

ATTACHMENT 1

RFCSP No. 58-17: BAC Walker Pool Facility Replacement Construction-Manger-at-Risk Project Bid Date: Nov. 9, 2017 @ 2:00 PM including Addenda Nos. 1 and 2

Construction Cost Bid Summary

DIVISION	DESCRIPTION	COST	SUBCONTRACTOR	BID RESULTS
DIV. 1	GENERAL CONDITIONS	\$ 249,435	Division 1 - Subtotal	
	General Requirements	\$ 56,920	Byrne Construction Services	General Allowance
	Temporary Construction Fence	\$ 19,058	Byrne Construction Services	Support Allowance
	Construction Security Fence Gate	\$ 1,700	Byrne Construction Services	Support Allowance
	Final Clean	\$ 11,257	Byrne Construction Services	Support Allowance
	Supplemental Hoisting	\$ 70,000	Byrne Construction Services	Support Allowance
	Scaffolding Floor	\$ 85,000	Byrne Construction Services	Support Allowance
	Wayfinding	\$ 5,500	Byrne Construction Services	Support Allowance
DIV. 2	DEMOLITION	\$ 181,070	Division 2 - Subtotal	
	Abatement	\$ 26,519	1 Priority Environmental Services	Best Value Selection (Low Bidder)
	Demolition	\$ 154,551	Whittaker Lane Contracting, LLC	Best Value Selection (Low Bidder)
DIV. 3	CONCRETE	\$ 802,237	Division 3 - Subtotal	
	Turnkey Concrete	\$ 769,177	Keystone Concrete	Best Value Selection (Low Bidder)
	Supplemental Layout Verification & Anchor Bolts	\$ 15,000	Byrne Construction Services	Support Allowance
	Housekeeping Pads	\$ 5,000	Byrne Construction Services	Support Allowance
	Concrete Rubbing	\$ 5,000	Byrne Construction Services	Support Allowance
	Hot Weather Concrete Placement Provisions	\$ 8,060	Byrne Construction Services	Support Allowance
DIV. 4	MASONRY	\$ 670,231	Division 4 - Subtotal	
	Masonry	\$ 670,231	Ericstad	Best Value Selection
DIV. 5	METALS	\$ 346,500	Division 5 - Subtotal	
	Steel Fabrication and Erection	\$ 331,500	Moore Erection and C&F Steel	Best Value Selection (Low Bidder)
	Roof Access Ladders	\$ 3,000	Byrne Construction Services	Support Allowance
	Grate at Pit in Pump House	\$ 7,000	Byrne Construction Services	Support Allowance
	Hatch and Ladder at Pump House Pit	\$ 5,000	Byrne Construction Services	Support Allowance
DIV. 6	WOODS & PLASTICS	\$ 214,423	Division 6 - Subtotal	
	Rough Carpentry	\$ 72,523	Byrne Construction Services	Best Value Selection (Low Bidder)
	Finish Carpentry	\$ 141,900	Phenix Architectural Millwork	Best Value Selection (Low Bidder)
DIV. 7	THERMAL & MOISTURE PROTECTION	\$ 814,283	Division 7 - Subtotal	
	Joint Protection (Furnish)	\$ 2,592	Alpha Insulation & Waterproofing	Best Value Selection (Low Bidder)
	Joint Protection (Install)	\$ 10,262	Byrne Construction Services	Support Allowance
	Metal Wall Panels	\$ 168,086	The Engineered Metals Co.	Best Value Selection (Low Bidder)
	Roofing	\$ 194,597	Dean Contracting Co.	Best Value Selection (Low Bidder)
	Translucent Roofing	\$ 199,055	The Engineered Metals Co.	Best Value Selection (Low Bidder)
	Miscellaneous Roofing	\$ 50,000	Byrne Construction Services	General Allowance
	Ships Ladder with Roof Access Door	\$ 5,000	Byrne Construction Services	Support Allowance
	Roof Hatch	\$ 1,530	Byrne Construction Services	Support Allowance
	Waterproofing and Firestopping	\$ 164,161	Alpha Insulation & Waterproofing	Best Value Selection (Low Bidder)
	Misc. Sealants	\$ 9,000	Byrne Construction Services	Support Allowance
	Z-Furring at Rigid Insulation	\$ 10,000	Byrne Construction Services	Support Allowance
DIV. 8	DOORS & WINDOWS	\$ 790,342	Division 8 - Subtotal	
	Doors, Frames and Hardware	\$ 113,396	Wessley-Thompson	Best Value Selection (Low Bidder)
	Overhead Doors	\$ 106,246	Hill Country Overhead Door	Best Value Selection (Low Bidder)
	Glazing and Mirrors	\$ 334,950	Champion Glass	Best Value Selection (Low Bidder)
	Louvers (Furnish and Install)	\$ 235,750	Flo-Aire Service, Inc.	Best Value Selection (Low Bidder)
DIV. 9	FINISHES	\$ 811,896	Division 9 - Subtotal	
	Plaster	\$ 43,711	RR Cauble Lath & Plaster	Best Value Selection (Low Bidder)
	Drywall	\$ 216,152	Baker Drywall	Best Value Selection (Low Bidder)
	Temporary Walls	\$ 8,250	Byrne Construction Services	Support Allowance
	Tile	\$ 88,830	Yarborough Tile	Best Value Selection (Low Bidder)
	Sealed Concrete	\$ 5,687	Central Texas Finishers	Best Value Selection (Low Bidder)
	Resilient Flooring	\$ 69,500	Spectra Contract Flooring	Best Value Selection (Low Bidder)
	Athletic Flooring	\$ -	RFS	By Owner
	Resinous Flooring	\$ 118,333	DecoCrete Prof. Flooring Solutions	Best Value Selection (Low Bidder)
	Floor Protection	\$ 24,450	Byrne Construction Services	Support Allowance
	Painting	\$ 236,983	JC Enterprises	Best Value Selection (Low Bidder)
DIV. 10	SPECIALTIES	\$ 137,521	Division 10 - Subtotal	
	Specialties	\$ 74,171	Knezek Construction Services	Best Value Selection (Low Bidder)
	Lockers	\$ 63,350	Republic Storage Products	Best Value Selection (Low Bidder)
DIV. 11	EQUIPMENT	\$ 228,191	Division 11 - Subtotal	
	Athletic Equipment	\$ 228,191	Daktronics	Best Value Selection (Low Bidder)
DIV. 12	FURNISHINGS	\$ 130,200	Division 12 - Subtotal	
	Window Treatments	\$ -	-	By Owner
	Bleachers	\$ 130,200	Southern Bleacher Company, Inc.	Best Value Selection (Low Bidder)
DIV. 13	SPECIAL CONSTRUCTION	\$ 4,636,010	Division 13 - Subtotal	
	Pool Equipment	\$ 3,704,600	The Pool Company	Best Value Selection (Low Bidder)
	Pre-Engineered Metal Buildings	\$ 905,010	Moore Erection, LP	Best Value Selection (Low Bidder)
	PEMB Material Escalation	\$ 26,400	Byrne Construction Services	General Allowance
DIV. 21	FIRE SUPPRESSION	\$ 142,390	Division 21 - Subtotal	
	Fire Protection	\$ 114,790	Casteel Automatic Fire Protection	Best Value Selection (Low Bidder)
	Josh Davis Fire Protection Scope	\$ 27,600	Byrne Construction Services	General Allowance
DIV. 22	PLUMBING	\$ 745,750	Division 22 - Subtotal	
	Plumbing	\$ 745,750	O'Haver Plumbing	Best Value Selection (Low Bidder)

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DIV. 23	HVAC	\$ 762,820	Division 23 - Subtotal	
	HVAC	\$ 736,600	Flo-Aire Service, Inc.	Best Value Selection (Low Bidder)
	Miscellaneous HVAC	\$ 20,000	Byrne Construction Services	Support Allowance
	Blocking at Mechanical Equipment Curbs	\$ 6,220	Byrne Construction Services	Support Allowance
DIV. 26	ELECTRICAL	\$ 1,174,308	Division 26 - Subtotal	
	Electrical and Fire Alarm	\$ 1,169,308	IES Commercial, Inc.	Best Value Selection
	Miscellaneous Electrical	\$ 5,000	Byrne Construction Services	Support Allowance
DIV. 27	COMMUNICATIONS	\$ 135,011	Division 27 - Subtotal	
	Communications	\$ 35,985	Eldridge Communications	Best Value Selection (Low Bidder)
	Audio/Video	\$ 99,026	Alterman, Inc.	Best Value Selection (Low Bidder)
DIV. 28	ELECTRONIC SAFETY & SECURITY	\$ 60,987	Division 28 - Subtotal	
	Safety and Security	\$ 60,987	BryComm LLC	Best Value Selection (Low Bidder)
DIV. 31	EARTHWORK	\$ 630,630	Division 31 - Subtotal	
	Earthwork	\$ 540,659	Mesa Equipment	Best Value Selection (Low Bidder)
	Enabling Work	\$ 89,971	Byrne Construction Services	Best Value Selection (Low Bidder)
DIV. 32	EXTERIOR IMPROVEMENTS	\$ 109,155	Division 32 - Subtotal	
	Pavement Markings	\$ 456	Byrne Construction Services	Support Allowance
	Power Wash	\$ 500	Byrne Construction Services	Support Allowance
	Fences & Gates	\$ 43,976	Anchor Fence	Best Value Selection (Low Bidder)
	Modify Existing Chain Link Fencing	\$ 780	Byrne Construction Services	Support Allowance
	Relocate Chain Link Gate, Double Pedestrian	\$ 300	Byrne Construction Services	Support Allowance
	Landscaping	\$ 62,368	AAA Landscaping	Best Value Selection (Low Bidder)
	Temporary Sod Replacement at Site Utilities Rework	\$ 275	Byrne Construction Services	Support Allowance
	Temp. Irrigation Replacement at Site Utilities Rework	\$ 500	Byrne Construction Services	Support Allowance
DIV. 33	UTILITIES	\$ 179,060	Division 33 - Subtotal	
	Site Utilities	\$ 173,694	M5 Utilities	Best Value Selection (Low Bidder)
	Remove & Replace Exist Paving @ Site Utilities Rework at Josh Davis	\$ 5,178	Byrne Construction Services	Support Allowance
	Replace Curb & Gutter @ Site Utilities Rework at Josh Davis	\$ 188	Byrne Construction Services	Support Allowance
ALT	BID ALTERNATES	\$ 114,225	Value Engineering Subtotal	
	Alternate 1 - Starting Blocks	\$ 88,000	The Pool Company	Best Value Selection (Low Bidder)
	Alternate 3 - Scoreboard Synchronization between Davis and Walker	\$ 26,225	Daktronics	Best Value Selection (Low Bidder)
COST OF WORK SUMMARY			TOTAL VALUE ENGINEERING WITH GC FEES	
PROJECT COST OF WORK		\$ 14,066,675	None	
CONSTRUCTION MANAGER'S TOTAL FEE SUMMARY			CONSTRUCTION MANAGER'S FEE BREAK-OUT	
PRE-CONSTRUCTION SERVICES		\$ 54,579	= Subtotal Bids * 0.388%	
GENERAL CONDITIONS		\$ 1,008,721	= Subtotal Bids * 7.171%	
CONSTRUCTION PROFIT		\$ 414,545	= Subtotal Bids * 2.947%	
CONSTRUCTION MANAGER'S TOTAL FEE		\$ 1,477,845	= Subtotal Bids * 10.506%	
TOTAL CONTRACTOR BID COST		\$ 15,544,520	TOTAL PROJECT COST	\$15,794,520
CONTINGENCY AND ALLOWANCE SUMMARY			TOTAL PROJECT ALLOWANCE SUMMARY	
CONTINGENCY ALLOWANCE TOTAL		\$ 250,000	Owner Contingency Allowance Maintained Outside Contract	
GENERAL ALLOWANCE TOTAL		\$ 181,678	Total for CM Allowances	\$ 509,384
SUPPORT ALLOWANCE TOTAL		\$ 327,706		
CM GENERAL CONDITIONS AND PROFIT ANALYSIS SUMMARY			OVERALL PROJECT COST	
PROJECT BUDGET ADVERTISED FOR CMR BID		\$ 14,250,000	Total Bid Cost = \$15,794,520 (with Owner Contingency @ \$250,000)	
CM PRE-CONSTRUCTION SERVICE FEE		\$ 50,000	0.388%	
CM GENERAL CONDITIONS		\$ 924,668	7.171%	
CM PROFIT		\$ 380,000	2.947%	
CONSTRUCTION MANAGER'S TOTAL FEE BID (Feb. 2017)		\$ 1,354,668	10.506%	Construction Manager's Total Fee
BID ALTERNATES SUMMARY			BID EXCLUSIONS SUMMARY	
Alternate 1: New Starting Blocks with GC Fees - Accepted		\$ 102,440	Building Permit Fees by Owner Document Reproduction Fees by Owner Utility Impact and Permitting Fees by Owner Material Testing by Owner Athletic Flooring by Owner Window Treatments by Owner Post Bid Addendum 3	
Alternate 2: Softwalk Pad with GC Fees - Not Accepted		\$ 46,938		
Alternate 3: Synchronize Communications between Josh Davis and Walker Pool Video Display Systems with GC Fees - Accepted		\$ 32,468		
Alternate 4: Alternate Lighting Scheme 2 with GC Fees - Not Accepted		\$ 63,362		
Alternate 5: Alternate Lighting Scheme 3 with GC Fees - Not Accepted		\$ (36,577)		