas – 5.5 million two-story addition to existing high school. Included pre-cast wall panels to match existing facility. Project was constructed in the middle of the occupied campus with minimal impact to ongoing operations.
- Lampasas Middle School, Lampasas, TX – \$6.0 million two-story middle school. Full cafeteria, gymnasiums and all related site facilities.

## **References**

Mr. Bo Spencer, AIA  
Spencer-Pierce Architecture, Inc.  
512-388-0677

Mr. Dale Butler, Facilities Director  
Williamson County, TX  
512-943-1609

Mr. Jeff Andresen, President and CEO  
YMCA Greater Williamson County  
512-615-5530

## R É S U M É



### ***Rick Risener***

Chief Civil Estimator

### **Education**

Abilene Christian University

### **Work History and Background**

Rick has over 20 years of experience in residential, commercial, airport, heavy highway and civil construction. Rick has worked on projects that vary from pedestrian, vehicular, and railway bridges, public and private roadways, concrete and earthen dams, public parks and trail systems, subdivision infrastructure, site and pipeline utilities, site grading and site concrete work, single building and strip retail, multi-story office and medical buildings, pre-cast and cast-in-place concrete garages, and custom home building. Rick has been with Chasco for thirteen years.

### **Project Experience**

- Celebration Church is a new 90,000 SF church recently constructed in Georgetown, TX. The facility has large child care wing of 60,000 SF. The remaining 30,000 SF of the building includes the narthex (entry/ vestibule) and sanctuary. The narthex includes a book store and the "Blend", a "bistro style" coffee service area that also serves premade snack items. The sanctuary accommodates seating for over 2,600 guests and incorporates a state of the art audio/visual system.



- Lexus of Lakeway, Austin, TX - The Lexus of Lakeway project was an extremely high-end car dealership built in Lakeway, Texas. This is the first car dealership allowed to be built within the City of Lakeway. The \$21 million project consisted of a three-level main building of 86,000 SF, an 11,000 SF carwash/make ready building and all the associated site work.




- Twin Lakes YMCA Natatorium, Teen Center & Aerobics Room – Owner – The YMCA of Greater Williamson County – CM at Risk contract. This expansion is the second phase of a project initially built in 2004 and made possible by a partnership between Williamson County and the YMCA of Greater Williamson County. This phase added a natatorium, a teen center, an aerobics room and a Cardio Theater. The natatorium houses multiple indoor pools, including a main pool with lap lanes, a splash pad area for small children and a two-story waterslide for the larger kids. Additionally, a warm water therapy pool, a hot tub/spa and a dry sauna were installed for the adults to relax in.





## R É S U M É (continued)

Rick Risener  
Chief Civil Estimator

- Cedar Park Events Center, Cedar Park, TX – A 100,000 SF Multi-Function Sporting and Events Center. This project included the concrete foundation, upper level concrete slabs, equipment footings and foundations, and approximately 40 acres of site concrete with many areas that required special finishes. 
- Barton Creek Section 101 ACFT Treated Effluent Storage Pond, Austin, TX – This project included ten acres of construction within an environmentally sensitive area. A 2,350 LF all weather access road was built to the pond site. 35,000 CY of rock and over burden were excavated. Approximately 8,000 CY of the material was resized through a crushing operation and reused as select fill across the entire pond floor and behind the pond walls. The walls, ranging from 9' to 35' tall, surrounded the entire pond perimeter.
- Samsung T-Star Facility Operations Building, Austin, TX – This project consisted of constructing a new two-story concrete frame office and warehouse building with loading dock at the Samsung Semiconductor site in Austin, TX. Strict background checks and training are required for all Samsung projects.
- ABIA New Employee Parking Lot, Austin, TX – This \$7 million + project included construction of 703,800 SF of new parking lots at the existing Austin Bergstrom International Airport consisting of demolition of old Air Force structures, installation of 8" of lime treated subgrade, flex base and asphalt on the entire area, installation of 5 new Bus Shelters and 2 new Bench Canopy structures. Existing underground conditions created challenges on a daily basis.
- Kenney Fort Blvd., Round Rock, TX – In design for over 10 years, this project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock. The project featured three bridges: an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek, and a new railroad bridge for the Union Pacific Railroad. Some of the project challenges involved moving the Union Pacific mainline rail traffic to a shoofly detour. This allowed a new railroad bridge to be built on the mainline. Once the new railroad bridge was completed rail traffic was moved back onto the mainline and the shoofly detour was removed. Excavation then began under two existing bridges on Hwy 79. This was needed to extend the new Kenney Fort Blvd. under the highway and under the new rail bridge. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

**City of Residence:** Austin, Texas

### References

Mr. Antonio Prete  
Waeltz & Prete, Inc.  
(512) 505-8953  
tony@w-pinc.com

Mr. Troy Jamail  
HWA Parking/Strickland-Jamail  
(512) 592-3277  
troy.jamil@hwaparking.com

Mr. James Heironimus  
NXP Semiconductors, Inc.  
(512) 933-2104  
james.heironimus@nxp.com



## RESUMÉ



**Jonathan Escalante, CSHO, CHST**  
*Director of Health and Safety*

### Education

Universidad Valle Del Bravo, Mexico 2005

### Work History and Background

Jonathan has over 10 years of Construction Safety Experience including road and building construction. As a Safety Specialist at Chasco, Jonathan has been responsible for updating, implementing and overseeing the company's safety and training program. Since beginning with Chasco, he has made revisions and updates to the Safety Manual, including: a new Accident Prevention Program, a new Substance Abuse Program & improved Accident Investigation procedures. He has also updated the SDS Manual, to merge the new GHS program and implemented a new Virtual Risk Manager Program that uses software for driver training & vehicle loss prevention. Employee training is a major concern at Chasco. Jonathan has created new training programs for new hire safety orientation, traffic control safety awareness, qualified signal & rigging training and general safety awareness for all of Chasco's employees. Due to all of these improvements, Chasco has seen lower Recordable Rates and an overall increase in safety awareness amongst its employees. Jonathan has been with Chasco for all ten years of his construction experience.

### Training

CSHO (Certified Safety and Health Official)  
500 OSHA Train the Trainers  
510 OSH Standards  
OSH311 Fall Protection  
OSH521 Industrial Hygiene  
PRT260 Cranes and Material Handling  
OSH301 Excavation, Trenching and Soil Mechanics  
CPR/FA Certified Trainer  
PRT123 Scaffold Training  
Flagger Training (Train the trainer)  
OSH755 Accident Investigation  
OSH301 Excavation, Trenching and Soil Mechanics

### Project Experience

**SH 130 - Lone Star Infrastructure. Hutto, Tx. (10/2005-8/2009)**

**Position: Safety Supervisor / HR Assistant Project Value: 1.6 Billion USD**

#### **Main activities:**

- Responsible for day to day environmental health and safety related activity with a specific focus on reducing incident rates and workers comp.
- Develop and implement required Safety Programs and progressive disciplinary actions.

## **RESUMÉ** (continued)

### **Jonathan Escalante**

*Safety Director*

- Develop Safety incentive program
- Implement accident prevention program
- Field Safety Inspections
- Provide monthly reports to the Fluor Corporate Office, including accident investigations, injury summary reports (man-hours included) and project close out-forms.
- Accident investigation / Case manager
- Conduct Mass meetings, Safety talks.
- New Hire Safety Orientation
- Training such as: Fall Protection, Confined Space, Haz-Mat, Traffic Awareness
- Responsible for OSHA compliance and record keeping, Worker's Comp Issues
- Random Drug testing coordinator (DOT and Non-DOT)
- HR New hire orientation
- Minor HR duties such as: Terminations, spreadsheet, employee benefits.
- Coordinate office management and special projects with a high degree of efficiency.
- Manage capital purchases, direct vendor relations, generate and maintain equipment tracking records.

### **Construcciones del Panuco. Mexico (06/2002-09/2005)**

**Position:** Safety Apprentice

#### **Main activities:**

- Protect Health and Safety of the employees as well as the company.
- Follow Safety Standards set by the Social Security Safety Regulation of the Mexican Institute.
- Safety inspections / investigations.
- Medical Case Management
- Safety Training to employees (adapted by OSHA 1926)
- Report all data of incidents / accidents to CEO monthly.

**City of Residence:** Leander, Texas

### **References**

Mr. Ignacio Guerra  
Fluor Daniel Ent.  
(210) 273-1774

Brayan Loya  
Fluor Daniel Ent.  
(512) 769-4339

Larry Connelly  
AGC of Austin  
(512) 748-1830

## RESUMÉ



*Charles J. (Chuck) Glace, Jr.*  
President

### Education

Central Michigan University / U.T. Austin

### Work History and Background

Chuck has over 30 years of diversified construction experience. He has extensive background in concrete flatwork, structural concrete, tilt-wall, decorative concrete, excavation, and utility work. Chuck has complete responsibility for overall coordination of Chasco's operation. To him, the retention and advancement of individuals speaks directly to Chasco's success. Chuck is a driving force in the organization and training of Chasco's talent in both the office and the field. He provides ongoing leadership to the management team and to the self-perform operations, helping Chasco to provide better control and exceptional service to its customers. Chuck serves on the Board of the YMCA of Round Rock. He is also a board member of the American Concrete Institute, a member of the Construction Specifications Institute, the American Society of Concrete Construction, and the Associated General Contractors of America, and a Board member of The Round Rock Community Foundation.

### Project Experience

- Texas A&M Health Science Center – Phase I Texas A&M Health Science Center and Medical School Round Rock, TX – a \$42.3 million 164,000 SF 4-story building containing classrooms, lecture halls, administration areas, public clinics, laboratories, and a simulated hospital training floor.



- Kenney Fort Blvd.

Owner - City of Round Rock, TX – Stipulated Sum/Unit Price contract. This project consisted of a 1.3-mile-long new section of roadway from Joe DiMaggio Blvd. to Forest Creek Blvd. in Round Rock, TX. The project featured three bridges, an 800' long bridge over Brushy Creek, a shorter bridge over Chandler Creek and a new



railroad bridge for the Union Pacific Railroad. The 24-month project was finished over two months ahead of schedule and was one of the largest road & bridge projects ever constructed by the City of Round Rock.

## RESUMÉ (continued)

*Charles J. (Chuck) Glace*  
President

- AMP Packaging Office and Manufacturing Facility, Round Rock, TX – Design/Build Contract for 58,000 SF tiltwall computer manufacturing facility.
- Emergency Vehicles Operations Course –  
Owner - Texas Department of Public Safety – CM-at-Risk contract. Over 1,000,000 SF of concrete skills pads and 6.2 mile asphalt/concrete road track for vehicle skills and training. During construction of the original \$23.8 million-dollar project a \$3.7 million dollar change order was issued to construct a vehicle maintenance building. The project won the Gold Award for Industrial and Special Paving from the American Concrete Paving Association for 2010. Total project cost was \$27.5 Million.
- Tellabs Operations, Round Rock, TX – 48,000 SF tiltwall manufacturing addition to the existing facility.
- Classic Toyota, Round Rock, TX – Construction of a new car sales building, body shop, parking, drives, new car display, and detention / filtration structures.
- Austin VA Hospital / Clinic, Austin, TX – 45,000 SF slab on grade with related site work.
- St. Philips Family Life Center, Round Rock, TX – 11,000 SF church facility, including worship areas, classrooms, elevated altar / stage, commercial food preparation, and childcare.
- Shoal Creek Bridge, Austin, TX – New 2-span bridge over Shoal Creek including channel work and slope protection to flood prone creek.
- Expo Business Park, Austin, TX – Two 124,000 SF concrete tiltwall buildings, including all site development and utility construction.



## References

Mr. Mark Remmert  
Chief Building Inspector  
City of Round Rock  
512-218-6600

Mr. Brent Jones, P.E.  
Civil Engineer  
Randall Jones Engineering  
(512) 415-3012

Mr. Chad McDowell  
General Services Director  
City of Round Rock  
(512) 671-2890

## RESUMÉ



*Charles R. King*

CFO, Vice President, Secretary and Treasurer

### Education

BBA in Accounting – Lamar University

CPA Certification – Texas Society of CPA's

### Work History and Background

Charles has over 40 years experience as an entrepreneurial financial accountant. He began his career with a national accounting firm prior to joining a local CPA firm. As a partner in this firm, he was responsible for a wide array of tax and financial accounting engagements for small businesses and individuals. Subsequently, he spent 15 years as CFO of a multi-location, multi-franchise car dealership conglomerate. In this role he was responsible for the financial, treasury and IT functions.

At Chasco, Charles is responsible for the financial function, as well as strategic planning, tax issues and cash management.

### References

Mr. Troy Voelker  
McNery & Voelker  
512-255-6940

Mr. Jeff Anderson  
RSM Austin, CPA's  
512-476-0717



## RESUMÉ



### ***Craig Hunter, CPA***

Controller

#### **Education**

BA in Accounting, California State University, Stanislaus, 1985

#### **Work History and Background**

Craig has over 30 years of experience in various industries. He has been a Controller at a publishing company, a lodging company, a wholesale/retail company with over 800 locations, a national health food company, where he was a key member of starting the manufacturing subsidiary. He has over 20 years of experience in the construction industry as a Consultant and Controller. He has worked with companies ranging in size from \$12 million to well over \$100 million. Craig's duties at Chasco include overseeing the Accounting and Human Resources departments. He has been with Chasco for five years.

**City of Residence:** Austin, Texas

## List of Documents

**Document List**

<b><u>Sheet</u></b>	<b><u>Title</u></b>	<b><u>Issue Date</u></b>	<b><u>Issued By</u></b>
	Cover Sheet	4/01/24	MarmonMok
I101B	INDEX OF DWGS & INFORMATION	4/01/24	MarmonMok
15	MASTER GRADING PLAN	3/28/24	GarzaEMC, LLC.
16	GRADING PLAN - A	3/28/24	GarzaEMC, LLC.
17	GRADING PLAN - B	3/28/24	GarzaEMC, LLC.
18	GRADING PLAN - C	3/28/24	GarzaEMC, LLC.
29	WATER QUALITY POND & VEGETATIVE FILTER STRIP	3/28/24	GarzaEMC, LLC.
35	CRAWLSPACE DRAINAGE AND GRADING PLAN	3/28/24	GarzaEMC, LLC.
A001	SITE PLAN	4/01/24	MarmonMok
A005	UNDERFLOOR GRADING PLAN	4/01/24	MarmonMok
A006	UNDERFLOOR GRADING DETAILS	4/01/24	MarmonMok
A007	UNDERFLOOR GRADING DETAILS	4/01/24	MarmonMok
A008	UNDERFLOOR GRADING DETAILS	4/01/24	MarmonMok
A009	UNDERFLOOR GRADING DETAILS	4/01/24	MarmonMok
S010	ABBREVIATIONS, SYMBOLS AND GENERAL NOTES	4/01/24	Datum Engineers
S011	GENERAL NOTES	4/01/24	Datum Engineers
S012	GENERAL NOTES	4/01/24	Datum Engineers
S110	FOUNDATION PLAN - OVERALL	4/01/24	Datum Engineers
S111	FOUNDATION PLAN - AREA A	4/01/24	Datum Engineers
S112	FOUNDATION PLAN - AREA B	4/01/24	Datum Engineers
S113	FOUNDATION PLAN - AREA C	4/01/24	Datum Engineers
S114	FOUNDATION PLAN - AREA D	4/01/24	Datum Engineers
S115	CHILLER YARD FOUNDATION - PLAN & DETAILS	4/01/24	Datum Engineers
S150	DRIVE THRU FRAMING PLANS	4/01/24	Datum Engineers
S301	DRILLED PIER SCHEDULE, NOTES & TYPICAL DETAILS	4/01/24	Datum Engineers
S302	DRILLED PIER TYPICAL DETAILS	4/01/24	Datum Engineers
S303	EXPANSIVE CLAY SOIL DETAILS	4/01/24	Datum Engineers
S304	TYPICAL FOUNDATION DETAILS	4/01/24	Datum Engineers
S305	TYPICAL FOUNDATION DETAILS	4/01/24	Datum Engineers
S306	TYPICAL FOUNDATION DETAILS	4/01/24	Datum Engineers
S310	CONCRETE SECTIONS	4/01/24	Datum Engineers
S401	STEEL COLUMN DETAILS	4/01/24	Datum Engineers
S403	TYPICAL STEEL BEAM CONNECTION DETAILS	4/01/24	Datum Engineers
S404	TYPICAL STEEL BEAM CONNECTION DETAILS	4/01/24	Datum Engineers
S602	WIND BRACE TYPICAL DETAILS	4/01/24	Datum Engineers
M301	MECHANICAL SCHEDULES	4/01/24	Cleary Zimmermann
E401	ELECTRICAL ONE LINE DIAGRAM	4/01/24	Cleary Zimmermann
E501	ELECTRICAL PANEL SCHEDULES	4/01/24	Cleary Zimmermann



GMP – Bid Package #2 – Piers 4/26/24

PAGES 1-67	PIER PACKAGE SPECIFICATIONS	04/01/24	MarmonMok
	GEOTECHNICAL REPORT	11/2/23	RABA KISTNER
PAGES 1-6	WILCO WAGE RATES - BUILDING	1/12/24	
PAGES 1-5	WILCO WAGE RATES – HEAVY & HIGHWAY	1/05/24	

## **Qualifications & Clarifications**





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**General Project Description**

The scope of working includes building concrete work and the supply of HVAC and electrical components. The concrete scope includes the installation of drilled piers, a 3" mud slab, grade beam walls with waterproofing, concrete columns in the crawl space, 10" chiller pad slab, Slab on void form & beams at exterior stoops. The HVAC scope consists of supplying three chillers manufactured by Daikin, as per the basis of design. The electrical scope involves supplying a switchboard package with quick ship and adding temporary electrical to the site.

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**Clarifications, Assumptions and Qualifications**

- Design Services
- Architectural and Engineering design services are excluded
- Geotechnical Engineering and soils analysis reports are excluded

---

**General Requirements**

- **Supervision and Administration**
  - Project supervision includes a Project Superintendent with Project Management, Safety Coordinator, Estimating, and Administrative Assistant as necessary to complete the project as scheduled.
- **Temporary Facilities**
  - Project field office
  - Project storage containers as required
  - Project office supplies
  - Project office equipment as required
  - Project sign and safety signs
  - Temporary toilets
  - Site fencing and gates
  - Barricades and guard rails as required
- **Project Services**
  - Field engineering and layout
  - General cleanup and haul away trash
  - Final cleaning
  - After hours or weekend job site security are not included in our price
- **Personnel Hoisting**
  - Material and Personnel hoist as required
- **Temporary Utilities**
  - Field telephone service
  - Price includes electrical power consumption and temporary lighting required for construction up until permanent power is hooked up and operational. Once permanent power is connected, all subsequent electrical service costs shall be the responsibility of the Owner.
- **Equipment**
  - Transportation for supervisory personnel (rental of company owned vehicles)
  - Expendable tools
  - Small equipment rental

---

**Permits, Bonds and Insurance**

- The cost of all site and building permits are excluded
- Mechanical, Electrical & Plumbing trade permits are included
- Plan review Fees are excluded
- Price Excludes Utility Connection Fees, Recovery Fees, City Improvement & Aid Fees, Impact Fees and Assessment Fees
- General Liability, Auto, Worker Compensation, and Builders Risk Insurance are included
- The price includes the cost of performance and payment bonds

---

**Project Schedule, Weather, and Work Hours**

- **Schedule**
  - The Project Schedule will include pre-construction and construction activities and when fully developed will serve as the basis for the time required to complete the project
  - Construction duration is estimated to be approximately 143 calendar days.
  - **Work Hours**
    - Normal working days are Monday through Friday, excluding holidays. Work may take place at night or on weekends as coordinated with the Owner.

**Environmental**

- We have assumed that all environmental investigations and permits will be accomplished and paid for by the Owner if required
- The handling or abatement of hazardous materials are not included in this estimate

**Building Inspections**

- Inspections will be provided as required by local jurisdiction

**Layout & Engineering**

- Layout and engineering as required

**Materials Testing**

- Materials Testing is by Owner

**Contribution in Aid to Construction (Georgetown Utilities) - 01-5113**

- |                    |      |
|--------------------|------|
| • Fixed Costs      | 1 LS |
| • Additional Costs | 1 LS |

**Building Concrete - 03-5300**

- |  |           |
|--|-----------|
| • Drilled Piers                                | 116 EA    |
| • 3" Mud Slab                                  | 43,422 SF |
| • Grade Beam Walls                             | 292 CY    |
| • Waterproof Grade Beam Walls                  | 4,787 SF  |
| • Concrete Columns In Crawl Space              | 41 EA     |
| • 10" Chiller Pad                              | 2,150 SF  |
| • <b>Alternate Included</b>                    |           |
| • Slab on Void Form & Beams at Exterior Stoops | 2,764 SF  |

**HVAC - 23-3000**

- |  |      |
|--|------|
| • 3x Chillers (BOD Manufacture Daikin) | 1 LS |
| • Bond                                 | 1 LS |

**Electrical - 26-1000**

- |   |      |
|---|------|
| • Switchboard Package   | 1 LS |
| • Quick Ship Add  | 1 LS |
| • Bond  | 1 LS |
| • Temporary Electrical to Site  | 1 LS |
| • Add temporary power to job site 400a single phase   |      |
| • Includes stub up (3") to street pole, disconnect & meter(FBO) on rack/mast just other side of fence |      |
| • Conduit & wire taken approximately 400' into site   |      |
| • Includes a 1" PVC UG to conex area  |      |

**Layout Engineering, CAD & Drone Coordination - 51-7100**

- |  |        |
|--|--------|
| • Layout all site work and CAD services for construction | 80 HRS |
| • Drone Survey   | 20 EA  |

**Work yet to be procured - 51-8920**

- |  |      |
|--|------|
| • Scope of work items to be determined | 1 LS |
|--|------|

**Exclusions**

- The following items are not included in our Cost Estimate:
- Any Addendums other than #1 and #2
- Architectural or Engineering Fees
- Materials testing cost
- Permit fees
- Impact fees of any kind
- Gas Line Demolition (Currently in Progress by Atmos)
- Utility connection fees of any kind
- Assessment Fees to be paid by Owner
- Hazardous material assessment, removal, or abatement
- Engineer stamped steel shop drawings
- Landscape maintenance



- The following items are to be provided and installed by the Owner
- Any Owner's Betterment Allowance
- Any items noted in this scope narrative as "not included" or "not included in price"
- Tunnel Headwall Structure, French Drain, Underslab Drainage, Elevator Pit Walls, Elevator Sump Pump, Light Pole Bases, MEP Pads At Chiller Yard, Concrete Stairs, Topping Slabs
- Mud Slab Bid Per Addendum 1 Call Outs, Not Per Scope Package.
- Concrete Allowance Not Provided. Note 13 On S011 Is Not Complete.

#### **Remaining Work to be Procured**

The Bid Package #2 Piers - includes Remaining Work to be Procured in the amount of \$124,295 for Scope of work items to be determined

#### **General Materials Pricing – Applies to all Above Scopes of Work**

Due to the extreme volatility and uncertainty of materials pricing in the current market, If the price of any material increases over the amounts included in this proposal, the price shall be equitably adjusted by an amount necessary to cover any such documented increase.

#### **General Material Availability and Supply Chain – Applies to all Above Scopes of Work**

Due to ongoing supply chain issues, Contractor will exercise all reasonable diligence to deliver the Project as per the mutually agreed upon schedule but shall not be responsible for any damages for delays or liquidated damages due to any cause beyond Contractor's reasonable control, including but not limited to, pandemics, labor shortages, material shortages, material delays, shipping delays, acts of God, civil unrest, or action by any official act of government.

#### **Cost Estimate**

**Lump Sum Cost for Building and Site Work** **\$ 3,482,825**

#### **Alternates Included** (all values approximate)

Slab on Void Form & Beams at Exterior Stoops	Included	\$ 158,930.00
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#### **Alternates NOT Included** (Alternates do not include the GC Fee, bond, insurance etc. These amounts will be added if an alternate is selected)



Pier Size	Add	Deduct	Casing
18"	\$ 55.00	\$ 15.00	\$ 50.00
24"	\$ 80.00	\$ 25.00	\$ 60.00
30"	\$ 105.00	\$ 40.00	\$ 70.00
36"	\$ 145.00	\$ 45.00	\$ 80.00

#### **Value Engineering NOT Included** (all values approximate)

Deduct to use Carrier in lieu of BOD Daikin	Deduct	\$ (69,573.00)
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A cost breakdown is attached

## **GMP Proposal Cost Breakdown**

 	Wilco Headquarters		
	Bid Package #2 - Piers		
	<b>4.26.24</b>		
	20 Weeks (9 weeks in additional GC's due to overlap with Early Site Release Package)		
<b>Scope</b>	<b>Costs</b>	<b>Per SF</b>	
Contribution in Aid to Construction (Georgetown Utilities)	\$ 6,683		\$ 0.06
Building Concrete	\$ 2,243,706		\$ 18.66
HVAC	\$ 614,226		\$ 5.11
Electrical	\$ 189,897		\$ 1.58
Layout Engineering, CAD & Drone Coordination	\$ 16,000		\$ 0.13
Work yet to be procured	\$ 124,295		\$ 1.03
<b>Subtotal Cost</b>	<b>\$ 3,194,807</b>		<b>\$ 26.57</b>
Fee 8.92%	\$ 288,018		\$ 2.40
<b>Total</b>	<b>\$ 3,482,825</b>		<b>\$ 28.97</b>

Alternates Included		
Slab on Void Form & Beams at Exterior Stoops	Included	\$ 158,930.00

Alternates NOT Included			
Pier Size	Add	Deduct	Casing
18"	\$ 55.00	\$ 15.00	\$ 50.00
24"	\$ 80.00	\$ 25.00	\$ 60.00
30"	\$ 105.00	\$ 40.00	\$ 70.00
36"	\$ 145.00	\$ 45.00	\$ 80.00

Value Engineering NOT Included (all values approximate)		
Deduct to use Carrier in lieu of BOD Daikin	Deduct	\$ (69,573.00)





Alex Paetznick  
4/16/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
<b>Contribution in Aid to Construction</b>										
01-5113	(Georgetown Utilities)									
	Fixed Costs	1 LS		0.00	0	0.00	0	6,463.15	6,463	6,463
	Additional Costs	1 LS		0.00	0	0.00	0	220.00	220	220
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
<b>TOTAL</b>					0		0		6,683	6,683

Project

Williamson County Headquarters GMP - Bid Package #2 - Piers

Estimator

Alex Paetznick

Bid Date

4/16/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
03-5300	Building Concrete									
		1	LS	0.00	0	0.00	0	2,084,776.00	2,084,776	2,084,776
	Drilled Piers	116	EA	0.00	0	0.00	0	0.00	0	0
	3" Mud Slab	43,422	SF	0.00	0	0.00	0	0.00	0	0
	Grade Beam Walls	292	CY	0.00	0	0.00	0	0.00	0	0
	Waterproof Grade Beam Walls	4,787	SF	0.00	0	0.00	0	0.00	0	0
	Concrete Columns In Crawl Space	41	EA	0.00	0	0.00	0	0.00	0	0
	10" Chiller Pad	2,150	SF	0.00	0	0.00	0	0.00	0	0
	Alternate Included			0.00	0	0.00	0	0.00	0	0
	Slab on Void Form & Beams at Exterior Stoops	2,764	SF	0.00	0	0.00	0	57.50	158,930	158,930
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		2,243,706	2,243,706

ALTERNATES			
#1	Slab on Void Form & Beams at Exterior Stoops	2,764	SF \$ 158,930.00
#2	Pier Size	Add	Deduct Casing
	18"	\$ 55.00	\$ 15.00 \$ 50.00
	24"	\$ 80.00	\$ 25.00 \$ 60.00
	30"	\$ 105.00	\$ 40.00 \$ 70.00
	36"	\$ 145.00	\$ 45.00 \$ 80.00

**QUALIFICATIONS/EXCLUSIONS:**

- DRILLED PIER DEPTH IS MEASURED FROM GROUND LEVEL WHERE DRILLING RIG TRACKS SET.
- UNIT PRICE ADD/DEDUCTS ARE INCLUDED ABOVE. WE WILL NOT BE PROVIDING THE SAME RATE FOR BOTH +/-.
- MUD SLAB BID PER ADDENDUM 1 CALL OUTS, NOT PER SCOPE PACKAGE.
- PURCHASE OF EMBED PLATES AND ANCHOR BOLT ASSEMBLIES IS INCLUDED ABOVE.
- EXCLUSIONS: TUNNEL HEADWALL STRUCTURE, FRENCH DRAIN, UNDERSLAB DRAINAGE, ELEVATOR PIT WALLS, ELEVATOR SUMP PUMP, LIGHT POLE BASES, MEP PADS AT CHILLER YARD, CONCRETE STAIRS, TOPPING SLABS
- CONCRETE ALLOWANCE NOT PROVIDED. NOTE 13 ON S011 IS NOT COMPLETE.

Project

Estimator  
Bid Date

Alex Paetznick  
4/16/2024

**Value Engineering NOT Included**

Deduct to use Carrier in lieu of BOD Daikin	\$ (69,573.00)
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**Williamson County Headquarters GMP - Bid Package #2 - Piers**

Alex Paetznick  
4/16/2024

Page 32 of 36

Chasco

Project

Williamson County Headquarters GMP - Bid Package #2 - Piers

Estimator

Alex Paetznick

Bid Date

4/16/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
51-7100	Layout Engineering, CAD & Drone Coordination									
	Layout all site work and CAD services for construction	80	HRS	0.00	0	0.00	0	125.00	10,000	10,000
	Drone Survey	20	EA	0.00	0	0.00	0	300.00	6,000	6,000
		0	SF	0.00	0	0.00	0	0.00	0	0
		0	SF	0.00	0	0.00	0	0.00	0	0
		0	SF	0.00	0	0.00	0	0.00	0	0
		0	LF	0.00	0	0.00	0	0.00	0	0
		0	LS	0.00	0	0.00	0	0.00	0	0
		0	Pls	0.00	0	0.00	0	0.00	0	0
	TOTAL				0		0		16,000	16,000



Chasco



















































**Williamson County Headquarters GMP - Bid Package #2 - Piers**

Alex Paetznick

4/16/2024

DIV.	DESCRIPTION	QUANT.	UNIT	UNIT	LABOR	UNIT	MATERIAL	UNIT	SUB #	TOTALS
				LABOR		MATL.		SUB.		
51-8920	<b>Work yet to be procured</b>									
	Scope of work items to be determined	4.00%	LS	0.00	0	0.00	0	3,107,370.20	124,295	124,295
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
				0.00	0	0.00	0	0.00	0	0
<b>TOTAL</b>					0		0		124,295	124,295

## **GMP Proposal Cost Breakdown**

ID		Task Mode	Task Name	Duration	Start	Finish	Actual Start	Actual Finish	Predecessors	Calendar										
										1st Quarter	Feb	Mar	2nd Quarter		3rd Quarter		4th Quarter			
										Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
1			SITEWORK	104 days	Fri 3/22/24	Wed 8/14/24	Fri 3/22/24	NA												
2			TCEQ PERMIT (contingent on issuance of WPAP permit by TCEQ)	1 day	Fri 3/22/24	Fri 3/22/24	Fri 3/22/24	Fri 3/22/24												
3			NOTICE TO PROCEED	1 day	Wed 4/3/24	Wed 4/3/24	Wed 4/3/24	Wed 4/3/24	2FS+7 days											
4			EROSION CONTROLS	0 days	Mon 4/1/24	Tue 4/2/24	Mon 4/1/24	Tue 4/2/24	3											
5			SITE ACCESS/CONST. ENTRANCES	4 days	Fri 4/5/24	Wed 4/10/24	Fri 4/5/24	Wed 4/10/24	4FS-2 days											
6			TEMPORARY ROADS	3 days	Fri 4/5/24	Thu 4/11/24	Fri 4/5/24	Thu 4/11/24	5FS-2 days											
7			STAGING AREA	4 days	Fri 4/5/24	Fri 4/12/24	Fri 4/5/24	Fri 4/12/24	6FS-3 days											
8			CLEAR & GRUB	7 days	Mon 4/8/24	Fri 4/19/24	Mon 4/8/24	Fri 4/19/24	7FS-2 days											
9			SELECTIVE CLEARING AT TRAIL SYSTEM	10 days	Wed 4/17/24	Tue 4/30/24	Wed 4/17/24	NA	8FS-5 days											
10			STRIP TOPSOIL	0 days	Mon 4/8/24	Fri 4/19/24	Mon 4/8/24	Fri 4/19/24	9FS-5 days											
11			ROUGH CUT POND	1 day	Fri 4/19/24	Sat 4/20/24	Fri 4/19/24	Sat 4/20/24	10FS-2 days											
12			EXC & EMBANK	10 days	Mon 4/22/24	Fri 5/3/24	Mon 4/22/24	NA	11FS-1 day											
13			STORM SEWER	20 days	Mon 4/29/24	Fri 5/24/24	NA	NA	12FS-5 days											
14			WW	10 days	Mon 5/20/24	Fri 5/31/24	NA	NA	13FS-5 days											
15			FIRE LINE	15 days	Mon 5/27/24	Fri 6/14/24	NA	NA	14FS-5 days											
16			DOMESTIC WATER	10 days	Mon 6/10/24	Fri 6/21/24	NA	NA	15FS-5 days											
17			FRENCH DRAIN PKG LOT	5 days	Wed 6/19/24	Tue 6/25/24	NA	NA	16FS-3 days											
18			ELEC. & COMM CONDUITS	10 days	Mon 6/24/24	Fri 7/5/24	NA	NA	17FS-2 days											
19			WATER FEATURE CONDUITS	3 days	Mon 7/1/24	Wed 7/3/24	NA	NA	18FS-5 days											
20			FOOD COURT CONDUITS	3 days	Wed 7/3/24	Fri 7/5/24	NA	NA	19FS-1 day											
21			EV CHARGER CONDUITS	3 days	Fri 7/5/24	Tue 7/9/24	NA	NA	20FS-1 day											
22			GAS	3 days	Mon 7/8/24	Wed 7/10/24	NA	NA	21FS-2 days											
23			IRRIGATION SLEEVES	3 days	Tue 7/9/24	Thu 7/11/24	NA	NA	22FS-2 days											
24			LIME STABILIZE SUBGRADE	10 days	Wed 7/10/24	Tue 7/23/24	NA	NA	23FS-2 days											
25			FIRST COUSE BASE	5 days	Wed 7/17/24	Tue 7/23/24	NA	NA	24FS-5 days											
26			CURB & GUTTER	15 days	Fri 7/19/24	Thu 8/8/24	NA	NA	25FS-3 days											
27			BACKFILL CURBS	5 days	Fri 8/2/24	Thu 8/8/24	NA	NA	26FS-5 days											
28			SECOND COURSE BASE	5 days	Wed 8/7/24	Tue 8/13/24	NA	NA	27FS-2 days											
29			FIRST COURSE HMAC	2 days	Tue 8/13/24	Wed 8/14/24	NA	NA	28FS-1 day											
30			PIER PACKAGE	104 days	Mon 5/27/24	Thu 10/17/24	NA	NA												
31			EXCAVATE BUILDING CRAWLSPACE	5 days	Mon 5/27/24	Fri 5/31/24	NA	NA	13											
32			DRILLED PIERS (BLDG., DRIVE THRU, CHILLER PAD)	20 days	Thu 5/30/24	Wed 6/26/24	NA	NA	31FS-2 days											
33			ELEVATOR & SUMP PITS	15 days	Thu 6/13/24	Wed 7/3/24	NA	NA	32FS-10 days											
34			STUB COLUMNS & ANCHOR BOLTS	15 days	Thu 6/27/24	Wed 7/17/24	NA	NA	33FS-5 days											
35			CRAWLSPACE DRAINAGE	5 days	Mon 7/15/24	Fri 7/19/24	NA	NA	34FS-3 days											
36			VAPOR BARRIER & MUD SLAB	10 days	Fri 7/19/24	Thu 8/1/24	NA	NA	35FS-1 day											
37			GRADE BEAM CARTON FORMS	10 days	Mon 7/29/24	Fri 8/9/24	NA	NA	36FS-4 days											
38			GRADE BEAMS & PIER CAPS	20 days	Mon 8/5/24	Fri 8/30/24	NA	NA	37FS-5 days											
39			GRADE BEAM WELD PLATES & ANCHOR BOLTS	10 days	Tue 8/27/24	Mon 9/9/24	NA	NA	38FS-4 days											
40			GB AIRWAYS	10 days	Wed 9/4/24	Tue 9/17/24	NA	NA	39FS-4 days											

Project: HQ preliminary schedule  
Date: Tue 4/23/24

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks



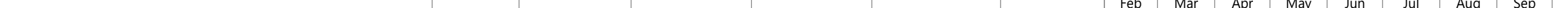


External Milestone

Deadline

Progress


Manual Progress

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ID		Task Mode	Task Name	Duration	Start	Finish	Actual Start	Actual Finish	Predecessors	1st Quarter		2nd Quarter			3rd Quarter			4th Quarter		
										Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
41			GB SOIL RETAINERS & WATERPROOFING	10 days	Thu 9/12/24	Wed 9/25/24	NA	NA	40FS-4 days											
42			BACKFILL GB's	10 days	Tue 9/24/24	Mon 10/7/24	NA	NA	41FS-2 days											
43			FOUNDATION FRENCH DRAIN	10 days	Fri 10/4/24	Thu 10/17/24	NA	NA	42FS-2 days											

Project: HQ preliminary schedule  
Date: Tue 4/23/24


Task




Project Summary




Manual Task




Start-only




Deadline




Split




Inactive Task




Duration-only




Finish-only




Progress




Milestone




Inactive Milestone




Manual Summary Rollup




External Tasks




Manual Progress




Summary



Inactive Summary



Manual Summary



External Milestone

