

Request for Competitive Sealed Proposals

PROPOSAL FORM

PROJECT NAME: ROUND ROCK TOWN GREEN

PROJECT LOCATION: 200 Round Rock Avenue, Round Rock, Texas 78664

PROJECT OWNER: City of Round Rock, Texas

DATE: May 21, 2025

PROPOSER: Firm Name: Synergy Commercial Construction, LLC

Principal Office Address: 114 Halmar Cove Georgetown, TX 78628

Telephone Number: 737-374-7014

Facsimile Number: N/A

Primary Contact Name: Alex Nault

Primary Contact Title: Project Manager

ADDENDA ACKNOWLEDGMENT:

The undersigned Proposer acknowledges receipt of the following addenda:

Addendum No. 1 dated <u>May 16, 2025</u>	Date Received <u>May 16, 2025</u>
Addendum No. 2 dated _____	Date Received _____
Addendum No. 3 dated _____	Date Received _____
Addendum No. 4 dated _____	Date Received _____

NO MODIFICATIONS, ADDITIONS, DELETIONS OR ATTACHMENTS SHALL BE MADE TO THIS PROPOSAL FORM. IN SUBMITTING THIS PROPOSAL, THE PROPOSER REPRESENTS THAT ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES ASSOCIATED WITH THE WORK, AS WELL AS THE TERMS AND CONDITIONS OF THE PROPOSED CONTRACT, SHALL BE IN STRICT CONFORMANCE WITH THE CONTRACT DOCUMENTS ON WHICH THIS PROPOSAL IS BASED.

CONTRACTOR PROPOSES:

In response to the Request for Competitive Sealed Proposals for Construction Services for the execution of the work described by the contract documents for the above-described project, and having examined the site where the work is to be performed, and being familiar with local conditions as they might in any way affect the cost and/or time for execution of the work, and having carefully

examined all of the contract documents and addenda thereto, the undersigned Proposer agrees to perform all of the work, to provide all services, to furnish all necessary superintendence, labor, machinery, equipment, tools, materials, insurance and miscellaneous items, including transportation and other facilities as may be required for the complete and satisfactory and timely execution of the work for which this proposal is submitted, as provided by the attached supplemental specifications and as shown on the plans for the construction of the project, all for the lump-sum consideration stated as follows:

TOTAL PROPOSED CONTRACT SUM to include **Owner's Betterment Allowance** of \$0.00.

TOTAL PROPOSED CONTRACT SUM:

Three Million Seven Hundred Seventy Five Thousand One Hundred Seventy Four Dollars and Seventy Five Cents

Dollars (\$ 3,775,174.75 **)**

PROPOSED ALTERNATE COSTS:

Alternate No. 1: Contractor to include as an alternate price to the Total Proposed Contract Amount the cost to ADD the following:

TOTAL ALTERNATE No. 1 SUM:

Complete replacement of perimeter sidewalks.

Dollars (\$ 85,058.73 **)**

Alternate No. 2: Contractor to include as an alternate price to the Total Proposed Contract Amount the cost to ADD the following:

TOTAL ALTERNATE No. 2 SUM:

Storm Trooper Water Quality Vault # 1 and #2

Dollars (\$ 94,416.32 **)**

Alternate No. 3: Contractor to include as an alternate price to the Total Proposed Contract Amount the cost to ADD the following:

TOTAL ALTERNATE No. 3 SUM:

SEE ATTACHED OWNER BID FORM FOR ADDITIONAL ALTERNATES

Dollars (\$ **)**

VOLUNTARY ALTERNATE SUM: (Attach description on separate sheet if needed)

Dollars (\$ **)**

The undersigned Proposer agrees to commence work within **ten (10)** days after the date of written "Notice to Proceed." The undersigned Proposer further agrees to complete the work in full within Two Hundred Seventy (270) calendar days after the date of the written "Notice to

Proceed,” subject to any extensions of time allowed by the contract documents, and in phases as indicated on the drawings. The undersigned Proposer and the Owner agree that for each and every calendar day on which the work, or any portion thereof, remains incomplete after the stated calendar-day period, the Proposer shall pay the amount of One Thousand Dollars (\$1,000.00) per calendar day as liquidated damages, not as a penalty but for delay damages to the Owner. Such amount shall be deducted by the Owner from any payment due to the Proposer.

The undersigned Proposer agrees that this proposal shall be good for and may not be withdrawn for a period of ninety (90) calendar days after closing deadline for receiving proposals.

The undersigned Proposer agrees, if notified of the acceptance of this proposal within ninety (90) days of the time set for opening of proposals, to execute and deliver to the Owner within five (5) days from the date of such notification the required construction contract, a performance bond and a payment bond for the total amount of the construction agreement, and a certificate of insurance, all as stipulated in the contract documents.

The undersigned Proposer agrees to attach to this proposal a certified check, cashier’s check or proposal bond in the amount of five percent (5%) of the total proposed contract sum. Also accompanying this proposal is all information required in the “Instruction to Proposers.”

It is understood and agreed by and between the parties that the proposal security accompanying this proposal will be returned to the Proposer, except in the following instance: in the event of acceptance of this proposal, if the Proposer fails to execute the required construction agreement and deliver the required performance and payment bonds within five (5) days after acceptance, then the proposal security shall become the property of the Owner and shall be considered as liquidated damages for the delay and other inconveniences suffered by the Owner because of such failure of the Proposer.

The undersigned Proposer acknowledges that the Owner reserves the right to reject any and/or all proposals covered in this Request for Competitive Sealed Proposals and that the Owner has the right to waive any informalities and/or defects in proposals or to accept such proposals as it shall deem to be in the best interests of the Owner.

In submitting this proposal, the Proposer represents that no person or company other than the Proposer listed below or otherwise indicated hereinafter has any interest whatsoever in this proposal or the construction agreement that may be entered into as a result hereof.

The undersigned Proposer certifies that the proposed contract sum and all prices contained in this proposal have been carefully checked and are submitted as correct and final. The undersigned Proposer further certifies that the unit prices have been shown in words and figures for each item listed in this proposal; and it is understood and agreed that, in the event of a discrepancy, the words shall govern.

The undersigned Proposer affirms that she/he/they are duly authorized to execute this proposal, and that this company, corporation, firm, partnership, and/or individual has not prepared this proposal in collusion with any other Proposer. The undersigned Proposer affirms that the content of this proposal as to prices, terms, and conditions has not been communicated by the undersigned nor by

any agents or employees of the undersigned to any other person engaged in this type of business, prior to the official public opening of this proposal.

This Proposal Form shall be signed by the Proposer as follows:

- A. Sole Proprietorship: Signature of sole proprietor in the presence of a notary public who will also sign and affix seal, printed name, and printed title (if any). Insert the printed words "Sole Proprietor" under the signature.
- B. Partnership or Joint Venture: Signature of all partners or joint ventures' in the presence of a notary public who will also sign and affix seal, printed name, and printed title (if any). Insert the printed words "Partner" or "Joint Venture" under each signature.
- C. Corporation: Signature of duly authorized signing officers, printed names, and printed titles. Under each such signature, insert the capacity in which the signing officer acts. Affix the corporate seal.



Signature of Proposer

Morgan McLaughlin

Printed Name of Proposer

President

Title

Synergy Commercial Construction, LLC

Name of Firm

114 Halmar Cove Georgetown, TX 78628

Address of Firm

737-374-7014

Telephone Number of Firm

N/A

Facsimile Number of Firm

[Corporate Seal, if a corporation]

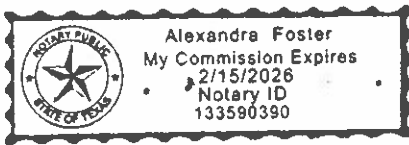
ACKNOWLEDGMENT

THE STATE OF TEXAS

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COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME on this 21st day of the month of
May _____, 2025, in the capacity and for the purposes indicated.



Alexandra Foster

Notary Public, State of Texas

My Commission Expires: February 15, 2026



**SYNERGY COMMERCIAL
CONSTRUCTION**
CULTIVATING RELATIONSHIPS ONE BUILDING AT A TIME

Project: CORR - Town Green Improvement Project
Address: 100 W Main St Round Rock, TX 78664
Date: 5.21.2025

Contractor: Synergy Commercial Construction
Address: 114 Halmar Cove., Georgetown, TX 78628
Contact: A. Nault
Email: anault@synergycctx.com
Phone: 737.529.6625

Division	Description	Qty.	Units	Cost Per Unit		Comments
General Conditions						
Division 1						
Division 1	General Conditions				\$290,730.01	Project Manual Under Section 3.6 calls for Final Completion of 240 Calendar Days or 34.29 Weeks
	Fees & Soft Costs				\$257,014.78	
	Insurance (General Liability)	1	LS	40,458.84	\$40,458.84	Includes Builders Risk
	State Remodel Tax	1	LS	0.00	\$0.00	Excluded
	Payment & Performance Bond	1	LS	38,625.00	\$38,625.00	
	Contractor's OH&P	1	LS	177,930.94	\$177,930.94	5.00%
TOTAL GENERAL CONDITIONS COST:					\$547,744.79	
BUILDING						
Division 3	Concrete				\$22,780.00	
Division 3	Polished Concrete	1	LS	0.00	\$0.00	Excluded
	Sealed Concrete	1	LS	0.00	\$0.00	Excluded
	Stained	1	LS	0.00	\$0.00	Excluded
	Pre-Cast Concrete Embeds/Hardware	1	LS	0.00	\$0.00	Excluded
	Wall Bracing/Shoring Rental	1	LS	0.00	\$0.00	Excluded
	Concrete Bollards	1	LS	17,280.00	\$17,280.00	Supply of (12) Manual Retractable Bollards
	Saw Cutting	1	LS	5,500.00	\$5,500.00	S/I of Concrete Saw Cutting Includes Pour Back for New Plumbing at Johnson Building
Division 4	Masonry				\$93,416.00	
Division 4	Masonry Labor	1	LS	93,416.00	\$93,416.00	S/I of Exterior Brick at Johnson Building, Flagstone Paving and Site Wall Type #1 with Flagstone Finish
Division 5	Steel				\$63,850.00	
Division 5	Structural Steel	1	LS	63,850.00	\$63,850.00	S/I of New Canopy Steel, Demo Existing Columns at Canopy (includes temporary shoring), Signage Steel Structure, Provide Embeds and 6" bollard to be placed by Concrete Subcontractor
	Steel Metal Decking	1	LS	0.00	\$0.00	Excluded
	Stairs/Ladders	1	LS	0.00	\$0.00	Excluded
	Railing	1	LS	0.00	\$0.00	Excluded
	Ornamental	1	LS	0.00	\$0.00	Excluded
Division 6	Carpentry				\$129,993.91	
Division 6	Rough Carpentry Framing (Labor)	1	LS	126,493.91	\$126,493.91	S/I Wood Framing, Simpson hardware. (2) Decks Trtd YP joist & beams, 2x4 IPE deck boards with hidden fasteners. Bench Trtd plate, 2x4 IPE bench boards with hidden fasteners. Excludes replacing of any existing framing/plywood which we have provided as an add alternate.
	Fork Lift	1	LS	3,500.00	\$3,500.00	Jobsite Rental Equipment
	Finish Carpentry	1	LS	0.00	\$0.00	Excluded
	Millwork Package	1	LS	0.00	\$0.00	Excluded
	Slatwall	1	LS	0.00	\$0.00	Excluded
Division 7	Thermal & Moisture Protection				\$157,362.23	
Division 7	Waterproofing	1	LS	23,671.00	\$23,671.00	S/I of Fluid Applied Membrane Air Barrier
	EIFS	1	LS	44,684.00	\$44,684.00	S/I EIFS at Exterior & Soffit of Johnson Building
	Composite Shingle Roofs	1	LS	0.00	\$0.00	Excluded
	Metal Siding	1	LS	0.00	\$0.00	Excluded
	Membrane Roofing	1	LS	75,383.23	\$75,383.23	S/I PolyISO 2.2" Thick Insulation Board, 1/2" Cover Board, SBS Modified Base Ply, Curb&Wall Flashing, Sump Drains, Metal Coping & Flashing, Tile Roof (Iudowici Clay Tile), Standing Seam Metal Roofing Panels at Overhangs on Johnson Building
	Gutters & Downspouts	1	LS	0.00	\$0.00	Excluded
	Roof Hatches	1	LS	0.00	\$0.00	Excluded

	Firestopping	1	LS	0.00	\$0.00	Excluded
	Caulk Building	1	LS	13,624.00	\$13,624.00	S/I Exterior Joint Sealants & Caulking
Division 8	Openings				\$29,453.00	
	Metal Doors & Frames	1	LS	8,542.00	\$8,542.00	S/I of (4) Welded HM Door Frames, (3) Flush HM Doors, (1) Pair of Flush HM Doors.
	Wood Doors / Wood Frames	1	LS	0.00	\$0.00	Excluded
	Special & Automatic Doors	1	LS	0.00	\$0.00	Excluded
	Access Doors	1	LS	0.00	\$0.00	Excluded
	Entrances & Storefronts	1	LS	0.00	\$0.00	Excluded
	Metal Windows	1	LS	0.00	\$0.00	Excluded
	Wood & Plastic Windows	1	LS	0.00	\$0.00	Excluded
	Special Windows	1	LS	0.00	\$0.00	Excluded
	Hardware	1	LS	20,911.00	\$20,911.00	S/I (4) Sets of Finish Door Hardware
	Glazing	1	LS	0.00	\$0.00	Excluded
	Mirrors	1	LS	0.00	\$0.00	Excluded
	Louvers & Vents	1	LS	0.00	\$0.00	Excluded
Division 9	Finishes				\$39,220.22	
	Exterior Studs, Light Gauge Framing, drywall, sheathing insulation etc	1	LS	32,205.22	\$32,205.22	S/I of Batt Insulation for Envelope & Interior Partitions, Type 'X' Drywall and Gyp Ceiling, Exterior Sheathing & Rigid Insulation
	Lath, Plaster, Stucco	1	LS	0.00	\$0.00	Excluded
	Acoustical Ceiling Material & Installation	1	LS	0.00	\$0.00	Excluded
	FRP	1	LS	0.00	\$0.00	Excluded
	Painting	1	LS	7,015.00	\$7,015.00	S/I Tape/Float & Painting of Interior Drywall, Painting HM Doors and Frames
Division 9	Flooring				\$10,021.00	
	Ceramic Tile	1	LS	9,787.00	\$9,787.00	S/I of Ceramic Floor & Wall Tile
	Resilient Flooring/VCT	1	LS	234.00	\$234.00	S/I of Wall Base
	Rubber Flooring	1	LS	0.00	\$0.00	Excluded
	Fluid Applied Flooring (Epoxy)	1	LS	0.00	\$0.00	Excluded
Division 10	Specialties				\$80,635.01	
	Interior Signs/Identifying Devices	1	LS	0.00	\$0.00	Excluded
	Exterior Signs	1	LS	71,742.01	\$71,742.01	S/I Site Signage for CL-1, CL-2, CL-5 and PB-6 with Backlit Channel Letters. PB-6 includes Laminated Artwork On Back of Signage at Main & Blair. Includes RR-3 & RR-4 Signage.
	Toilet Compartments & Cubicles	1	LS	0.00	\$0.00	Excluded
	Accordion Folding Partitions	1	LS	0.00	\$0.00	Excluded
	Toilet & Bath Accessories/Diaper Changers	1	LS	8,893.00	\$8,893.00	S/I of Restroom Accessories
	Fireplaces & Stoves	1	LS	0.00	\$0.00	Excluded
	Emergency Management Systems	1	LS	0.00	\$0.00	Excluded
	Fire Extinguishers & Cabinets	1	LS	0.00	\$0.00	Excluded
	Lockers	1	LS	0.00	\$0.00	Excluded
	Postal Specialties	1	LS	0.00	\$0.00	Excluded
	Storage Assemblies/Shelving	1	LS	0.00	\$0.00	Excluded
	Wall/Corner Guards/Protective Corners	1	LS	0.00	\$0.00	Excluded
	Awnings & canopies	1	LS	0.00	\$0.00	Excluded
	Flagpole	1	LS	0.00	\$0.00	Excluded
Division 11	Equipment				\$0.00	
	Vehicle Service Equipment	1	LS	0.00	\$0.00	Excluded
	Loading Dock Equipment	1	LS	0.00	\$0.00	Excluded
	Food Storage Equipment	1	LS	0.00	\$0.00	Excluded
	Refrigeration Sub	1	LS	0.00	\$0.00	Excluded
	Cooler Installation	1	LS	0.00	\$0.00	Excluded
	Stainless Steel	1	LS	0.00	\$0.00	Excluded
	Appliances	1	LS	0.00	\$0.00	Excluded
	Audio/Visual Equipment	1	LS	0.00	\$0.00	Excluded
	POS Systems	1	LS	\$0.00	\$0.00	Excluded
	Athletic/Playground Equipment	1	LS	0.00	\$0.00	Excluded
Division 12	Furnishings				\$239,766.84	
	Entry Mats	1	LS	0.00	\$0.00	Excluded
	Furnishings	1	LS	239,766.84	\$239,766.84	S/I Site Furnishings from Landscape Forms, QCP Corp, Trash Receptacle, Drinking Fountain, Bike Rack (Powder Coated Finish), Decorative Gas Pump and Skate Stops.
Division 13	Special Construction				\$0.00	
Division 14	Conveying Systems				\$0.00	

	Lifts	1	LS	0.00	\$0.00	Excluded
	Elevator	1	LS	0.00	\$0.00	Excluded
	Vehicle Lifts	1	LS	0.00	\$0.00	Excluded
Division 21	Fire Suppression				\$0.00	
	Fire Sprinkler	451	LS	0.00	\$0.00	Excluded
	Knox Box	1	LS	0.00	\$0.00	Excluded
Division 22	Plumbing				\$79,800.00	
	Sub Labor/Materials	1	LS	79,800.00	\$79,800.00	S/I PVC Waste & Vent System Above Ground & Below Slab, Copper Domestic Water with Insulation, Roof Drain Piping & Insulation, Plumbing Fixtures.
Division 23	HVAC				\$36,300.00	
	Sub Labor/Materials	1	LS	36,300.00	\$36,300.00	S/I (3) Daikin Ductless Split Systems, (1) Unit Heater, (3) Ceiling exhaust Fans, Sheet Metal Duct Work, Air Devices/Dampers, Louvers, Insulation, Condensate and Refrigerant Piping, Start up, and Test & Balance
	Fire/Smoke Dampers	1	EA	0.00	\$0.00	Excluded
Division 26	Building Electric				\$55,144.63	
	Sub Labor/Materials	1	LS	55,144.63	\$55,144.63	S/I Light Fixtures T8, T8E, F2X, J3K, H2, N1, includes Low Voltage Switches & Sensors, 120V Receptacles & Outlets, Card Reader Stubs, Power for EF's, AC Units, Water Heater.
	Low Voltage Electrical	1	LS	0.00	\$0.00	Excluded
	Emergency Generators	1	LS	0.00	\$0.00	Excluded
Division 27	Communications				\$0.00	
Division 28	Electronic Safety & Security				\$0.00	
	Security Systems	1	LS	0.00	\$0.00	Excluded
	Door Control Systems	1	LS	0.00	\$0.00	Excluded
	Fire Alarm	1	LS	0.00	\$0.00	Excluded
TOTAL BUILDING COST:						\$1,037,742.84
SITE						
Division 2	Demolition				\$59,175.00	
	Site Demolition	1	LS	0.00	\$0.00	Included in Building Demolition Line Below
	Building Demolition	1	LS	59,175.00	\$59,175.00	Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311.
	Contaminated Soil Remediation	1	LS	0.00	\$0.00	Excluded
	Asbestos/Mold Remediation	1	LS	0.00	\$0.00	Excluded
Division 31	Earthwork				\$101,516.00	
	Sub Labor/Equipment	1	LS	85,453.00	\$85,453.00	S/I Clear & Gurb of Site, Rought Grade Flatwork, Respread Topsoil in Green Spaces, Building Pad @ Spread Footing, Prep work at Artificial turf Area, Prep Work at Stone Pavers, Machinece Backfill curbs and Haul Off of Spoils
	Rock Excavation	1	LS	0.00	\$0.00	Excluded
	Dewatering	1	LS	0.00	\$0.00	Excluded
	Erosion Control/Silt Fence/Tree Protection	1	LS	16,063.00	\$16,063.00	S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections
	Soil Stabilization Systems	1	LS	0.00	\$0.00	Excluded
	Termite Treatment	1	LS	0.00	\$0.00	Excluded
	Piers/Piles & Caissons	1	LS	0.00	\$0.00	Excluded
Division 32	Exterior Improvements				\$1,182,209.85	
	Asphalt Patch & Seal	1	LS	20,000.00	\$20,000.00	Allowance for Asphalt Repairs of Existing Roadways at Limits Of Construction. Excludes any Seal Coating
	Site Concrete	1	LS	663,305.18	\$663,305.18	S/I Concrete at Johnson Building, East & West Wood Decks, Site Wall, Dumpster Pad, Electrical Pad, HVAC Pad, Concrete Type 1 & 2, Concrete at Stone Paving , Curb & Gutters, Bike Rack, Main & Blair Sign Base, Light Pole Bases, Install of Bollards
	Unit Pavers	1	LS	0.00	\$0.00	Excluded
	Pavement Markings & Signs	1	LS	0.00	\$0.00	Excluded
	Wheel Stops	1	LS	0.00	\$0.00	Excluded
	Dumpster CMU	1	LS	0.00	\$0.00	Excluded

EXCLUSIONS NOT LISTED ABOVE:

Permits/tap fees/3rd party inspections, bonds, impact/meter fees, etc.
Haul off of hazardous materials and/or Rock Excavation
Road Boarings
Relocation of existing utilities uncovered during construction
Generators for temporary power
A/V, POS, Low Voltage, locksmith, elevator access key pads, intercom system & CCTV
Pricing due to market fluctuations
Delays due to material lead times
Material Testing and/or Special Third Party Inspections
Any unmarked or unlocated utilites not shown on civil drawings
Knox Box
Any HUB/MWBE and or DBE requirements
Any Pay Scale Wage Requirements
Relocating any Traffic Signal Boxes
Any Tree Trimming or Tree Pruning/Shaping
Install or Programming of Door Access Control by City Vendors