#### **Request for Competitive Sealed Proposals**

### **PROPOSAL FORM**

<b>PROJECT NAME:</b>	ROUND ROCK TOWN GREEN					
<b>PROJECT LOCATION:</b>	200 Round Rock Avenue, Round Rock, Texas 78664					
<b>PROJECT OWNER:</b>	City of Round Rock, Texas					
DATE:	May 21, 2025					
<b>PROPOSER:</b>	Firm Name: Synergy Commercial Construction, LLC					
	Principal Office Address: 114 Halmar Cove Georgetown, TX 78628					
	Telephone Number: <u>737-374-7014</u>					
	Facsimile Number: <u>N/A</u>					
	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 May 16, 2025	Date Received May 16, 2025
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** THE PROPOSED CONTRACT, SHALL CONDITIONS OF BE STRICT IN **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 <u>examined the site</u> 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:

I O I AL I NOI OBLD CONTRACT SOWI WINCHUG OWNET S DELLETINENT ANDWAILE VI	TOTAL PROPOSED CONTRACT SUM to include <b>Owner's Betterment Allowance of</b> $\$0.0$	0
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## TOTAL PROPOSED CONTRACT SUM:

Three Million Seven Hundred Seventy Five Thousand One Hundred Seventy Four Dollars and Seventy Five Cents **Dollars (\$\_\_\_\_\_\_\_** 

### **PROPOSED ALTERNATE COSTS:**

<u>Alternate No. 1:</u> 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 **)** 

<u>Alternate No. 2:</u> 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 ( $\$^{94,416.32}$ )
	Dollars (\$ <sup>1</sup> ,

<u>Alternate No. 3:</u> 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 ADDTITIONAL ALTERNATES	Dollars (\$	)
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### **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 calendarday 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§COUNTY OF WILLIAMSON§

SUBSCRIBED AND SWORN TO BEFORE ME on this <u>21st</u> day of the month of May \_\_\_\_\_\_\_, 2025, in the capacity and for the purposes indicated.



Notary Public, State of Texas

My Commission Expires: February 15, 2026

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# SYNERGY COMMERCIAL CONSTRUCTION CULTIVATING RELATIONSHIPS ONE BUILDING AT A TIME

Project:	CORR - Town Green Improvement Project				Contractor:	Synergy Commercial Construction
Address:	100 W Main St Round Rock, TX 78664				Address:	114 Halmar Cove., Georgetown, TX 78628
Date:	5.21.2025				Contact:	A. Nault
					Email:	anault@synergycctx.com
					Phone:	737.529.6625
Division	Description	Oty.	Units	Cost Per Unit		Comments
DIVISION	General Con	~ .	Units	Cost I er Onti		Comments
Division 1	General Con		1	1		
DIVISION						Project Manual Under Section 3.6 calls for Final
	General Conditions				\$290,730.01	
					,	
Division 1	Fees & Soft Costs				\$257,014.78	
	Insurance (General Liability)	1	LS	40,458.84	\$40,458.84	Includes Builders Risk
	State Remodel Tax		LS	0.00		Excluded
	Payment & Performance Bond		LS	38,625.00	\$38,625.00	
	Contractor's OH&P		LS	177,930.94	\$177,930.94	5.00%
	TOTAL GEN	ERAL CO	NDIT	IONS COST:	\$547,744.79	
	BUILDI	NG				
Division 3	Concrete				\$22,780.00	
	Polished Concrete		LS	0.00		Excluded
	Sealed Concrete	1	LS	0.00		Excluded
	Stained	_	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
					003.416.00	
Division 4	Masonry				\$93,416.00	
	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
						and one wan type #1 with thigstone thinsh
Division 5	Steel				\$63,850.00	
Division e					305,050.00	S/I of New Canopy Steel, Demo Existing Columns at
			1.0	(2.050.00	¢(2,050,00	Canopy (includes temporary shoring), Signage Steel
	Structural Steel		LS	63,850.00	\$63,850.00	Structure, Provide Embeds and 6" bollard to be placed by
						Concrete Subcontractor
	Steel Metal Decking		LS	0.00		Excluded
	Stairs/Ladders		LS	0,00		Excluded
	Railing		LS	0.00		Excluded
	Ornamental	1	LS	0.00	\$0.00	Excluded
Division 6	Carpentry				\$129,993.91	
						S/I Wood Framing, Simpson hardware. (2) Decks Trtd YP
						joist & beams, 2x4 IPE deck boards with hidden fasterns.
	Rough Carpentry Framing (Labor)	1	LS	126,493.91	\$126,493.91	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	
	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
						S/I PolyISO 2.2" Thick Insulation Board, 1/2" Cover
						Board, SBS Modified Base Ply, Curb&Wall Flashing,
	Membrane Roofing		LS	75,383.23	\$75,383.23	Sump Drains, Metal Coping & Flashing, Tile Roof (ludowici Clay Tile), Standing Seam Metal Roofing Panels
						at Overhangs on Johnson Building
	Gutters & Downspouts	1	LS	0.00	\$0.00	Excluded
	Roof Hatches		LS	0.00		Excluded
1	L	_ <b>_</b> '	122	0.00	\$3.00	I

	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	
IVISION 0	Metal Doors & Frames	1 LS	8,542.00	\$8,542.00	S/I of (4) Welded HM Door Frames, (3) Flush HM Door
					(1) Pair of Flush HM Doors.
	Wood Doors / Wood Frames	1 LS	0.00		Excluded
	Special & Automatic Doors Access Doors	1 LS 1 LS	0.00		Excluded Excluded
	Entrances & Storefronts	1 LS 1 LS	0.00		Excluded
	Metal Windows	1 LS	0.00		Excluded
	Wood & Plastic Windows	1 LS	0.00		Excluded
	Special Windows	1 LS	0.00		Excluded
	Hardware	1 LS	20,911.00		S/I (4) Sets of Finish Door Hardware
	Glazing	1 LS	0.00		Excluded
	Mirrors	1 LS	0.00		Excluded
	Louvers & Vents	1 LS	0.00		Excluded
ivision 9	Finishes	1 25	0.00	\$39,220.22	
	Exterior Studs, Light Gauge Framing, drywall, sheathing insulation etc	1 LS	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 Doors and Frames
ivision 9	Flooring			\$10,021.00	
ivision >	Ceramic Tile	1 LS	9,787.00		S/I of Ceramic Floor & Wall Tile
	Resilient Flooring/VCT	1 LS	234.00		S/I of Wall Base
	Rubber Flooring	1 LS	0.00		Excluded
	Fluid Applied Flooring (Epoxy)	1 LS	0.00		Excluded
		1 25	0.00	40.00	Excluded
ivision 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 Artw On Back of Signage at Main & Blair. Includes RR-3 & 4 Signage.
	Toilet Compartments & Cubicles	1 LS	0.00	\$0.00	Excluded
	Accordian 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
ivision 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
ivision 12	Furnishings		-	\$239,766.84	
	Entry Mats Furnishings	1 LS 1 LS	0.00 239,766.84		Excluded S/I Site Furnishings from Landscape Forms, QCP Corp Trash Receptacle, Drinking Fountain, Bike Rack (Powc Coated Finish), Decorative Gas Pump and Skate Stops.
vivision 13	Special Construction		-	\$0.00	

	Lifts	1	LS	0.00	\$0.00	Excluded
	Elevator		LS	0.00		Excluded
	Vehicle Lifts		LS	0.00		Excluded
			20	0.00		
Division 21	Fire Suppression				\$0.00	
	Fire Sprinkler	451	LS	0,00		Excluded
	Knox Box		LS	0,00		Excluded
Division 22	Plumbing				\$79,800.00	
					,	S/I PVC Waste & Vent System Above Ground & Below
	Sub Labor/Materials	1	LS	79,800.00	\$79,800.00	Slab, Copper Domestic Water with Insulation, Roof Drain Piping & Insulation, Plumbing Fixtures.
Division 23	HVAC				\$36,300.00	
	Sub Labor/Materials		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, Condendate and Refirgerant 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		LS	55,144.63	\$55,144.63	Outlets, Card Reader Stubs, Power for EF's, AC Units, Water Heater.
	Low Voltage Electrical		LS	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		LS	0.00		Excluded
		1			\$0.00	Excluded
	Door Control Systems		LS	0.00		
	Door Control Systems Fire Alarm	1	LS	0.00	\$0.00	Excluded
		1	LS			
	Fire Alarm	TOTAL F	LS	0.00	\$0.00	
	Fire Alarm	TOTAL F	LS	0.00	\$0.00 <b>\$1,037,742.84</b>	Excluded
Division 2	Fire Alarm SIT Demolition	TOTAL F	LS BUIL	0.00 DING COST:	\$0.00 \$1,037,742.84 \$59,175.00	Excluded
Division 2	Fire Alarm	TOTAL F	LS	0.00	\$0.00 \$1,037,742.84 \$59,175.00	Excluded Included in Building Demolition Line Below
Division 2	Fire Alarm SIT Demolition Site Demolition Building Demolition	1 TOTAL H SE 1 1	LS BUIL LS LS	0.00 DING COST: 0.00 59,175.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311.
Division 2	Fire Alarm SIT Demolition Site Demolition Building Demolition Contaminated Soil Remediation	1 TOTAL H SE 1 1 1 1	LS BUIL LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$59,175.00 \$59,175.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded
Division 2	Fire Alarm SIT Demolition Site Demolition Building Demolition	1 TOTAL H SE 1 1 1 1	LS BUIL LS LS	0.00 DING COST: 0.00 59,175.00	\$0.00 \$1,037,742.84 \$59,175.00 \$59,175.00 \$59,175.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311.
	Fire Alarm  Fire Alarm  SIT  Demolition  Site Demolition  Building Demolition  Contaminated Soil Remediation  Asbestos/Mold Remediation	1 TOTAL H SE 1 1 1 1	LS BUIL LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$59,175.00 \$59,175.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded
Division 2 Division 31	Fire Alarm SIT Demolition Site Demolition Building Demolition Contaminated Soil Remediation	1 TOTAL H SE 1 1 1 1	LS BUIL LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$59,175.00 \$59,175.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded
	Fire Alarm  Fire Alarm  SIT  Demolition  Site Demolition  Building Demolition  Contaminated Soil Remediation  Asbestos/Mold Remediation	Image: 1           TOTAL         H           'E         Image: 1           Image: 1         Image: 1         Image: 1           Image: 1         Image: 1         Image: 1         Image: 1           Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1         Image: 1	LS BUIL LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$359,175.00 \$0.00 \$0.00 \$101,516.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded
	Fire Alarm  SIT  Demolition  Site Demolition  Building Demolition  Contaminated Soil Remediation  Asbestos/Mold Remediation  Earthwork	Image: 1       TOTAL       Image: 1	LS BUILI LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machince Backfill curbs and Haul Off of Spoils Excluded
	Fire Alarm SIT Demolition Site Demolition Building Demolition Contaminated Soil Remediation Asbestos/Mold Remediation Earthwork Sub Labor/Equipment	Image: 1       TOTAL       Image: 1	LS BUILI LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 85,453.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils
	Fire Alarm SIT Demolition Site Demolition Building Demolition Contaminated Soil Remediation Asbestos/Mold Remediation Earthwork Sub Labor/Equipment Rock Excavation	Image: 1       Image: 1         Image	LS BUILI LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 85,453.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machince Backfill curbs and Haul Off of Spoils Excluded
	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Earthwork         Sub Labor/Equipment         Rock Excavation         Dewatering	Image: 1       TOTAL       Image: 1       <	LS BUILJ LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 85,453.00 0.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00 \$0.00 \$10,063.00	Excluded  Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded  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, Machinee Backfill curbs and Haul Off of Spoils Excluded  S/I of Erosion Control, Silt Fence, Tree Protection, Inlet S/I of Erosion Control, Silt Fence, Tree Protection, Inlet S/I of Start Up & Narrative with required
	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Earthwork         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection	Image: 1 minipage in the second se	LS BUIL LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 85,453.00 0.00 0.00 16,063.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00 \$10,516.00 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections
	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Earthwork         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems	Image: 1 minipage in the second se	LS BUIL LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 85,453.00 0.00 16,063.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00 \$0.00 \$16,063.00 \$0.	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection Start Up & Narrative with required inspections Excluded
	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Earthwork         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems         Termite Treatment	Image: 1 minipage in the second se	LS BUIL) LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 85,453.00 0.00 16,063.00 0.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00 \$0.00 \$16,063.00 \$0.	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections Excluded Excluded Excluded
	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Earthwork         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems         Termite Treatment	Image: 1 minipage in the second se	LS BUIL) LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 85,453.00 0.00 16,063.00 0.00 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00 \$0.00 \$16,063.00 \$0.	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections Excluded Excluded Excluded Excluded
Division 31	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Earthwork         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems         Termite Treatment         Piers/Piles & Caissons         Exterior Improvements	Image: Total	LS BUIL LS LS LS LS LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 0.00 0.00 16,063.00 0.	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$10,00 \$0.00 \$16,063.00 \$16,063.00 \$16,063.00 \$1,182,209.85	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections Excluded Excluded Allowance for Asphalt Repairs of Existing Roadways at
Division 31	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Earthwork         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems         Termite Treatment         Piers/Piles & Caissons         Exterior Improvements         Asphalt Patch & Seal         Site Concrete	Image: red image	LS BUIL LS LS LS LS LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.000 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$0.00 \$16,063.00 \$16,063.00 \$0.00 \$0.00 \$0.00 \$16,063.00 \$1,182,209.85 \$20,000.00 \$663,305.18	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections Excluded Excluded Allowance for Asphalt Repairs of Existing Roadways at Limits Of Construction. Excludes any Seal Coating 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
Division 31	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems         Termite Treatment         Piers/Piles & Caissons         Exterior Improvements         Asphalt Patch & Seal         Site Concrete         Unit Pavers	Image:	LS BUIL) LS LS LS LS LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.000 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$10,000 \$0.00 \$16,063.00 \$16,063.00 \$11,182,209.85 \$20,000.00 \$1,182,209.85 \$20,000.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections Excluded Excluded Allowance for Asphalt Repairs of Existing Roadways at Limits Of Construction. Excludes any Seal Coating S/I Concrete at Johnson Building, East & West Wood Decks, Site Wall, Dumpster Pad, Electrical Pad, HVAC Pad, Concret Type 1 & 2, Concrete at Stone Paving , Curb & Gutters, Bike Rack, Main & Blair Sign Base, Light Pole Bases, Install of Bollards Excluded
Division 31	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Building Demolition         Building Demolition         Building Demolition         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems         Termite Treatment         Piers/Piles & Caissons         Exterior Improvements         Asphalt Patch & Seal         Site Concrete         Unit Pavers         Pavement Markings & Signs	Image:	LS BUIL) LS LS LS LS LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.00 0.00 0.00 0.00 0.00 16,063.00 0.	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$10,00 \$0.00 \$16,063.00 \$16,063.00 \$11,182,209.85 \$20,000.00 \$1,182,209.85 \$20,000.00 \$1,182,209.85 \$20,000.00 \$1,000 \$0.00 \$0.00 \$1,000 \$0.00	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections Excluded Excluded Allowance for Asphalt Repairs of Existing Roadways at Limits Of Construction. Excludes any Seal Coating S/I Concrete 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 Excluded Excluded Excluded Excluded
Division 31	Fire Alarm         SIT         Demolition         Site Demolition         Building Demolition         Contaminated Soil Remediation         Asbestos/Mold Remediation         Asbestos/Mold Remediation         Sub Labor/Equipment         Rock Excavation         Dewatering         Erosion Control/Silt Fence/Tree Protection         Soil Stabilization Systems         Termite Treatment         Piers/Piles & Caissons         Exterior Improvements         Asphalt Patch & Seal         Site Concrete         Unit Pavers	Image:	LS BUIL) LS LS LS LS LS LS LS LS LS LS LS LS LS	0.00 DING COST: 0.00 59,175.00 0.000 0.00	\$0.00 \$1,037,742.84 \$59,175.00 \$0.00 \$59,175.00 \$0.00 \$0.00 \$101,516.00 \$85,453.00 \$10,00 \$0.00 \$16,063.00 \$16,063.00 \$16,063.00 \$11,182,209.85 \$20,000.00 \$20,000.00 \$1,182,209.85 \$20,000.00 \$0	Excluded Included in Building Demolition Line Below Includes Disposal/Recycle of the structure, foundation, concrete flatwork, sidewalks and other miscellaneous items as identified on C-3, AD211 and AD311. Excluded Excluded 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, Machinee Backfill curbs and Haul Off of Spoils Excluded S/I of Erosion Control, Silt Fence, Tree Protection, Inlet Protection and Concrete Wash Out. Includes SWPPP Construction Start Up & Narrative with required inspections Excluded Excluded Allowance for Asphalt Repairs of Existing Roadways at Limits Of Construction. Excludes any Seal Coating S/I Concrete at Johnson Building, East & West Wood Decks, Site Wall, Dumpster Pad, Electrical Pad, HVAC Pad, Concret Type 1 & 2, Concrete at Stone Paving , Curb & Gutters, Bike Rack, Main & Blair Sign Base, Light Pole Bases, Install of Bollards Excluded

	Chain Link Fences	1	LS	99,342.00		S/I 4' High Omega II Elite Fence at Mays Street, 8' High Omega UNIK Fence at Dumpster Enclosure, Electrical Yard and HVAC Area
	Wood Fences	11	LS	0.00	\$0.00	Excluded
	Retaining Walls		LS	0.00		Excluded
	Lawn Irrigation	1]	LS	59,072.86	\$59,072.86	S/I Irrigation system including design and requried irrgation sleeves
	Landscaping	11	LS	340,489.81	\$340,489.81	S/I of Trees (City of Round Rock will be providing (10) UC-200 Cedar Elm's and (6) QM-300 Chinkapin Oak's), Shrubs, Grasses/Succulents, Bed Preparation at Planting Beds & Existing Trees
vision 33	Utilities				\$846,786.27	
	Domestic Water	1 1	LS	52,640.00		S/I Water Improvements 2" Irrigation and 1.5" Domestic Water with Meter Assembley and 1.5" RPZ on Domestic Water
	Fire Line/Water/Hydrants/Vaults	11	LS	0.00	\$0.00	Excluded
	Sanitary Sewer	1 1	LS	50,870.00	\$50,870.00	S/I Wastewater Improvements connection into existing manhole, new 8" & 6" SDR26 PVC, with new 4' manhole
	Oil/Grease Intercepter		LS	0.00		Excluded
	Septic	11	LS	0.00	\$0.00	Excluded
	Storm Sewer System	1 1	LS	185,520.90	\$185,520.90	S/I Storm Drainage Improvements new Storm Troopers, 18" RCP Pipe, 18" HDPE Pipe, 3'x3' Grate Inlet & Juncti Box, 18" and 12" Nyloplast Inlets
	Gas	11		0.00		Excluded
	Road Boring		LS	0.00		Excluded
	Detention/Retention Pond	11	LS	0.00	\$0.00	Excluded
	Site Electrical	11	LS	557,755.37	\$557,755.37	S/I Site Electrical Fixtures L7.1, L7 1A, L7.2, L7.3, L7.4 L7.5, L7.6, L7.7 and 120v receptacles. Power to onsite service rack, Receptable power on service rack, Time clocks for exterior lighting, meter and CT enclosures, Milbank's Power Pedestals, 800A 1PH 3W LDP Panel, 400A 1PH Panelboard, demo & reinstall 400A 1PH preexisting panel, 4" PVC conduit from IT room to Data Box 200', 4" conduits for resized utility transformer from sectionalizing cabinet, 4" conduits from transformer to n service rack (440') 3#600 Copper Feeders.
		тот	AL	SITE COST:	\$2,189,687.12	
	GC'S/OH&P	CEN	FDAT	CONDITIONS:	\$547,744.79	
	BUILDING COST			-	\$1,037,742.84	•
	SITE COST TOTAL SITE WORK:				\$2,189,687.12	•
					<u>\$3,775,174.75</u>	
					<i>\$6,776,171,176</i>	
	ALTERNATE BID ITEN		/		nclude OH&P, In	surance and/or taxes
1	Add Alternate for Removal of Existing Sidewall and concrete for pouring Back New Sidewalk	k as noted on C-3, Includ	les rec	uired prep work	\$85,058.73	
2	Storm Trooper Water Quality Vault #1 & #2				\$94,416.32	
3	Alternate Keynote #22 on E-100				\$18,502.85	
4	Alternate Keynote #23 on E-100				\$16,810.25	
5	Skate Stoppers on the (17) QCP Custom Bench 'Bench Type 3'				\$14,757.00	
6	Add Alternate for Removing/Replacing 10% of 2x10s at Covered Patio				\$3,600.00	
7	Add Alternate for Removing/Replacing 10% of Roof Decking				\$5,600.00	
8	Add Alternate for Supplying/Installing Knox Bo				\$1,025.00	
9	Dero Surface Mounted Stainless Steel Bike Rac			nish	\$2,550.00	
10	VE Deduct of Tensar BX1100 Special Sidewalk	Condition as Shown on	_		(\$26,159.00)	
			To	tal Alternates	\$216,161.15	

Based of Plan by Design Workshop - Landscape, Waeltz & Prete - Civil, JAS Irrigation Design - Irrigation, Mckinney York - Architect, Hendrix - MEP, and Picket Kelm & Associates - Structural list on cover sheet with a date of April 15, 2025. Drawings are listed as 100% Construction Set above date and project map location

Based on Project Manual by Design Workshop Prepared by Conners Ladner Dated April 2025.

Includes Addendum #1 Dates May 16,2025

Project schedule included as 270 days to Final Completion

Includes Special Sidewalk Condition per Detail on C33 for Tensar BX 1100 Allowance of \$10,000 for Asphalt Paving Repairs at Limit Of Constructions

Includes required Traffic Control

Builders Risk Insurance is Included

Programming of DMX Controller for Expansion with ETC

Laminated Artwork on back of PB-6 Sign City of Round Rock will be providing (10) UC-200 Cedar Elm's and (6) QM-300 Chinkapin Oak's

#### 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